

COMMUNITY MEETING REPORT

Petitioner: Mattamy Homes

Rezoning Petition No. 2017-150

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 23, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 2, 2017 at 6:00 p.m. at the Piedmont Unitarian Universalist Church, 9704 Mallard Creek Road, Charlotte, North Carolina 28262.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Wiggins, as well as by Petitioner's agents Matt Mandle and Matt Levesque with ESP Associates, and Collin Brown with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 20 acres of land located on the north side of Galloway Road in between I-85 and Garrison Road.

Mr. Brown gave a brief overview of the rezoning process and redevelopment considerations, generally. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities.

The property is currently zoned R-3, which generally allows for residential uses of up to three dwelling units per acre. Mr. Brown explained that the City has adopted the Northeast Planning District Area Plan in 2000, which recommended residential uses at the site up to four dwelling units per acre. The adopted Area Plan also recommends Research/Office/Retail on portions of the site. Mr. Brown then explained that the Petitioner is proposing a rezoning to allow for residential development with a density of 7.3 dwelling units per acre. Comments received from Charlotte Planning Staff indicate that although the proposed density slightly exceeds the recommendation of the Area Plan, Staff believes that "the proposed

use could be a good transition between the multi-family that was recently approved on Galloway Road and the single family neighborhood.” Mr. Brown mentioned that the recently approved Galloway rezoning allows for up to 395 apartment units and 160,000 square feet of commercial development and will result in an expanded street network from Galloway Road to Mallard Creek Church Road, including the addition of a new traffic signal at the intersection.

Mr. Brown explained that the Petitioner is proposing a rezoning to allow for the development of townhome units, similar to those that the Petitioner developed at Stonehaven in Berewick, Steele Creek Area of Charlotte. The proposed density for the site is approximately seven dwelling units per acre. Mr. Brown explained that by-right development on the property could include development of approximately six dwelling units per acre, if the developer utilizes density bonuses in the Ordinance. Mr. Brown explained that the Petitioner’s rezoning proposes approximately 140 units where a by-right development may allow for density up to approximately 120 units. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or architectural restrictions.

Mr. Brown then walked through the Petitioner’s proposed site plan. Mr. Brown explained that the Petitioner intends to construct the townhome units so that the majority of garages are alley-loaded rather than front-loaded, which allows for a more pedestrian friendly streetscape rather than repetitive driveways and garages. The plan also includes significant tree save areas and pocket park amenity areas.

Next, Mr. Brown discussed the anticipated community concerns and the Petitioner’s intentions for addressing those concerns. With respect to traffic concerns, the Petitioner anticipates that the new connectivity and traffic signal associated with the recently approved mixed use rezoning on Galloway Road will help to alleviate some traffic congestion. Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regarding of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stubs at Southern Sugar Drive and Chalkbark Lane. In response to anticipated questions regarding school impact, Mr. Brown explained that CMS calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown emphasized the Petitioner’s focus on open space and amenitized activity areas. This rezoning will additionally guarantee a Class C buffer on the northern border of the property adjacent to the existing single-family homes. This buffer will be at least thirty-seven-and-a-half feet, including a fence, and contain planted trees and shrubs per the Ordinance requirements. In addition to open space and buffer areas, the Petitioner is required to construct a water quality area in accordance with the Post Construction Stormwater Ordinance.

In response to an attendee’s inquiry, Mr. Wiggins responded that the proposed townhome units are intended to be two to three bedrooms, approximately 1,500 to 1,900 square feet, and constructed with traditional architectural features, similar to Stonehaven at Berewick. Townhome sales at Stonehaven ranged from \$240,000 to \$330,000, with an average sale price of \$270,000.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline includes a "best case scenario" public hearing on December 18, 2017 and City Council Decision on January 16, 2018.

One attendee expressed concerns over increased traffic to Limestone Drive. Mr. Brown explained that, although a formal traffic study is not required, the Petitioner believes that the majority of the townhome residents will be traveling to I-85 or Harris Boulevard to other major intersections, rather than through the existing single-family residences on Limestone Drive.

An attendee expressed concerns over construction traffic and heavy equipment traveling through residential neighborhoods. Mr. Wiggins responded that the Petitioner will agree to keep construction traffic access from Galloway Road and will not use Chalkbark Lane and Southern Sugar Drive for construction traffic.

One attendee asked whether the alleys will be wide enough to allow two cars to pass at the same time. Mr. Wiggins responded that the alleys would be wide enough for two-way traffic. The attendee also asked about visitor parking. Mr. Wiggins stated that some on-street parking will be available for visitors. Mr. Wiggins additionally explained that, in his experience, townhome owners on sites such as this one do not typically have a large number of family cars or visitor parking needs. Each townhome unit will contain a two-car garage and two additional spots in each driveway. Mr. Brown further explained that this zoning district sets maximum parking space requirements in order to discourage large amounts of parking.

In response to an attendee's question regarding street trees, the Petitioner's agents responded that trees would be planted per the City's requirements for spacing and size and trees would be planted along Garrison Road.

Several attendees expressed their support of a townhome project, as opposed to an apartment community, and stated that they liked the traditional building materials shown in the example Stonehaven elevations.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:00 p.m.

Respectfully submitted, this 13th day of November, 2017.

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS
2017-150	02902124	DANIEL	TIMOTHY L	
2017-150	02902126	GARRISON	JILL H	
2017-150	02902132	GARRISON	ROBERT ALAN	TERESA A
2017-150	02902133	SELBURN CREEK LLC		
2017-150	02902301	BUFF	LARRY STEVEN	GAIL M
2017-150	02902302	HACKETT	PAUL E JR	LEONORE A
2017-150	02902303	STERN	LISA B	
2017-150	02902310	KEEBLER	JOSEPH P	MACKENZIE C
2017-150	02902311	WHEELER	KATRINA	
2017-150	02902312	MIHIAR	AYMAN M	
2017-150	02902313	HIGGINS	SEAN MICHAEL JR	SUMEI
2017-150	02902314	HERNANDEZ	DAVID	JACQUELINE
2017-150	02902315	WHITFIELD	LOLITA R	
2017-150	02912107	GARRISON	ROBERT HERNDON	CARLENE G
2017-150	02912108	LUMPKIN	JAMES PARKER II	
2017-150	02912114	SCHNEIDER	BRIAN K	ELLEN BEAVER
2017-150	02912121	THOMAS	STEVE	JOAN FRANCIS
2017-150	02912199	PARROW	MATTHEW W	
2017-150	02912201	FOUNTAINGROVE HOMEOWNERS OF	MECKLENBURG INC	
2017-150	02912202	GILLISPIE	TRACI L	
2017-150	02912204	KUNDU	DEBABRATA	MADHUCHHANDA
2017-150	02912205	HUSTON	WADE	BRIDELLE D
2017-150	02912206	NHIEP	SAN	PHUONG
2017-150	02912207	LU	RONALD	AMANDA
2017-150	02912208	PERKINS	WANDA GRIER	BRUCE SR
2017-150	02912209	DUKES	FRANKLIN G	SCHAMEKA D
2017-150	02912210	HUDSON	LUVON MESCHAIEL	EUGENE LA VARNE JR
2017-150	02912211	BHAWNANI	ANJANA ARJAN	
2017-150	02912212	NGUYEN	THUY P	NAM VAN
2017-150	02912301	FOUNTAINGROVE HOMEOWNERS OF	MECKLENBURG INC	
2017-150	02912302	CHISHOLM	LEON III	JENNIFER C
2017-150	02912303	TANG	XUAN	
2017-150	02912304	BUTLER	NORMAN	
2017-150	02912305	MCLAIN TINDALL	DIONNE C	
2017-150	02912306	JINWALA	DHARMENDRA D	PARULBEN
2017-150	02912307	WILLIAMS	RUDELPH	DEBORAH R
2017-150	02912318	RICHMOND HILL DEVELOPMENTS LLC		
2017-150	02912903	MAPLEWOOD HOMEOWNERS ASSOC OF	CHARLOTTE INC	
2017-150	02912904	MYERS	JERRY L	
2017-150	02912905	OSMAN	SAFRAZ	
2017-150	02912906	ENGLISH	JOHN	CHERYL
2017-150	02912907	VASQUEZ	JESUS JR	
2017-150	02912908	PHILLIPS	SIDNEY E	SARA A
2017-150	02912909	WOFFORD	VIVIAN DENISE MCNEILL	
2017-150	02912910	CSH PROPERTY ONE,LLC		
2017-150	02912911	WILLIAMS	JOSEPH	CHERIE
2017-150	02912912	HENRY	MICHAEL L	BERYL C
2017-150	02912920	WEHBI	ALI D	FRANCE A
2017-150	02912921	DONALDSON	EMANUEL	
2017-150	02912922	PARKER	CHERYL	STEPHEN
2017-150	02912923	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC		
2017-150	02912924	CHAMBERS	CHARLES L	
2017-150	02912925	HIGH	JOSHUA B	
2017-150	02912926	WALKER	FREDERICK L	ELAINE M
2017-150	02912927	AMH NC PROPERTIES LP		
2017-150	02912928	CSH 2016-1 BORROWER LLC		
2017-150	02912929	GENTRY	MELODY	
2017-150	02912930	SAIFELDAWALLA	ISAM	
2017-150	02912931	GIPSON	JAMAL	FARRAH
2017-150	02912932	FRAZIER	GARY B	BRENDA J
2017-150	02912933	LAWRENCE	ROBYN	
2017-150	02912934	TERRY	VALENCIA	LLOYD D
2017-150	02912935	MAPLEWOOD HOMEOWNERS ASSOC OF	CHARLOTTE INC	
2017-150	02912937	DUNCAN	CALVIN S	JOHNNIE W
2017-150	02912938	CARMICL	RANDY TOMMIE	SHIRLEY A
2017-150	02912939	ALEEM	MOHAMED S	
2017-150	02912951	SAUNDERS	KYLE	CHARMAIN
2017-150	02912952	HORTON	MICHAEL E	JACLYN L
2017-150	02912953	CASTLE	ROBERT	
2017-150	02912954	STEFANSKI	DAVID	
2017-150	02912955	FLUELLEN	CHERYL	TAVIS
2017-150	02912956	MASHAKA	JOHN	PERPETUA
2017-150	02912957	CONNALLY	DUWANE L	
2017-150	02912958	HOLDEN	TERRY	KRISTI G
2017-150	02912959	SHAO	CHIA HSIANG	KUEI FANG
2017-150	02912960	GORIS	DEBRA	

