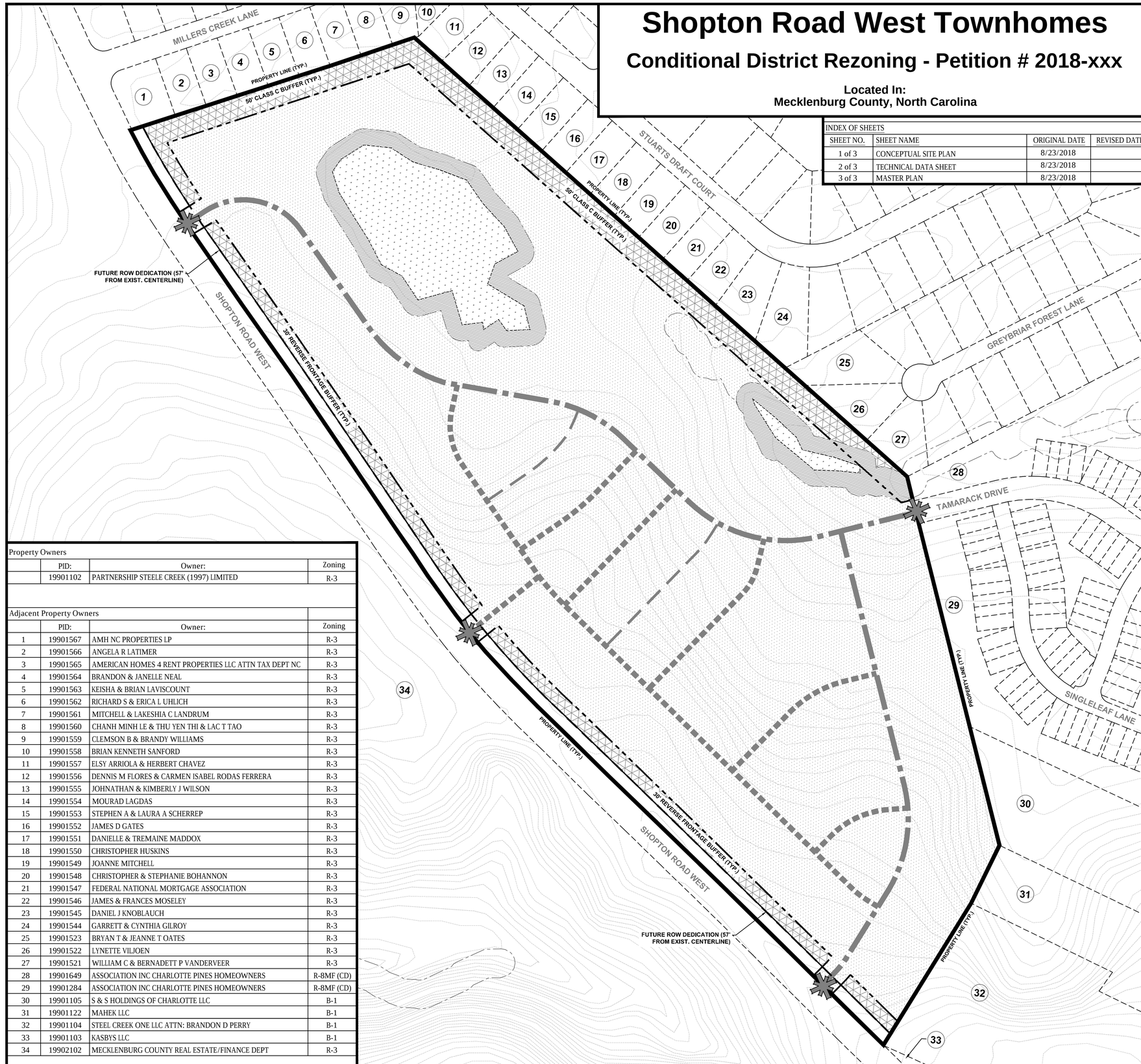
# Shopton Road West Townhomes

## Conditional District Rezoning - Petition # 2018-xxx

**Located In:**
**Mecklenburg County, North Carolina**

INDEX OF SHEETS

| SHEET NO. | SHEET NAME | ORIGINAL DATE | REVISED DATE |
|---|---|---|---|
| 1 of 3 | CONCEPTUAL SITE PLAN | 8/23/2018 | |
| 2 of 3 | TECHNICAL DATA SHEET | 8/23/2018 | |
| 3 of 3 | MASTER PLAN | 8/23/2018 | |

