

Hamilton Road Townhomes

Conditional District Rezoning - Petition # 2019-016

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

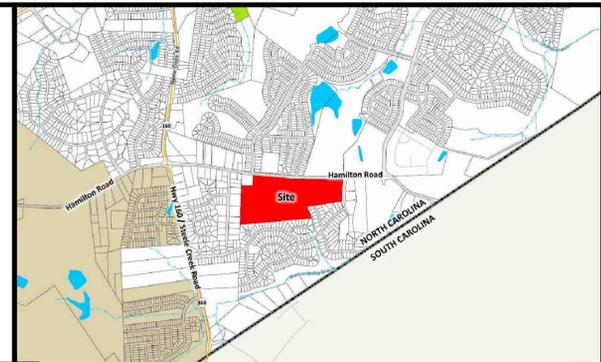
Property Owner			
PID:	Owner:	Zoning:	
21926112	Lennar Carolinas, LLC	R-3	

Adjacent Property Owners			
PID:	Owner:	Zoning:	
1	21932389	HAMILTON LAKES HOMEOWNERS ASSOC.	R-3
2	21932390	HAKSU & MAY KIM	R-3
3	21932399	HAMILTON LAKES HOMEOWNERS ASSOC.	R-3
4	21932317	HAMILTON LAKES HOMEOWNERS ASSOC.	R-3
5	21932316	HAMILTON LAKES HOMEOWNERS ASSOC.	R-3
6	21932394	LENNAR CAROLINAS, LLC	R-3

7	21932393	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	R-3
8	21927105	COSMO & EVELYN DECARLO	R-3
9	21927117	GIOVANNI & LORI MICHELE DECARLO	R-3
10	21927106	NICOLE M. ARMSTRONG	R-3
11	21926173	HAMILTON GREEN HOMEOWNERS INC.	R-3
12	21926172	SEAN L. REDFERN	R-3
13	21926171	AUSTIN F. RODRIGUEZ & LUZMERY CARDENAS	R-3
14	21926170	LINDA W. & DONALD STEIN	R-3
15	21926169	ROBERT WOLFF YOUNG	R-3
16	21926168	ROBERT W. & SUZANNE Z. TREVILLIAN	R-3
17	21926160	ANA VILMA GOMEZ	R-3
18	21926186	JUAN A. & MARIA E. CORDOVA	R-3
19	21926185	AINE FUREY & THOMAS CHALMERS	R-3

20	21926184	GLENN F. GILLETTE	R-3
21	21926183	DEBORAH C. DEWITT-GREEN & SHALLIE A. GREEN	R-3
22	21926179	HAMILTON LAKES HOMEOWNERS ASSOC.	R-3
23	21926143	SELMA A. COLON	R-3
24	21926142	PROGRESS RESIDENTIAL 2015-2 BORROWER, LLC.	R-3
25	21926141	CARLOS A. & CELENA A. CORDONA	R-3
26	21926140	SEGUNDO TOBIAS ARIZA	R-3
27	21926139	JOSE & VIOLETA HERNANDEZ	R-3
28	21926138	SHIHPING LI	R-3
29	21926137	LAURA CHRISTENSEN	R-3
30	21926134	ELIZABETH FRAMPTON & JUSTUS CLYDE GILFILLAN JR.	R-3
31	21926133	JORGE D. & ANDREA L. DIAZ	R-3
32	21926132	JEFFERY A. WILSON & JONATHAN D. PALUMBO	R-3
33	21926131	GEORGE CARDONA-NIEVES & ANA MULATO	R-3
34	21926130	TIMOTHY L. BARNES	R-3
35	21926129	SYED Z. & WAJIB MEHDI	R-3
36	21926174	SAQUIB RASOOL	R-3
37	21926128	JEFFREY G. & PATRICIA L. YORK	R-3
38	21926127	KEVIN J. BUROVAC & KRISTIE M. LESLIE	R-3
39	21926126	LEONDERS SPENCER JR.	R-3
40	21926122	PROGRESS RESIDENTIAL BORROWER 5, LLC.	R-3

41	21926121	NATALIE N. PHAM	R-3
42	21926120	MICHAEL J. & MARY C. (H/W) ELD	R-3
43	21908245	LILLIE MAE COCHRAN & SHEILA R. PHILEMON	R-3
44	21908205	DANETTE A. & WAYNE D. SIMPSON	R-3
45	21908204	GRACE M. WILSON	R-3
46	21908204	GRACE M. WILSON	R-3
47	21908203	CHAD R. & ASHLEIGH E. FARMER	R-3
48	21908202	GONI LIGHT & JONATHAN SELA	R-3
49	21928284	SCOTT A. RECKER & PAULA M. RECKER	R-3
50	21926111	NINH DANG & HANH NGUYEN	R-3



