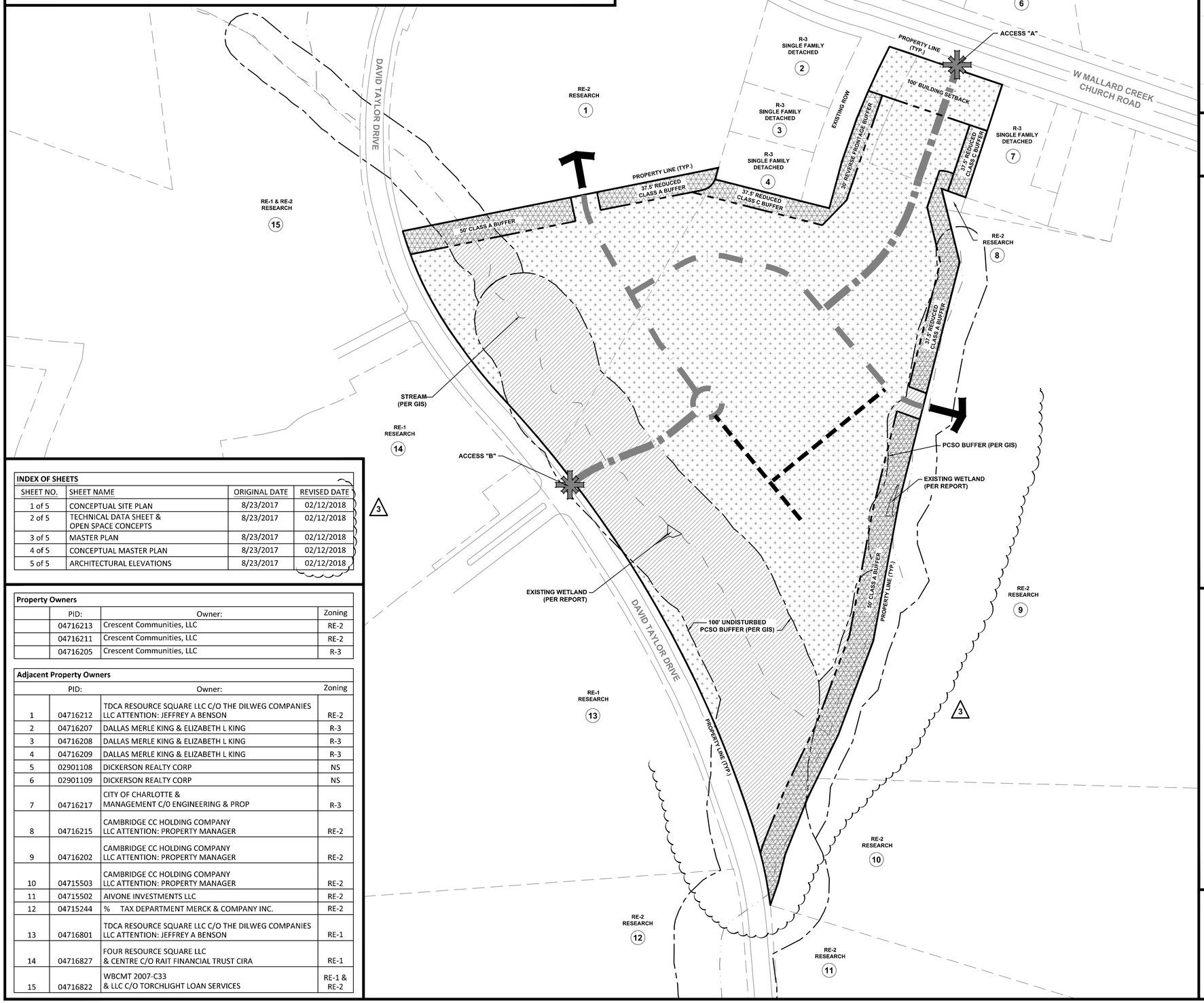
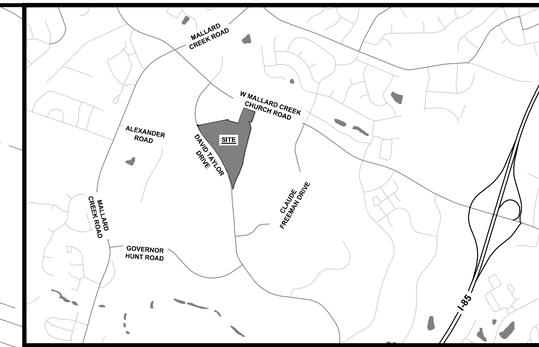
David Taylor Drive Site

