

## COMMUNITY MEETING REPORT

**Petitioner: Mattamy Homes**

Rezoning Petition No. 2018-110

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 September 24, 2018. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, October 10th at 6:00 p.m. at the Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.

### **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 Levesque and Alex Bonda of ESP and Collin Brown and Brittany Lins with K&L Gates. Chris Thomas, a representative of the property owner also attended the meeting in a show of support.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 38.4 acres of land located on the east side of Shopton Road West, north of South Tryon Street.

Mr. Brown introduced Mr. Chris Thomas who reiterated that the property owner is ready to sell their land for new development. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, city priorities, and market realities. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre. Mr. Brown explained that the Steele Creek Area Plan, which was adopted by City Council in 2012, recommends low density uses on the property up to four units per acre.

Mr. Brown stated that by-right development on the property (which would not require any community interaction) could allow for development of up to six dwelling units per acre, if a developer were to utilize certain density bonuses in the Ordinance, such as the inclusionary housing policy for affordable housing, to construct up to 231 single family homes on the site. 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 site design commitments. Mr. Brown stated that the proposed conditional plan, once approved by City Council, would govern development on the site, regardless of whether Mattamy Homes (the rezoning Petitioner) is the developer or not.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to allow for the development of up to 240 townhome units, with a density of approximately 6.25 units per acre. The Petitioner proposes several open space areas, including an entry-way linear park, pocket parks, and trail network through tree save areas. The Petitioner is also committing to significant buffer areas from the adjacent single-family development and right-of-way accommodation for the City's planned expansion of Shopton Road West.

Mr. Brown then outlined a few anticipated community concerns and the Petitioner's intended response to those concerns. 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 regardless 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 stub to Tamarack Drive. Mr. Brown recognized that the current residents along Tamarack Drive may not be supportive of this connection, however, the Petitioner's interests are aligned in limiting cut-through traffic and the Petitioner's site plan proposes several traffic calming measures.

With respect to anticipated concerns regarding increased traffic, Mr. Brown demonstrated that the Petitioner's townhome proposal does not create significantly more daily trips than a by-right single-family development. Per Charlotte Department of Transportation (CDOT) calculations, a by-right development would create approximately 1,190 trips per day whereas the proposed development would produce approximately 1,380 trips per day. The by-right scenario trip count could increase based on a developers utilization of density bonuses, making the trip generation similar to that of the proposed rezoning.

Mr. Brown explained that inadequate parking is an issue with many developments in the Charlotte area. However, the Petitioner is proposing significant parking through a combination of two-car and one-car garages, driveways, on-street, and off-street spaces, for a total of 905 spaces. This equates to approximately 3.7 spaces per unit, significantly more than required by Ordinance standards. Further, the on-street parking spaces would be recessed, thereby not creating a congested street condition as often seen in nearby developments.

In response to anticipated questions regarding school impact, Mr. Brown explained that CMS typically calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline could result in a public hearing as soon as November 19th and a City Council decision as soon as December 17th.

Mr. Brown turned the presentation over to Mr. Bob Wiggins to give an overview of Mattamy Homes. Mr. Wiggins stated that Mattamy has had well-received success with similar product at Berewick. Mr. Wiggins expects the proposed townhomes to sell for approximately \$230,000 to \$270,000. The townhomes would consist of mostly two or three bedroom units, with some options for 4-bedroom units.

Mr. Brown then opened the meeting up to questions. In response to an attendee's question regarding amenity offerings, Mr. Wiggins stated that the amenities will be determined based on owner demographics but that picnic shelters, pools, central gathering spaces, dog walking areas, and park benches are all potential amenity offerings.

One attendee expressed concern over the three proposed access points along Shopton Road West. The Petitioner's agents responded that the number of access points is required by the City as part of the Subdivision Ordinance, regardless of whether the property is rezoned or developed by-right.

In response to an attendee's question regarding the existence of an HOA for the townhome development, Mr. Wiggins responded that Mattamy, as the builder and developer, would create HOA governing rules and implement an HOA board. Mattamy is interested in ensuring that the community stays vibrant and well-kept.

Several attendees expressed concern over the traffic congestion along Shopton Road West and generally in the area. In response, the Petitioner's agents stated that the Petitioner is committing to dedicate the right-of-way for the future four-lane expansion of Shopton Road West.

Based on an attendee's questions related to by-right single family development, the Petitioner's agents stated that a single-family development at the site would not require a buffer adjacent to the existing single-family neighborhood and therefore it would be likely that the existing single-family homes would look out at other homes rather than the proposed fifty-foot undisturbed buffer and tree save area.

Mr. Chris Thomas concluded the meeting by stating that the property owner has reviewed multiple potential development plans and was intentional about contracting to sell to the Petitioner as one of the best potential plans for the area.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:30 p.m.

Respectfully submitted, this 15th day of October, 2018.

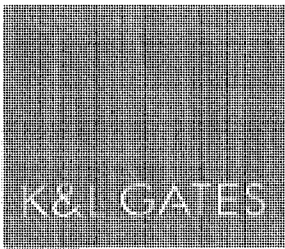
cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

2018-110	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-110		Justin	Bonaparte	15030 Jerpoint Abby Dr.		Charlotte	NC	28273
2018-110	McDowell Place	Rahdreia	Hannibal Hawkins	14002 Millers Creek Lane		Charlotte	NC	28278
2018-110	Pleasant Hill Road Resident's Association	Richard	Frank	14600 Pleasant Hill Rd		Charlotte	NC	28278
2018-110	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane		Charlotte	NC	28278
2018-110	Steele Creek	Juan	Morantes	14701 Birnamwood Ln		Charlotte	NC	28278
2018-110	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2018-110	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr		Charlotte	NC	28278
2018-110	Wiltshire Manor	Lynn	Holder	15306 Gower Court		Charlotte	NC	28278

