

Mallard Creek Road Site

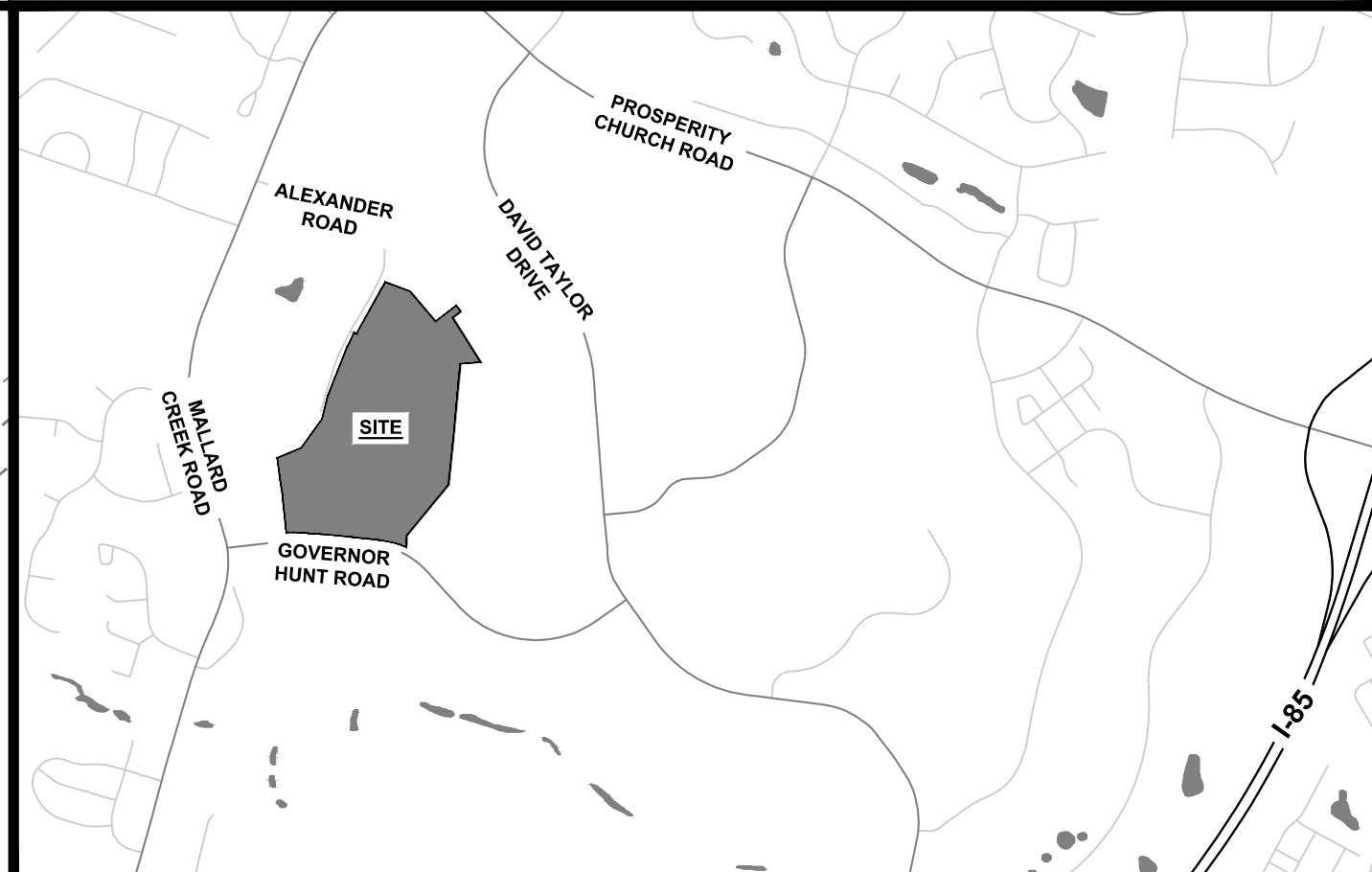
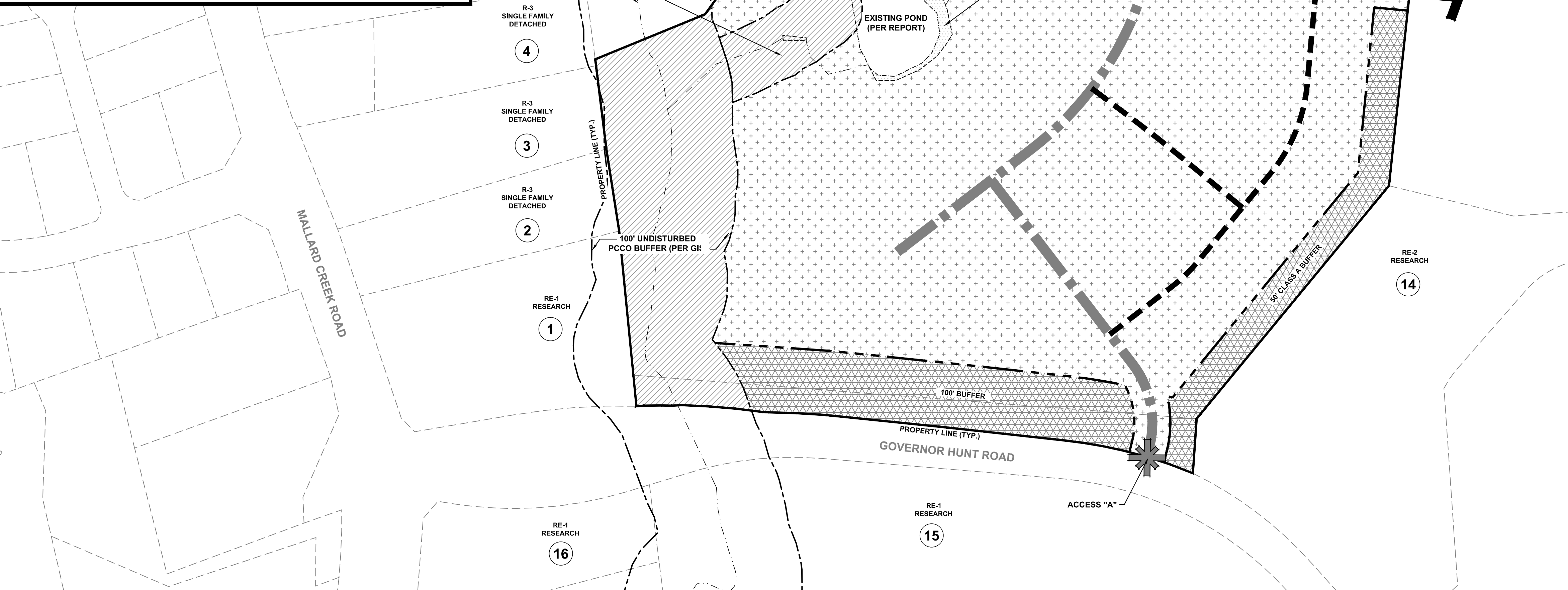
Conditional District Rezoning - Petition # 2017-