Conditional District Rezoning - Petition # 2017- 132

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





Vicinity Map

Not to Scale

NORTH

Site Data

Tax Parcels:	04716213, 04716211 & 04716205
Total Acreage:	+/- 20.93 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-2 & R-3
Proposed Zoning:	UR-2 (CD) With 5 year vested rights
Existing Use:	Vacant
Proposed Use:	97 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 4.64 DU/AC 3
Maximum Building Height:	Maximum three (3) stories and not to exceed 45 feet. Building height will be measured as defined by the ordinance.
Private Open Space:	Minimum of 400 SF per Unit
Amenitized Open Space:	Minimum of 1.1 acres 3
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 3.14 Acres (15%)
Provided:	+/- 3.14 Acres (15% Minimum)

General Notes

1. Base information obtained from Mecklenburg County GIS.
2. Stream / Wetland Information is based on "Crescent Tract B Charlotte, North Carolina, CWS Project No. 2017-0379" wetlands report provided by Carolina Wetland Services dated July 20, 2017.

Legend

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

NORTH

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

(IN FEET)
1 INCH = 100 FT.

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 5	CONCEPTUAL SITE PLAN	8/23/2017	02/12/2018
2 of 5	TECHNICAL DATA SHEET & OPEN SPACE CONCEPTS	8/23/2017	02/12/2018
3 of 5	MASTER PLAN	8/23/2017	02/12/2018
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	02/12/2018
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	02/12/2018

Property Owners

	PID:	Owner:	Zoning
	04716213	Crescent Communities, LLC	RE-2
	04716211	Crescent Communities, LLC	RE-2
	04716205	Crescent Communities, LLC	R-3

Adjacent Property Owners

	PID:	Owner:	Zoning
1	04716212	TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-2
2	04716207	DALLAS MERLE KING & ELIZABETH L KING	R-3
3	04716208	DALLAS MERLE KING & ELIZABETH L KING	R-3
4	04716209	DALLAS MERLE KING & ELIZABETH L KING	R-3
5	02901108	DICKERSON REALTY CORP	NS
6	02901109	DICKERSON REALTY CORP	NS
7	04716217	CITY OF CHARLOTTE & MANAGEMENT C/0 ENGINEERING & PROP	R-3
8	04716215	CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2
9	04716202	CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2
10	04715503	CAMBRIDGE CC HOLDING COMPANY LLC ATTENTION: PROPERTY MANAGER	RE-2
11	04715502	AIVONE INVESTMENTS LLC	RE-2
12	04715244	% TAX DEPARTMENT MERCK & COMPANY INC.	RE-2
13	04716801	TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-1
14	04716827	FOUR RESOURCE SQUARE LLC & CENTRE C/O RAIT FINANCIAL TRUST CIRA	RE-1
15	04716822	WBCMT 2007-C33 & LLC C/O TORCHLIGHT LOAN SERVICES	RE-1 & RE-2

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3	02-12-2018	REVISED PER STAFF COMMENTS	ZW

Conditional District Rezoning - UR2 (CD)
Conceptual Site Plan - Petition # 2017- 132

DAVID TAYLOR DRIVE SITE

City of Charlotte

Mattamy Homes

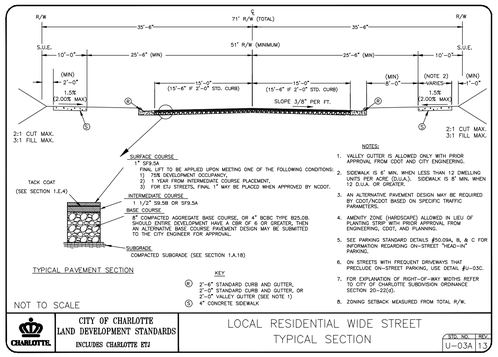
PROJECT INFORMATION

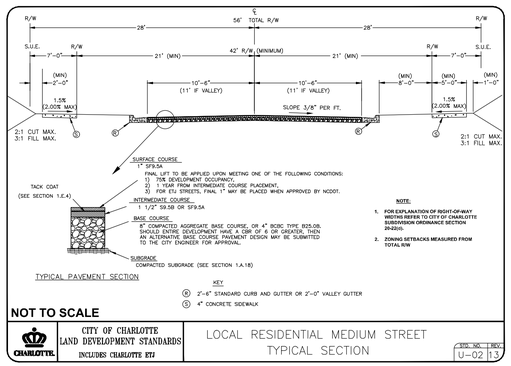
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
ORIGINAL DATE:	08/23/2017

