

Galloway Road Site
Conditional District Rezoning - Petition # 2017-150

Located In:
City of Charlotte / Mecklenburg County, North Carolina

INDEX OF SHEETS

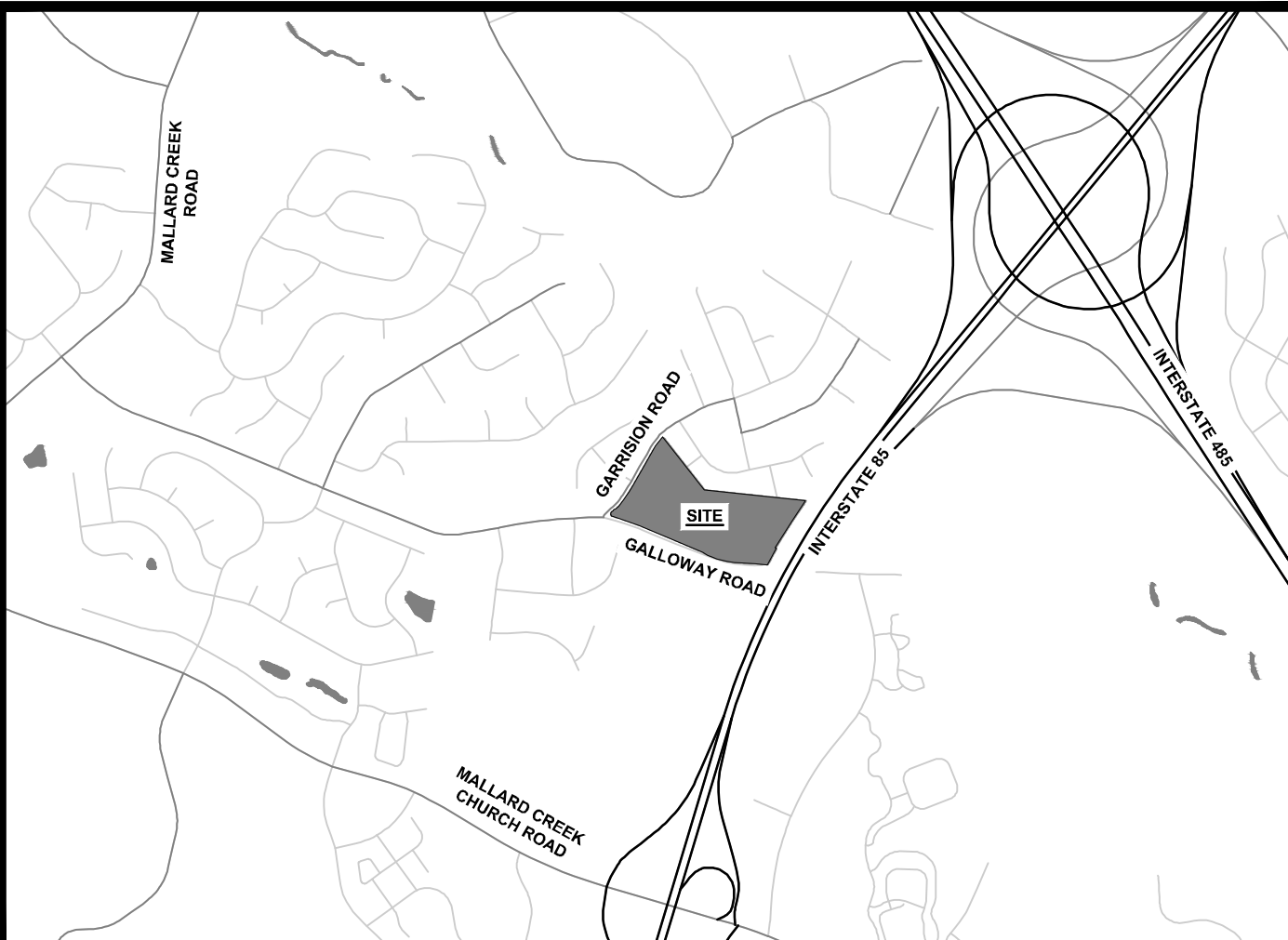
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Property Owners

PID:	Owner:	Zoning
02912114	BRIAN K SCHNEIDER & ELLEN BEAVER SCHNEIDER	R-3
02912106	ROBERT H & CARLENE G GARRISON	R-3
02912107	ROBERT H & CARLENE G GARRISON	R-3
02912106	JAMES PARKER II & LYNDA CASANOVA LUMPKIN TRUST BRENDA R HUNTER WEST P. JR HUNTER WILLIE LEE III & SALLY D STROLLO LUMPKIN TRUST	R-3

Adjacent Property Owners

	PID	Owner Name	Address	City	State	Zipcode	Zoning
1	02902133	SELBURN CREEK LLC	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
2	02902126	JILL H GARRISON	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
3	02902124	TIMOTHY L DANIEL & LINDA GARRISON	1427 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
4	02902132	ROBERT ALAN GARRISON & TERESA A GARRISON	1501 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
5	02902313	SEAN MICHAEL JR HIGGINS & SUMEI ZHAO	1659 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
6	02902312	AYMAN M MIHIAR	1658 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
7	02902301	LARRY STEVEN BUFF & GAIL M BUFF	1635 GALLOWAY DR	CHARLOTTE	NC	28262	R-3
8	02912199	MATTHEW W PARROW	1524 GARRISON RD	CHARLOTTE	NC	28262	R-3
9	02912121	STEVE THOMAS, JOAN FRANCIS THOMAS & TERRENCE M HANNEY	1524 GARRISON RD	CHARLOTTE	NC	28262	R-3
10	02912301	MECKLENBURG INC FOUNTAINGROVE HOMEOWNERS OF	PO BOX 79032	CHARLOTTE	NC	28271	R-3
11	02912201	MECKLENBURG INC FOUNTAINGROVE HOMEOWNERS OF	PO BOX 79032	CHARLOTTE	NC	28271	R-3
12	02912213	FOUNTAINGROVE HOMEOWNERS INC	PO BOX 79032	CHARLOTTE	NC	28271	R-3
13	02912935	CHARLOTTE INC MAPLEWOOD HOMEOWNERS ASSOC OF	5200 77 CENTER DR, SUITE 41	CHARLOTTE	NC	28217	R-4(CD)
14	02912934	VALENCIA TERRY & LLOYD D TERRY	1253 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
15	02912933	ROBYN LAWRENCE	1249 JADE GLEN DRIVE	CHARLOTTE	NC	28262	R-4(CD)
16	02612932	GARY B FRAZIER & BRENDA J FRAZIER	1245 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
17	02912931	JAMAL GIPSON & FARRAH DAYE	1241 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
18	02912930	ISAM SAIFEDAWALLA	1233 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
19	02912929	MELODY GENTRY	1229 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
20	02912928	CSH 2016-1 BORROWER LLC	8665 EAST HARTFORD DR, STE 200	SCOTTSDALE	AZ	85255	R-4(CD)
21	02912927	AMH NC PROPERTIES LP	30601 AGOURA RD, STE 200	AGOURA HILLS	CA	91301	R-4(CD)
22	02912926	FREDERICK L WALKER & ELAINE M WALKER	1217 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
23	02912925	JOSHUA B HIGH	1211 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
24	02912924	CHARLES L CHAMBERS	14136 LISSADELL CIRCLE	CHARLOTTE	NC	28277	R-4(CD)
25	02912923	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261	R-4(CD)
26	02912920	ALI D WEHBI & FRANCE A WEHBI	1435 SOUTHERN SUGAR DR	CHARLOTTE	NC	28262	R-4(CD)
27	02912960	DEBRA GORIS	1432 SOUTHERN SUGAR DRIVE	CHARLOTTE	NC	28262	R-4(CD)
28	02912953	ROBERT CASTLE	11105 AMUR COURT	CHARLOTTE	NC	28262	R-4(CD)