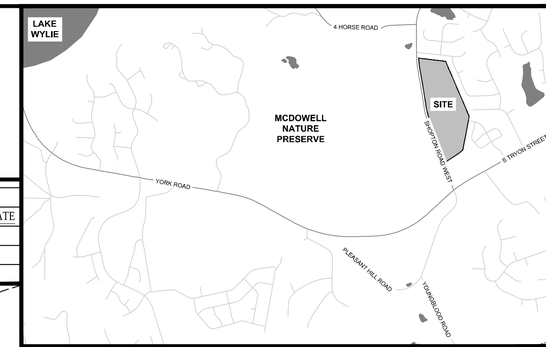



Property Owners

| | PID: | Owner: | Zoning |
|---|---|---|---|
| | 19901102 | PARTNERSHIP STEELE CREEK (1997) LIMITED | R-3 |

Adjacent Property Owners

| | PID: | Owner: | Zoning |
|---|---|---|---|
| 1 | 19901567 | AMH NC PROPERTIES LP | R-3 |
| 2 | 19901566 | ANGELA R LATIMER | R-3 |
| 3 | 19901565 | AMERICAN HOMES 4 RENT PROPERTIES LLC ATTN TAX DEPT NC | R-3 |
| 4 | 19901564 | BRANDON & JANELLE NEAL | R-3 |
| 5 | 19901563 | KEISHA & BRIAN LAVISCOUNT | R-3 |
| 6 | 19901562 | RICHARD S & ERICA L UHLICH | R-3 |
| 7 | 19901561 | MITCHELL & LAKESHIA C LANDRUM | R-3 |
| 8 | 19901560 | CHANH MINH LE & THU YEN THI & LAC T TAO | R-3 |
| 9 | 19901559 | CLEMSON B & BRANDY WILLIAMS | R-3 |
| 10 | 19901558 | BRIAN KENNETH SANFORD | R-3 |
| 11 | 19901557 | ELSY ARRIOLA & HERBERT CHAVEZ | R-3 |
| 12 | 19901556 | DENNIS M FLORES & CARMEN ISABEL RODAS FERRERA | R-3 |
| 13 | 19901555 | JOHNATHAN & KIMBERLY J WILSON | R-3 |
| 14 | 19901554 | MOURAD LAGDAS | R-3 |
| 15 | 19901553 | STEPHEN A & LAURA A SCHERREP | R-3 |
| 16 | 19901552 | JAMES D GATES | R-3 |
| 17 | 19901551 | DANIELLE & TREMAINE MADDOX | R-3 |
| 18 | 19901550 | CHRISTOPHER HUSKINS | R-3 |
| 19 | 19901549 | JOANNE MITCHELL | R-3 |
| 20 | 19901548 | CHRISTOPHER & STEPHANIE BOHANNON | R-3 |
| 21 | 19901547 | FEDERAL NATIONAL MORTGAGE ASSOCIATION | R-3 |
| 22 | 19901546 | JAMES & FRANCES MOSELEY | R-3 |
| 23 | 19901545 | DANIEL J KNOBLAUCH | R-3 |
| 24 | 19901544 | GARRETT & CYNTHIA GILROY | R-3 |
| 25 | 19901523 | BRYAN T & JEANNE T OATES | R-3 |
| 26 | 19901522 | LYNETTE VILJOEN | R-3 |
| 27 | 19901521 | WILLIAM C & BERNADETT P VANDERVEER | R-3 |
| 28 | 19901649 | ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS | R-8MF (CD) |
| 29 | 19901284 | ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS | R-8MF (CD) |
| 30 | 19901105 | S & S HOLDINGS OF CHARLOTTE LLC | B-1 |
| 31 | 19901122 | MAHEK LLC | B-1 |
| 32 | 19901104 | STEEL CREEK ONE LLC ATTN: BRANDON D PERRY | B-1 |
| 33 | 19901103 | KASBYS LLC | B-1 |
| 34 | 19902102 | MECKLENBURG COUNTY REAL ESTATE/FINANCE DEPT | R-3 |