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

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
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3 of 5	MASTER PLAN	8/23/2017	
4 of 5	CONCEPTUAL MASTER PLAN	8/23/2017	
5 of 5	ARCHITECTURAL ELEVATIONS	8/23/2017	

Property Owners			
	PID:	Owner:	Zoning
	04716828	Crescent Communities, LLC	RE-1
	04715239	Crescent Communities, LLC	RE-1
	04715237	Crescent Communities, LLC	RE-1

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	04715216	SUMMIT AVENUE URP LLC	RE-1
2	04715215	JOE BROWN STRUBE & SARAH STRUBE	R-3
3	04715245	SARAH ANN LAMBERT & BOBBY RAY	R-3
4	04715246	HAROLD A SMITH & MIRIAM SMITH	R-3
5	04715232	LANE C SEAFORD & NANCY S SEAFORD	R-3
6	04715233	RICHARD E JACOBSON & JINMEI JACOBSON	R-3
7	04715234	KENNETH M KYZER & DEBORAH O KYZER	R-3
8	04715235	BOBBY NICHOLS & SUSAN MARSHALL	R-3
9	04715236	CALFRED R GULLA & AMY C GULLA	R-3
10	04715222	BRIAN VLADYKA	R-3
11	04716827	FOUR RESOURCE SQUARE LLC & CENTRE C/O RAIT FINANCIAL TRUST CIRA	RE-1
12	04716801	TDCA RESOURCE SQUARE LLC C/O THE DILWEG COMPANIES LLC ATTENTION: JEFFREY A BENSON	RE-1
13	04715244	% TAX DEPARTMENT MERCK & COMPANY INC.	RE-2
14	04715247	H5 DATA CENTERS-CHARLOTTE DEVELOPMENT LLC	RE-2
15	04713104	SUMMIT AVENUE URP LLC	RE-1
16	04741201	SUMMIT AVENUE URP LLC	RE-1