	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
COWNERLAST	1427 GALLOWAY RD		CHARLOTTE	NC	28262
LINDA GARRISON	1401 GALLOWAY RD		CHARLOTTE	NC	28262
GARRISON	1501 GALLOWAY RD		CHARLOTTE	NC	28262
	1401 GALLOWAY RD		CHARLOTTE	NC	28262
BUFF	1635 GALLOWAY DR		CHARLOTTE	NC	28262
HACKETT	1643 GALLOWAY RD		CHARLOTTE	NC	28262
	10290 KENDAN KNOLL DR		CHARLOTTE	NC	28262
RYAN	1666 SANRIDGE WIND LN		CHARLOTTE	NC	28262
	1662 SANRIDGE WIND LN		CHARLOTTE	NC	28262
	1658 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
ZHAO	1659 SANDRIDGE WIND LN		CHARLOTTE	NC	28262
HERNANDEZ	1663 SANRIDGE WIND LN		CHARLOTTE	NC	28262
	1667 SANRIDGE WIND LN		CHARLOTTE	NC	28262
GARRISON	1500 GALLOWAY RD		CHARLOTTE	NC	28262
JAMES PARKER LUMPKIN II AND LYNDA CASANOVA LUMPKIN CHARITABLE TRUST	109 N MAIN ST	PO BOX 505	LOUISBURG	NC	27549
SCHNEIDER	220 QUEENS COVE RD		MOORESVILLE	NC	28117
THOMAS	1524 GARRISON RD		CHARLOTTE	NC	28262
	1524 GARRISON RD		CHARLOTTE	NC	28262
	PO BOX 79032		CHARLOTTE	NC	28271
	1609 MARBLE HILL DR		CHARLOTTE	NC	28262
KUNDU	1215 BERSHIRE LN		CHARLOTTE	NC	28262
HUSTON	1219 BERSHIRE LN		CHARLOTTE	NC	28242
PHUNG	1301 BERSHIRE LN		CHARLOTTE	NC	28262
NHIER	1309 BERSHIRE LN		CHARLOTTE	NC	28262
PERKINS	1317 BERSHIRE LN		CHARLOTTE	NC	28262
DUKES	1325 BERSHIRE LN		CHARLOTTE	NC	28262
HUDSON	1618 LIONSTONE CT		CHARLOTTE	NC	28262
	1612 LIONSTONE DR		CHARLOTTE	NC	28262
NGUYEN	1604 LIONSTONE DR		CHARLOTTE	NC	28262
	PO BOX 79032		CHARLOTTE	NC	28271
CHISHOLM	1603 LIONSTONE CT		CHARLOTTE	NC	28262
	1611 LIONSTONE DR		CHARLOTTE	NC	28262
FERN SPRINGS	1407 BERSHIRE LN		CHARLOTTE	NC	28262
	1421 BERSHIRE LN		CHARLOTTE	NC	28262
JINWALA	1429 BERSHIRE LN		CHARLOTTE	NC	28262
WILLIAMS	1430 BERSHIRE LN		CHARLOTTE	NC	28262
	3430 TORINGDON WY #101		CHARLOTTE	NC	28277
	5200 77 CENTER DR ,SUITE 41		CHARLOTTE	NC	28217
	1250 JADE GLEN DRIVE		CHARLOTTE	NC	28262
	1246 JADE GLEN DR		CHARLOTTE	NC	28262
ENGLISH	1242 JADE GLEN DR		CHARLOTTE	NC	28262
	1238 JADE GLEN DR		CHARLOTTE	NC	28262
PHILLIPS	1234 JADE GLEN DR		CHARLOTTE	NC	28262
	8685 BAYMEADOWS RD EAST UNIT 122		JACKSONVILLE	FL	33256
	8665 EAST HARTFORD DR STE 200		SCOTTSDALE	AZ	85255
WILLIAMS	1503 BIG LEAF DR		CHARLOTTE	NC	28262
HENRY	1507 BIG LEAF DR		CHARLOTTE	NC	28262
WEHBI	1435 SOUTHERN SUGAR DR		CHARLOTTE	NC	28262
	1443 SOUTHERN SUGAR DR		CHARLOTTE	NC	28262
PARKER	1447 SOUTHERN SUGAR DR		CHARLOTTE	NC	28262
	PO BOX 4090		SCOTTSDALE	AZ	85261
	14136 LISSADELL CIRCLE		CHARLOTTE	NC	28277
	1211 JADE GLEN DR		CHARLOTTE	NC	28262
WALKER	1217 JADE GLEN DR		CHARLOTTE	NC	28262
	30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
	8665 EAST HARTFORD DR STE 200		SCOTTSDALE	AZ	85255
	1229 JADE GLEN DR		CHARLOTTE	NC	28262
	1233 JADE GLEN DR		CHARLOTTE	NC	28262
DAYE	1241 JADE GLEN DR		CHARLOTTE	NC	28262
FRAZIER	1245 JADE GLEN DR		CHARLOTTE	NC	28262
	1249 JADE GLEN DRIVE		CHARLOTTE	NC	28262
TERRY	1253 JADE GLEN DR		CHARLOTTE	NC	28262
	5200 77 CENTER DR ,SUITE 41		CHARLOTTE	NC	28217
DUNCAN	1502 BIG LEAF DR		CHARLOTTE	NC	28262
CARMICLE	1152 JADE GLEN DR		CHARLOTTE	NC	28262
	1146 JADE GLEN DR		CHARLOTTE	NC	28262
SAUNDERS	1127 JADE GLEN DR		CHARLOTTE	NC	28262
CRUSE	2133 SW NEWPORT ISLES BLVD		PORT SAINT LUCIE	FL	34953
	11105 AMUR COURT		CHARLOTTE	NC	28262
	11109 AMUR CT		CHARLOTTE	NC	28262
FLUELLEN	11115 AMUR CT		CHARLOTTE	NC	28262
MIRONDO	11121 AMUR CT		CHARLOTTE	NC	28262
	1448 SOUTHERN SUGAR DR		CHARLOTTE	NC	28262
HOLDEN	707 KINGSMILL LN		CLOVER	SC	29710
CHAN	1438 SOUTHERN SUGAR DR		CHARLOTTE	NC	28269
	1432 SOUTHERN SUGAR DRIVE		CHARLOTTE	NC	28262

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME
2017-150		Timothy	Burgess
2017-150	Arbor Hills Homeowners Association	Sarah	Ziegler
2017-150	Avensong Homeowners Association	Debbie	Durrell
2017-150	Churchill Downs	Kelly	Voler
2017-150	Claybrooke Neighborhood Association	Anthony	Wooding
2017-150	Fountaingrove Homeowners Association	Patrick & Helin	Beacham
2017-150	Freedom West Community Action Association	Richard L.	Eppley
2017-150	Highland Trace Neighborhood	Howard	Carmichael
2017-150	Lexington	Darrin	Rankin
2017-150	Lexington	Robert	Davis
2017-150	Mallard Grove Homeowners Association	Christine	Sylvester
2017-150	Mallard Lake Homeowners Association	Andre	Christie
2017-150	Maplewood	Ravi	Vallabhapuram
2017-150	Ramblewood Neighborhood Association	Denise	Hallett
2017-150	Ramblewood Neighborhood Association	Woody	Schmidt
2017-150	Smallwood In Action	Odessa	Alexander

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2215 Maycroft Dr		Charlotte	NC	28262
10701 Claude Freeman Dr		Charlotte	NC	28262
10701 Claude Feeman Dr		Charlotte	NC	28209
10701 Claude Feeman Dr		Charlotte	NC	28209
10179 Claybrooke Dr		Charlotte	NC	28262
11024 Fountaingrove Dr		Charlotte	NC	28262
2026 Chipstone Rd		Charlotte	NC	28262
10701 Claude Feeman Dr		Charlotte	NC	28209
11610 Tavernay Parkway		Charlotte	NC	28262
2345 Treymore Lane		Charlotte	NC	28262
10339 Garrett Grigg Rd		Charlotte	NC	28262
10503 Greenhead View		Charlotte	NC	28262
1147 Boxelder Ln		Charlotte	NC	28262
11020 David Taylor Dr		Charlotte	NC	28262
11020 David Taylor Dr		Charlotte	NC	28262
1701 Sir Anthony Dr		Charlotte	NC	28262

Exhibit B

October 23, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, November 2nd at 6:00 p.m.
Location: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Petitioner: Mattamy Homes, LLC
Petition No.: 2017-150

Dear Charlotte Resident,

We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 20.6 acre property located on the north side of Galloway Road, east of Garrison Road and west of I-85 (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the UR-2(CD) zoning district in order to accommodate the development of a single-family (attached) residential community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, November 2nd at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Greg Phipps
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff

Exhibit C

Petition: 2017-150

November 2, 2017 @ 6:00 p.m.

[illegible]

Exhibit D

The logo for K&L GATES is displayed in white text on an orange rectangular background in the top left corner. The rest of the top half of the slide features a blue background with a bokeh effect of light spots.

K&L GATES

Community Meeting

**Rezoning Petition
No. 2017-150
Mattamy Homes / Galloway
St. Rezoning**

November 2, 2017 @ Piedmont Unitarian Universalist Church

AGENDA

- Introduction
- Property Location
- Rezoning Considerations
- Current Zoning
- Adopted Land Use Plans
- Development Concept
- Options without a Rezoning
- Proposed Conditional Rezoning
- Proposed Development
- Community Concerns
- Timeline
- Discussion