2018-110	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-110	19901102	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-110	19901103	KASBYS LLC				PO BOX 5129		LAKE WYLIE	SC	29710
2018-110	19901104	STEEL CREEK ONE LLC				101 S TRYON ST SUITE 2430	ATTN: BRANDON D PERRY	CHARLOTTE	NC	28280
2018-110	19901105	S & S HOLDINGS OF CHARLOTTE LLC				14809 LONESOME OAK CIRCLE		CHARLOTTE	NC	28278
2018-110	19901122	MAHEK,LLC				6302 RED MAPLE DR		CHARLOTTE	NC	28053
2018-110	19901219	HARPER	CAROLYN N			13969 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901220	MORAN	CHERYL B			13973 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901221	GARCIA	VICTORIA	NAPOLEON	GARCIA	13979 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901222	GILMORE	BROOKE GENEIA STOWE			13982 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901223	TILLET	CHERYL			13987 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901224	MERCURIO	FRANCIS A			14001 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901225	ZAKH	IRINA			14005 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901226	NANCE	TYLER	ASHLEY ELIZABETH	NANCE	14011 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901227	LEWIS	LAVON M	DARYLL	LEWIS	14015 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901228	CROCKER	MIAN WANG			14019 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901229	SIMMONS	JAMES W	TERESA E	SIMMONS	14023 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901230	WALKER	FELICIA R			14029 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901231	VENA	COURTNEY			14033 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901232	PANGBURN	SUSAN MARIE			14037 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901233	COMETA	KARYN M			14043 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901234	MOHNACKY	BARBARA JEAN			14047 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901235	TRAN	TAN VAN	MICHELLE	HUE VO	14051 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901236	THAYER	CARMELA ROSE			14055 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901237	AKROP	GARY JOSEPH	DEBRA CELESTE	AKROP	41 STEWART DAM RD		CORNITH	NY	12822
2018-110	19901238	CANTWELL	EMILY K			14065 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901239	WILMORE	WILBERT JR			14069 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901240	JACKMAN	CAMERON A			14073 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901241	ANDERSON	CHRISTOPHER GRANT			14077 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901242	CROMWELL	RAYLENE PATRICIA			14076 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901243	SMITH	KEITH	MICHELE	SMITH	14072 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901244	COURTNEY	JONATHAN	BEE NAH	KOH	1382 LURECLIFF PL		FT MILL	SC	29708
2018-110	19901245	STATON-ROGERS	KIMBERLY			14062 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901246	O'LENICK	MELISSA S	CHRISTOPHER J	O'LENICK	14058 SPRINGLEAF LN		CHARLOTTE	NC	28278
2018-110	19901247	FENSTERMACHER	CARL W			41910 N CROOKED STICK RD		ANTHEM	AZ	85086
2018-110	19901248	VARNER	DAREN A	WENDY S	VARNER	14048 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901249	OFFE	GEORGE K			14044 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901250	KOGA	WAYNE S JR			14040 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901251	MITCHELL	KIMBERLY R			14024 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901252	MOORE	MARY H			14020 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901253	MENDOZA	CHRISTIAN PAUL			14016 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901254	BELLE	CALVIN			14012 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901255	SALZYN	LEAH A			13623 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901256	FRAZIER	JESSICA			13627 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901257	AVDIC	MIHRETA			13631 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901258	GRAHAM	SHARON V	JUSTIN M	NELSON	13635 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901270	WALTON	WILLIAM JONES	PENELOPE	WALTON	13604 SINGLELEAF LN		CHARLOTTE	NC	28278
2018-110	19901284	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901285	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901286	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901287	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901288	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901289	CHARLOTTE PINES HOMEOWNERS	ASSOCIATION INC			535 PLAINFIELD RD STE B		WILLOWBROOK	IL	60527
2018-110	19901301	WADE	JUDY A	WARREN A	WADE	14036 MILLER CREEK LN		CHARLOTTE	NC	28278
2018-110	19901302	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2018-110	19901303	LE	KIM T			14024 MILLERS CREEK LN		CHARLOTTE	NC	28278
2018-110	19901304	GOODMAN	TARA L			14016 MILLER CREEK LN		CHARLOTTE	NC	28278
2018-110	19901305	BRISSIE	ROBERT L	DENISE	BRISSIE	14008 MILLERS CREEK LN		CHARLOTTE	NC	28278
2018-110	19901306	WALLACE	CARLEN L			13920 MILLERS CREEK LN		CHARLOTTE	NC	28278

# **Exhibit B**



September 24, 2018

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:** Wednesday, October 10th at 6:00 p.m.  
**Location:** Pleasant Hill Presbyterian Church  
15000 York Road  
Charlotte, NC 28278  
**Petitioner:** Mattamy Homes  
**Petition No.:** 2018-110

Dear Charlotte Resident,

We represent Mattamy Homes (the "Petitioner") in its plans to redevelop an approximately 38.4-acre property located at 4040 Shopton Road, on the north-east side of Shopton Road West between South Tryon Street and Millers Creek Lane (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the R-8(CD) zoning district in order to accommodate a master planned community with for-sale single family attached dwelling units.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, October 10th 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,

A handwritten signature in black ink, appearing to read 'Collin W. Brown', written over a horizontal line.

Collin W. Brown

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Staff  
LaWana Mayfield, Charlotte City Council District 3



# **Exhibit C**

Official Community Meeting  
**Topic: Mattamy Homes / Shopton Rd West Rezoning**  
 Pleasant Hill Presbyterian Church  
 15000 York Road Charlotte, NC 28278  
**October 10, 2018**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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Official Community Meeting  
**: Mattamy Homes / Shopton Rd West Rezoning**  
 Pleasant Hill Presbyterian Church  
 15000 York Road Charlotte, NC 28278  
**October 10, 2018**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

