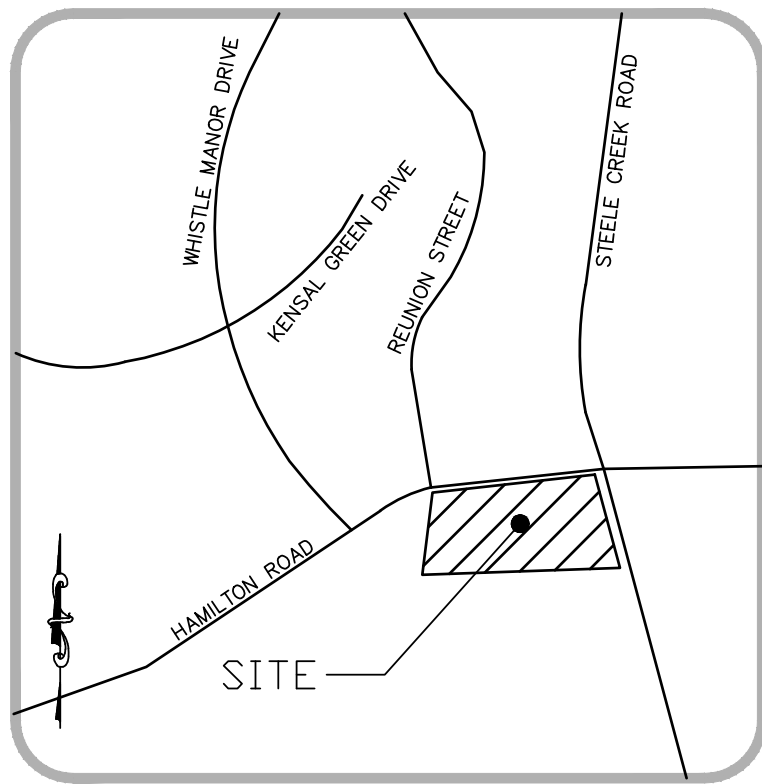




VICINITY MAP
NTS

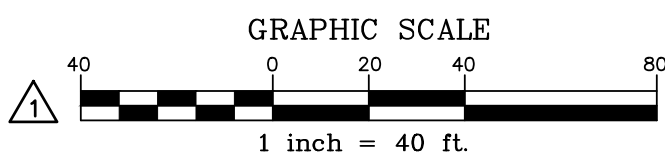
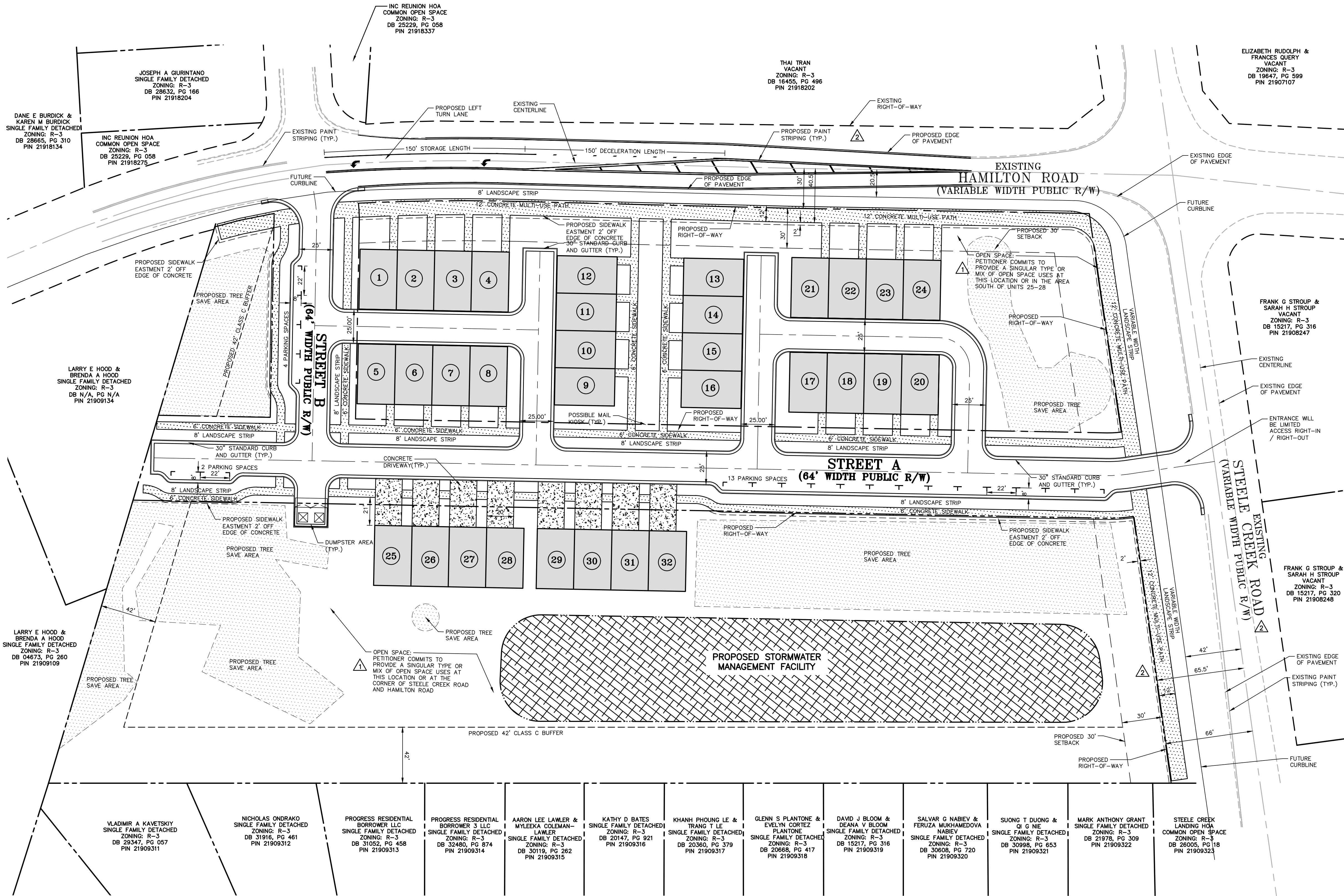
REZONING CASE NUMBER: 2018-077

SITE LEGEND

	PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	CURB AND GUTTER
	CENTERLINE
	BUFFER LINE
	EXISTING EDGE OF PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED TREE SAVE
	CONCRETE DRIVEWAY
	STORMWATER MANAGEMENT FACILITY

SITE DATA

DEVELOPER	R2 DEVELOPMENT 517 ALCOVE ROAD SUITE 302 MOORESVILLE, NC 28117		
PARENT PARCELS	TAX ID	AC	ZONING
	219-091-27	1.76	R-3
	219-091-26	1.93	R-3
	219-091-28	2.00	R-3
	219-091-29	2.00	R-3
TOTAL SITE AREA	8.30 AC (INCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW)		
GROSS ACREAGE:	7.69 AC (EXCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW)		
NET ACREAGE:	6.23 AC (EXCLUDES NEW PUBLIC STREET AND REQUESTED STEELE CREEK AND HAMILTON ROAD ROW DEDICATION)		
PROPOSED ZONING:	UR-1(CD)		
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES		
TOTAL NUMBER OF UNITS PROPOSED:	32		
PROPOSED DENSITY:	4.2 UNITS/AC (EXCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW)		
FAR ALLOWED:	0.25 (87,120 SF : 348,480 SF)		
FAR PROPOSED:	0.23 (80,640 SF : 348,480 SF)		
BUFFER TYPE:	PROPOSED 42' CLASS C		
GARAGE SETBACK:	GREATER THAN 20' FROM BACK OF SIDEWALK		
MAX BUILDING HEIGHT:	40'		
TREE SAVE REQUIRED:	50,246 SF (334,976 SF X 15%)		
PROPOSED TREE SAVE PROVIDED:	54,603 SF		
MINIMUM PRIVATE OPEN SPACE REQUIRED:	400 SF / UNIT		
OFF STREET PARKING PROVIDED:	64 SPACES (32 UNITS X 2-CAR GARAGE)		
ON STREET PARKING PROVIDED:	19 SPACES		