Vicinity Map
Not to Scale



Site Data

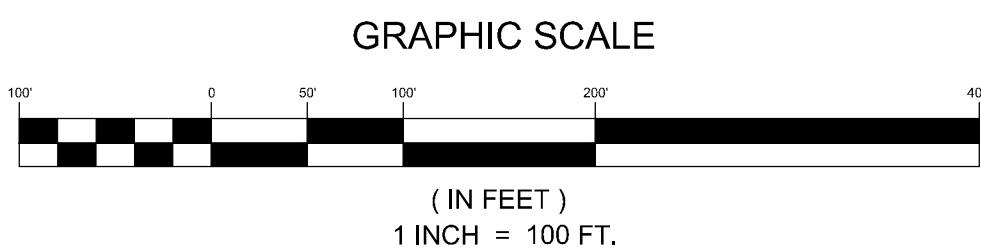
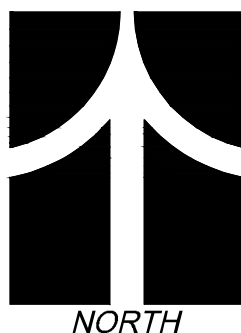
Tax Parcels:	02912114, 02912107, 02912106 & 02912108
Total Acreage:	+/- 20.6 Acres (Per GIS)
Location:	City of Charlotte, North Carolina
Existing Zoning:	R-3
Proposed Zoning:	UR2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 150 For-Sale Townhome Units
Proposed Density:	+/- 7.3 DU/AC
Maximum Building Height:	Maximum three (3) stories and not to exceed 45 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 2.0 Parking Spaces per unit Maximum of 3.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per Unit x 150 Units
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 3.09 Acres (15%)
Provided:	+/- 3.10 Acres (15% Minimum)

General Notes

- Base information obtained from Mecklenburg County GIS

Legend

	Residential Development Area - Building & Parking Envelope
	71' Public Street (Local Residential ROW)
	56' Public Street (Local Residential ROW)
	Private Street (30' Clear Zone)
	Proposed Access Location
	Proposed Stub Location
	Proposed Buffer



CONDITIONAL DISTRICT REZONING - UR2 (CD)
CONCEPTUAL SITE PLAN - PETITION # 2017-150

GALLOWAY ROAD SITE

MATTAMY HOMES CITY OF CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
ORIGINAL DATE:	9/22/17

SHEET:
1 OF 5



Galloway Road Site - Petition #2017-150
Conditional District Rezoning - Development Standards

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mattamy Homes (the “Petitioner”) to accommodate the development of a residential community on that approximately 20.6 acre site located on the north-east side of the intersection Galloway Road and Garrison Road, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Numbers 029-121-14, 029-121-07, 029-121-06 and 029-121-08.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 150 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- As depicted on the Rezoning Plan, the Site will be served by internal public and private drives, and minor adjustments to the locations of the internal public and private drives shall be allowed during the construction permitting process.
- Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

- Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”) and/or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed private streets.
- The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Stoops and stairs may encroach three (3) feet into the setback as a “transition zone.”
- For alley loaded units, driveway lengths shall be a minimum of 5-7' or 20' and greater measured from the back of curb to face of garage.
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