# **Exhibit D**

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K&L GATES

Official Community Meeting

**Shopton Road West  
Rezoning Petition 2018-110  
by Mattamy Homes**

October 10, 2018



Bob Wiggins



Matt Levesque, Matt Mandle  
& Alex Bonda



Collin Brown & Brittany Lins

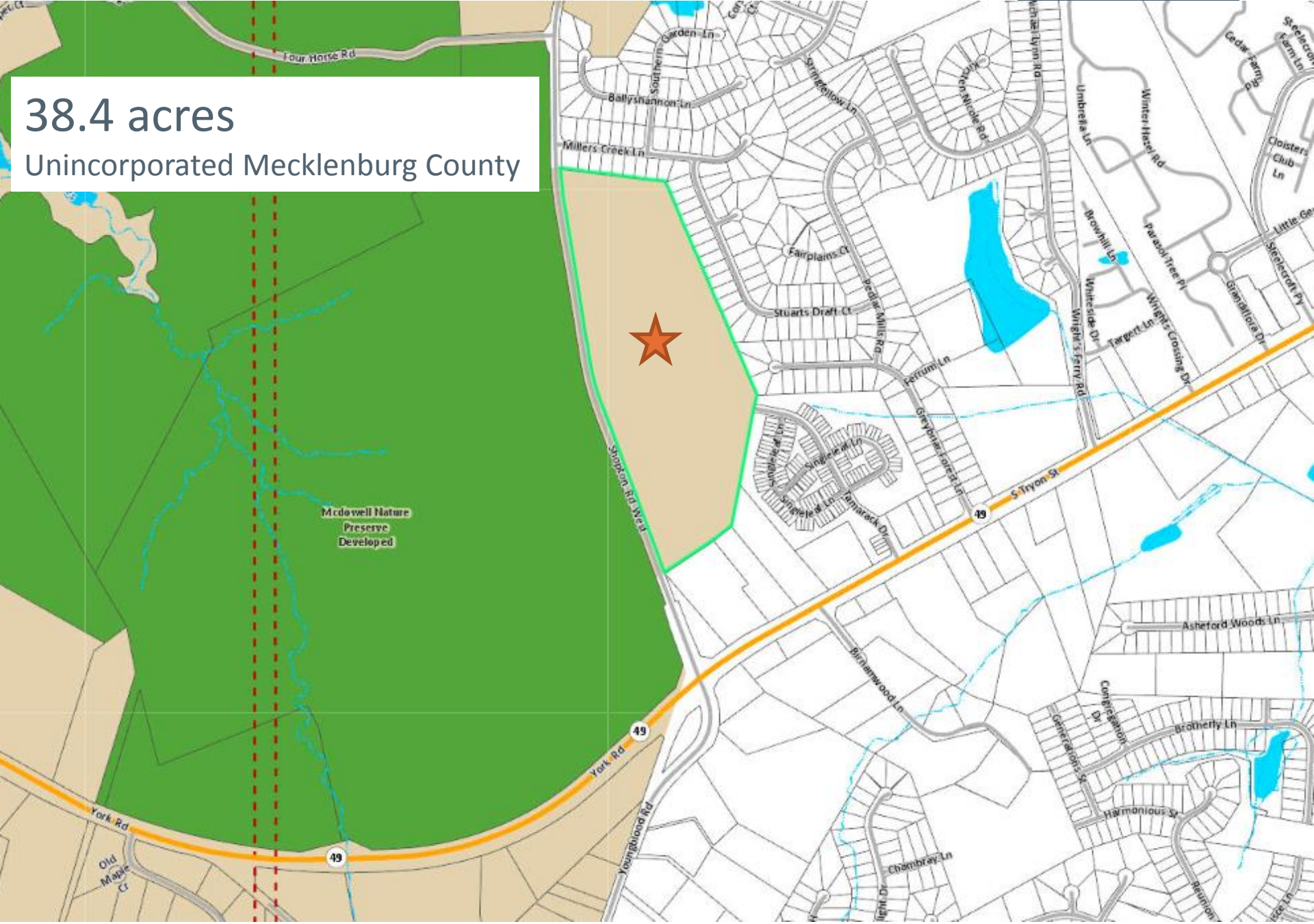


The image features a background of out-of-focus light spots (bokeh) in various shades of blue and teal. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the text.

Location

38.4 acres

Unincorporated Mecklenburg County



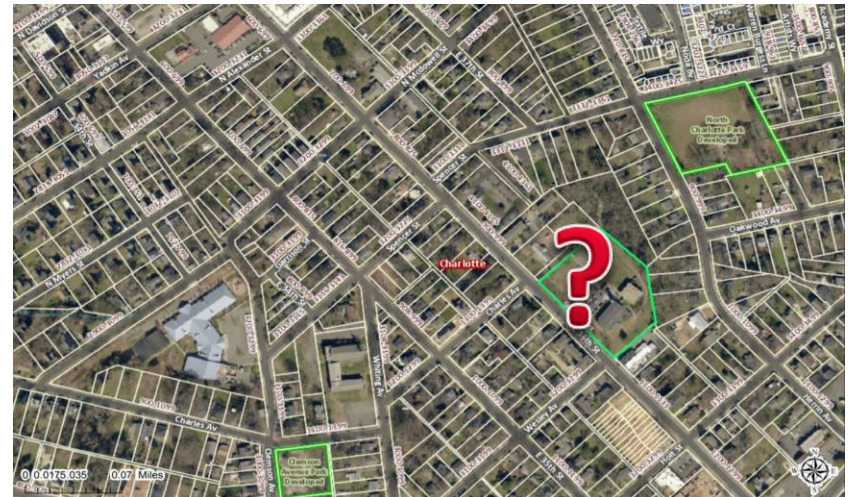


The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title.

# Considerations

# DEVELOPMENT CONSIDERATIONS

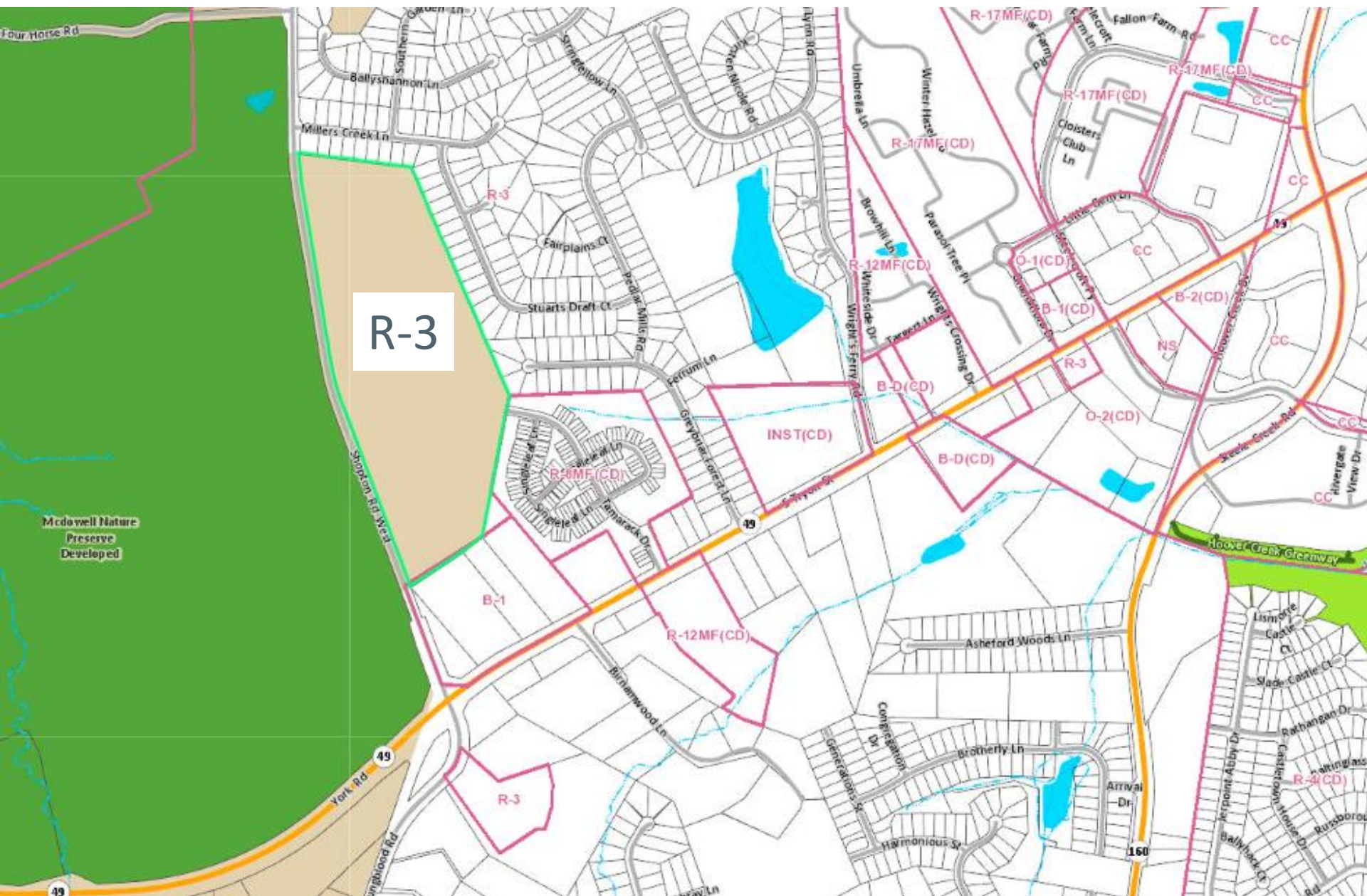
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community 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, containing the text.