Bob Wiggins



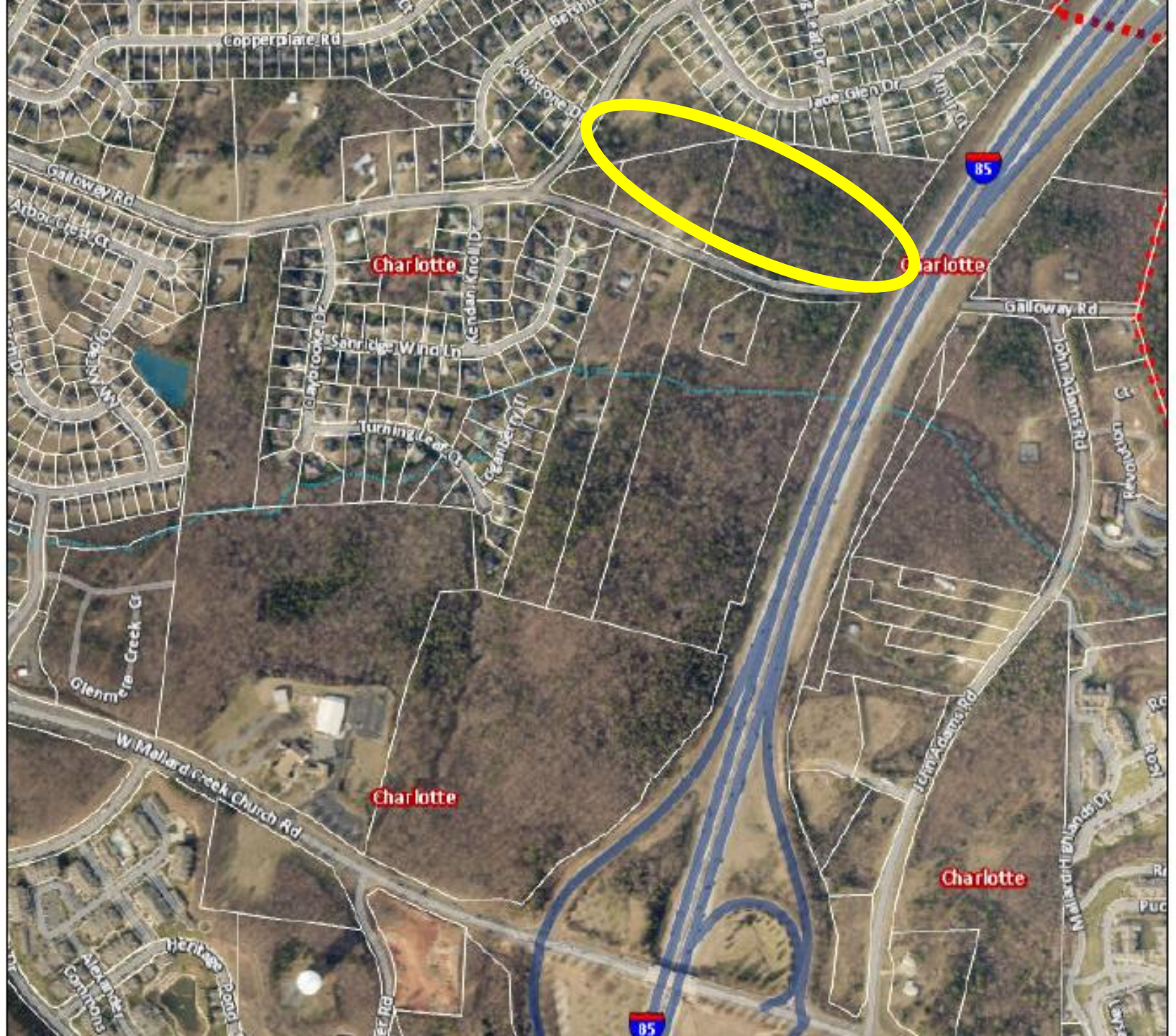
Collin Brown

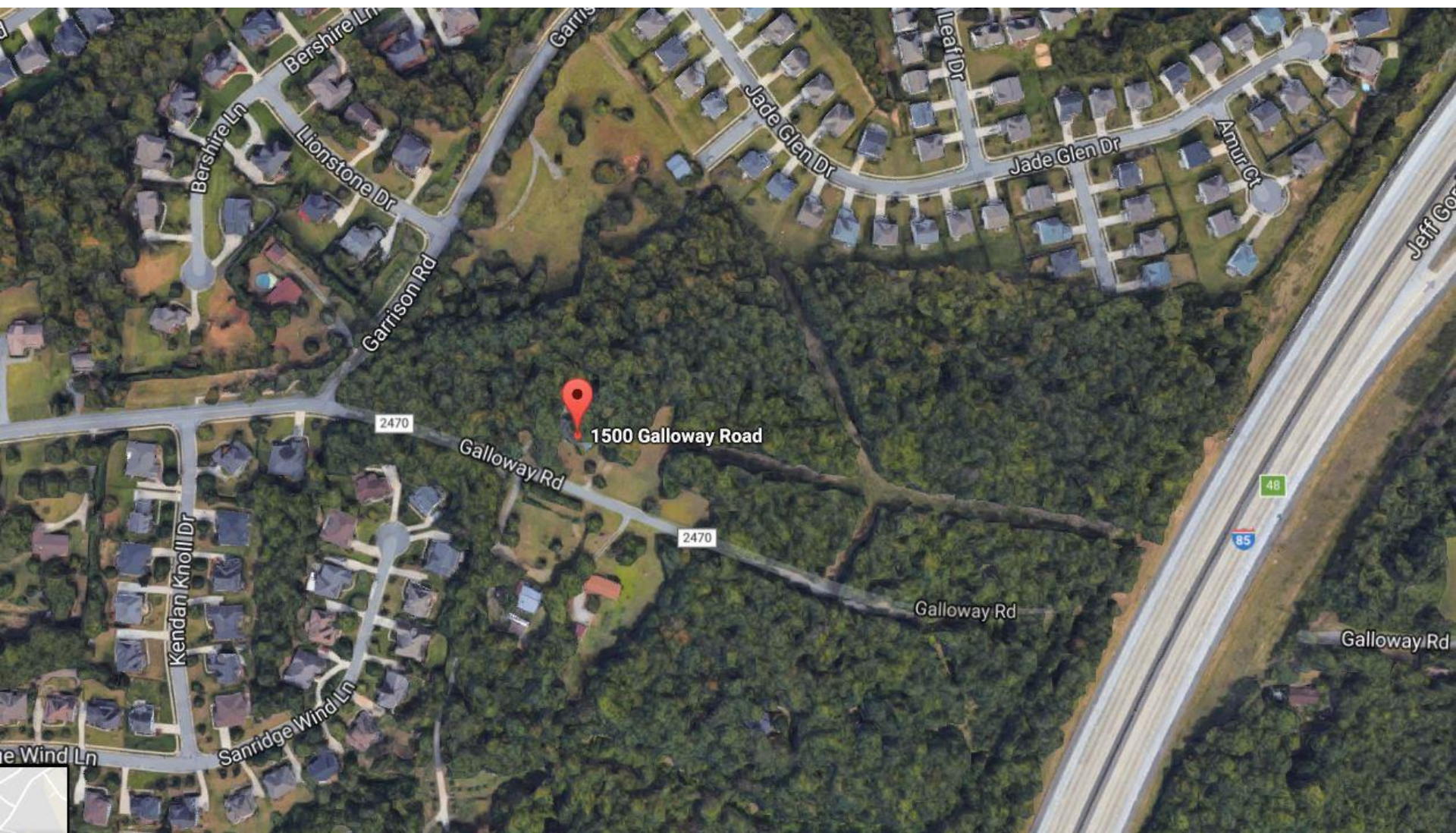


Matt Levesque & Matt Mandle

The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, underwater-like texture.

Property Location





The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a background for the title text.

Rezoning Considerations



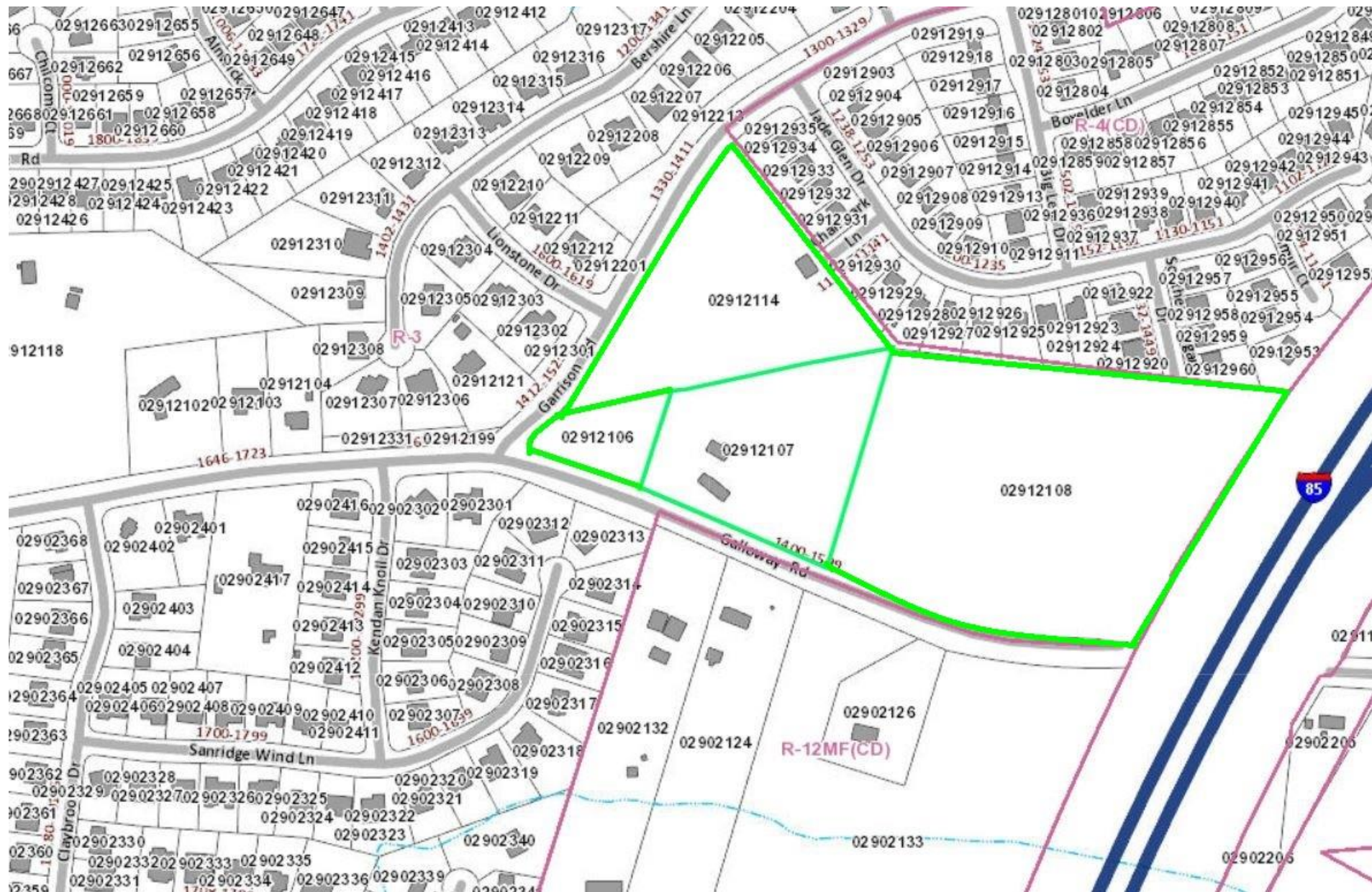
REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Current Zoning