VII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

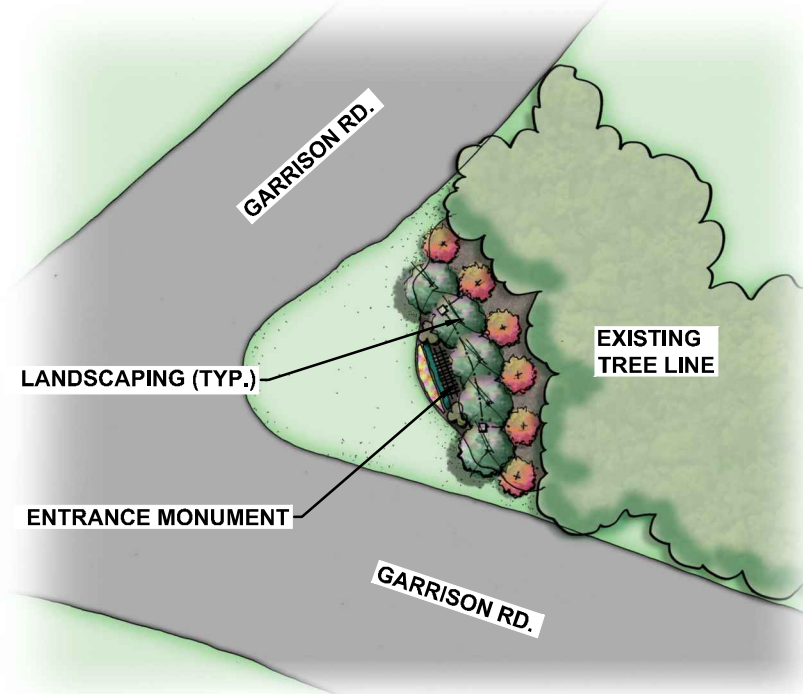
Open Space Locations and Concepts

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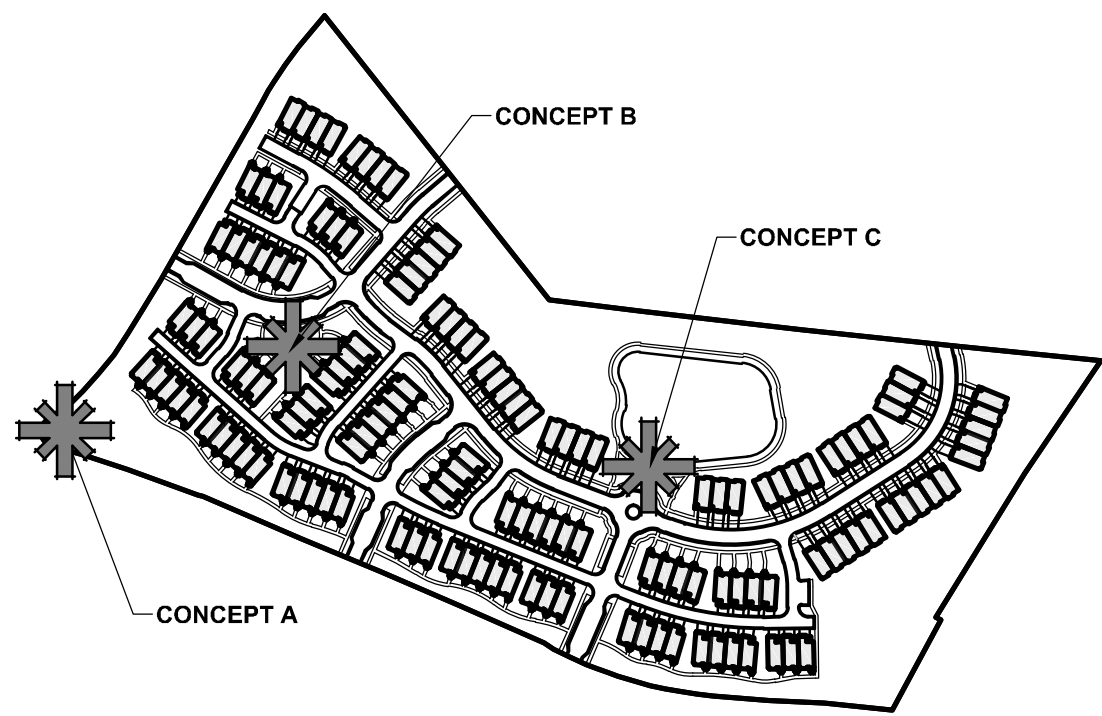


Concept A

Entrance Monument Concept

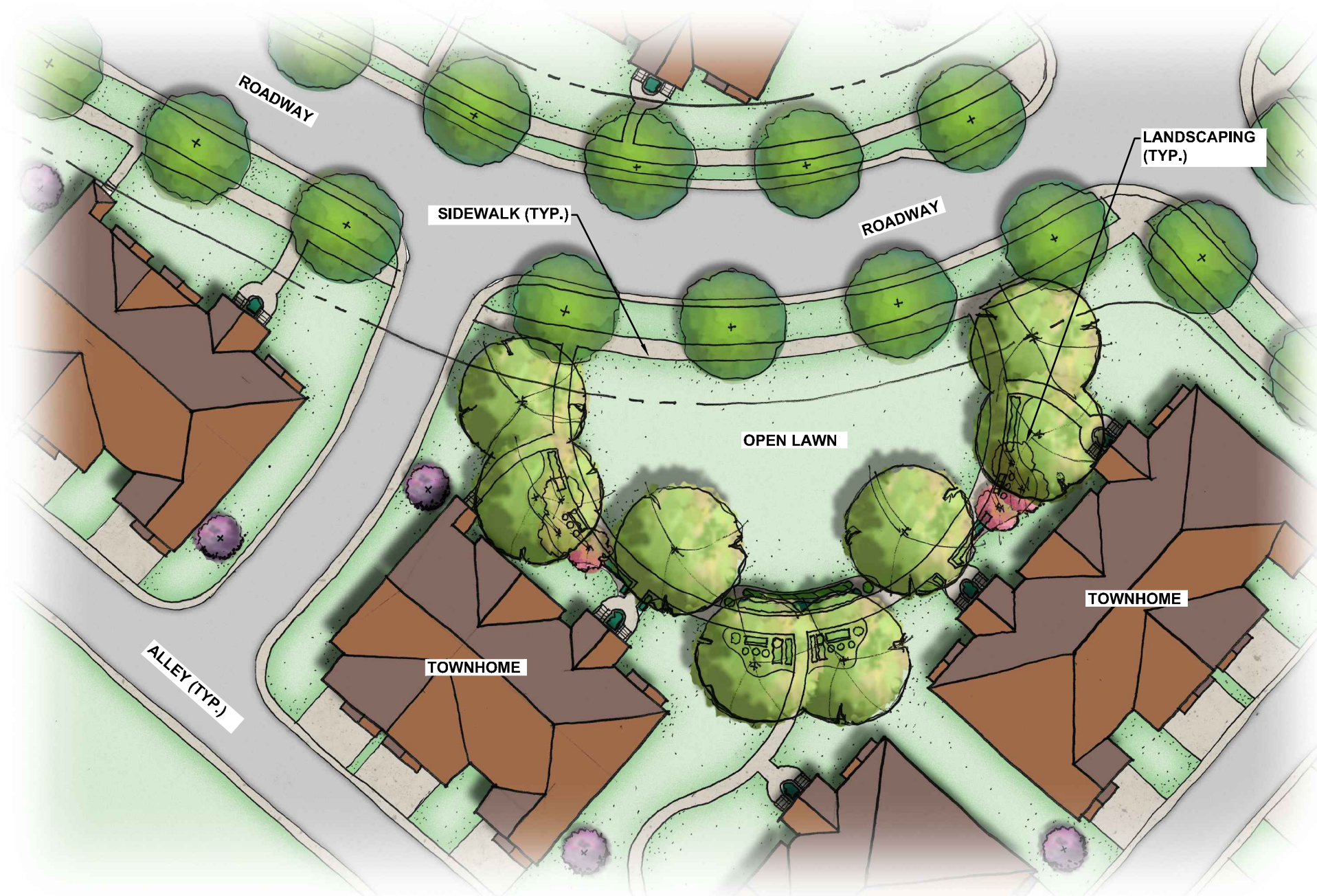


Location Map



Concept B

Pocket Park Concept



Concept C

Pocket Park at Pond Concept



ESP Associates, P.A.
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Fort Mill, SC 29708
704-583-4946 (NC)
803-802-2440 (SC)
www.espasociates.com