# Current Zoning





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# Adopted Land Use Plans



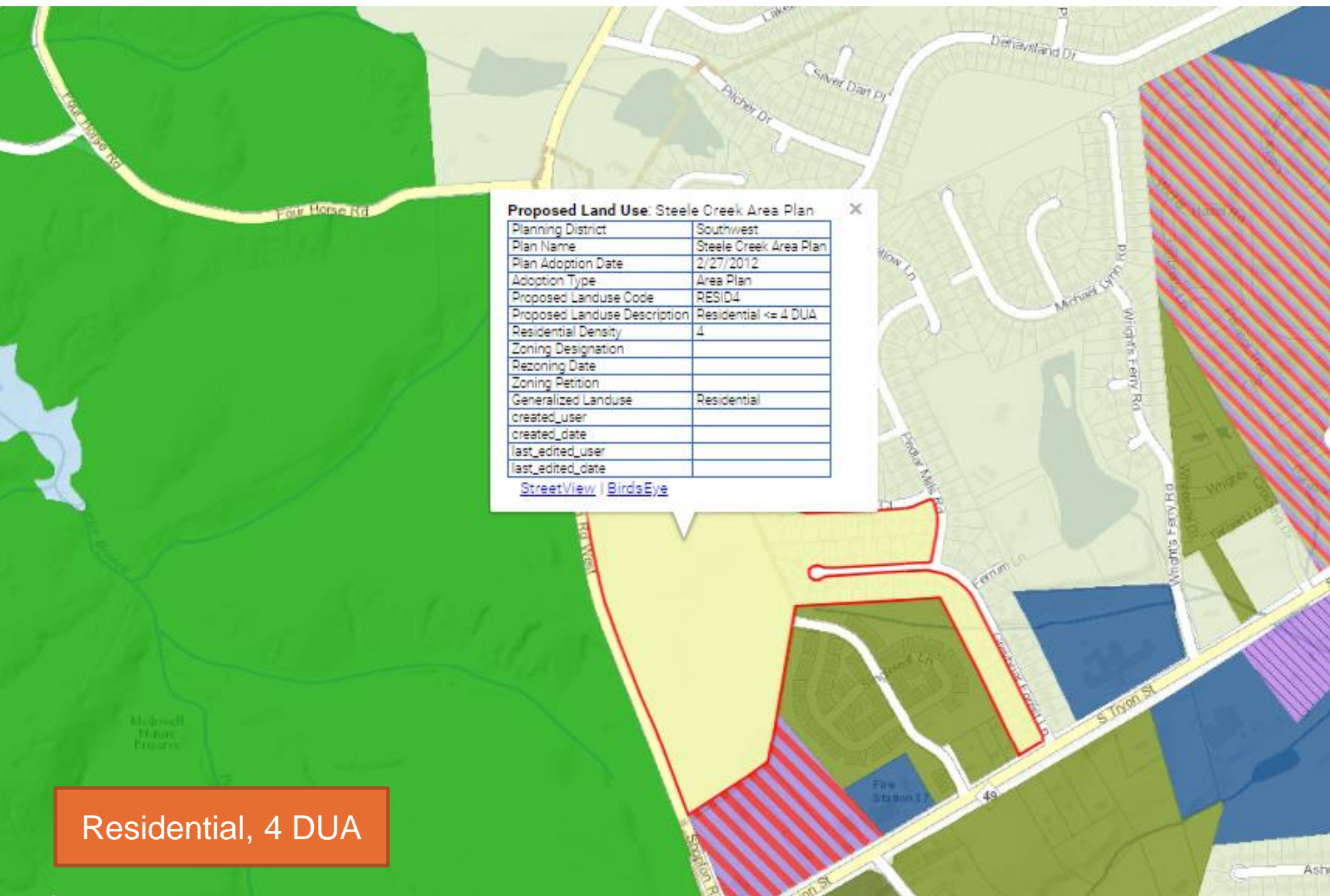


# *Steele Creek Area Plan*

Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council    February 27, 2012





The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Options without a Rezoning" is centered within this orange band.

# Options without a Rezoning



**Density = Dwelling Units Per Acre**

**Subject Property is Approximately 38.4 acres**

**3 DUA = 115 Homes**



**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*)

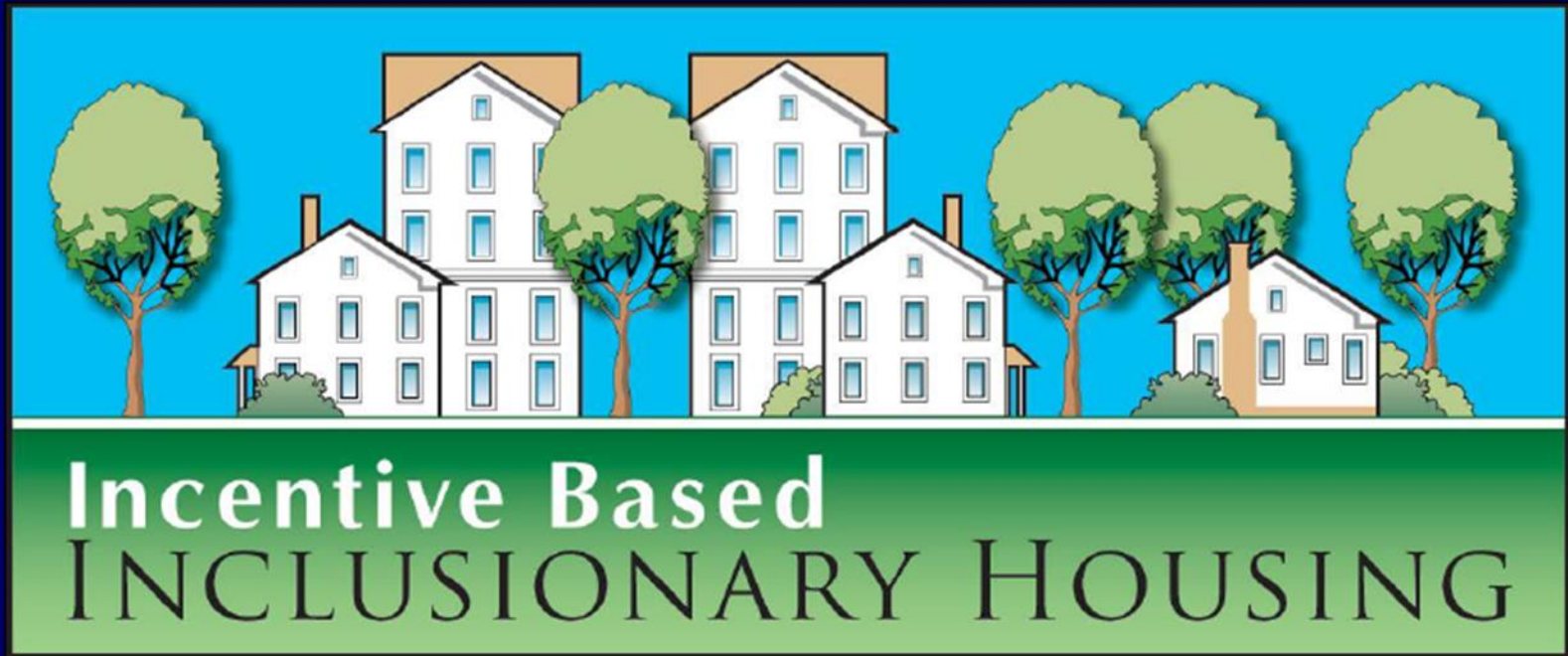
Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