Site Data

Tax Parcel:	21926112
Total Acreage:	+/- 42.13 Acres
Location:	City of Charlotte
Existing Zoning:	R-3
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 206 Single Family Attached (Townhome) Units
Proposed Density:	4.9 Dwelling Units Per Acre (DUA)
Maximum Building Height:	Forty (40) feet
Parking:	1 Parking Space Per Unit per UR-2 Minimum Requirements
Open Space:	
Required:	400 SF per Unit or 10% Site Area Common Open Space
Proposed:	400 SF per Unit or 10% Site Area Common Open Space
Amenitized Open Space:	+/- 1.2 Acres (Minimum)
Tree Save:	
Required:	+/- 6.31 Acres (15%)
Provided:	+/- 6.31 Acres (15%) Minimum*

* Tree save acreage based on 15% of gross site acreage (+/- 42.13 Acres) = +/- 6.31 Acres of Tree Save Area

General Notes

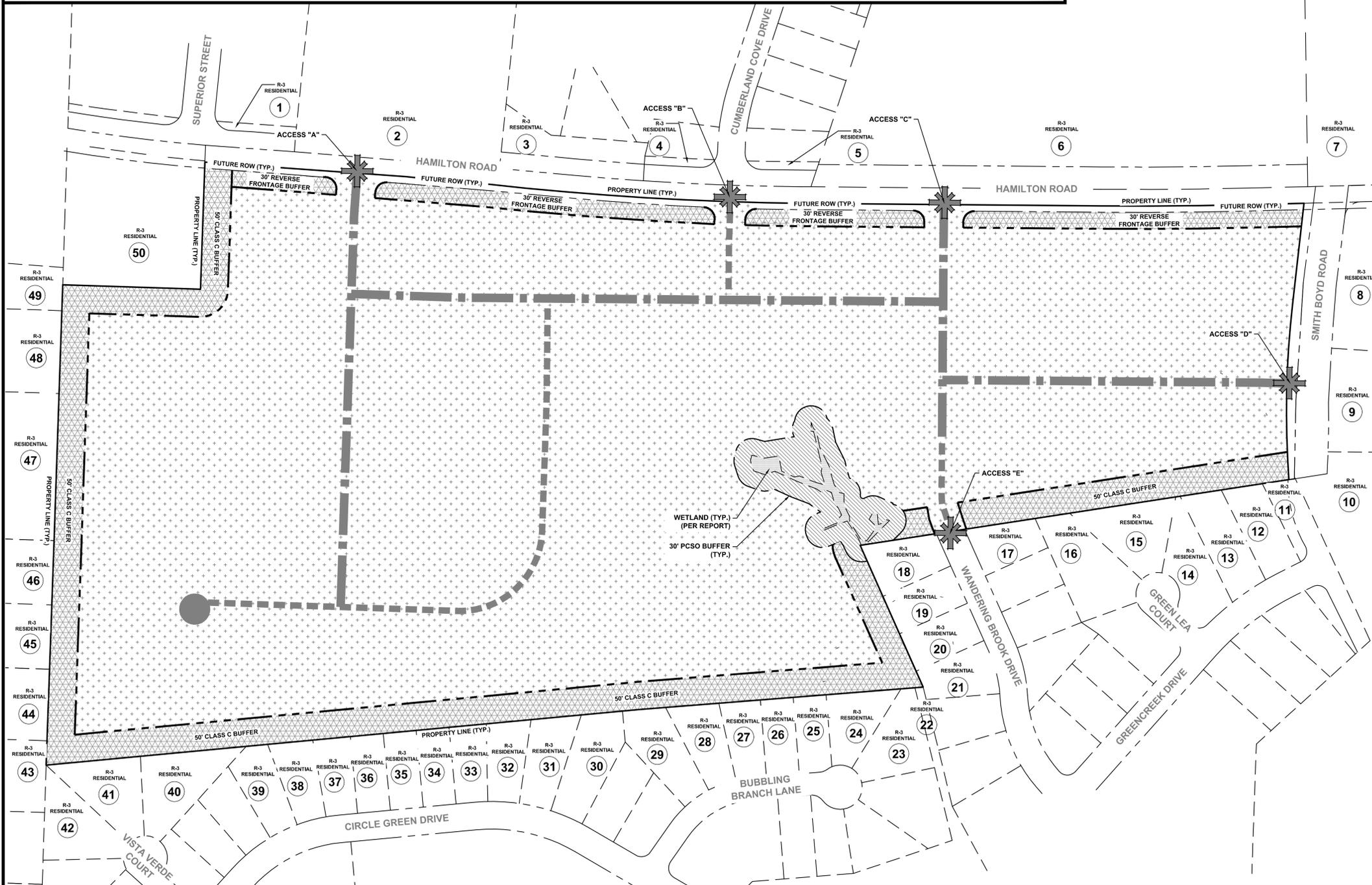
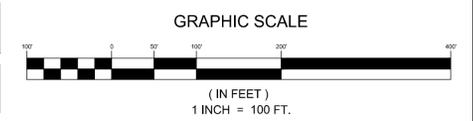
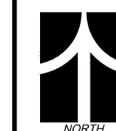
- Base information obtained from Mecklenburg County GIS and "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC, and should be verified for accuracy.
- Stream / Wetland Information is based on "Topographic Survey of Parcels 21932392, 21904113, 21904102, 21926112" provided by ESP Associates Inc., dated April-July 2014 for Lennar Carolinas, LLC.