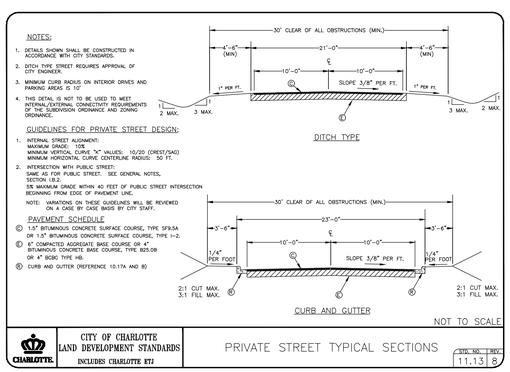
SHEET:
1 of 5

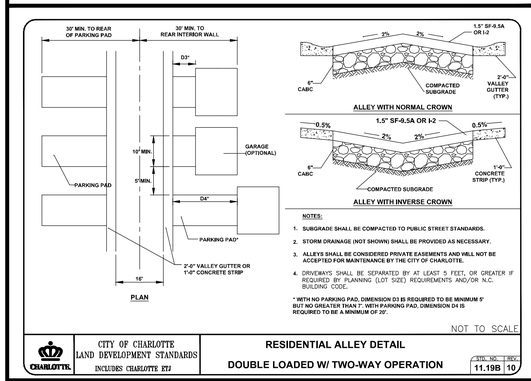
Typical Street Sections & Land Development Standards