Current Zoning: R-3

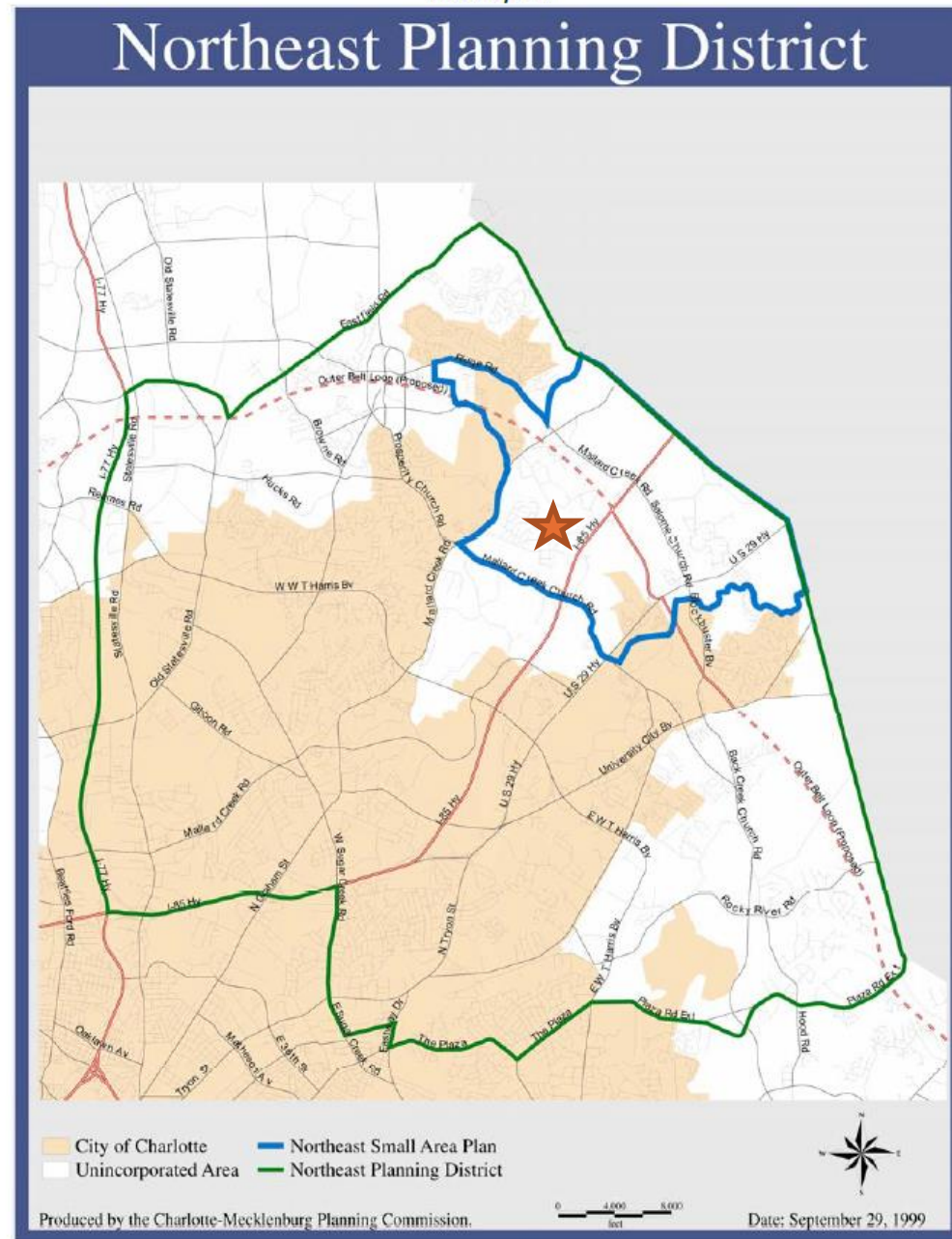


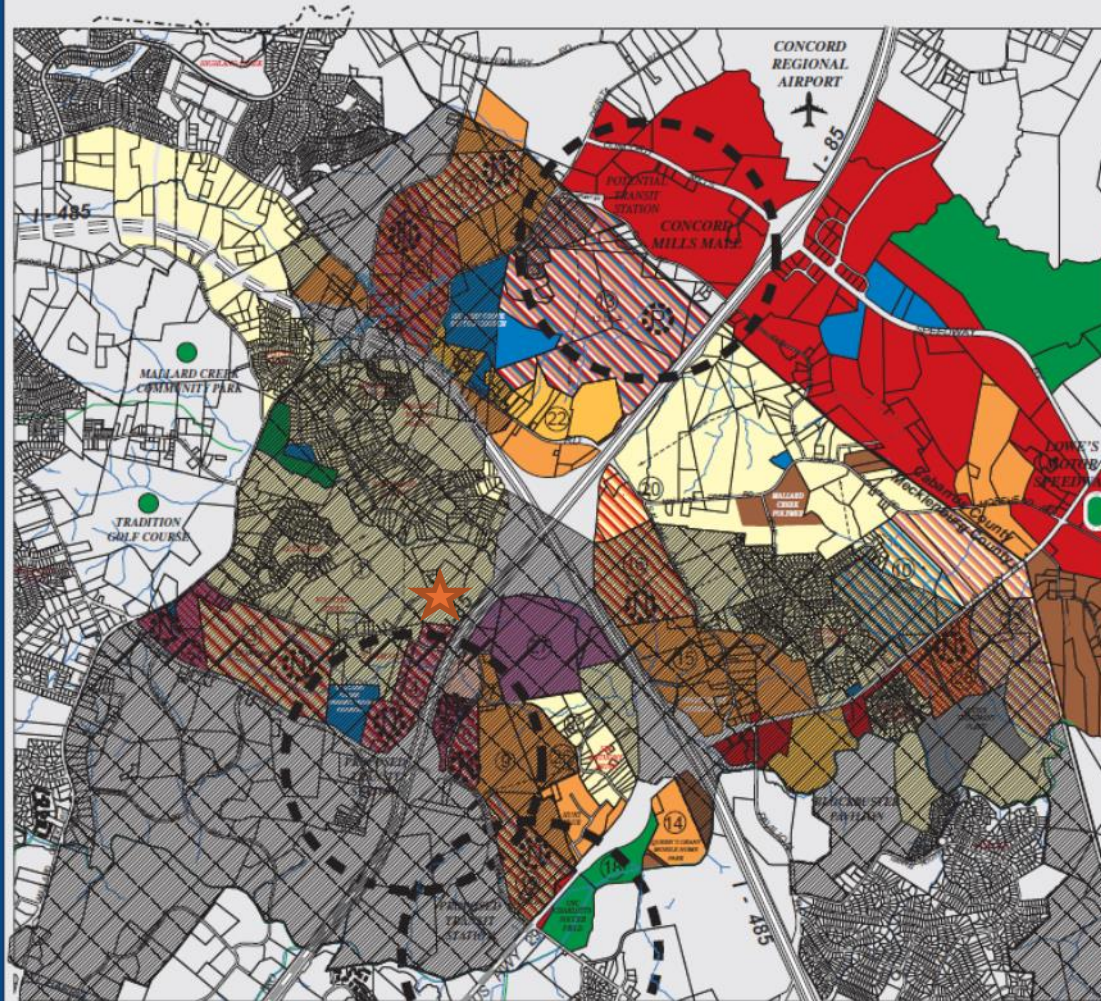


The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Adopted Land Use Plans" is centered within this orange band.

Adopted Land Use Plans

Map 1: Northeast Planning District with the Area Plan Boundaries Identified





Land Use

Residential (Up to 4 DUA)	Retail	Single Family, Multi-Family, Retail	Charlotte City Limits
Residential (Up to 8 DUA)	Office	Single Family, Multi-Family, Office	Greenway Facility
Residential (12+ DUA)	Industrial	Single Family, Multi-Family, Institutional	Neighborhood Center
Multi-Family, Retail	Research	Single Family, Multi-Family, Retail, Research	Regional Center
Retail, Office	Utility	Single Family, Multi-Family, Retail, Office, Institutional	Charlotte Extra-Territorial Jurisdiction
Retail, Office, Research	Institutional		
Multi-Family, Retail, Office	Open Space		

*Note: May develop the property up to 12 DUA with implementation of the urban design guidelines and a 50% single family component.

Numbered areas indicate a change from the existing Northeast District Plan.

Produced by the Charlotte-Mecklenburg Planning Commission.

0 0.25 0.5
miles



Date: June 12, 2000

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

Planning Department Analysis

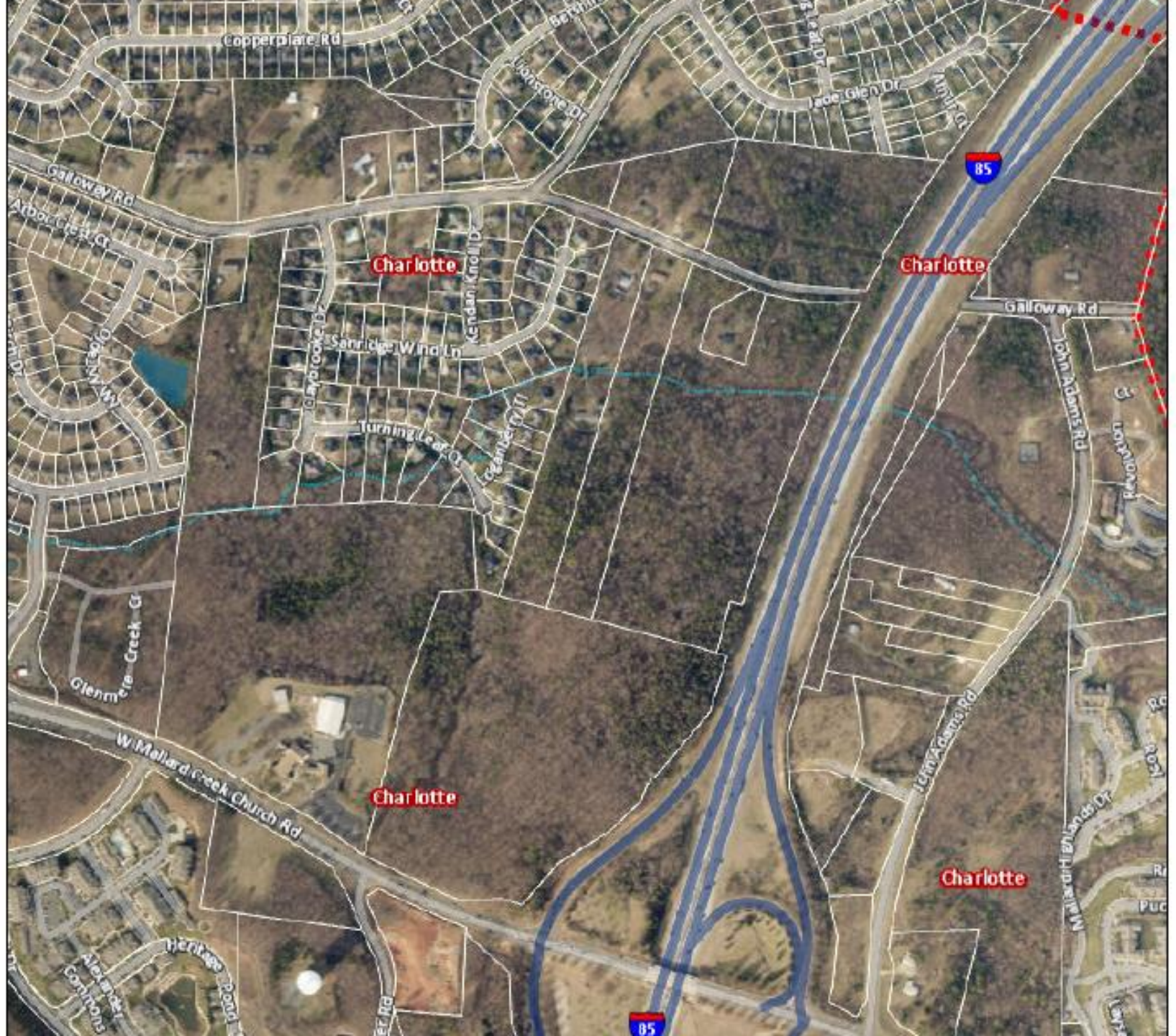
The adopted land use for the site is split between residential up to 4 DUA and Research/Office/Retail as per the Northeast Area Plan (2000).

The proposed attached residential development is proposing a density of 7.3 DUA, which exceeds the adopted land use and is slightly higher than what is supported by the GDPs.

However, the proposed use could be a good transition between the multi-family that was recently approved on Galloway Rd. and the single family neighborhood.

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a background for the title text.

Rezoning Petition 2016-039



Approved Oct 16, 2017

KEY TO ADJACENT PROPERTY OWNERS

1. MALLARD CREEK PRESBYTERIAN CHURCH	DB: 03717 P.; 709 P.D.#: 02902101 ZONING R-3 USE: GOV'T/INST.
2. PETER AND KATHA WERNER	DB: 10850 P.; 884 P.D.#: 02902348 ZONING R-3 USE: SINGLE FAMILY
3. LUTHER AND LORRAINE WONG	DB: 10887 P.; 143 P.D.#: 02902347 ZONING R-3 USE: SINGLE FAMILY
4. BRONIE AND MARION LAWRENCE	DB: 23789 P.; 844 P.D.#: 02902346 ZONING R-3 USE: SINGLE FAMILY
5. JERRINA WATKINS	DB: 25789 P.; 284 P.D.#: 02902345 ZONING R-3 USE: SINGLE FAMILY
6. SHAWN D. KENNEDY	DB: 23743 P.; 518 P.D.#: 02902344 ZONING R-3 USE: SINGLE FAMILY
7. ERIC AND SANDY SHOYER	DB: 30872 P.; 151 P.D.#: 02902343 ZONING R-3 USE: SINGLE FAMILY
8. WILLIAM AND BEVERLY PAYNE	DB: 11250 P.; 555 P.D.#: 02902342 ZONING R-3 USE: SINGLE FAMILY
9. ROGER AND JULIANE WOODIE	DB: 13752 P.; 664 P.D.#: 02902341 ZONING R-3 USE: SINGLE FAMILY
10. AMET AND KIRISHA PATEL	DB: 12017 P.; 404 P.D.#: 02902340 ZONING R-3 USE: SINGLE FAMILY
11. PAUL WASSLEY	DB: 25211 P.; 407 P.D.#: 02902339 ZONING R-3 USE: SINGLE FAMILY
12. DEAN AND JENNIFER PLANNERY	DB: 27418 P.; 416 P.D.#: 02902337 ZONING R-3 USE: SINGLE FAMILY
13. MARY ANN WALLEDO	DB: 13580 P.; 128 P.D.#: 02902336 ZONING R-3 USE: SINGLE FAMILY
14. LUCITA HATHFIELD	DB: 16820 P.; 820 P.D.#: 02902335 ZONING R-3 USE: SINGLE FAMILY
15. DAVID AND JACQUELINE HERNANDEZ	DB: 30168 P.; 132 P.D.#: 02902334 ZONING R-3 USE: SINGLE FAMILY
16. PAUL AND LINDA VACHRUS	DB: 18723 P.; 331 P.D.#: 02902333 ZONING R-3 USE: SINGLE FAMILY
17. ROBERT AND CARLENE GARRISON	DB: 05307 P.; 423 P.D.#: 02912107 ZONING R-3 USE: SINGLE FAMILY
18. ROBERT AND CARLENE GARRISON	DB: 05307 P.; 423 P.D.#: 02912107 ZONING R-3 USE: SINGLE FAMILY
19. JAMES PARKER B. LUMPHIN	DB: 09756 P.; 691 P.D.#: 02912108 ZONING R-3 USE: SINGLE FAMILY
20. PROSSER DUNE POWER COMPANY	DB: 05307 P.; 677 P.D.#: 04738022 ZONING R-4 USE: SINGLE FAMILY
21. ASSOC IN HEILFLOHER LEISTER	DB: 04415 P.; 212 P.D.#: 04738023 ZONING R-4 USE: SINGLE FAMILY

SITE DEVELOPMENT DATA

SITE ACREAGE:

865.50 ACRES TOTAL (2,862,072 SQ. FT.)

AREA A = 833.35 ACRES

AREA B, C AND D = 833.35

TAX PARCELS #:

02902121, 02902132, 02902124, 02902133, 02902128

EXISTING ZONING:

R-4 AND R-3

PROPOSED ZONING:

MUDD-3 (AREA B, C AND D) 5 YEARS VESTED RIGHTS

EXISTING USE:

VACANT - OPEN FIELDS

PROPOSED USE:

SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

AREA A (395 UNITS)

PROPOSED USE:

11.84 UNITS PER ACRE (33.35 ACRES)

PROPOSED USE:

AREAS B, C AND D (OUTPARCELS 1, 2 & 3)

PROPOSED USE:

USE DEVELOPMENT STANDARDS

PROPOSED USE:

MALLARD CREEK

PROPOSED USE:

SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED USE:

SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED USE:

SHALL MEET ORDINANCE REQUIREMENTS

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PROPOSED USE:

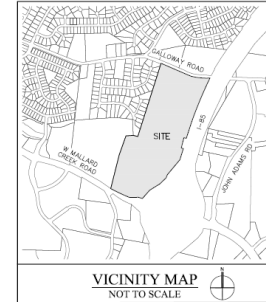
SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED USE:

SHALL MEET ORDINANCE REQUIREMENTS

PROPOSED USE:

SHALL MEET ORDINANCE REQUIREMENTS



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING



REZONING PETITION
FOR PUBLIC HEARING
2016-139

REZONING PETITION

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC. &
BROWDER GROUP

TECHNICAL
DATA SHEET

SCALE: 1" = 150'

PROJECT # 278-023
DRAWN BY: ME
CHECKED BY: JG

AUGUST 22, 2016

REVISIONS:
1. 08/01/17 - PER CIVIC COMMENTS
2. 08/01/17 - PER STAFF UPDATES
3. 08/01/17 - PER STAFF UPDATES
4. 08/01/17 - PER STAFF UPDATES
5. 08/01/17 - PER STAFF UPDATES
6. 08/01/17 - PER STAFF UPDATES
7. 08/01/17 - PER STAFF UPDATES

RZ 1.0

SITE DEVELOPMENT DATA

SITE ACREAGE: ±65.70 ACRES TOTAL (2,862,072 SQ FT)
AREA A = ±33.35 ACRES
AREA B, C AND D = ±32.35

TAX PARCEL #: 02902121, 02902132, 02902124, 02902133, 02902126
AND A PORTION OF 02902101

EXISTING ZONING: RE-1 AND RE-3(CD) AND R-3

PROPOSED ZONING: R-12MF-CD (AREA A) 5 YEARS VESTED RIGHTS
MUDD-O (AREA B, C AND D) 5 YEARS VESTED RIGHTS

EXISTING USE: VACANT – OPEN FIELD
SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

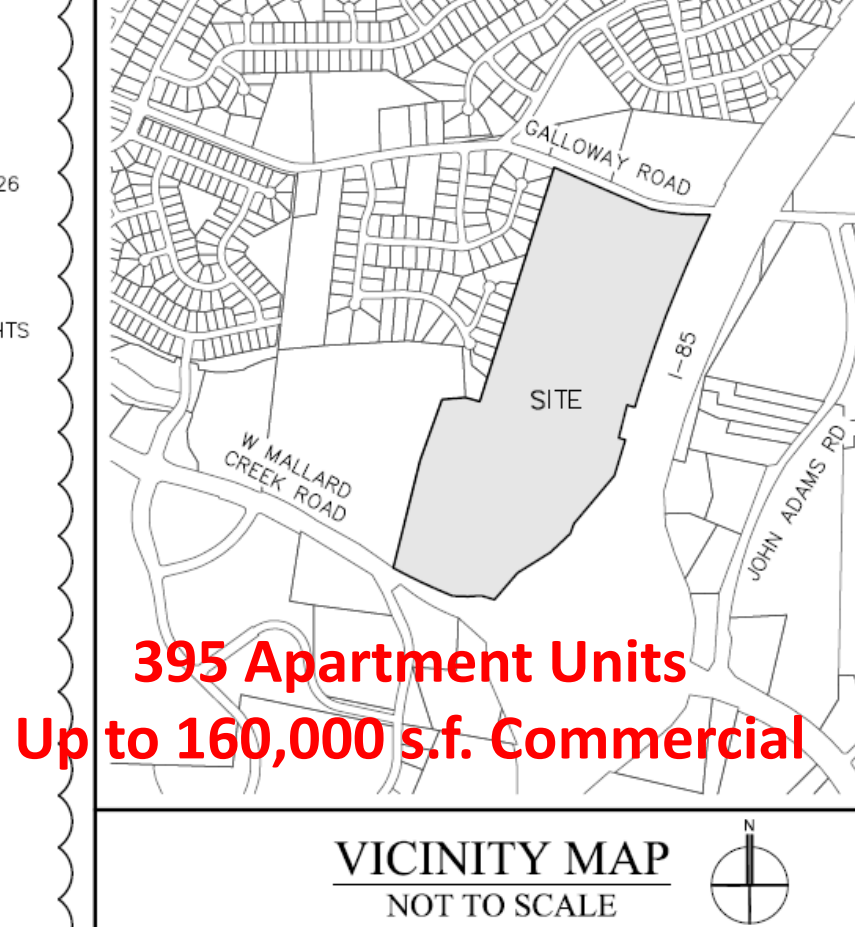
- MULTI-FAMILY APARTMENTS: AREA A (395 UNITS)
11.84 UNITS PER ACRES (33.35 ACRES)
- BUSINESS RETAIL: AREAS B, C AND D (OUTPARCELS 1, 2 & 3)
(SEE DEVELOPMENT STANDARDS)

BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

WATERSHED: MALLARD CREEK

PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

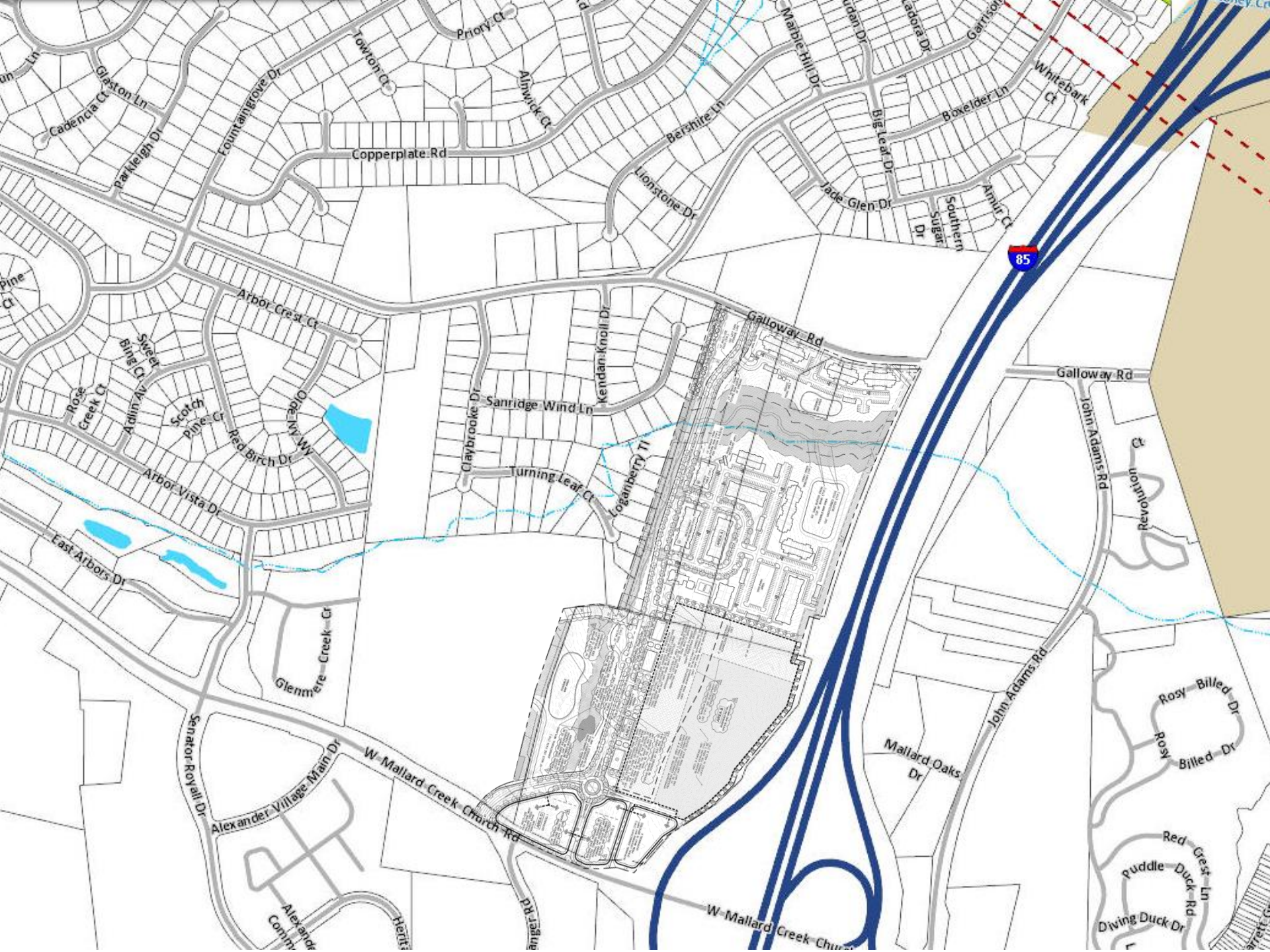
TREE SAVE: 15% OF PROPOSED SITE
SHALL MEET ORDINANCE REQUIREMENTS



D. MAXIMUM GROSS FLOOR AREA/MAXIMUM DENSITY ON DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D

- (1) A TOTAL MAXIMUM OF 160,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES DESCRIBED ABOVE IN PARAGRAPHS B AND C MAY BE DEVELOPED ON DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D COMBINED. A MAXIMUM OF 145,000 SQUARE FEET OF THE 160,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES USES. AS DEFINED UNDER THE ORDINANCE, RETAIL SALES SHALL MEAN THE SALE OF GOODS, PRODUCTS OR MERCHANDISE DIRECTLY TO THE CONSUMER. AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT SHALL NOT BE CONSIDERED TO BE A RETAIL SALES USE.
- (2) NOTWITHSTANDING THE FOREGOING AND SUBJECT TO PARAGRAPH 3 BELOW, THE GROSS FLOOR AREA OF A HOTEL (AND ITS ACCESSORY USES) LOCATED ON THE SITE SHALL NOT BE COUNTED TOWARDS THE MAXIMUM ALLOWED GROSS FLOOR AREA OF 160,000 SQUARE FEET.





The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the middle, containing the text "Development Concept" in white.

Development Concept

Townhomes: Attached Dwellings,
underlying land owned by homeowner,
common areas maintained by an HOA.