**Affordable Units Required – 11**





**38.4 acres X 3 DUA = 115 Units**

**38.4 acres X 6 DUA = 231 Units**



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

# Conditional Zoning

## How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

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# Proposed Development



# Rezoning to R-8MF

## 240 For-Sale Townhome Units

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

30	19901105	S & S HOLDINGS OF CHARLOTTE LLC	9-1
31	19901122	MAHER LLC	9-1
32	19901104	STILL CREEK ONE LLC ATTN: BRANDON D PERRY	9-1
33	19901103	BEASLYS LLC	9-1

## 6.25 DUA



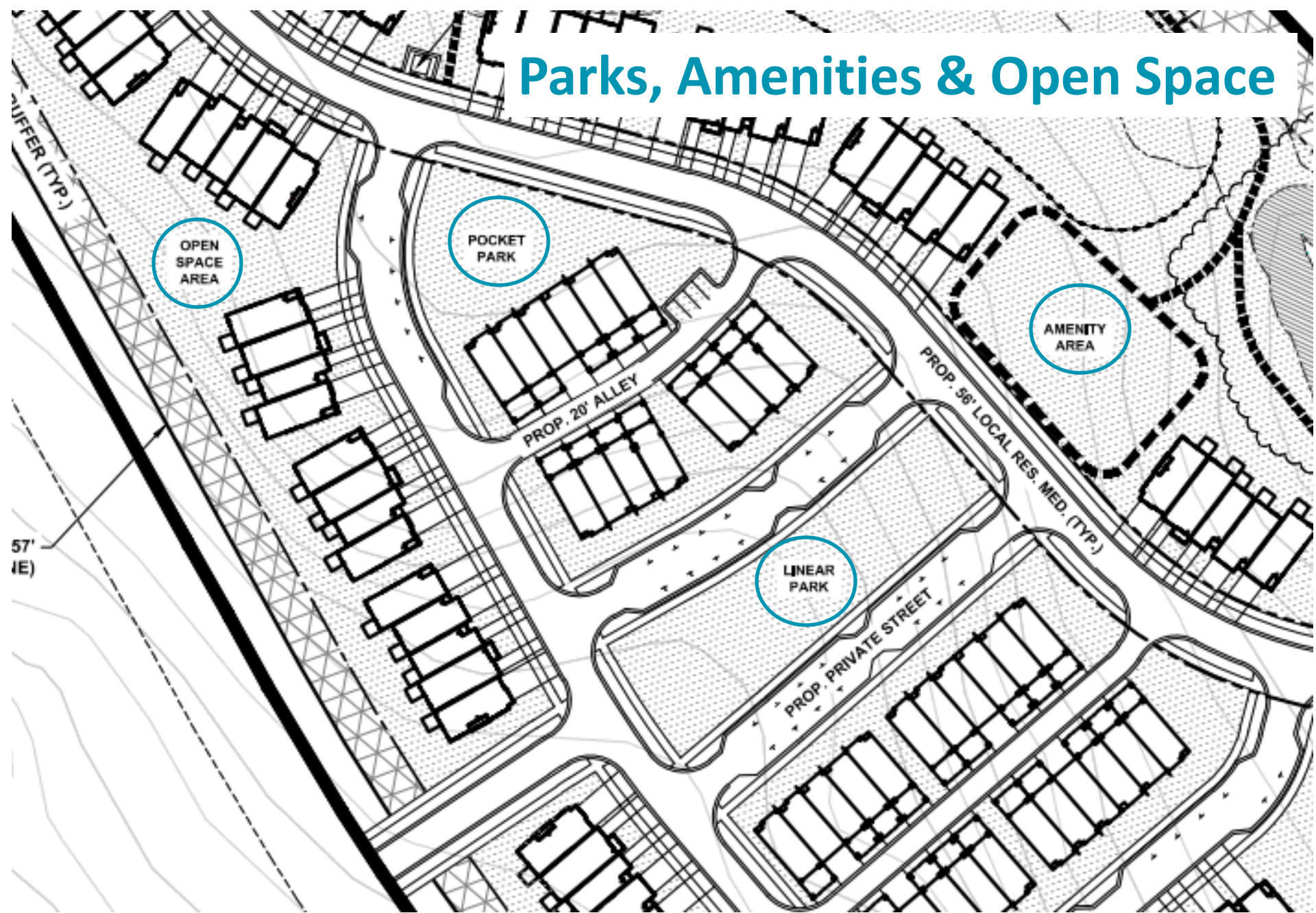








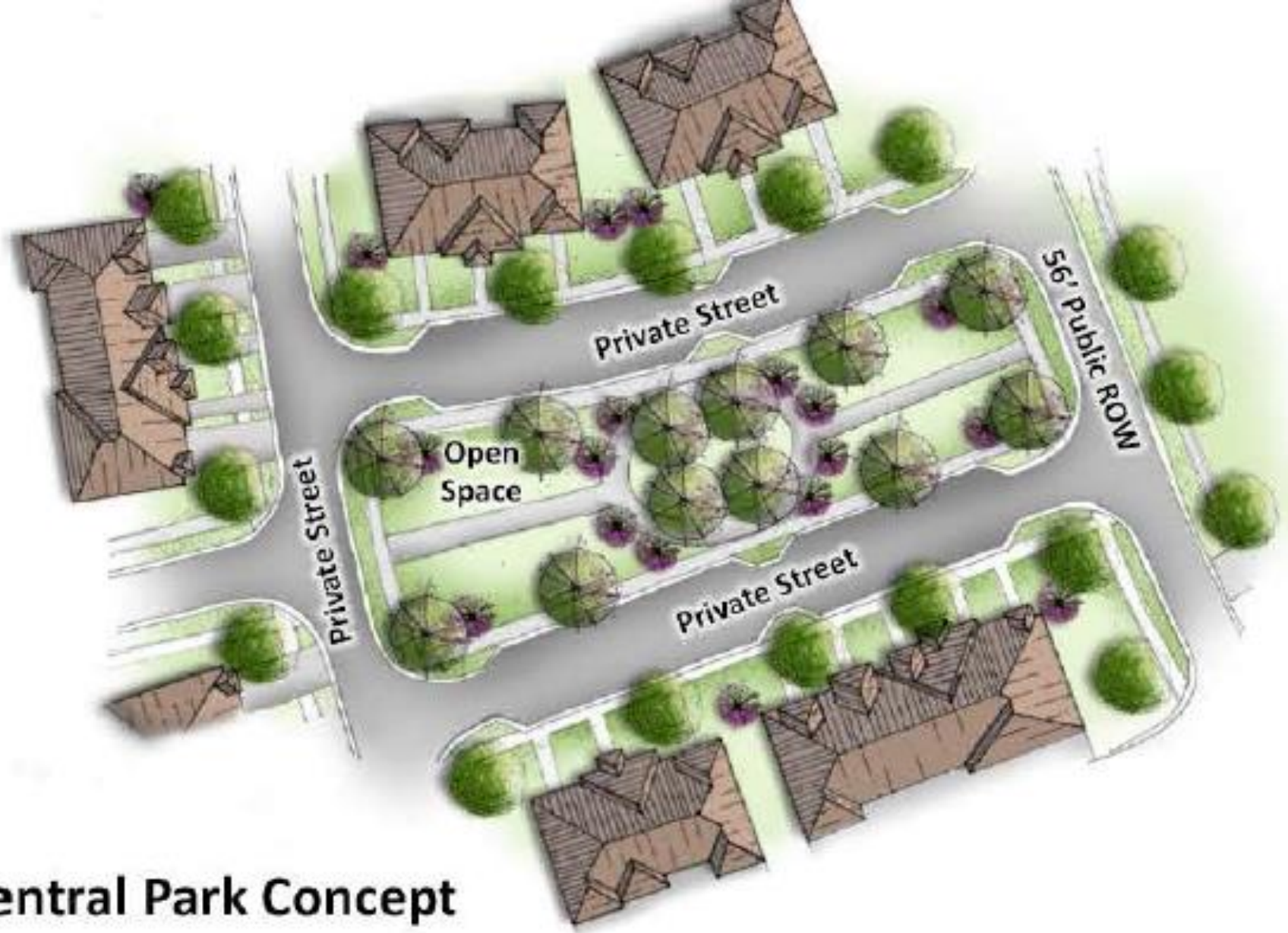
# Parks, Amenities & Open Space





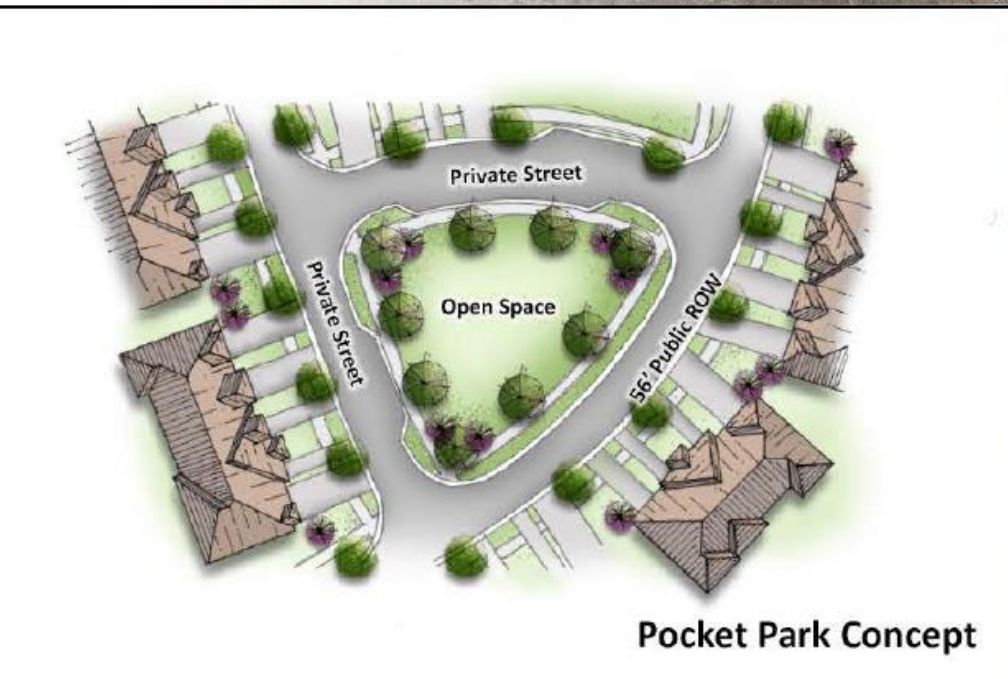






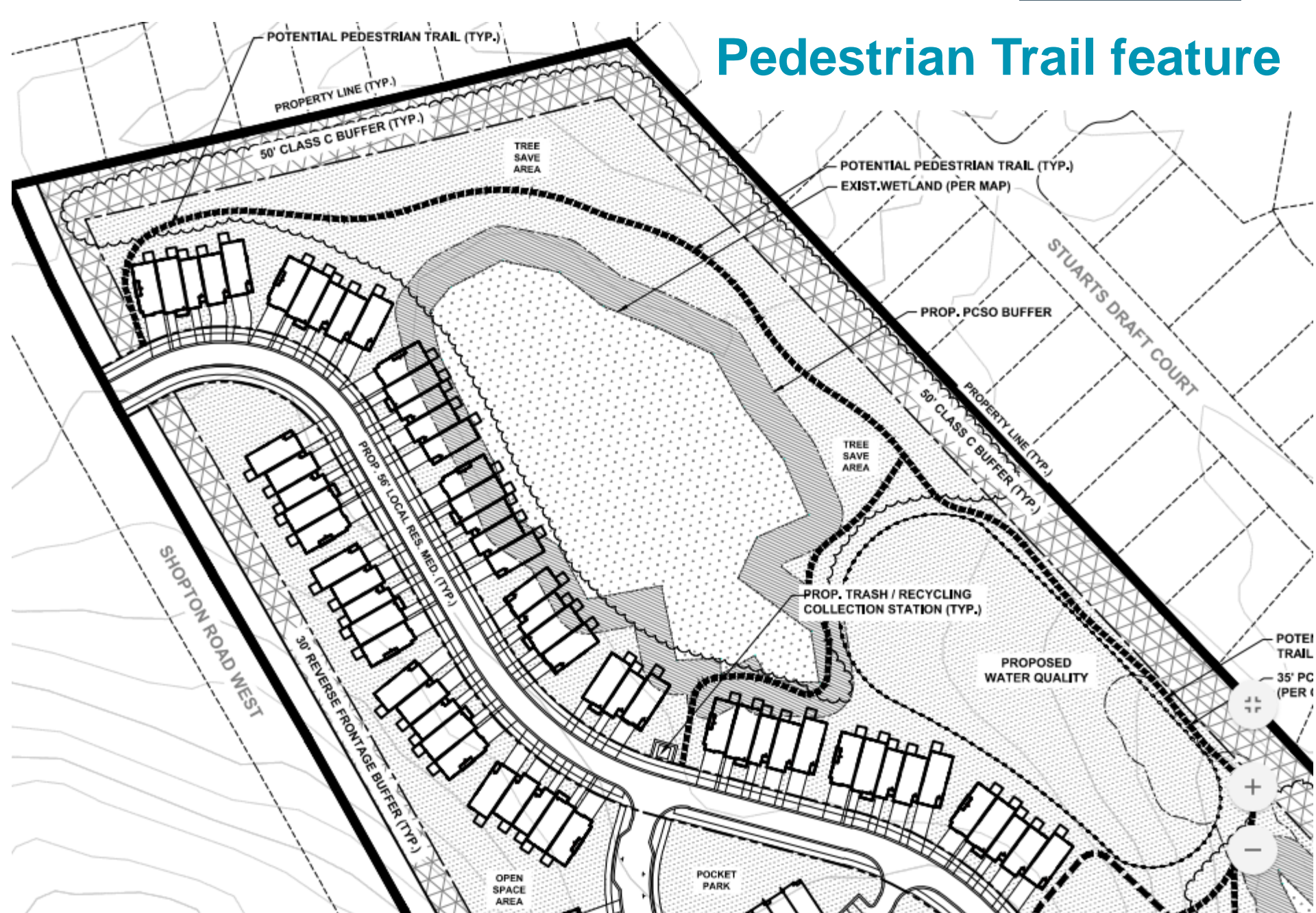
## Central Park Concept





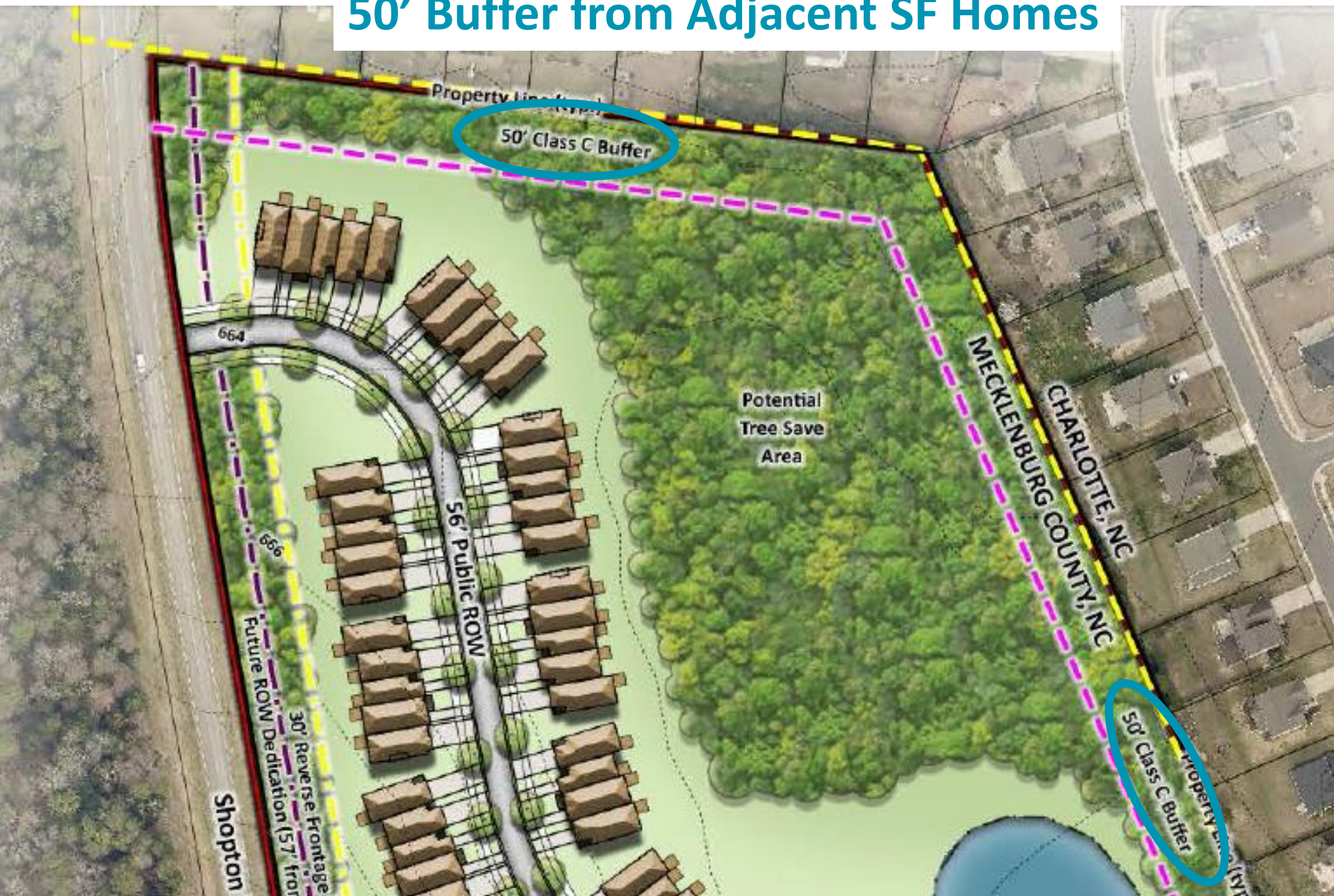


# Pedestrian Trail feature



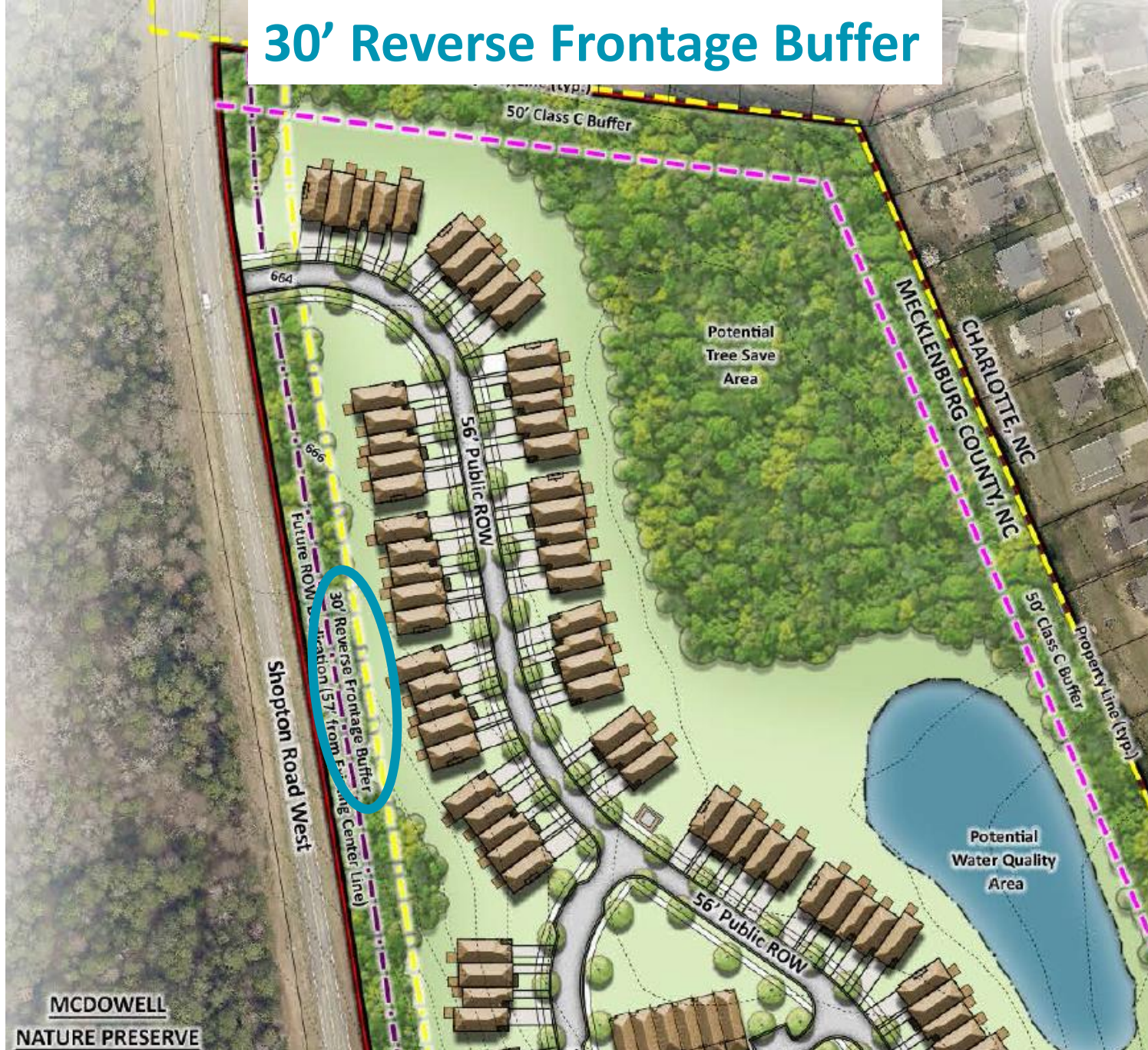


# 50' Buffer from Adjacent SF Homes





# 30' Reverse Frontage Buffer





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 background for the title text.