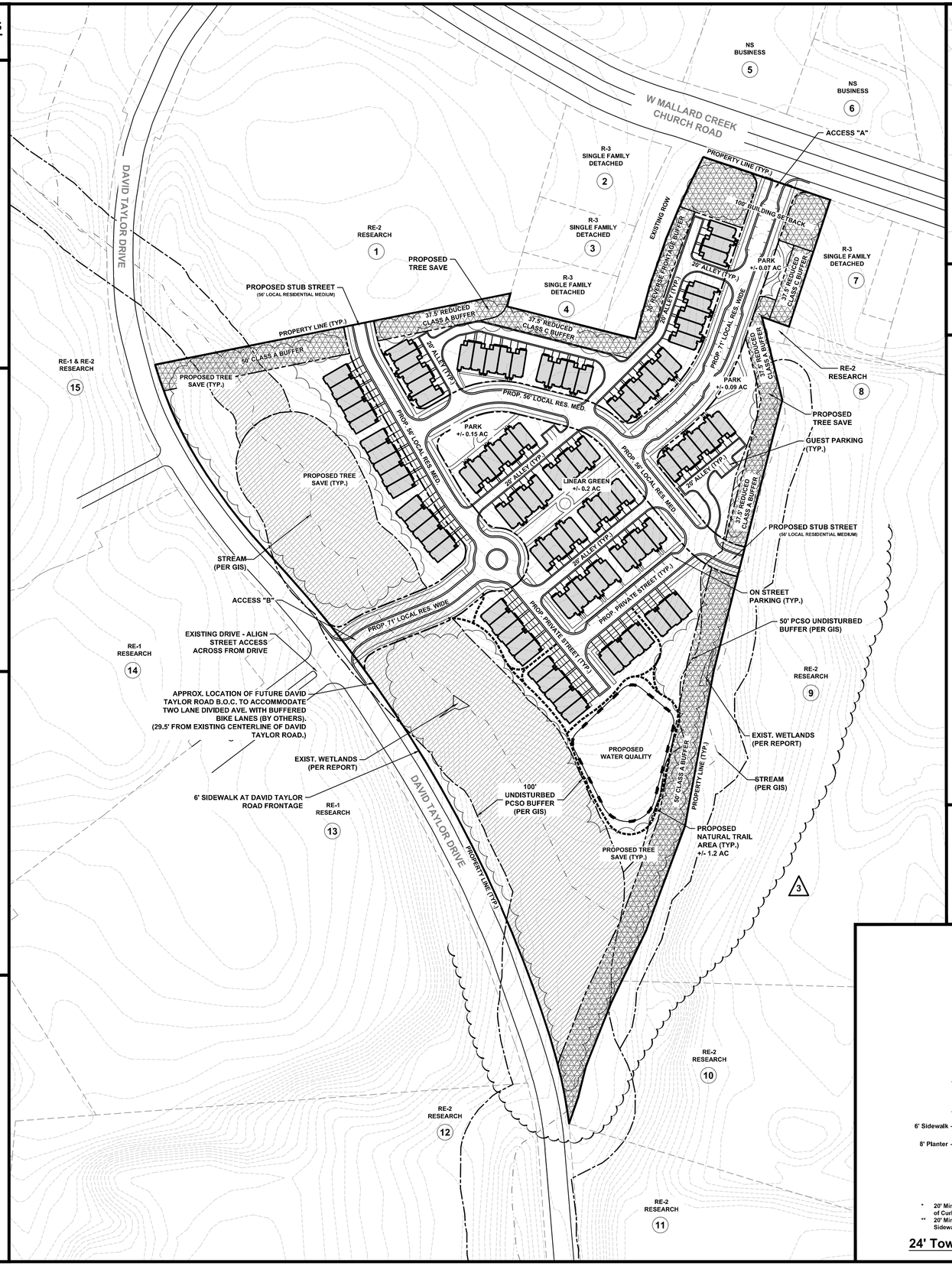
Not to Scale

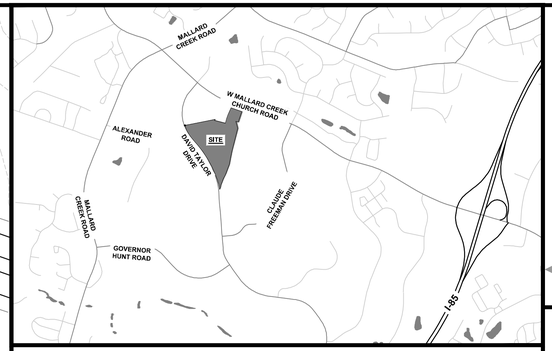












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NORTH

GRAPHIC SCALE

50' 0 50' 100' 200' 400'

(IN FEET)
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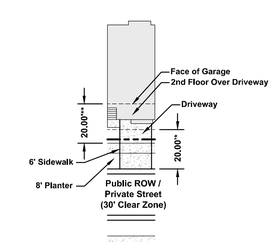
Typical Unit Details

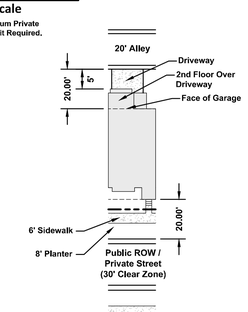
Not to Scale

Note: 400 SF Minimum Private Open Space Per Unit Required.



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

24' Townhomes- Front Load



* 20' Minimum Setback from Face of Unit to Back of Curb (Public)
** 14' Minimum Setback from Face of Unit to Back of Curb (Private)
*** 5' Minimum Setback from Alley Back of Curb

24' Townhomes- Alley Load

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Conditional District Rezoning - UR2 (CD)
Master Plan - Petition # 2017- 132

DAVID TAYLOR DRIVE SITE

City of Charlotte

Mattamy Homes

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR23.100
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SHEET:
3 of 5

David Taylor Drive Site - Petition #2017-132
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 20.9 acre site located on the north-east side of David Taylor Drive and south of West Mallard Creek Church Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-162-13, 047-162-11, and 047-162-05.
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 UR-2 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 3