Vicinity Map
Not to Scale



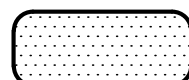





Site Data

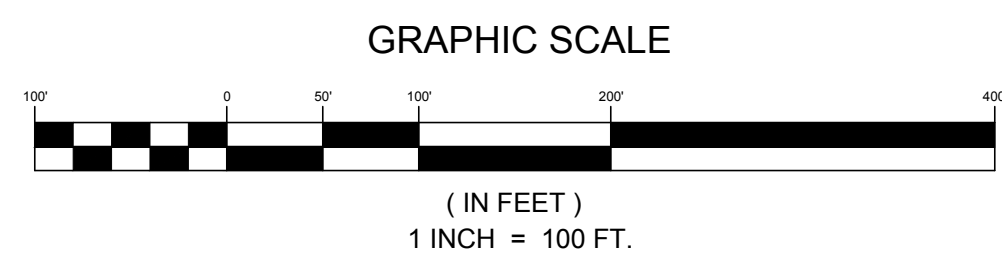
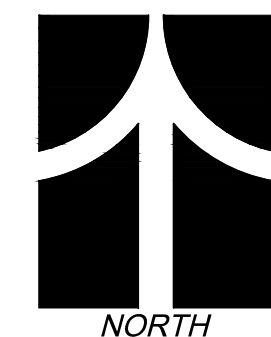
Tax Parcels:	04716828, 04715239 & 04715237
Total Acreage:	+/- 37.94 Acres (Per GIS)
Location:	City of Charlotte
Existing Zoning:	RE-1
Proposed Zoning:	UR-2 (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 225 For-Sale Townhome Units
Proposed Density:	Not to Exceed +/- 5.95 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 40 feet. Building height will be measured as defined by the ordinance.
Parking:	Minimum of 1.0 parking spaces per unit. Maximum of 2.0 parking spaces per unit.
Private Open Space:	Minimum of 400 SF per Unit x 225 Units.
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 5.69 Acres (15%)
Provided:	+/- 5.69 Acres (15%) Minimum


General Notes

1. Base information obtained from Mecklenburg County GIS.
2. Stream / Wetland Information is based on "Crescent Tract A Charlotte, North Carolina, CWS Project No. 2017-0378" wetlands report provided by Carolina Wetland Services dated August 1, 2017.

Legend

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



<div>ESP Associates, P.A. 10000 Park Lakeshore Drive Charlotte, NC 28241 3475 Lakeridge Blvd. Fort Mill, SC 29708 704-553-4549 (NC) 803-562-2440 (SC) www.espassociates.com</div>		<div></div>		
Conditional District Rezoning - UR-2 (CO) Conceptual Site Plan - Petition # 2017-__		BY		
<div>MATTYARD HOMES</div> <div>MALLARD CREEK ROAD SITE</div> <div>City of Charlotte</div>		NO.	DATE	REVISION
PROJECT INFORMATION				
PROJECT MANAGER:	MM			
DESIGNED BY:	AB			
DRAWN BY:	ZW			
PROJECT NUMBER:	FR21.100			
ORIGINAL DATE:	08/23/17			
SHEET:				
1 of 5				

Mallard Creek Road Site - Petition #2017-XX
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 37.94 acre site located on the south-west side of College View Lane and north of Governor Hunt Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 047-168-28, 047-152-39, and 047-152-37.
- 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 225 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 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.
- 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.