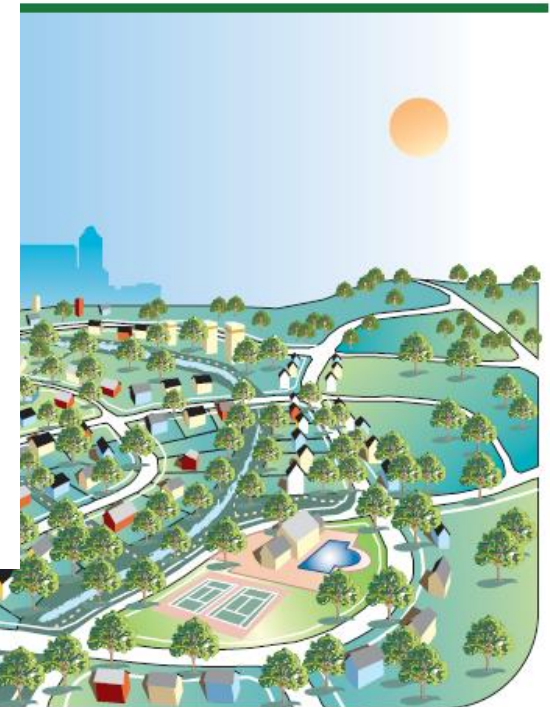
# City Connectivity Policies



## 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

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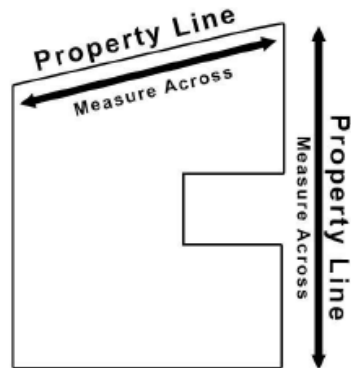
- (1) Schools
- (2) Parks
- (3) Places of Worship
- (4) Cemeteries

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

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

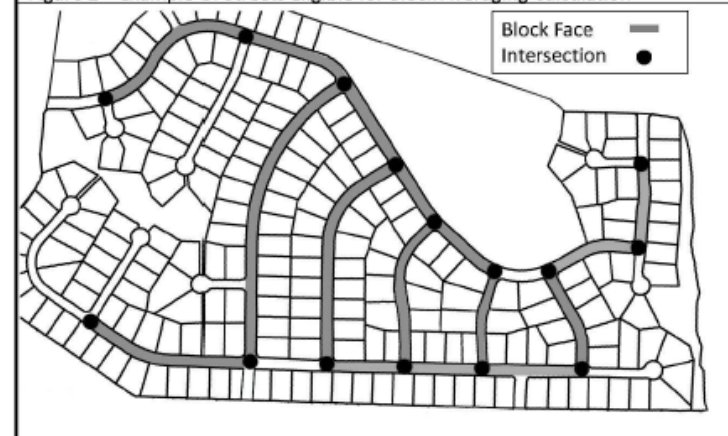
EXAMPLE: Where the width of the site at the property boundary is 1,400 feet, and the site is located in a Transit Station Area, then three blocks are required ( $1,400 / 400 = 3.5$ , rounded to the nearest whole number = 3 new blocks must be created).

- 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











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

# Community Concerns



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Traffic



# CDOT Analysis

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (38.4 ac of R-3)	115 dwellings	1,190	General Guidance from Planning