ESP

NO.	DATE	REVISION	BY

CONDITIONAL DISTRICT REZONING - UR2 (CD)
TECHNICAL DATA SHEET - PETITION # 2017-150

GALLOWAY ROAD SITE

MATTAMY HOMES

CITY OF CHARLOTTE, NC

PROJECT INFORMATION

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DESIGNED BY:	AB
DRAWN BY:	AH
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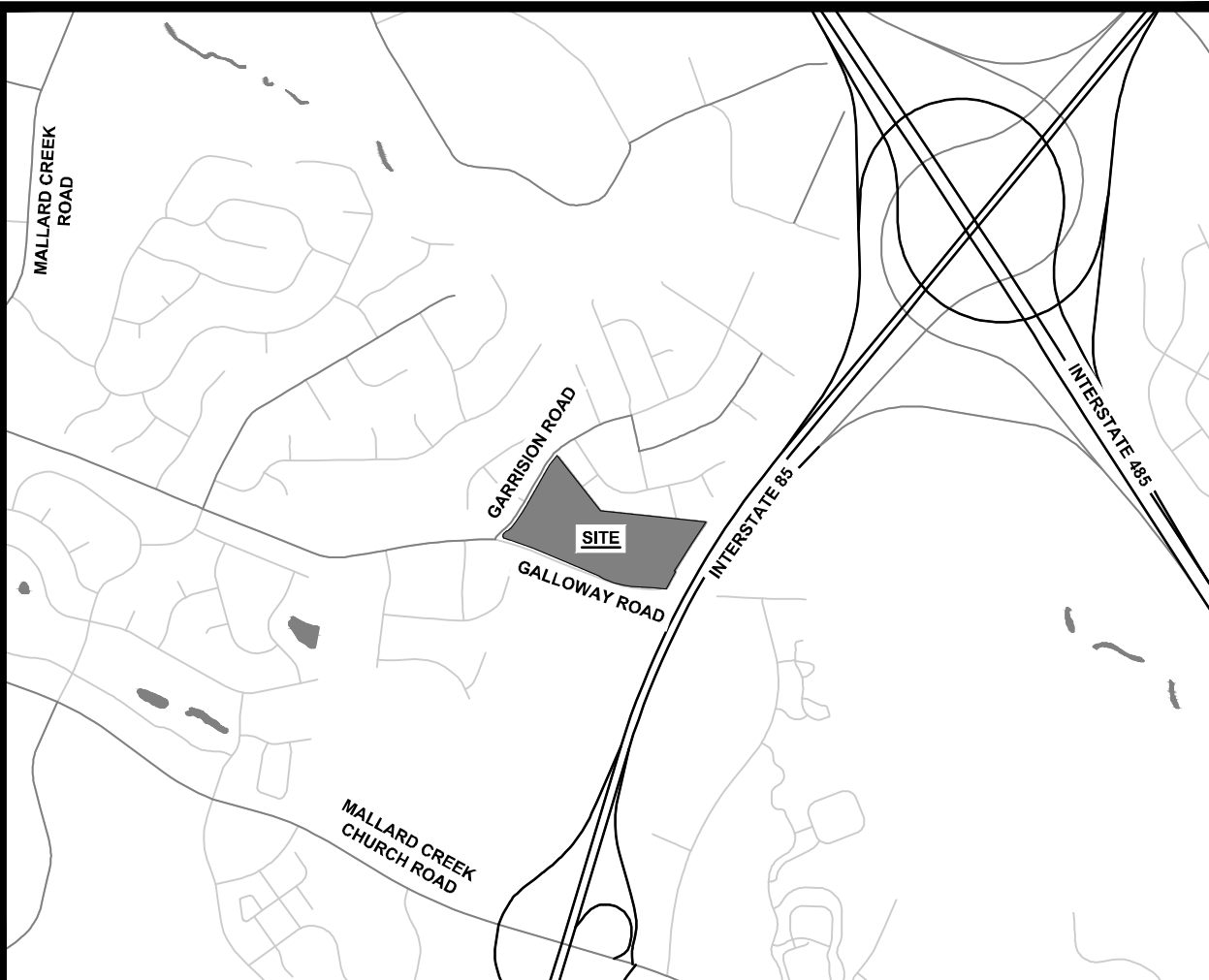