Vicinity Map
Not to Scale

NORTH

**Development Data:**

| | |
|---|---|
| **Tax Parcels:** | **19901102** |
| **Total Acreage:** | **+/- 38.4 Acres (per GIS)** |
| **Existing Location:** | **Mecklenburg County, North Carolina** |
| **Proposed Location:** | **City of Charlotte, NC** |
| **Existing Zoning:** | **R-3 (Mecklenburg County)** |
| **Proposed Zoning:** | **R-8MF (CD) (City of Charlotte)** |
| **Existing Use:** | **Vacant** |
| **Permitted # of Units:** | **Up to 240 For-Sale Townhome Units** |
| **Proposed Density:** | **6.25 DU/AC** |
| **Maximum Building Height:** | **Forty (40) Feet** |
| **Parking:** | **Shall Satisfy or Exceed R-8MF Minimum Requirements** |
| **Private Open Space:** | **Minimum of 400 SF per unit x 240 Units** |
| **Floor Area Ratio:** | **1.0** |
| **Tree Save:** | |
| Required: | +/- 5.53 Acres (15%)* |
| Provided: | +/- 5.53 Acres (15%) Minimum |

* Note: Tree Save Calculation based on overall acreage minus acreage of Future Dedicated ROW:
38.4 Acres - 1.51 Acres (Future Dedicated ROW) = 36.89 Acres (Acreage to Calculate Tree Save)

**General Notes**
1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.

**Stream/Wetland Information**
Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data & wetlands report titled "Flag Map" prepared by Carolina Wetland Services, dated 06/25/2018. For purposes of preparation of this Master Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Master Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Legend

- Residential Development Area - Building & Parking Envelope
- 56' Public ROW
- Private Street
- 20' Alley
- Proposed Access Location
- Proposed Buffer

NORTH DERIVED TO NC GRID

GRAPHIC SCALE
100' 0 50' 100' 200' 400'
( IN FEET )
1 INCH = 100 FT.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www.espassociates.com


| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

Conditional District Rezoning - R-8MF (CD)
Conceptual Site Plan - Petition # 2018-XXX

SHOPTON ROAD WEST TOWNHOMES
Mecklenburg County, NC

Mattamy Homes

| PROJECT INFORMATION | |
|---|---|
| PROJECT MANAGER: | MM |
| DESIGNED BY: | MW |
| DRAWN BY: | MW |
| PROJECT NUMBER: | FX31.100 |
| ORIGINAL DATE: | 08/23/2018 |

SHEET:
**1 of 3**

# Shopton Road West Townhomes - Petition #2018-xxx
# Conditional District Rezoning - Development Standards

**I. General Provisions**

1. 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 38.4-acre site located near the north-east side of the intersection of South Tryon Street and Shopton Road West, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 199-011-02.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8MF zoning district shall govern the development and use of the Site.
4. 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 be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. 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. Minor 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 240 single-family attached (townhome) units and any incidental and accessory uses relating thereto that are allowed in the R-8MF zoning district.

**III.Transportation**

1. 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.
2. 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 private drives shall be allowed during the construction permitting process.
3. 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.
4. 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.
   a. 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**

1. Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of flat roof accents or parapets, which may be provided in strategic locations.
2. Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
3. For all corner/end units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop.
4. For townhome units that are alley-loaded, walkways shall be provided to connect residential entrances to sidewalks along public and private streets. For townhome units that are front-loaded, the walkways shall lead to the driveway in order to ensure landscaping treatment in between driveway entrances.
5. Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
6. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
7. Refuse collection throughout the Site shall be in the form of roll-out containers, however, in the event that roll-out containers are not utilized, the Site shall be serviced by dumpsters in the proposed locations as shown on the Rezoning Plan.

**V. Streetscape and Landscaping**

1. 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 and private 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.
2. 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.

**VI. Environmental Features**

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**VII. Open Space**

1. The Petitioner shall comply with tree save requirements.
2. The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.
3. The Petitioner shall provide a 50' Class C Buffer in the areas as indicated on the Rezoning Plan.