Proposed Zoning	Townhomes	240 dwellings	1,380	Site Plan: 08-23-18

- R-3 (115 SF homes) = 1,190 trips/day
- **Proposed (240 units) = 1,380 trips/day**
- R-6 density bonus (231 SF homes) = 2,380 trips/day

\*Single family homes produce more traffic than townhomes, per CDOT calculations

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

# Parking

### ***Shopton Road Townhomes- Preliminary Parking Summary***

+/-179 Two Car Garage Units	716 Spaces	<i>Assume 4 Spots/Unit ( 2 in garage, 2 in driveway)</i>
+/-61 One-Car Garage Units	122 Spaces	<i>Assume 2 Spots/Unit (1 in garage, 1 in driveway)</i>
On Street	63 Spaces	
Off Street	4 Spaces	
<b>Total</b>	<b>905 Spaces</b>	

<b>Parking Per Unit</b>	<b>3.7 Spaces/Unit</b>
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#### **Assumptions**

1. +/-37 Alley Load Units (with 2 car garage)
2. +/-61 Front Load Units (with 1 car garage)
3. +/-142 Front Load Units (with 2 car garage)
4. Units with two car garage have 4 total spaces (2 in garage, 2 in driveway)
5. Units with one car garage have 2 total spaces (1 in garage, 1 in driveway)