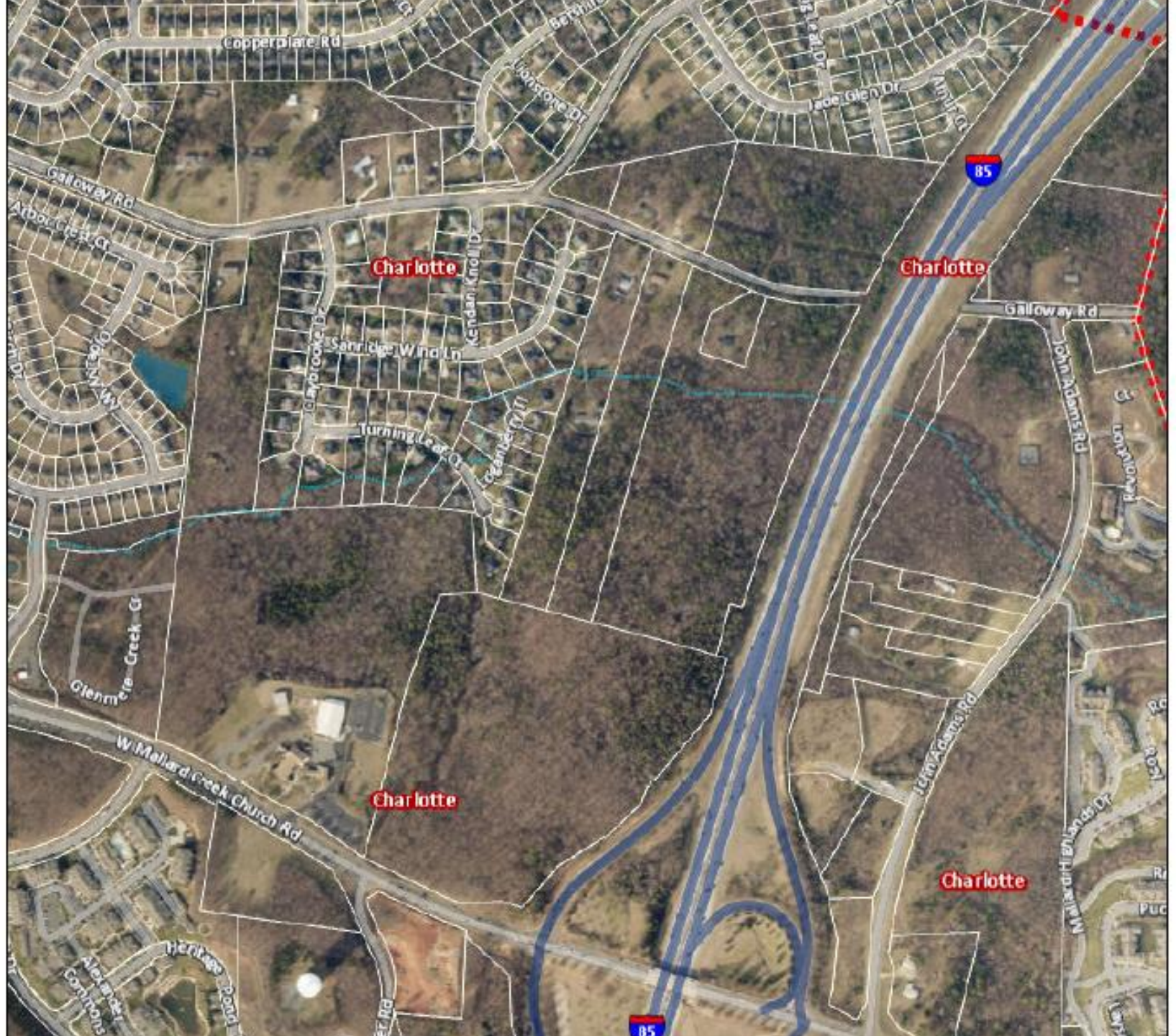
Density = Dwelling Units Per Acre

Subject Property is Approximately 20 acres

7 DUA = 140 Homes

The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the center, containing the title text.

Options without a Rezoning



R-3 = 3 DUA x 20 acres = 60 homes

**Ordinance includes some provisions
that allow for increased density
without rezoning.**



CHARLOTTE
ENGINEERING & PROPERTY
MANAGEMENT

City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016

Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
 - Allows for additional houses
- Reduced lot size



Incentive Based INCLUSIONARY HOUSING



Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved



Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

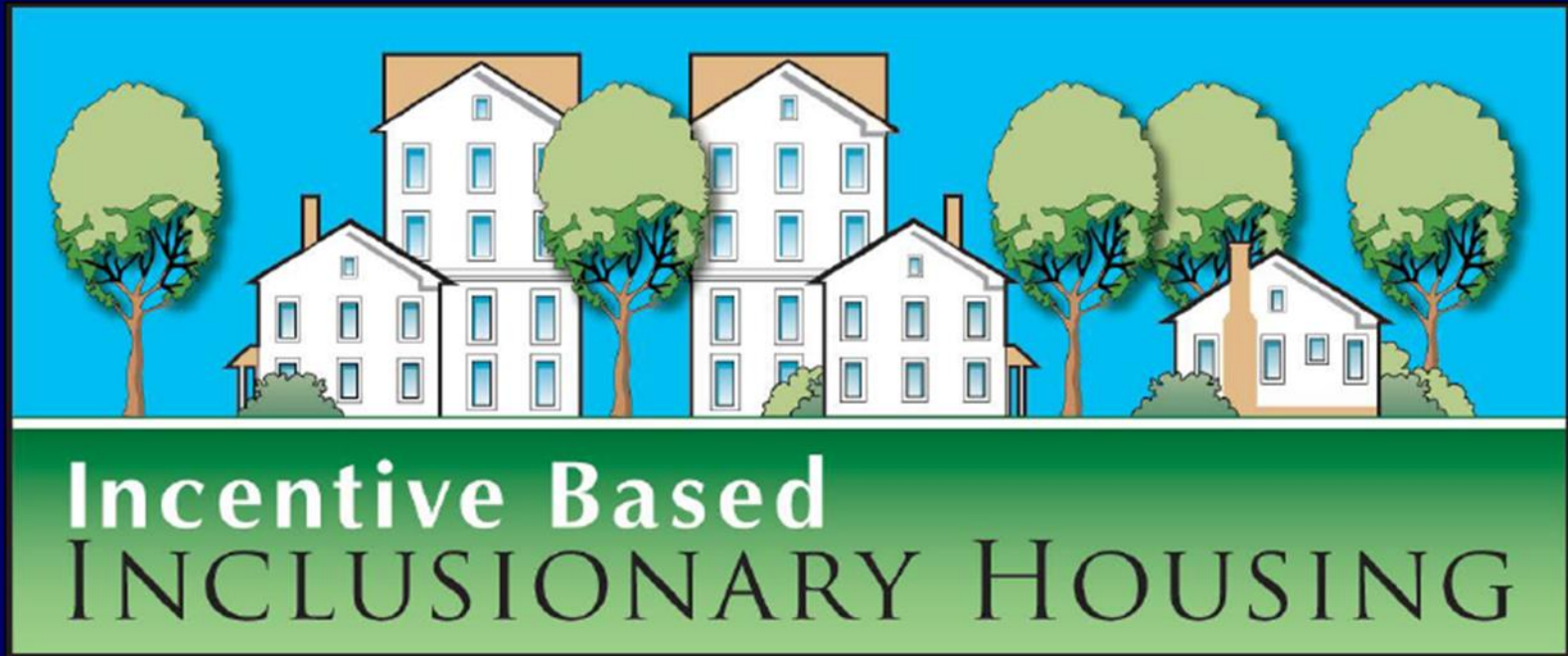
Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11



20 acres X 3 DUA = 60

20 X acres 6 DUA = 120

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall texture is grainy and organic, resembling light reflecting off water or particles in a dark space.

Proposed Conditional Rezoning

Proposed Rezoning District UR-2 (CD)

Galloway Road Site

Conditional District Rezoning - Petition # 2017-150

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

INDEX OF SHEETS

Sheet Number	Sheet Title	Original Date	Revised Date
1 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
2 OF 5	CONCEPTUAL SITE PLAN	8/23/17	
3 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
4 OF 5	TECHNICAL DATA SHEET	8/23/17	
5 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
6 OF 5	MASTER PLAN	8/23/17	
7 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
8 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
9 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
10 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
11 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
12 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
13 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
14 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
15 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
16 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
17 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
18 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
19 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
20 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
21 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
22 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
23 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
24 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
25 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
26 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	
27 OF 5	CONDITIONAL DISTRICT REZONING - URZ (CD)	8/23/17	
28 OF 5	CONCEPTUAL MASTER PLAN	8/23/17	

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
02912108	JAMES PARKER II & LYNDA CASANOVA LUMPKIN TRUST	R-3
02912109	BRENDA H HUNTER	R-3
02912110	WEST P. JR HUNTER	R-3
02912111	WILLIE LEE III & SALLY D STROLOLO LUMPKIN TRUST	R-3

Adjacent Property Owners

NO	PID	Owner Name	Address	City	State	Zipcode	Zoning
1	02902135	SELBURN CREEK LLC	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
2	02902136	JILL M GARRISON	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
3	02902137	THOMTY L DANIEL & LINDA GARRISON	1427 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
4	02902138	ROBERT ALAN GARRISON & TERESA A GARRISON	1501 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
5	02902139	SEAN MICHAEL JR HIGGINS & SUMAI ZHANG	1609 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
6	02902140	ATYAN M MEHAR	1608 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
7	02902141	LARRY STEVEN BUFF & GAIL M BUFF	1625 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
8	02902139	MATTHEW W PARROW	1534 GARRISON RD	CHARLOTTE	NC	28262	R-3
9	02902143	STEVE THOMAS, JOHN FRANCIS THOMAS & TERRENCE M HANNEY	1534 GARRISON RD	CHARLOTTE	NC	28262	R-3
10	02902201	MECKLENBURG INC FOUNTAINHEAD HOMEOWNERS OF	PO BOX 79022	CHARLOTTE	NC	28271	R-3
11	02902201	MECKLENBURG INC FOUNTAINHEAD HOMEOWNERS OF	PO BOX 79022	CHARLOTTE	NC	28271	R-3
12	02902213	FOUNTAINHEAD HOMEOWNERS INC	PO BOX 79022	CHARLOTTE	NC	28271	R-3
13	02902255	CHARLOTTE INC MAPLEWOOD HOMEOWNERS ASSOC OF	5200 77 CENTER DR, SUITE 41	CHARLOTTE	NC	28217	R-4(C)
14	02902604	VALENCIA TERRY & LYDIA D TERRY	1253 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
15	02902159	ROBYN LAWRENCE	1249 JADE GLEN DRIVE	CHARLOTTE	NC	28262	R-4(C)
16	02902150	GARY P FRAZIER & SPENDIA J FRAZIER	1245 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
17	02902151	JAMAL GIPSON & FARRAH DAVE	1241 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
18	02902200	DAVE SATELORAKALLA	1239 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
19	02902629	MICHOY GENTRY	1239 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
20	02902928	CSH 2015-1 BORROWER LLC	8865 EAST HARTFORD DR, STE 200	SCOTTSDALE	AZ	85215	R-4(C)
21	02902627	AMH INC PROPERTIES LP	30001 AGOURA RD, STE 200	AGOURA HILLS	CA	91301	R-4(C)
22	02902626	FREDERICK L WALKER & ELAINE M WALKER	1217 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
23	02902625	JOSHUA S HUGH	1211 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(C)
24	02902604	CHARLES L CHAMBERS	14136 LOSADILL CIRCLE	CHARLOTTE	NC	28277	R-4(C)
25	02902925	PROGRESS RESIDENTIAL 2015 - 1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261	R-4(C)
26	02902160	AJ D WEBER & FRANCES A WEBER	1435 SOUTHERN SUGAR DR	CHARLOTTE	NC	28262	R-4(C)
27	02902960	DIANA ROSS	1432 SOUTHERN SUGAR DRIVE	CHARLOTTE	NC	28262	R-4(C)
28	02902903	ROBERT CASTLE	11025 AMAR COURT	CHARLOTTE	NC	28262	R-4(C)



Vicinity Map

Not to Scale

Site Data

Site Parcel:	02912114, 02912107, 02912108 & 02912109
Total Acreage:	~1.25 Acres (Per GIS)
Location:	City of Charlotte, North Carolina
Existing Zoning:	R-3
Proposed Zoning:	URZ (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 150 For-Sale Townhouse Units
Proposed Density:	~1.3 DU/AC
Maximum Building Height:	Maximum three (3) stories and not to exceed 48 feet, Building height will be measured as defined by the ordinance.
Parking:	Minimum of 3.0 Parking Spaces per unit Maximum of 3.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per Unit x 100 Units
Floor Area Ratio:	1.0
Tree Base:	Required: ~1.50 Acres (15%) Provided: ~1.50 Acres (15% Minimum)
General Notes:	1. 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



GRAPHIC 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:	-----
Maximum Building Height:	----- and not to exceed as defined
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

1. Base information obtained from Mecklenburg County GIS

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 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. Sloops 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.