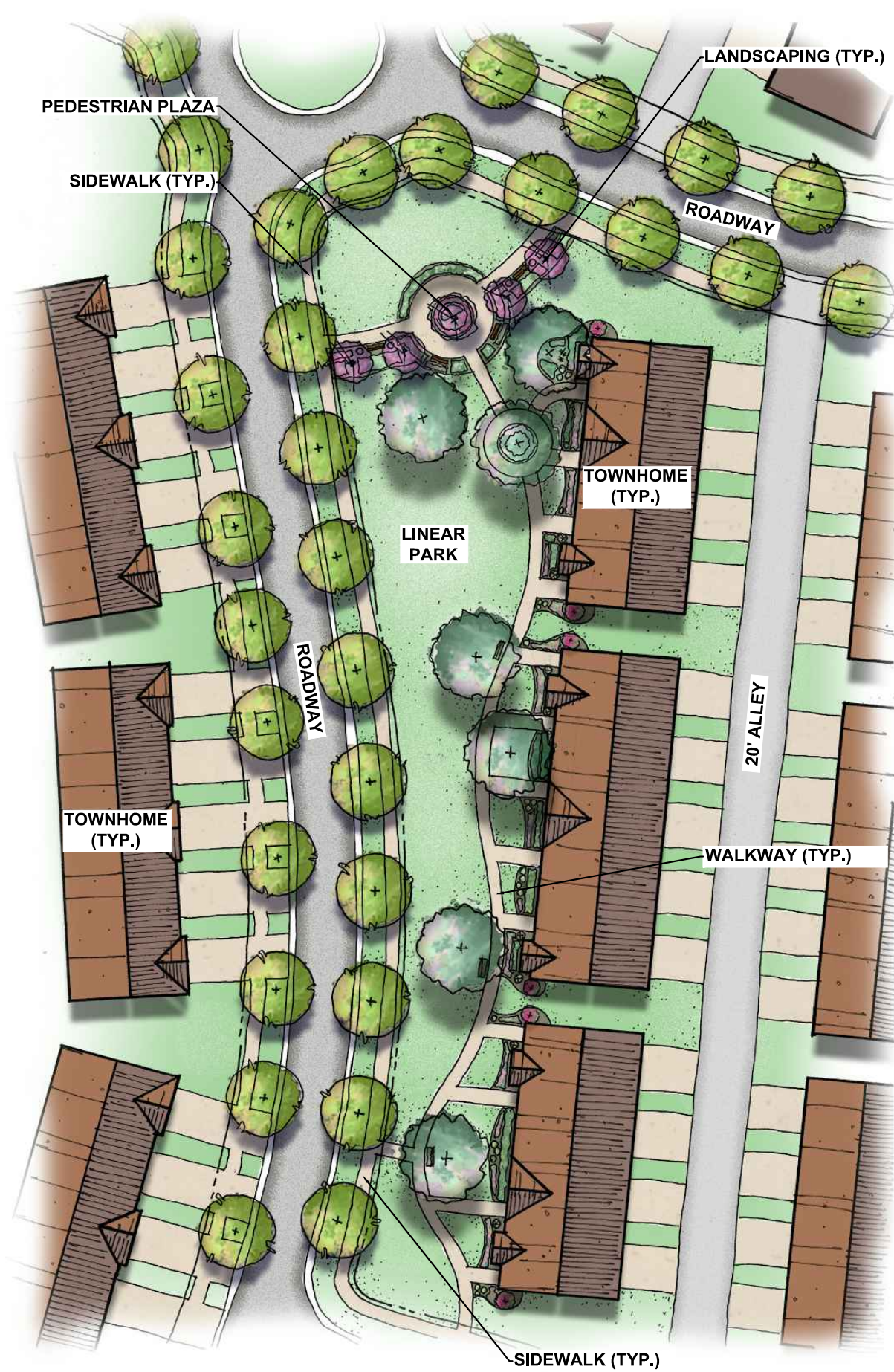
Open Space Locations and Concepts