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
3430 Torington Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-0283
704.527.0800 • McAdamsCo.com



REVISIONS:
2018-05-13 REVISIONS PER 1ST CITY REVIEW
2018-05-26 REVISIONS PER 2ND CITY REVIEW

OWNER:
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

HAMILTON PARK
REZONING PLAN
SOUTH-WEST CORNER OF THE INTERSECTION OF
STEELE CREEK ROAD AND HAMILTON ROAD
CHARLOTTE, NORTH CAROLINA 28273

PROJECT NO:	RTD-18000
FILENAME:	RTD-18000-RZ1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=40'
DATE:	06-05-2018
SHEET NO:	RZ-1



**R2 DEVELOPMENT – HAMILTON PARK
REZONING PETITION 2018-077
RESPONSE LETTER – 09-26-2018**

BELOW ARE STAFF COMMENTS AND RESPONSES TO ONLY THE REQUIRED REVISIONS NEEDED ON THE SITE PLAN AND/OR CONDITIONAL NOTES. ADVISORY NOTES AND COMMENTS ARE NOT PART OF THIS RESPONSE LETTER.

PLANNING:

1. Reduce the building height to no greater than 40 feet so as to be in character with nearby single family residential neighborhoods.

Response: Notes have been revised to reduce primary building heights from 48 feet to 40 feet.

2. Steele Creek Area Plan inconsistency with the proposed residential density for the site.

Response: In calculating gross density, conventional multi-family zoning districts (R-8MF, R-12MF, etc.), do not permit the use of site area located within existing public road rights-of-way. On the other hand, the UR-1 zoning district does not prohibit the use of site area located within existing public road rights-of-way in calculating density. The plan has been revised to show gross acreage and density based on the inclusion and exclusion of the site within the Hamilton and Steele Creek Roads rights-of-way as outlined below:

- 3.9 units per acre based on +- 8.30 acres (includes property within Steele Creek and Hamilton Roads ROW)
- 4.2 units per acre based on +- 7.69 acres (excludes property within the Steele Creek and Hamilton Roads ROW)

Based on the information above, 32 proposed units is consistent with the Steele Creek Area Plan proposed residential density of up to 4 units per acre.

CDOT:

1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The proposed cross section for the NCDOT widening project U-5766 has been updated. Based on the new cross section, the location of the future back-of-curb for:

- a. Steele Creek Road – 42 feet from centerline of the road (reduced from 53 feet)
- b. Hamilton Road – 20.5 feet from centerline of the road (reduced from 28 feet)

Response: Revised curblines from the centerlines of the roads have been provided:

- a. Steele Creek Road – 42 feet from centerline of the road
- b. Hamilton Road – 20.5 feet from centerline of the road

2. Revise the site plan to show:

- i. The back of multi-use path on Steele Creek Road located 65.5 feet from centerline of the road.
- ii. The back of multi-use path on Hamilton located 40.5 feet from centerline of the of the road.

Response: The site plan has been revised to show:

- i. The back of multi-use path on Steele Creek Road located 65.5 feet from centerline of the road.
 - ii. The back of multi-use path on Hamilton located 40.5 feet from centerline of the of the road.
3. The right-of-way is shown incorrectly in the update site plan. Furthermore, the updated cross-section for the NCDOT widening project U-5766 has changed the right-of way. The petitioner should revise the site plan and conditional notes to show the dedication of right-of-way, fee simple, of 66 feet from centerline of Steele Creek Road (reduced from 75 feet).

Response: The ROW for Steele Creek Road has been revised to reflect the above.

4. The petitioner should revise the site plan to show the correct existing right-of-way on Hamilton Rd of 60 feet wide total, 30 feet from centerline of the road.

Response: The ROW for Hamilton Road has been revised to reflect the above.

STORMWATER:

3. Please include the following note under Environmental Features: *For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.*

Response: Conditional note 6.(b) has been added to include the above note.