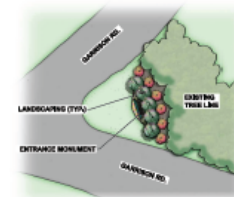
Open Space Locations and Concepts

Not to Scale

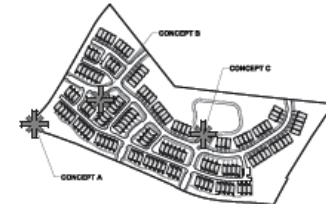


Concept A

Entrance Monument Concept



Location Map



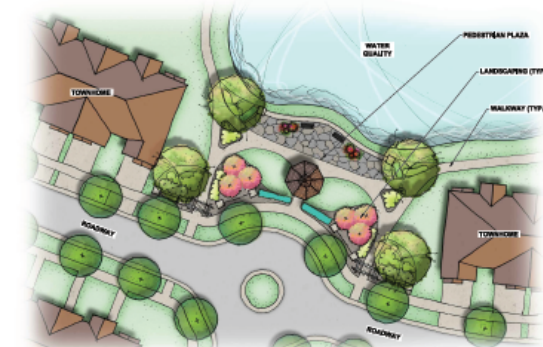
Concept B

Pocket Park Concept

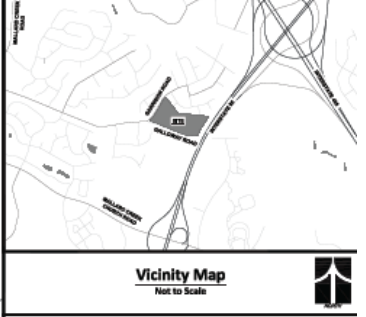
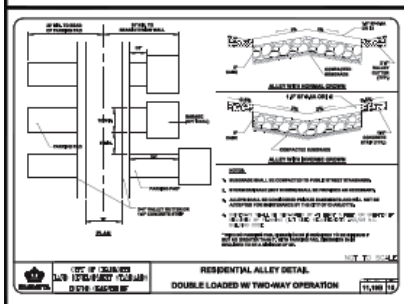
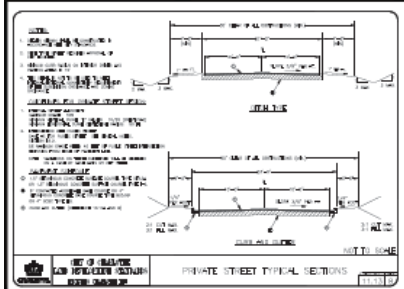
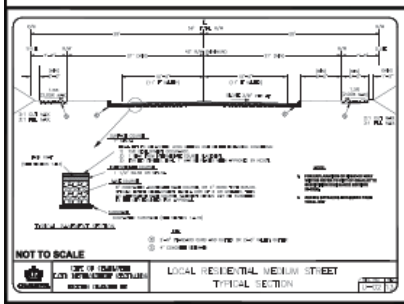
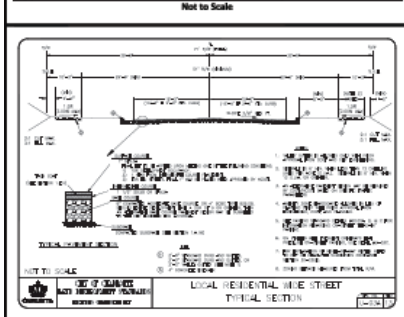


Concept C

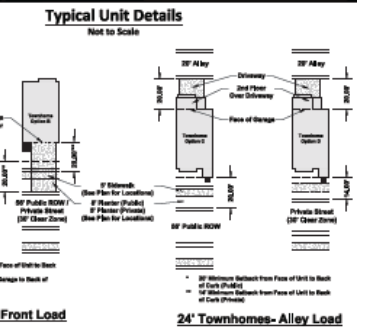
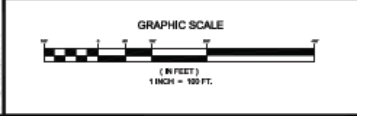
Pocket Park at Pond Concept



Typical Street Sections & Land Development Standards Not to Scale



Site Data	02912114, 02912107, 02912106 & 02912105
Tax Parcel:	±1.26 Acres (Par 03)
Total Acreage:	±1.26 Acres (Par 03)
Location:	City of Charlotte, North Carolina
Existing Zoning:	R-5
Proposed Zoning:	URS (C)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 150 For-Side Townhome Units
Proposed Density:	±1.73 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 5.0 Parking Spaces per unit Maximum of 5.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per unit x 150 Units
Floor Area Ratio:	1.0
Time Base:	Required: ±1.35 Acres (15%) Provided: ±1.10 Acres (15% Minimum)
General Notes:	1. Base information obtained from Mecklenburg County GIS





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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Community Concern & Priorities

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Traffic

Charlotte Department of Transportation (CDOT)

Land Development Rezoning and Traffic Impact Study Review Process

Contents

CDOT's Role.....	1
CDOT's Rezoning Review Process	1
Traffic Impact Studies	2
<i>When is a Traffic Impact Study Required?</i>	2
<i>Notification of Need for Traffic Impact Studies (TIS)</i>	2
<i>TIS Requirements/Meetings</i>	3
<i>Traffic Impact Study Area</i>	3
<i>Internal Trip Capture</i>	3
<i>Pass By Trips</i>	3
<i>TIS Review Schedule</i>	4
<i>TIS Submittal Deadlines</i>	4
Mitigation of Traffic Impacts	5
NCDOT Review Coordination	5
<i>Rezoning Process</i>	5
<i>Driveway Permit Process</i>	6
Attachment 1: CDOT's Site Plan Review Comments.....	7

Traffic Impact Studies (TIS)

The fear of negative traffic impacts is one of the most frequent reasons Charlotte residents give for opposing rezoning petitions. CMPC and the City Council want to know about traffic issues as well. That is why CDOT works with developers to prepare traffic impact studies as part of the rezoning petition process. Traffic studies are used to:

- Identify the development's transportation impacts
- Determine off-site mitigation needed to overcome the transportation impacts
- Identify whether phasing the development would be appropriate
- Determine access design that should be incorporated into the site plan

When is a TIS Required?

The City requires any site development that generates 2,500 or more vehicular trips per weekday to prepare a TIS. A study also will be required when a development:

- Affects a location with a high vehicle crash history
- Takes place at a high congestion location ($v/c > 1$)
- Creates the fourth leg of an existing signalized intersection
- Exacerbates an already difficult situation such as at a railroad crossing, fire station access, school access, etc.

Developments that would generate 2,500 daily trips:

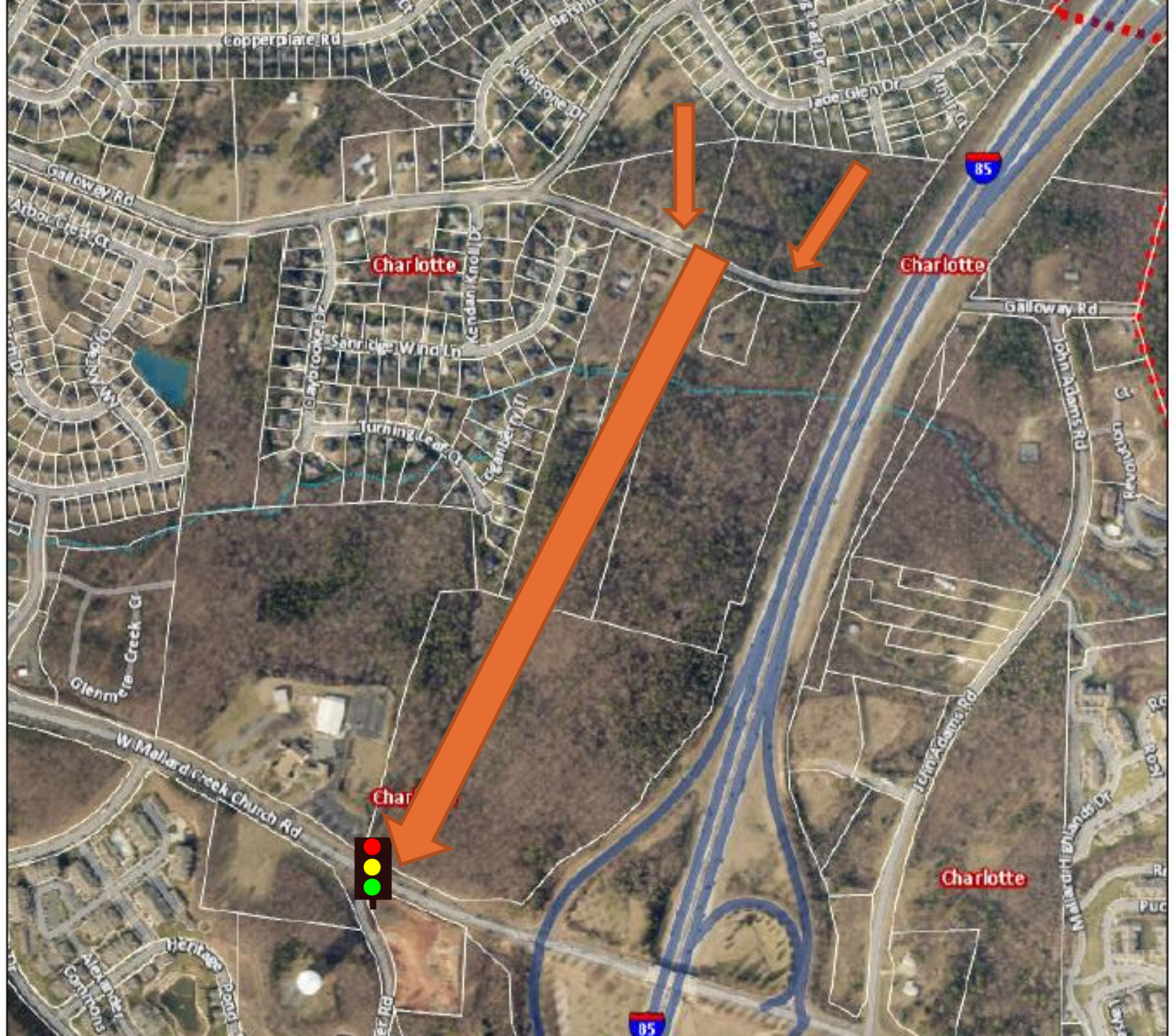
- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

We ask developers to update their TIS when:

- The proposed development's land use mix changes
- Access to the site changes
- Other significant changes have occurred in the surrounding area
- A previous study is more than two years old

Notification of Need for TIS

CDOT will notify petitioners of the need for a TIS within three days of submitting a Rezoning Application.



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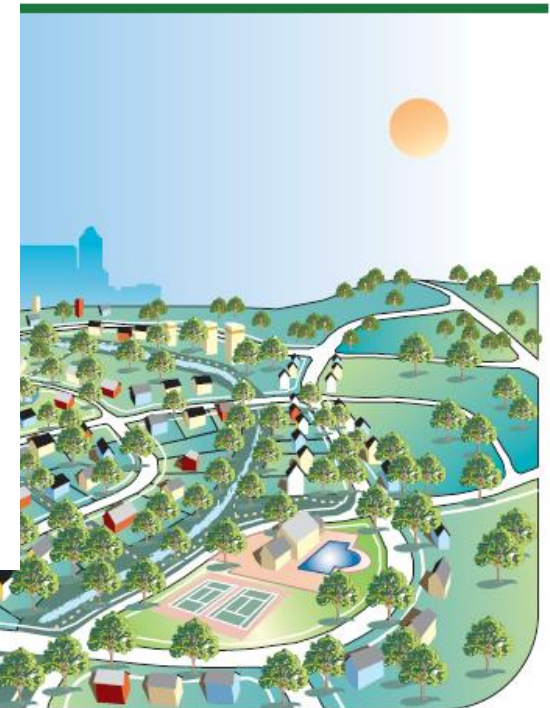
City Connectivity Policies



Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) **Street Network.** A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:
- (1) Schools
 - (2) Parks
 - (3) Places of Worship
 - (4) Cemeteries
- (b) **External Connectivity**
- (1) **Existing Street Stubs**
 - a. Extend any existing adjacent street stubs into the development on its proper projection
 - b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
 - c. Complete any existing adjacent half street located along any property line.