Legend

	Residential Development Area - Building & Parking Envelope
	71' Public ROW
	56' Public ROW
	Proposed Access Location
	Proposed Buffer

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 4	CONCEPTUAL SITE PLAN	1/18/2019	5/8/2019
2 of 4	TECHNICAL DATA & OPEN SPACE CONCEPTS	1/18/2019	5/8/2019
3 of 4	MASTER PLAN	1/18/2019	5/8/2019
4 of 4	CONCEPTUAL MASTER PLAN	1/18/2019	5/8/2019



NO.	DATE	REVISION	BY	ZW	SW	ZW
1	3/11/2019	REVISED PER STAFF COMMENTS RECEIVED 2/25/2019				
2	4/22/2019	REVISED PER STAFF COMMENTS RECEIVED 4/15/2019				
3	5/8/2019	REVISED PER STAFF COMMENTS RECEIVED 4/29/2019				

CONCEPTUAL SITE PLAN
REZONING PETITION # 2019-016
HAMILTON ROAD TOWNHOMES
LENNAR CAROLINAS, LLC
CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	ZW
DRAWN BY:	ZW
PROJECT NUMBER:	GT39.101
ORIGINAL DATE:	1/18/2019

Hamilton Road Townhomes - Petition # 2019-016

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 Lennar Carolinas, LLC (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 42-acre site located on the south side of Hamilton Road and west side of Smith Boyd Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 219-261-12.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 206 single-family attached (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 public and private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
- The Petitioner shall commit to install a high-intensity activated cross-walk beacon for pedestrians across Hamilton Road, in the location as generally depicted on the Rezoning Plan, prior to the issuance of a certificate of occupancy for the tenth (10th) townhome unit. For the sake of clarity, nine (9) townhomes may be constructed and occupied prior to the installation of the proposed pedestrian signal.
- The Petitioner shall commit to install twenty-five (25) miles per hour MUTCD signs for the proposed internal public street.
- Where necessary, 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.
- Unless otherwise stated above in note III.3, Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
 - 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 be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, vinyl siding and/or other material approved by the Planning Director. Concrete masonry units that are not architecturally finished shall be strictly prohibited as an Exterior Building Material.
- All residential entrances within fifteen (15) feet of the sidewalk must be raised from the average sidewalk grade a minimum of eight (8) inches.
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Rear loaded units shall have lead walkways connecting to sidewalks along public/private streets. Front loaded units shall have either lead walkways connecting to sidewalks along public/private streets or lead walkways connecting to driveways.
- Townhouse buildings will be limited to five (5) individual units or fewer when fronting public or private network required streets and the number of units shall be varied per building in adjacent buildings.
- Refuse collection throughout the Site shall be in the form of roll-out containers. Service dumpster locations are reserved on the Rezoning Plan, however, construction of such dumpster pads shall not be required in the event that private trash collection is utilized for the entire Site.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot wide multi-use path along the Site's frontage of Hamilton Road and a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along Smith Boyd Road and all internal proposed public and private streets. Internal sidewalks may meander to save existing trees.
- 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 fourteen (14) feet from the proposed back of curb. Stoops and stairs may encroach four (4) feet into the setback as a "transition zone."
- For front loaded units, driveway lengths shall be a minimum of twenty two (22) feet as measured from the back of right-of-way to the face of garage.
- Street Trees may be located within twenty (20) feet of the back of curb along Public and Private Streets.

VI. Environmental Features

- The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.
- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

VII. Open Space & Pedestrian Areas

- The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan. Amenities may include, but shall not be limited to, swimming pool, benches, enhanced landscaping, sculptures, decorative paving, and garden areas.
- The Petitioner shall provide a pedestrian trail throughout portions of the Site, as generally depicted on the Rezoning Plan, location of which to be determined during the permitting phase of development.