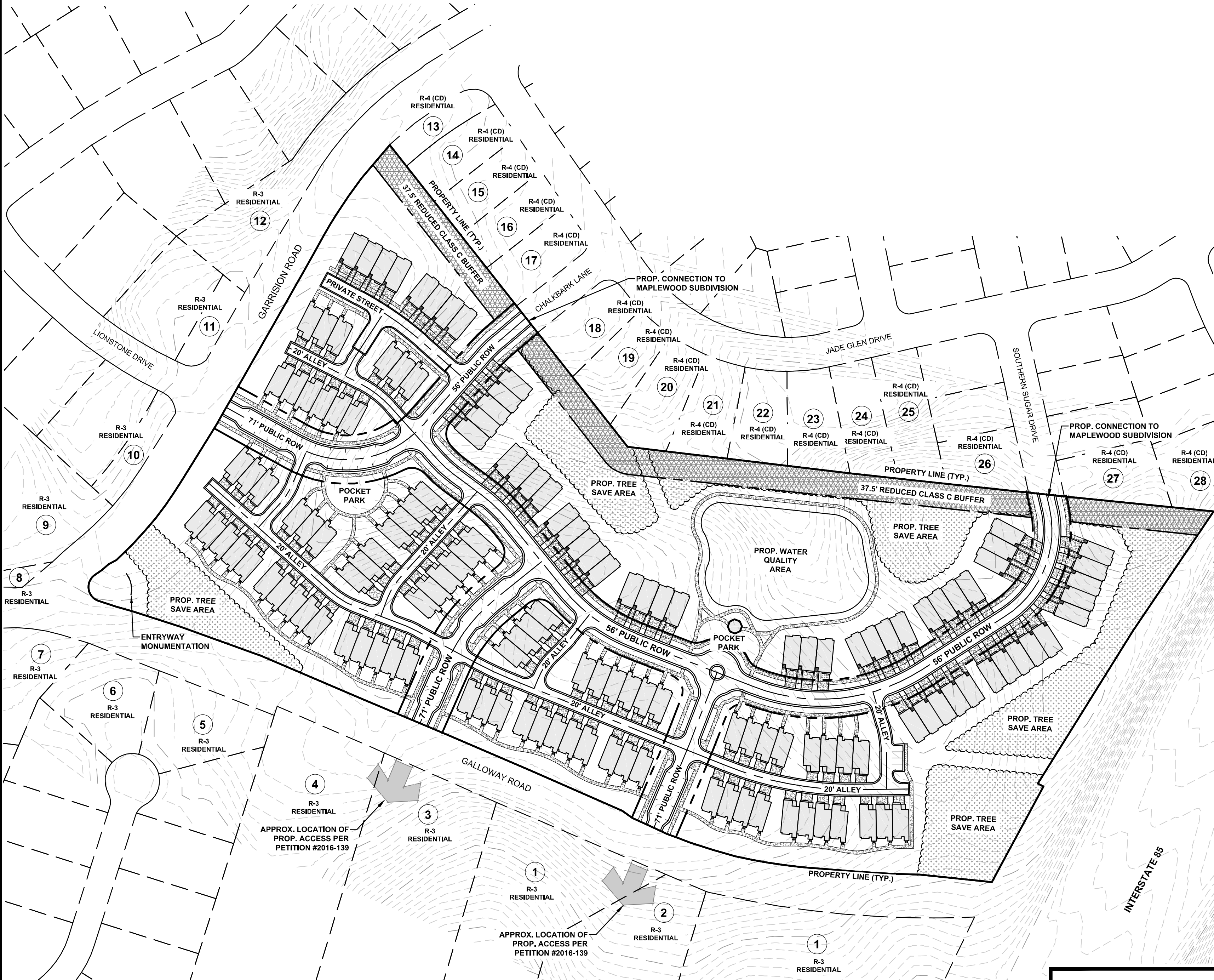
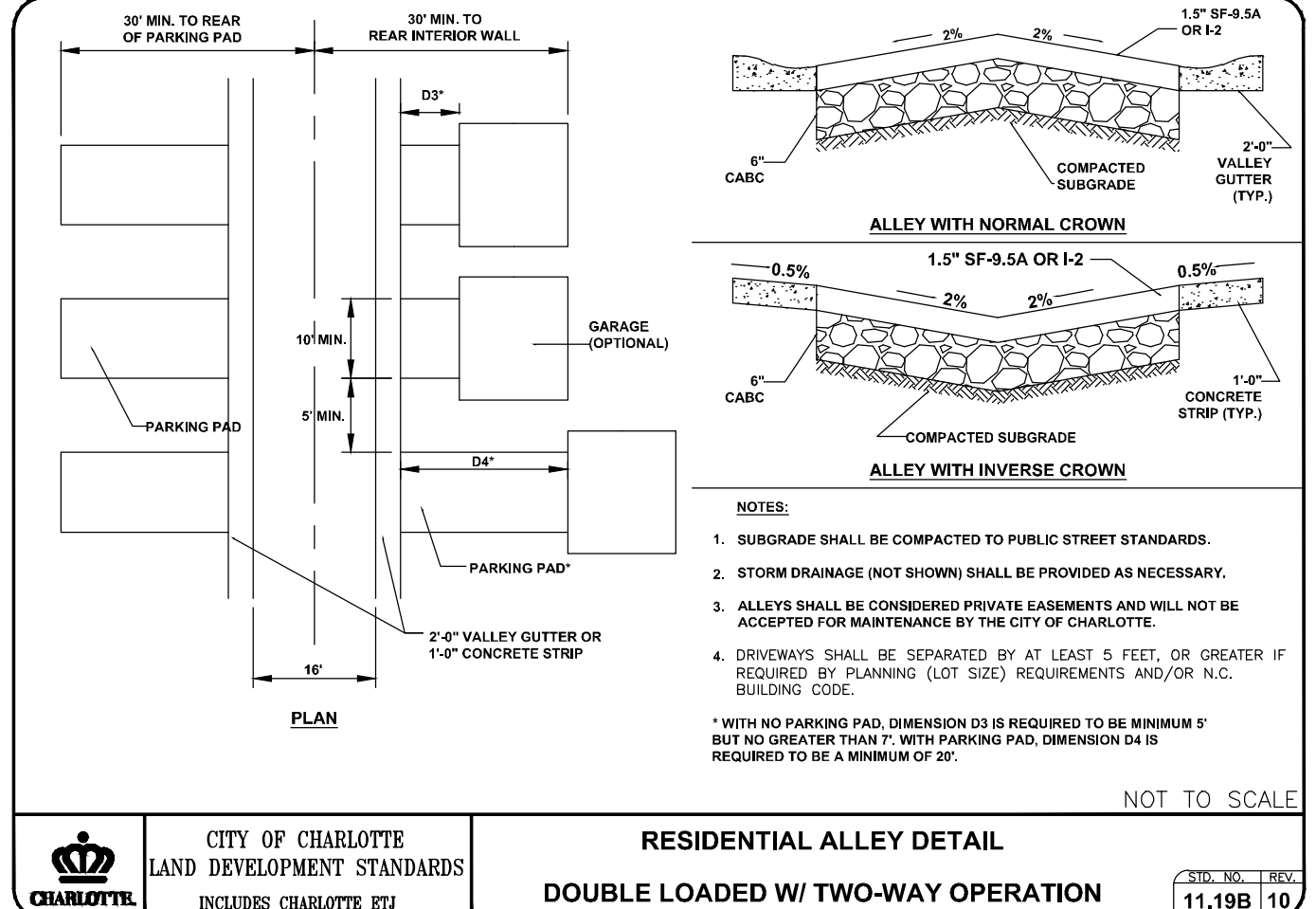
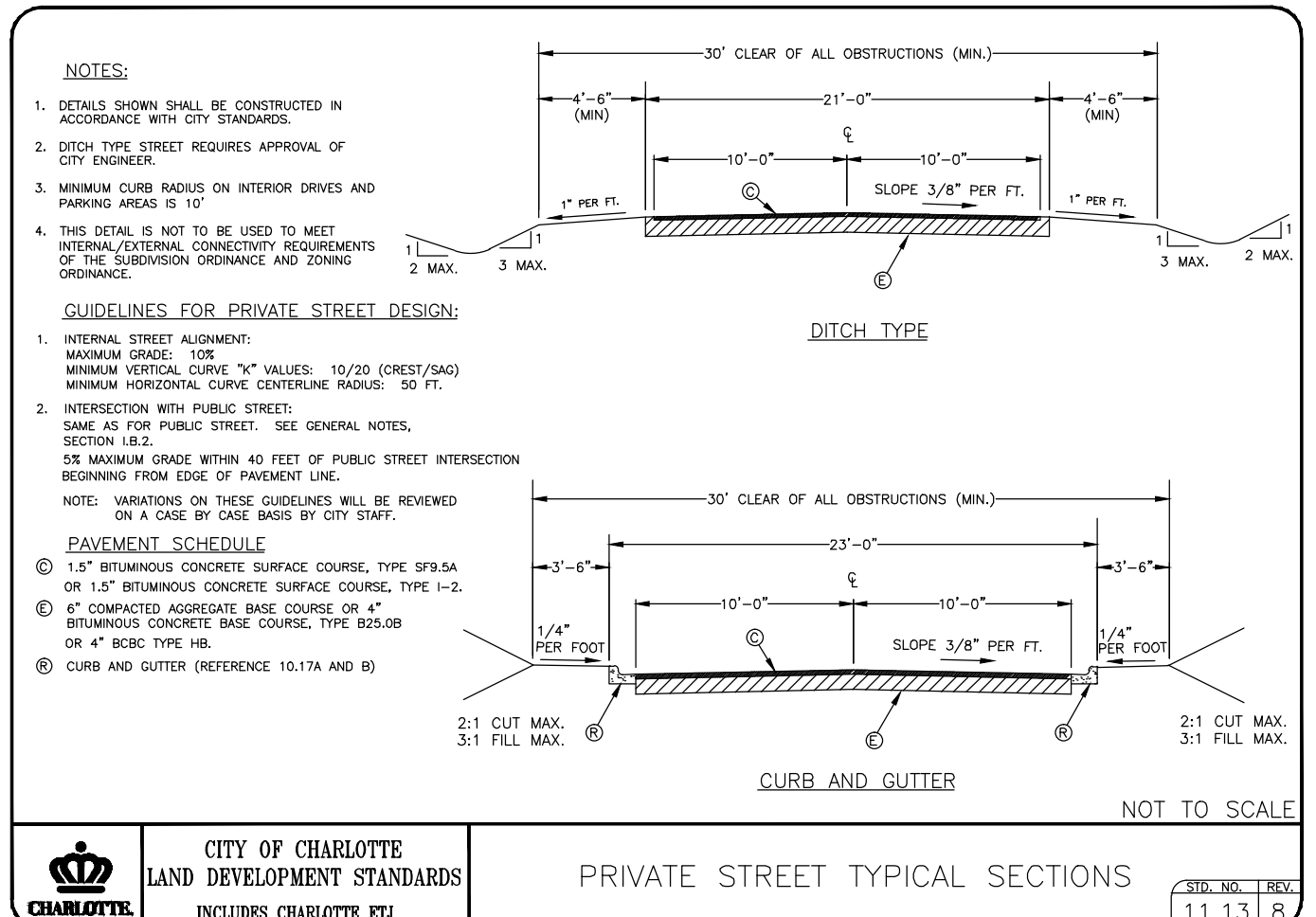
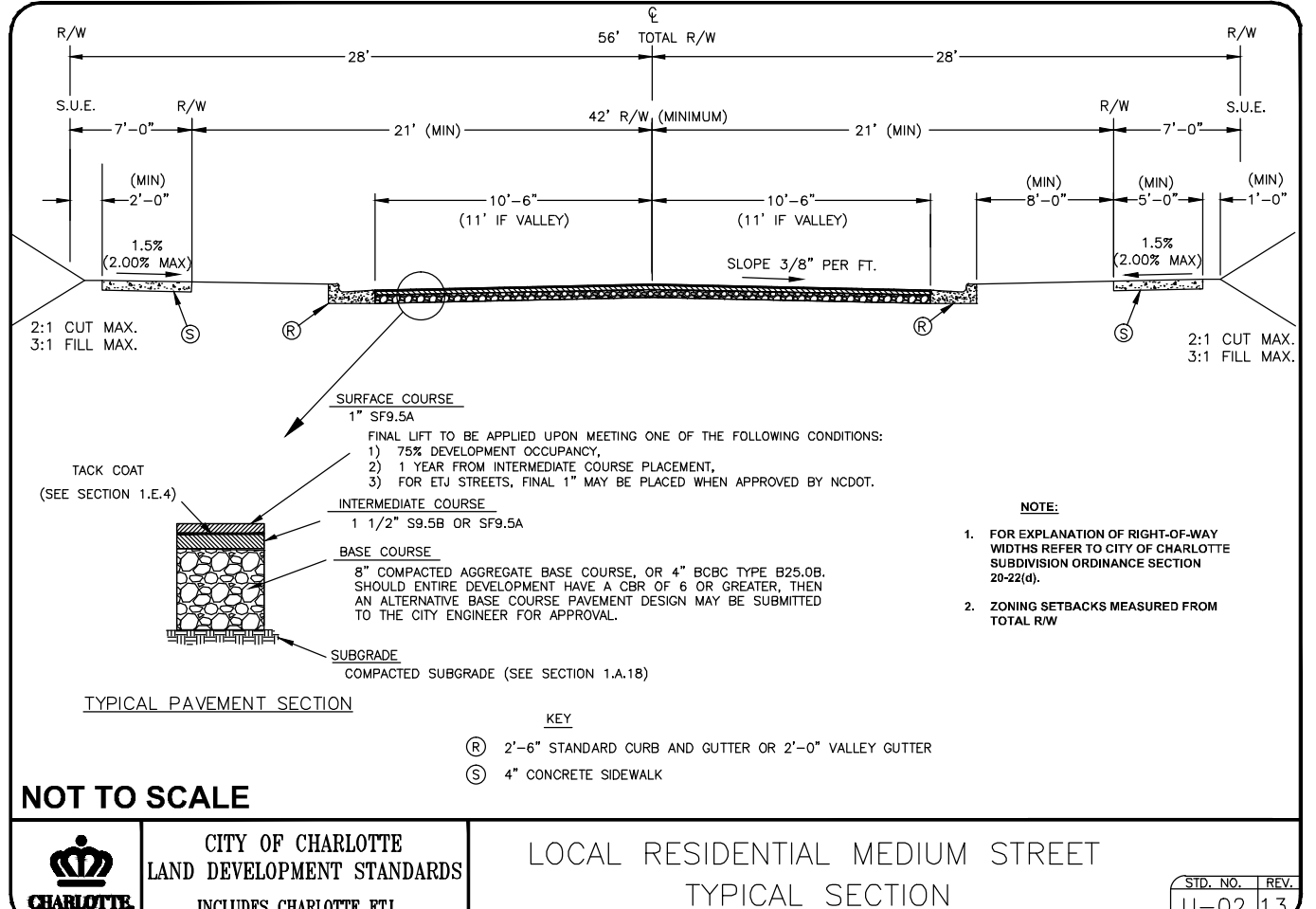
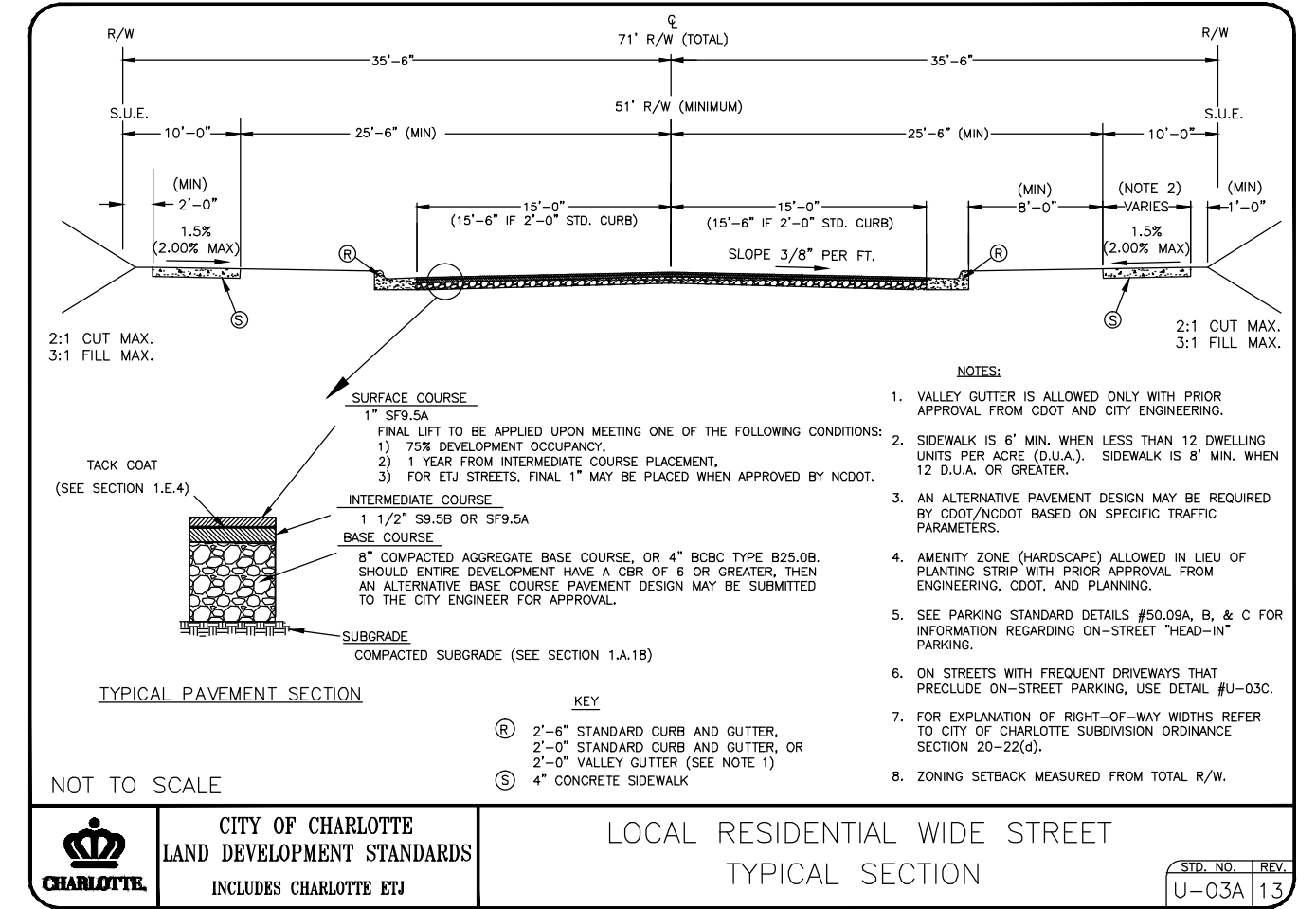
SHEET:

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U:\2017 Projects (F)\FR22-Galloway Road Site (Mattamy)\Summittal Working Drawings\FR22- Rezoning- 14 Summittal\DWG\Sheet\FR22 - Galloway - Technical Data Sheet.dwg, 2 of 5, xw/gldan

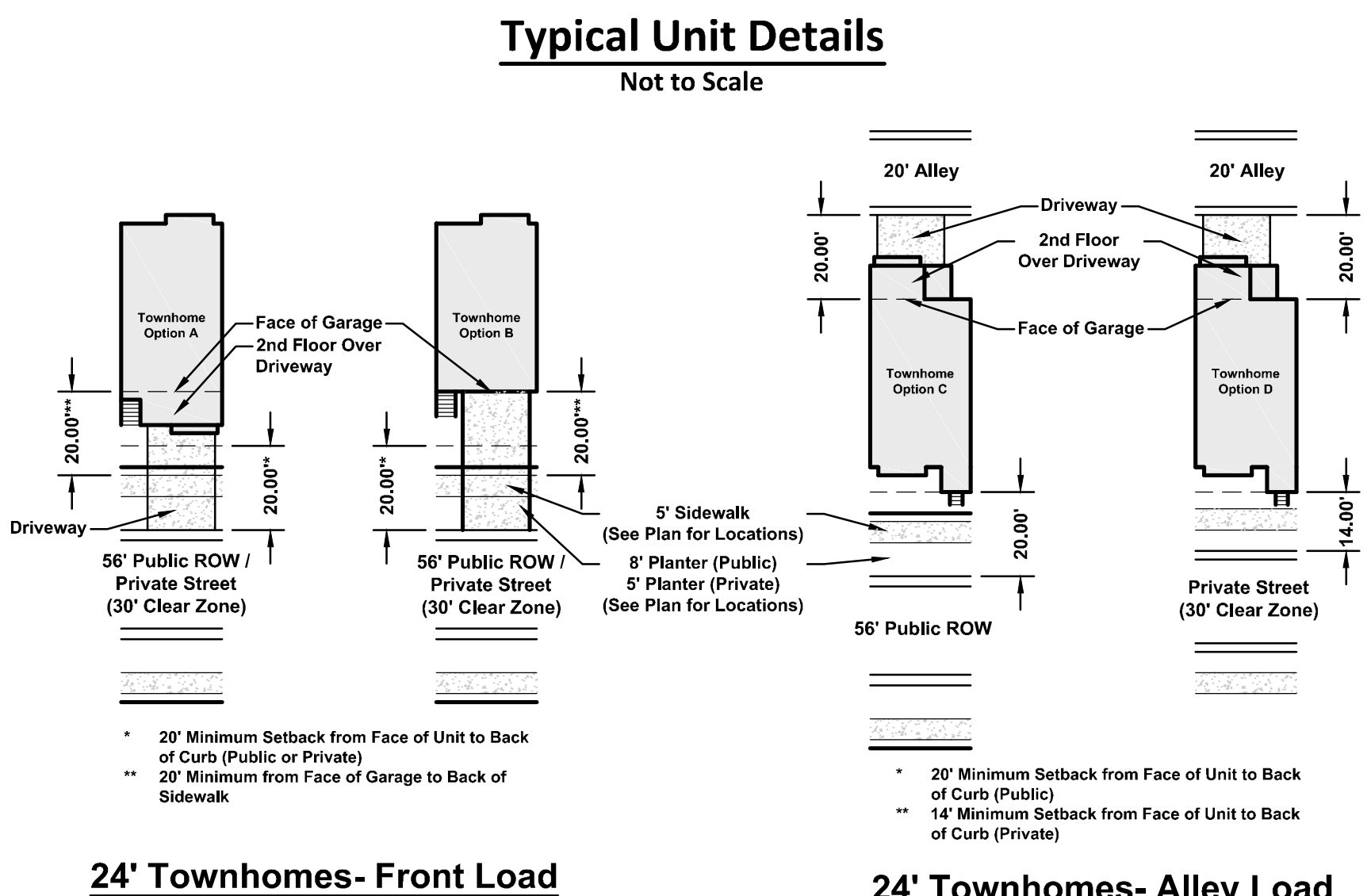
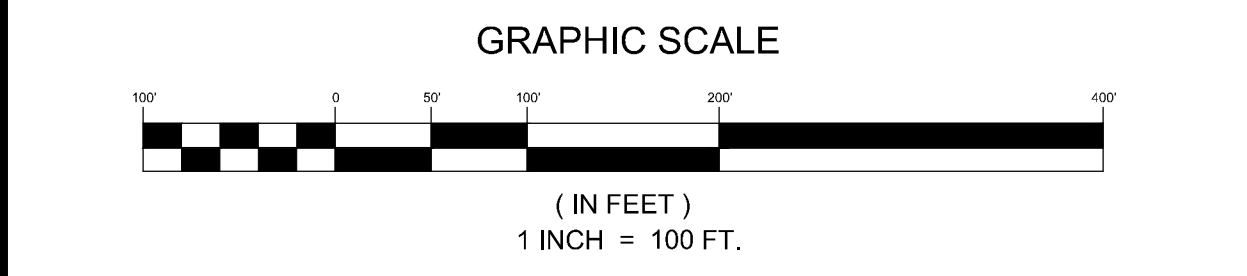
Typical Street Sections & Land Development Standards