The Site may be devoted only to a residential community containing a maximum of 97 single-family attached dwelling units and any incidental and accessory uses relating thereto that are allowed in the UR-2 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 work with adjacent property owners to coordinate the abandonment of the unopened right-of-way east of the Site's frontage of Mallard Creek Church Road.
4. 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. Rights-of-way shall be set to at least one (1) foot behind the back of sidewalk, where feasible.
5. Petitioner shall construct (2) two new waiting pads for two new bus stops. One bus stop shall be located on the Site's frontage along Mallard Creek Church Road and one shall be located on the Site's frontage along David Taylor Drive. Both bus stop waiting pads shall be built to standard detail according to 60.01B. Specific locations of these bus stops shall be decided in coordination with CATS during the permitting phase of development.
6. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
   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. The Site is subject to the Declaration of Protective Covenants and Easements for University Research Park which provides that "[p]roposed building elevations and a description of exterior materials of all Improvements" be submitted and approved by the University Research Park's review committee. Therefore, architectural standards for the Site shall be administered in accordance with the University Research Park's Declarant and not this Rezoning Plan.
2. To provide privacy, all residential entrances within fifteen (15) feet of a sidewalk shall be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
3. 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.
4. 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.
5. 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.
6. Garage doors will be recessed behind a balcony or building projection so that a minimum of two (2) feet of the driveway will be covered by a balcony or building projection to mitigate the appearance of the garage.
7. For townhome units that are alley-loaded, walkways shall be provided to connect all 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.
8. Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
9. 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.
10. Refuse collection throughout the Site shall be in the form of roll-out containers.

V. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along both sides of all internal proposed public and private streets. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum twelve (12) foot wide multi-use path along the Site's frontage on Mallard Creek Church, or make a payment to the City of Charlotte to fund the multi-use path project in lieu of construction. The Petitioner shall provide a six (6) foot wide sidewalk located on the back side of the existing tree line along the Site's David Taylor Drive frontage, as generally depicted on the Rezoning Plan.
2. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
3. 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."
4. 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.
5. For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.
6. Petitioner shall be permitted to reduce the proposed Class A and Class C buffers, as shown on the Site Plan, by installing a fence along the reduced buffer area.

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 the tree save requirements.
2. The Petitioner shall provide a minimum of 1.1 acres of common open space areas within the Site, as generally depicted on the Rezoning Plan, to include amenitized areas, which may contain, but not be limited to, decorative features, landscaping, benches, garden artwork, and/or walking paths.

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.

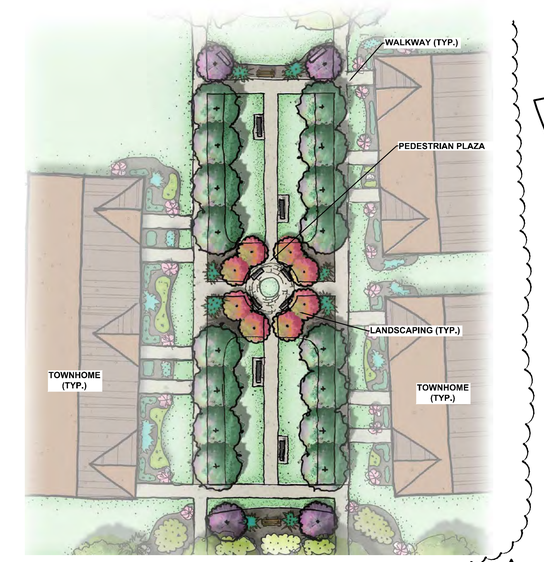
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in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

Open Space Locations and Concepts

Not to Scale

Concept A

Roundabout Park Concept 3



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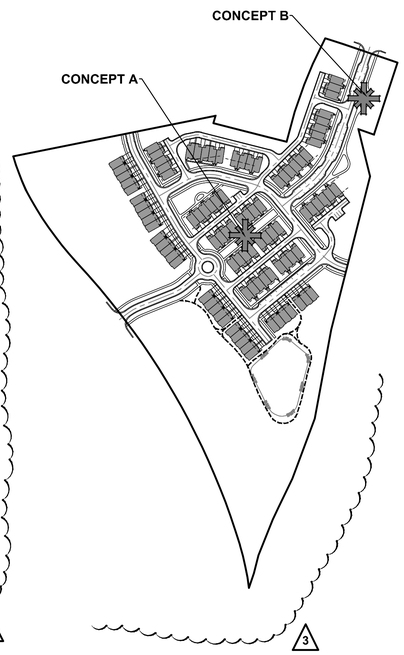
Location Map