**VIII. Lighting**

1. 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.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

**IX. 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.

**X. 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.

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Conditional District Rezoning - R-8MF (CD)
Technical Data Sheet
Petition # 2018-xxx

SHOPTON ROAD WEST TOWNHOMES
Mecklenburg County, NC
Mattamy Homes

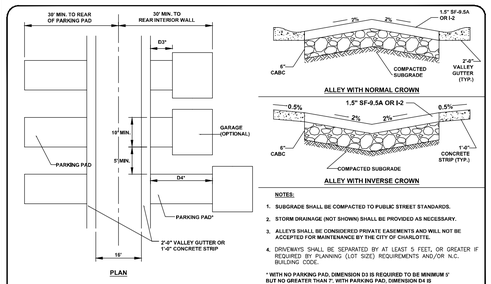
| PROJECT INFORMATION | |
|---|---|
| PROJECT MANAGER: | MM |
| DESIGNED BY: | MW |
| DRAWN BY: | MW |
| PROJECT NUMBER: | FX31.100 |
| ORIGINAL DATE: | 08/23/2018 |

SHEET:
**2 of 3**

U:\2017 Projects (F)\FX31 - Shopton Road West Towns (Mattamy)\Submittal Working Drawings\2018-08-27_1st Rezoning Submittal\DWG\Sheets\FN31 - Shopton Road West Towns (Mattamy) - Technical Data Sheet.dwg, Sheet 2 of 5, mwinter

# Typical Street Sections & Land Development Standards

Not to Scale



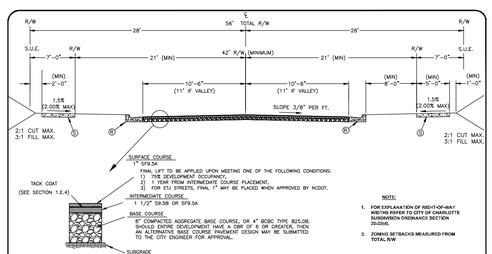

NOTES:

1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.

* WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'.

NOT TO SCALE

| CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | RESIDENTIAL ALLEY DETAIL<br>DOUBLE LOADED W/ TWO-WAY OPERATION | STD. NO. 11.19B | REV. 10 |
|---|---|---|---|




NOTE:

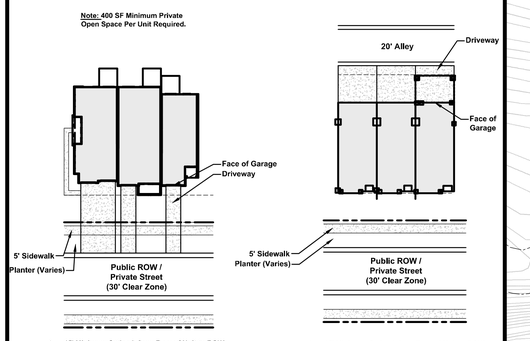
1. FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20.20(M).
2. ZONING SETBACKS MEASURED FROM TOTAL R/W

NOT TO SCALE

| CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | LOCAL RESIDENTIAL MEDIUM STREET<br>TYPICAL SECTION | STD. NO. U-02 | REV. 13 |
|---|---|---|---|