Not to Scale



Vicinity Map
Not to Scale

Site Data	
Tax Parcels:	02912114, 02912107, 02912106 & 02912108
Total Acreage:	+/- 20.6 Acres (Per GIS)
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Proposed Zoning:	UR2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
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Private Open Space:	Minimum of 400 SF per Unit x 150 Units
Floor Area Ratio:	1.0
Tree Save:	Required: +/- 3.09 Acres (15%) Provided: +/- 3.10 Acres (15% Minimum)
General Notes	
1. Base information obtained from Mecklenburg County GIS	



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CONDITIONAL DISTRICT REZONING - UR2 (CD)
MASTER PLAN - PETITION # 2017-150

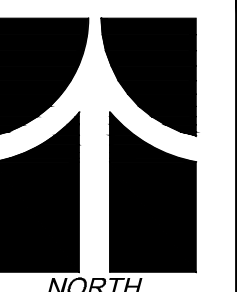
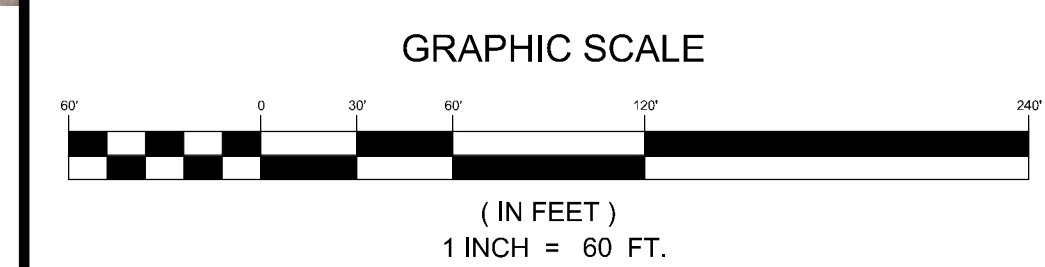
GALLOWAY ROAD SITE

MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
ORIGINAL DATE:	9/22/17
SHEET:	3 OF 5

Conceptual Master Plan



CONCEPTUAL MASTER PLAN - PETITION # 2017-150

PROJECT INFORMATION	
PROJECT MANAGER:	MM
SIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
ISSUE DATE:	9/22/17

4 OF 5

DATE

[illegible]

ESP

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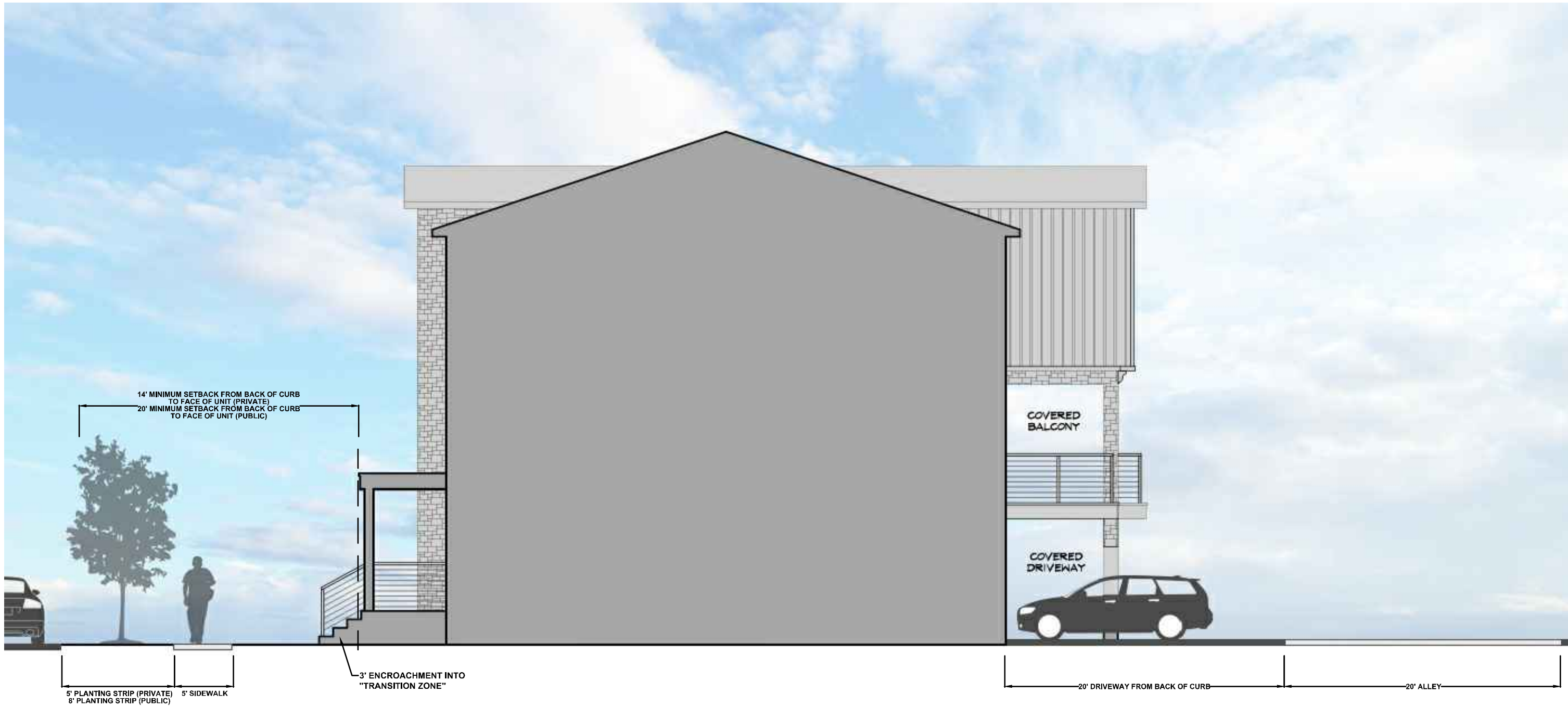
Architectural Standards

- 1. Exterior Building Materials: All principal and accessory buildings abutting a public or private street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (“HardiPlank”) and/or other material approved by the Planning Director.
- 2. Prohibited Exterior Building Materials:
 - i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - ii. Concrete Masonry Units not architecturally finished.

Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS

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ESP

NO.	DATE	REVISION	BY

CONDITIONAL DISTRICT REZONING - UR-2(CD)
ARCHITECTURAL ELEVATION - PETITION # 2017-150

GALLOWAY ROAD SITE

MATTAMY HOMES

CITY OF CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
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