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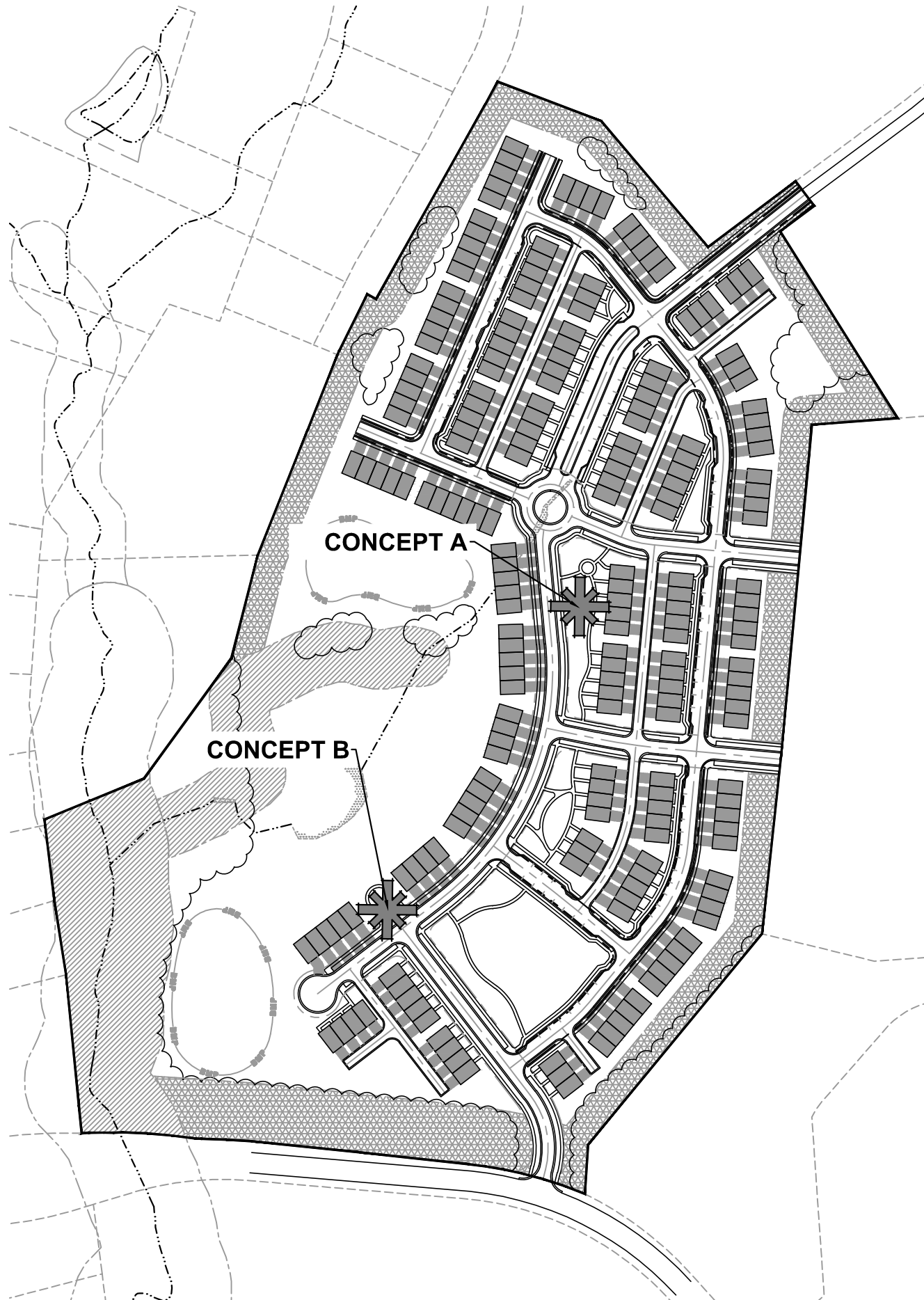
CONCEPT A