# Typical Unit Details

Not to Scale

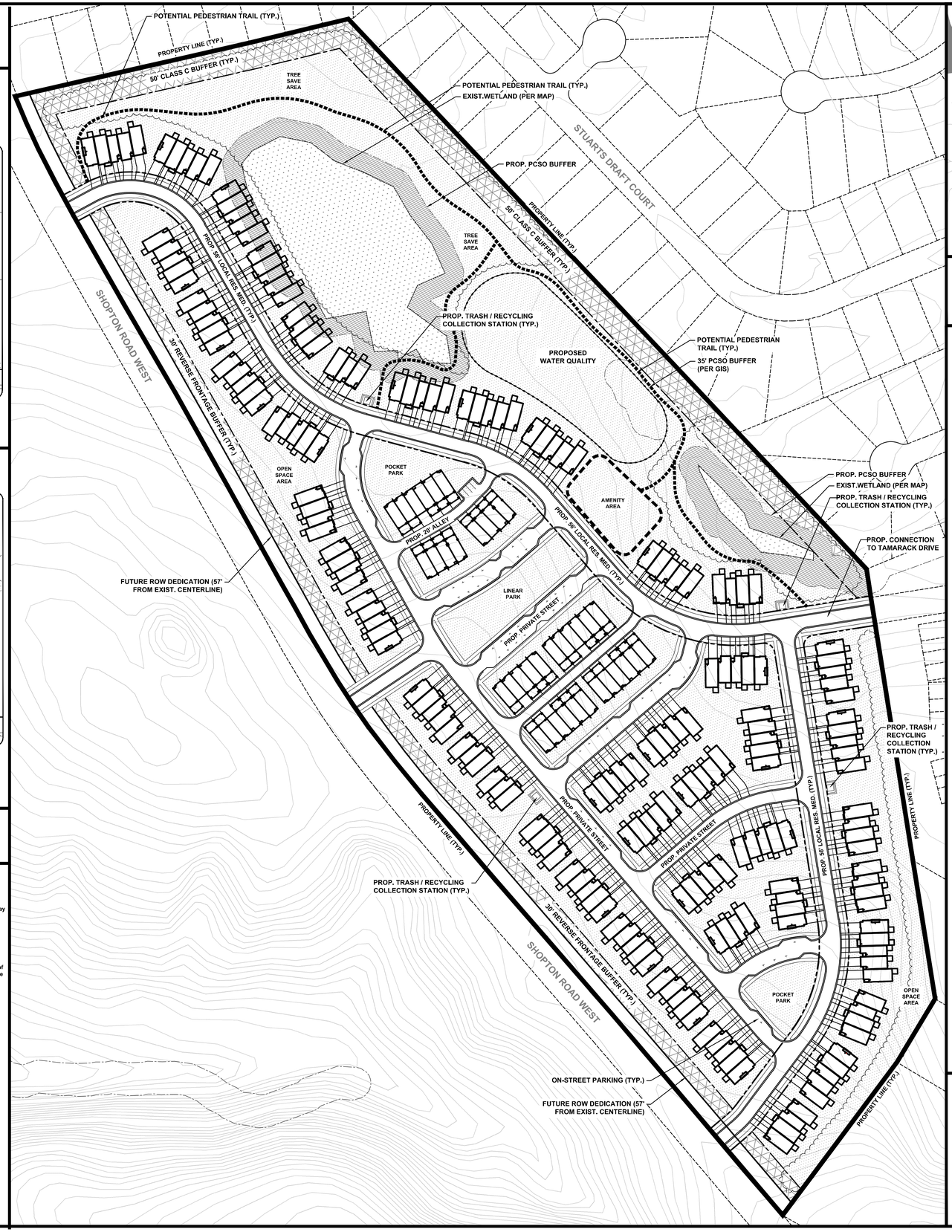


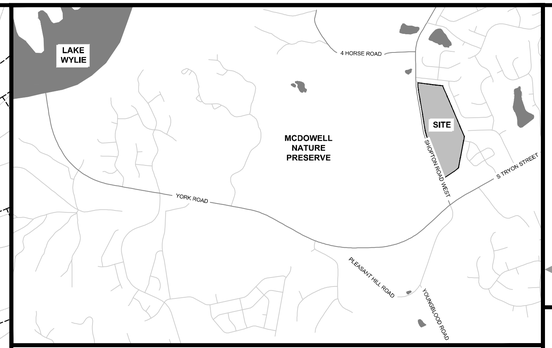

* 15' Minimum Setback from Face of Unit to ROW (Public)
** 15' Minimum Setback from Face of Unit to Back of Curb (Private)
*** 20' Minimum from Face of Garage to Back of Sidewalk

**Townhomes- Front Load**

* 15' Minimum Setback from Face of Unit to ROW (Public)
** 15' Minimum Setback from Face of Unit to Back of Curb (Private)
*** 5' Minimum Setback From Alley Back of Curb

**Townhomes- Alley Load**




# Vicinity Map

Not to Scale

NORTH

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| | |
|---|---|
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NORTH CORRECTED TO NC GRID

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

( IN FEET )
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Conditional District Rezoning - R-8MF (CD)
Master Plan - Petition # 2018-xxx

SHOPTON ROAD WEST TOWNHOMES

Mecklenburg County, NC

Mattamy Homes

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