VIII. Lighting

- Pedestrian-scale lighting shall be provided within the Site along all public and private streets.
- 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.

IX. Binding Effect 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.

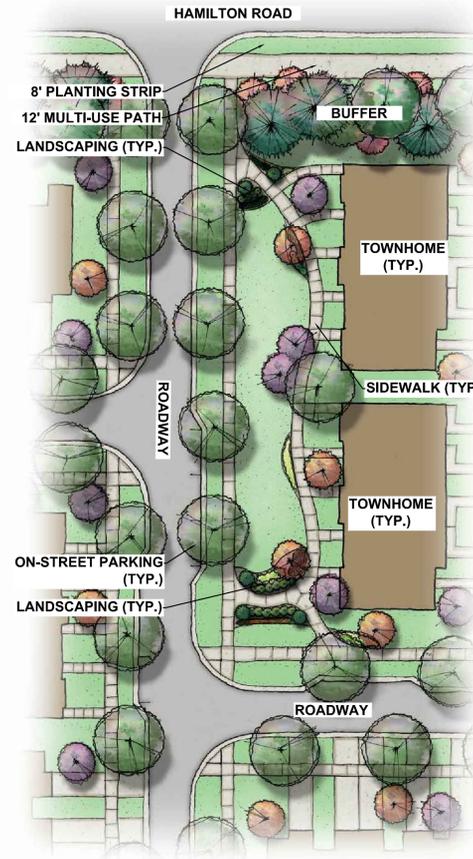
Open Space Locations and Concepts

Not to Scale



LINEAR GREEN CONCEPT

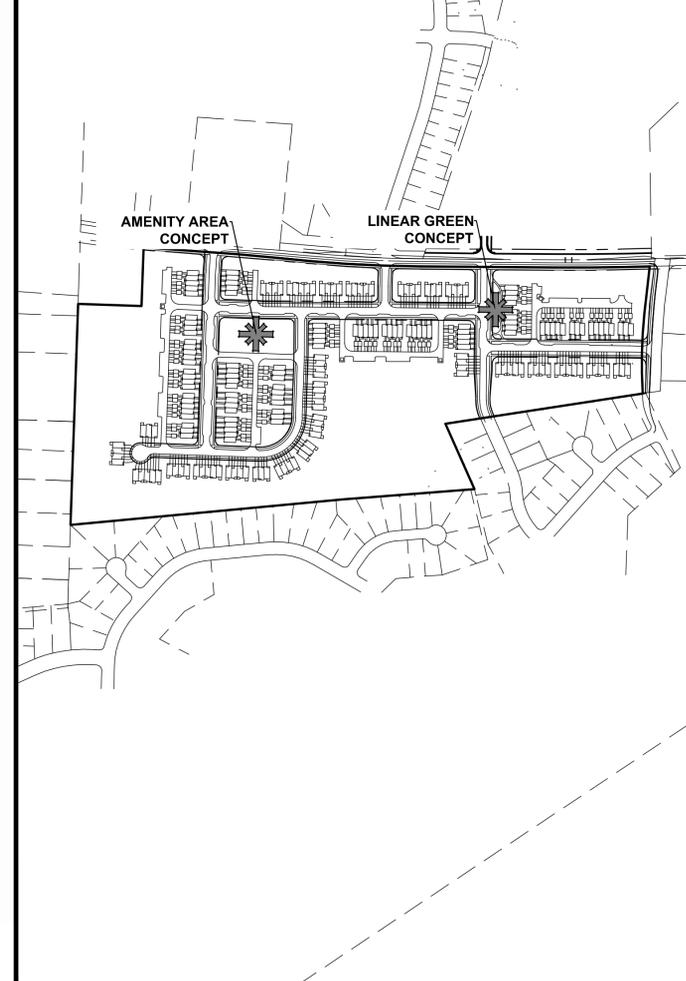
NOT TO SCALE



OPEN SPACE CONCEPTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

LOCATION MAP

NOT TO SCALE



AMENITY AREA CONCEPT

NOT TO SCALE



OPEN SPACE CONCEPTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0440 (NC)
803-802-2440 (SC)
www.espaceassociates.com

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2	4/22/2019	REVISED PER STAFF COMMENTS RECEIVED 4/15/2019	SW
3	5/8/2019	REVISED PER STAFF COMMENTS RECEIVED 2/26/2019	ZW