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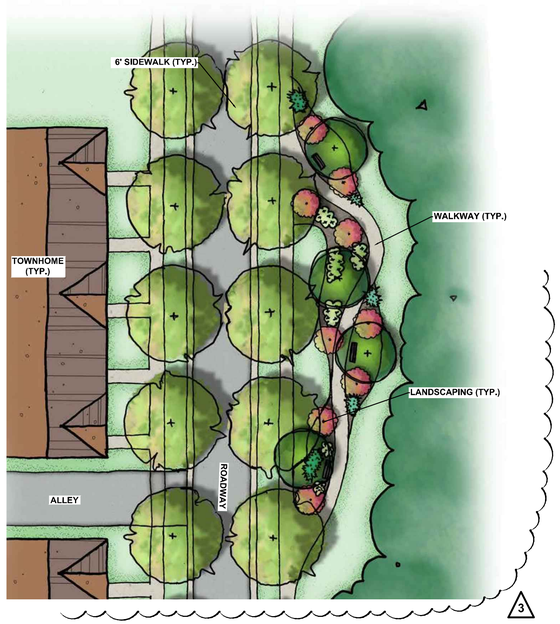
Concept B

Pocket Park Concept 3



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Conditional District Rezoning - UR2 (CD)
Technical Data Sheet - Petition # 2017-132

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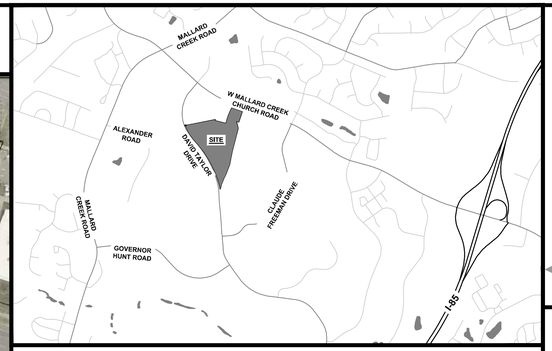
2 of 5

U:\2017 Projects (F)\FR23- David Taylor (Mattamy)\Submittal Working Drawings\2018-02-12_Rezoning 4th Submittal\DWG\Sheets\FR23 - David Taylor - Technical Data Sheet_dwg, Sheet 2 of 5, gmuse

Conceptual Master Plan



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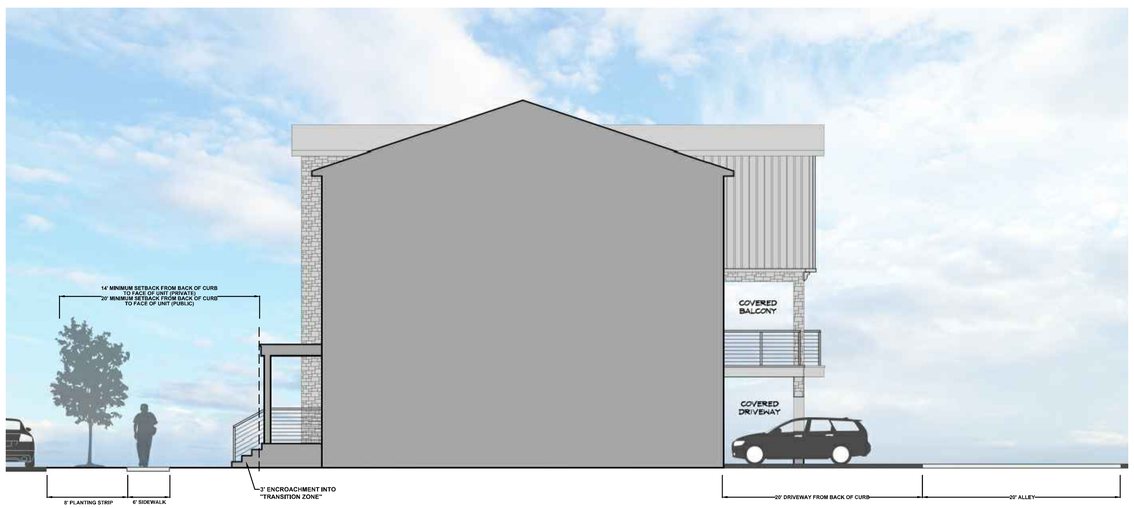
Front & Alley Loaded Cross Sections

Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS

U:\2017 Projects (F)\FR23- David Taylor (Mattamy)\Submittal Working Drawings\2018-02-12_Rezoning 4th Submittal\DWG\Sheets\FR23 - David Taylor - Architecture Sheet.dwg, Sheet:5 of 5, gmuse

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Architectural Elevation Sheet - Petition # 2017-132

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