Subdivision Ordinance



Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) Street Network. A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:

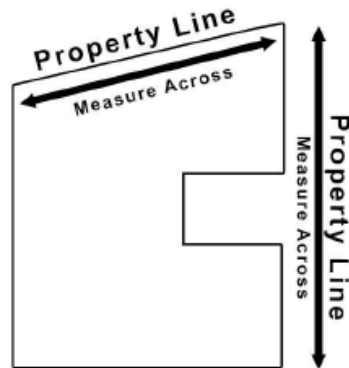
- (1) Schools
- (2) Parks
- (3) Places of Worship
- (4) Cemeteries

- (b) External Connectivity

- (1) Existing Street Stubs

- a. Extend any existing adjacent street stubs into the development on its proper projection
- b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
- c. Complete any existing adjacent ~~half street~~ located along any property line.

Figure 1.



$$\frac{\text{Property Line Length}}{\text{Preferred Block Length}} = \# \text{ of Blocks}$$

Table 1
Preferred Street Spacing

Location ¹ / Land Use	Block Length along Property Boundary
Activity Centers	
Industrial Centers	600
Mixed Use Centers	500
Growth Corridors	
Transit Station Areas ¹	400
Other Corridor Subareas	600
Wedges (apply uses below)	
Nonresidential Uses	500
Residential ≥ 5 du/acre	600
Residential < 5 du/acre	600

¹ Boundaries for Activity Centers, Growth Corridors, Transit Station Areas and Wedges defined by the official map maintained by the Charlotte-Mecklenburg Planning Department.

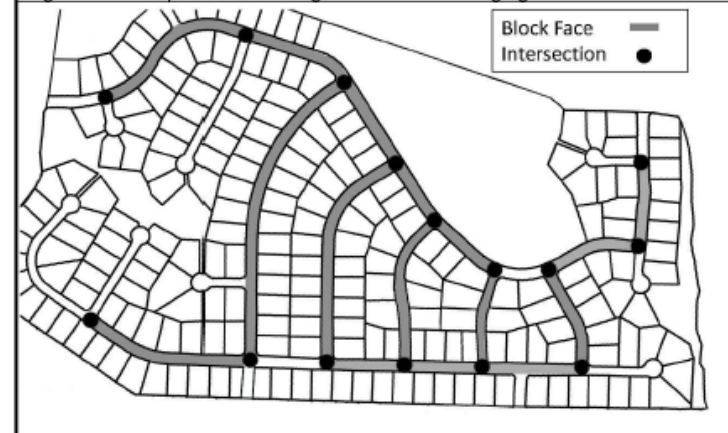
EXAMPLE: Where the width of the site at the property boundary is 1,400 feet, and the site is located in a Transit Station Area, then three blocks are required ($1,400 / 400 = 3.5$, rounded to the nearest whole number = 3 new blocks must be created).

- b. Construct new local streets where additional streets are required to create the blocks calculated above, including any required stub streets or half streets. When the property abuts a local street, begin by aligning, where possible, with streets or driveways across the local street to create four-way intersections.

The average street spacing, measured from centerline to centerline, for an entire site shall not exceed the maximum spacing shown in Table 2 "Maximum Street Spacing". No individual block face shall exceed 1000 feet. Exceptions as noted in 20-23(d) are allowed, and will be included in the block averaging calculation based on its length, or 1000 feet, whichever is smaller. The following streets shall not be included in the calculation for average block length (see Figure 2):

1. Cul-de-sac streets
2. Stub streets
3. Streets whose length is determined by the depth of back-to-back residential lots

Figure 2 – Example of Streets Eligible for Block Averaging Calculation





Jade Glen Drive

Southern Sug

Proposed Connection to Maplewood Subdivision

Property Line (Type I)
37.5' Reduced Class C Buffer

17.5' Reduced Class C Buffer

Proposed Connection to Maplewood Subdivision

Potential Tree Save Area

Proposed Water Quality Area

Potential Tree Save Area

Potential Tree Save Area

Pocket Park

Pocket Park

Potential Tree Save Area

Property Line (Type I)

Primary Entrance

Stone Drive

Entryway Monumentation

Galloway Road

Zoning Petition
#2016-139

PCCO Buffer (per GIS)

Stream (per GIS)

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Street Improvements



The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "School Impact" is centered within this orange band.

School Impact

Petition No: 2016-120

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20th Day of the 2016-17 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
BEREWICK ELEMENTARY	42	39	722	670	108%	62	116%
KENNEDY MIDDLE	51	45	907	800	113%	18	115%
OLYMPIC HIGH	147	90	2557	1566	163%	30	165%

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings.

The conventional R-3 zoning allows detached dwellings, and duplex units.

Number of students potentially generated (high)

The development allowed under the zoning may generate 110 students, while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

RECOMMENDATION

Adequacy of existing school capacity about rezoning cases where schools exacerbate those situations. Approve mobile classrooms at the schools list

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

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Site Design



Jade Glen Drive

Southern Sugar Drive

Garrison Road

Chalkbark Lane

Galloway Road

Zoning Petition
#:2016-139

Proposed Connection
to Maplewood Subdivision

Proposed Connection
to Maplewood Subdivision

Property Line (Type I)
37.5' Reduced Class C Buffer

17.5' Reduced Class C Buffer

Potential
Tree
Save Area

Proposed Water
Quality Area

Potential
Tree
Save Area

Potential
Tree
Save Area

Potential
Tree
Save Area

Pocket
Park

Pocket
Park

Primary Entrance

Stone Drive

Entryway
Monumentation

PCCO Buffer (per GIS)

Stream (per GIS)

Property Line (Type I)



Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)





Plan
Buff
37.5
With

The background of the slide is a close-up photograph of water. It features numerous bright, out-of-focus light reflections and bubbles, creating a shimmering, textured effect. The colors range from deep blue to lighter, almost white highlights where the light reflects off the water's surface.

Water Quality



Jade Glen Drive

Southern Sugar Drive

Proposed Connection to Maplewood Subdivision

Property Line (Typ.)
37.5' Reduced Class C Buffer

Chalkbark Lane

Proposed Connection to Maplewood Subdivision

17.5' Reduced Class C Buffer

Potential Tree Save Area

194
096

Property Line (Typ.)

Garrison Road

Potential Tree Save Area

Proposed Water Quality Area

Potential Tree Save Area

Primary Entrance

Stone Drive

Pocket Park

Park

Entryway Monumentation

Potential Tree Save Area

Galloway Road

Zoning Petition
#:2016-139

PCCO Buffer (per GIS)

Stream (per GIS)

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Affordability/Housing Quality

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Stonehaven at Berewick Comparable

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STONEHAVEN AT BEREWICK



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28278



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STONEHAVEN AT BEREWICK

A community of townhomes in desirable Southwest
Charlotte.

COMMUNITY HIGHLIGHTS

- ▶ Community town center with shopping
- ▶ Community pool, clubhouse, tennis, fitness
- ▶ Parks, ponds, scenic nature trails

PRICING

HOMES STARTING
FROM THE
Upper \$200s

[VIEW COMMUNITY](#) →

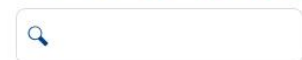


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ELEVATION OPTIONS



ELEVATION A



ELEVATION B

CHARLOTTE

STONEHAVEN AT BEREWICK

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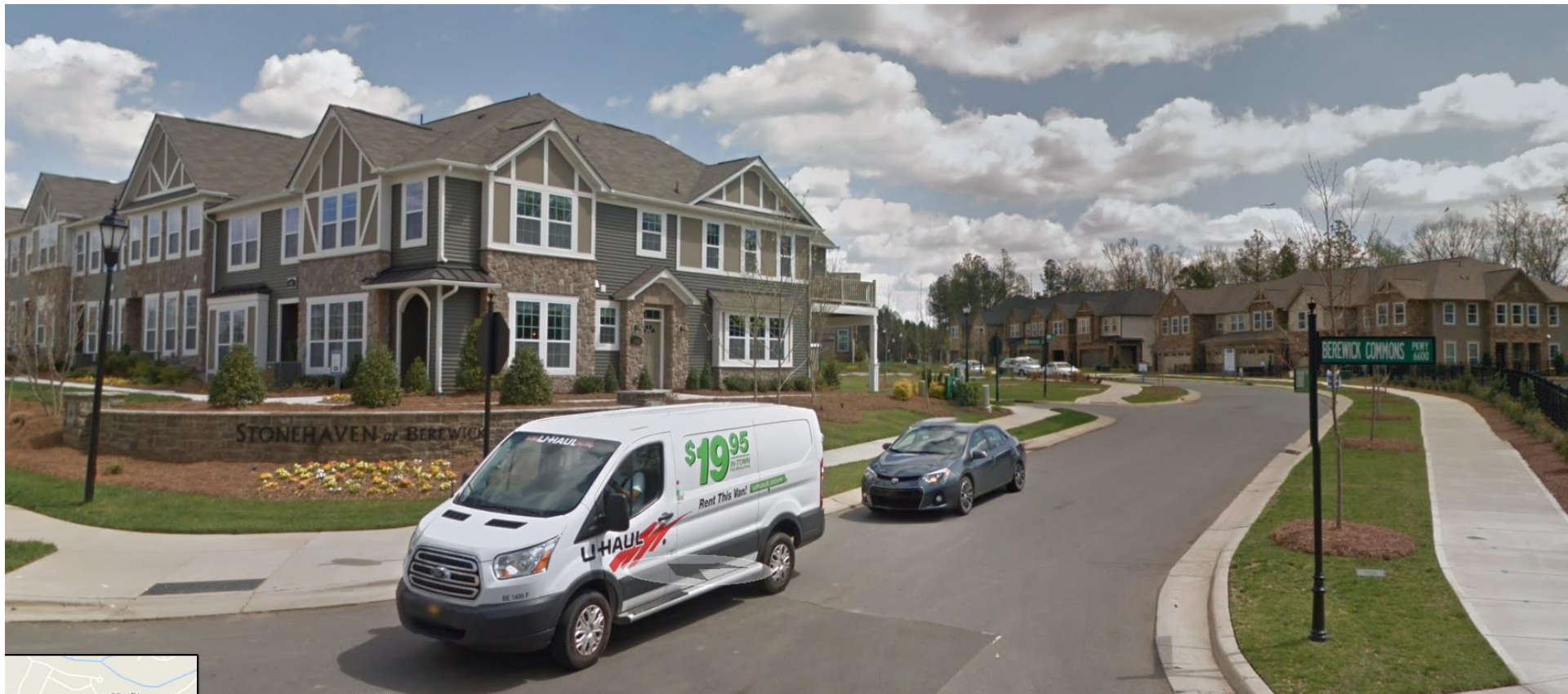
VIEW COMMUNITY →





STONEHAVEN at BERTWICK





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Timeline

ANTICIPATED REZONING SCHEDULE

Application Deadline (4th Mon except holidays) – Sep. 25, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	10/30/17	Nov 2 - Nov 8	11/10/17	NA	NA	NA	NA	11/13/17	11/22/17	11/27/17	12/18/17	12/21/17	1/4/18	1/16/18
Two Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	NA	NA	12/11/17	12/19/17	12/20/17	1/16/18	1/22/18	1/30/18	2/19/18
Three Full Review Cycles	10/30/17	Nov 2 - Nov 8	11/10/17	11/13/17	11/27/17	12/11/17	1/2/18	1/16/18	1/26/18	1/29/18	2/19/18	2/26/18	3/6/18	3/19/18

Best Case Scenario:

- Public Hearing December 18, 2017
- City Council Decision January 16, 2018

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Discussion



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Southern Sugar Drive

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