Linear Park Concept



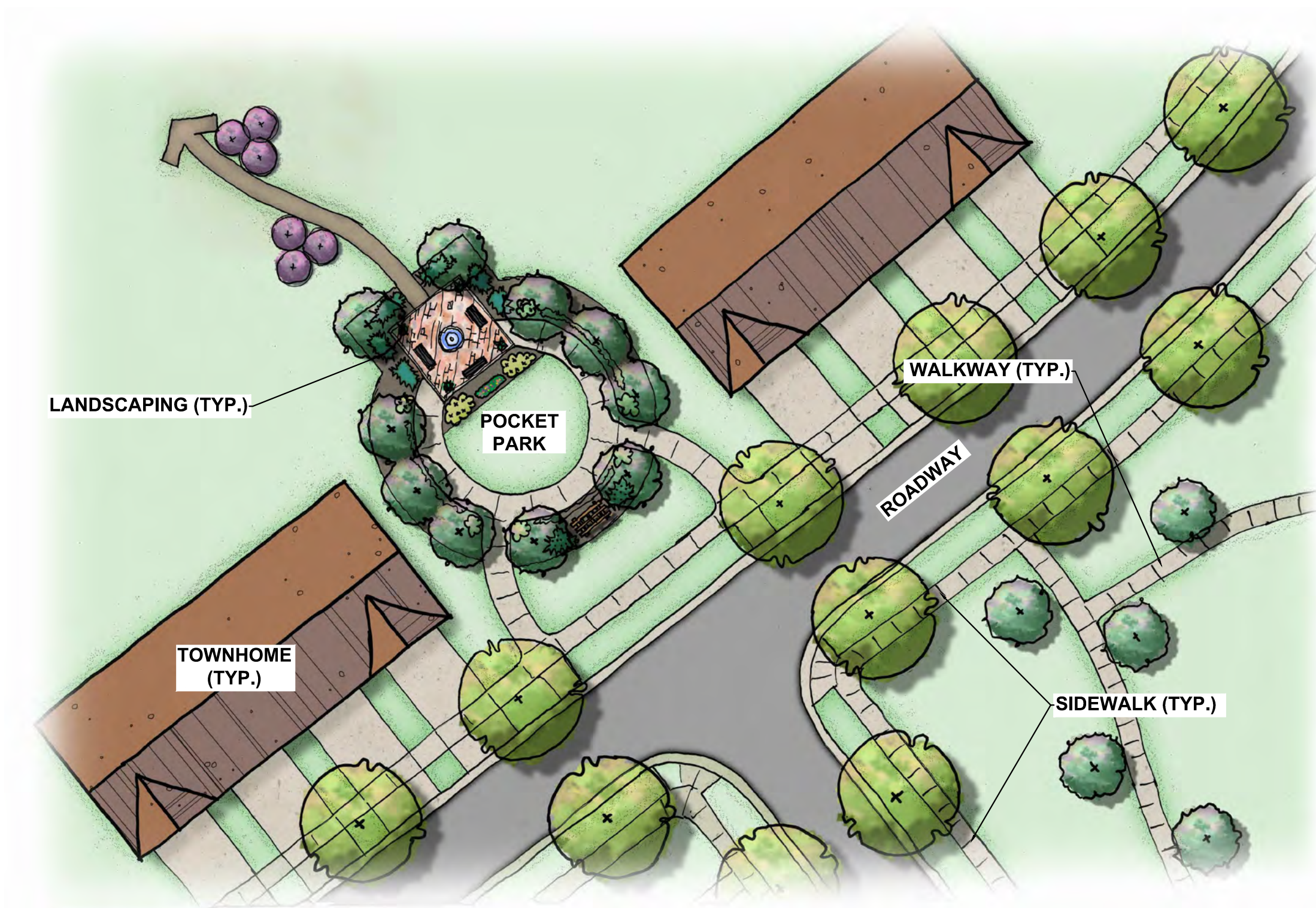
LOCATION MAP

NOT TO SCALE



CONCEPT B

Pedestrian Plaza Concept



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ESP

BY

REVISION

NO.

DATE

Conditional District Rezoning - UR-2 (CD)
Technical Data Sheet & Open Space Concepts -
Petition # 2017-__