6. On street and off street parking subject to change based on final design.



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# Schools

# CMS Memo Forthcoming



\*Townhomes typically produce less students than single-family homes.

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# Timeline



# ANTICIPATED REZONING SCHEDULE

Application Deadline (4th Mon except holidays) – <b>Aug. 27, 2018</b>	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	10/1/18	Oct 4 - Oct 10	10/12/18	NA	NA	NA	NA	10/15/18	10/26/18	10/30/18	11/19/18	11/26/18	12/4/18	12/17/18
Two Full Review Cycles	10/1/18	Oct 4 - Oct 10	10/12/18	10/15/18	10/29/18	NA	NA	11/9/18	11/21/18	11/27/18	12/17/18	12/20/18	1/3/19	1/22/19
Three Full Review Cycles	10/1/18	Oct 4 - Oct 10	10/12/18	10/15/18	10/29/18	11/9/18	11/26/18	12/17/18	12/28/18	12/31/18	1/22/19	1/28/19	2/5/19	2/18/19

## Best Case Scenario:

- Met with SCRA Oct 2<sup>nd</sup>
- Official Community Meeting October 10<sup>th</sup>
- Public Hearing November 19<sup>th</sup>
- City Council Decision December 17<sup>th</sup>

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# Discussion







K&L GATES