MALLARD CREEK ROAD SITE

Mattamy Homes
City of Charlotte

PROJECT INFORMATION

PROJECT MANAGER: MM

DESIGNED BY: AB

DRAWN BY: ZW

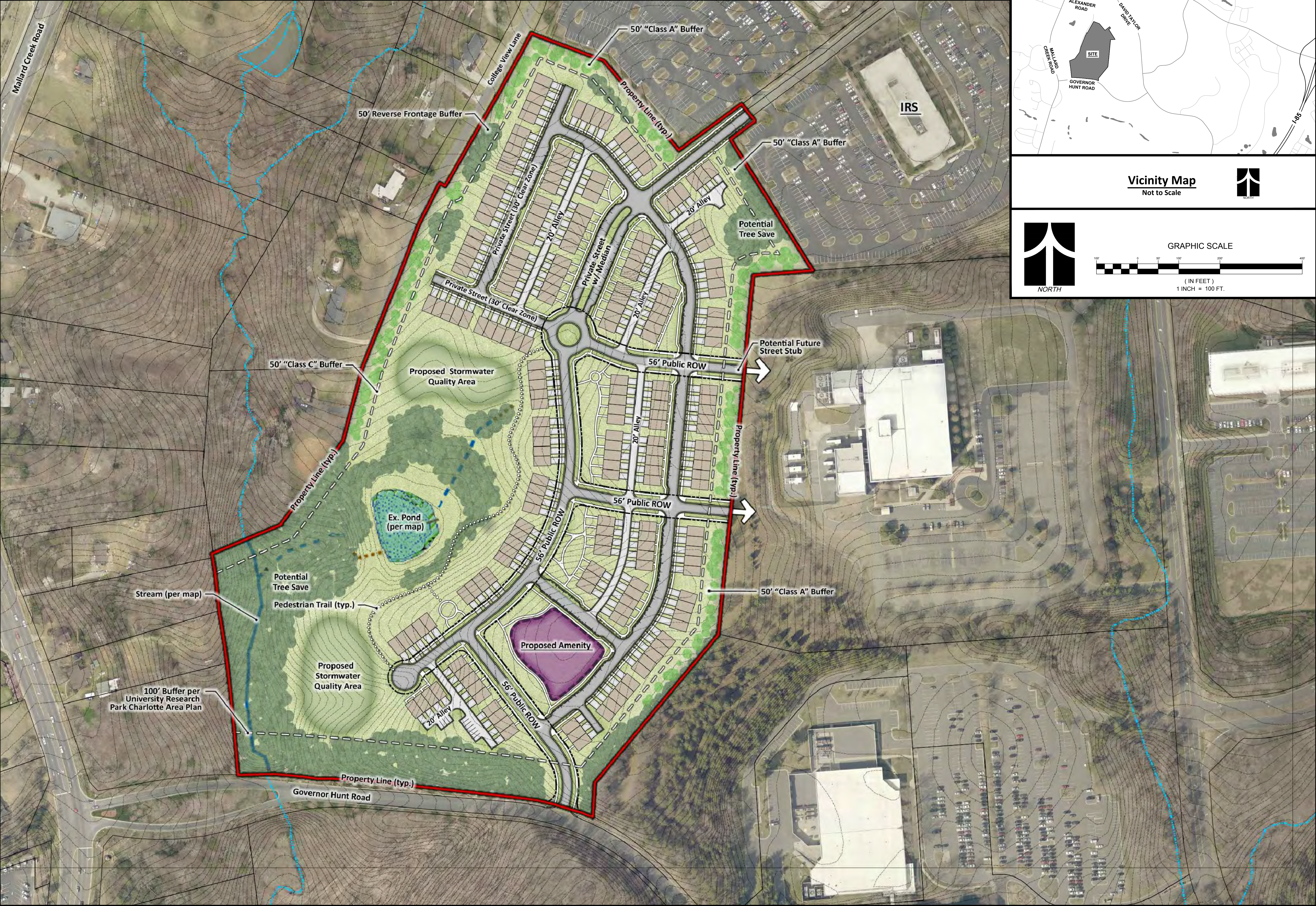
PROJECT NUMBER: FR21.100

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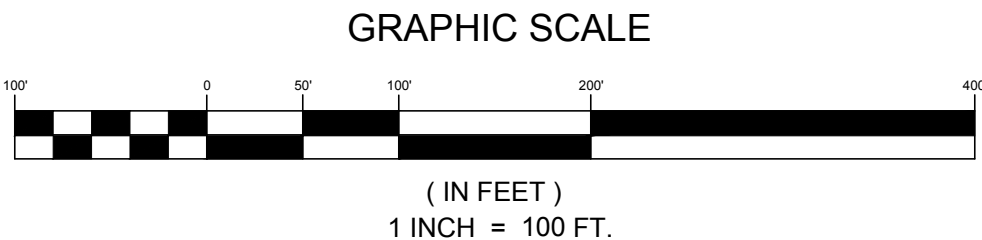
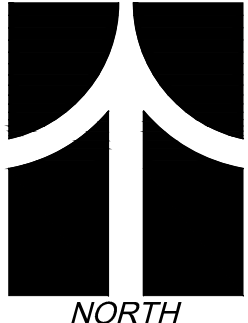
SHEET:


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Conceptual Master Plan



Vicinity Map
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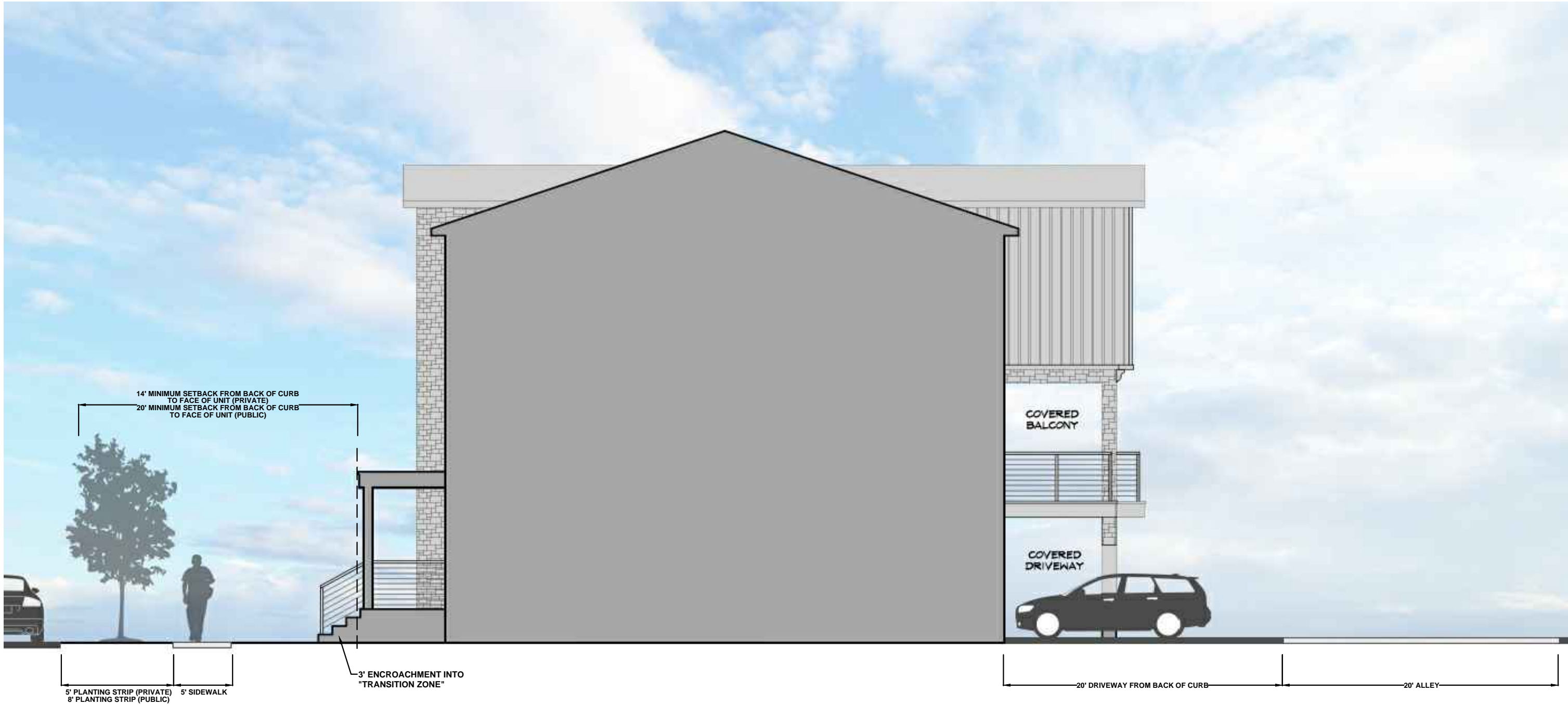
Architectural Standards

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Front & Alley Loaded Cross Sections



Front Loaded Cross Section - NTS



Alley Loaded Cross Section - NTS

U:\2017 Projects (F)\FR21-Mallard Creek Mattamy\Submittal Working Drawings\2017-8-28_Resoning_1st Submittal\DWG\Sheets\FR21 - Mallard Creek Road - Architecture Sheet.dwg, Sheet 3 of 4, abords

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NO.	DATE	REVISION	BY

Conditional District Rezoning - UR-2 (CD)
Architectural Elevation Sheet - Petition # 2017-__

MATTANY HOMES

MALLARD CREEK ROAD SITE

CITY OF CHARLOTTE

PROJECT INFORMATION

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DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	FR21.100
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SHEET:
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