TECHNICAL DATA & OPEN SPACE
REZONING PETITION # 2019-016

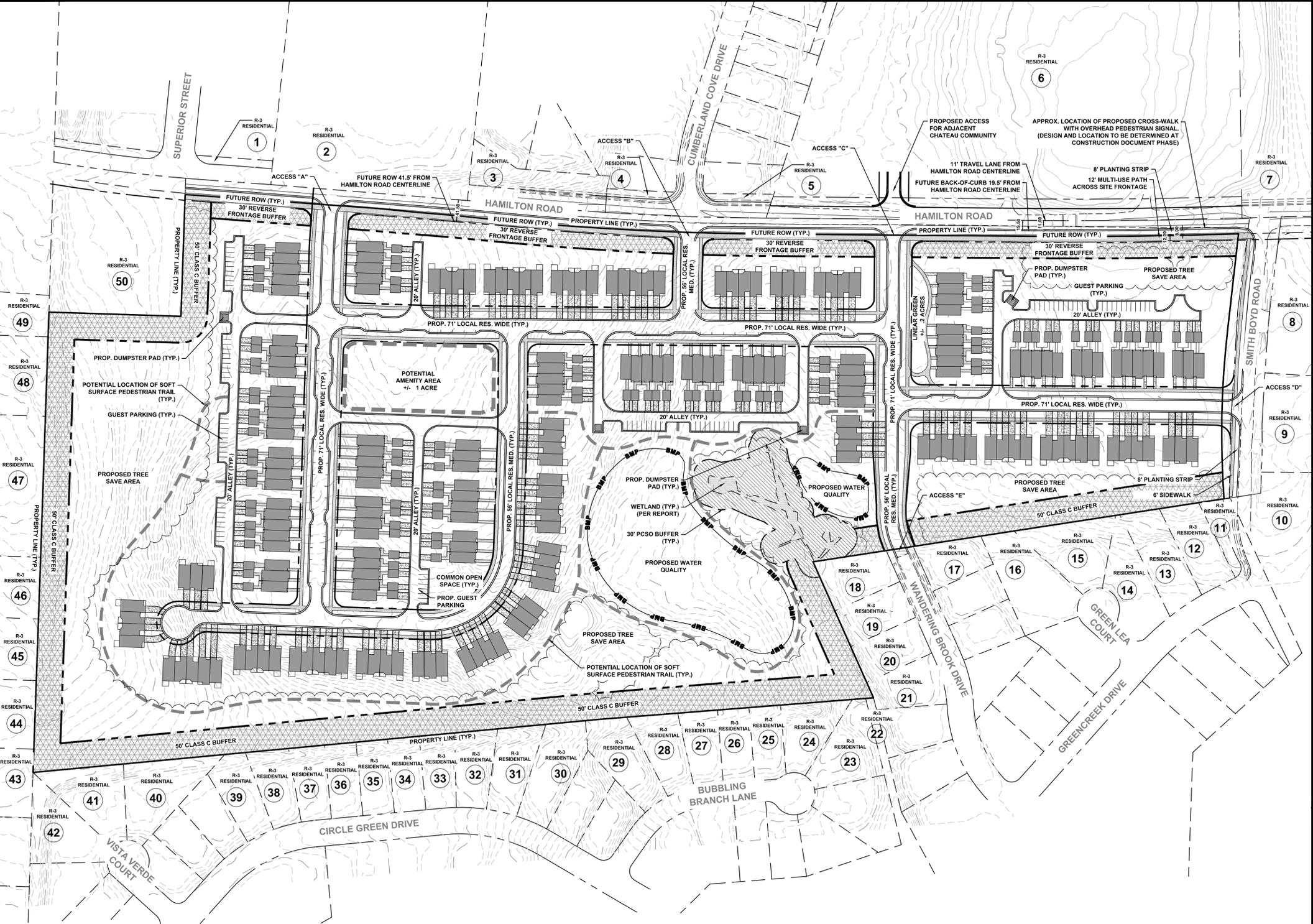
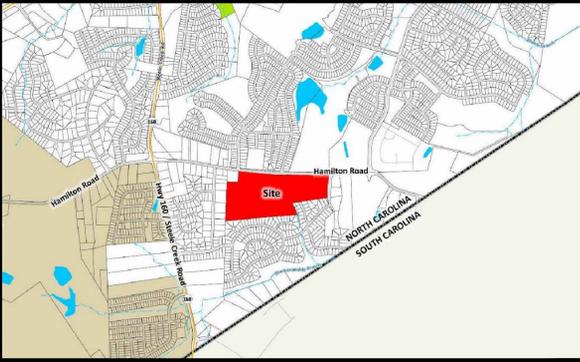
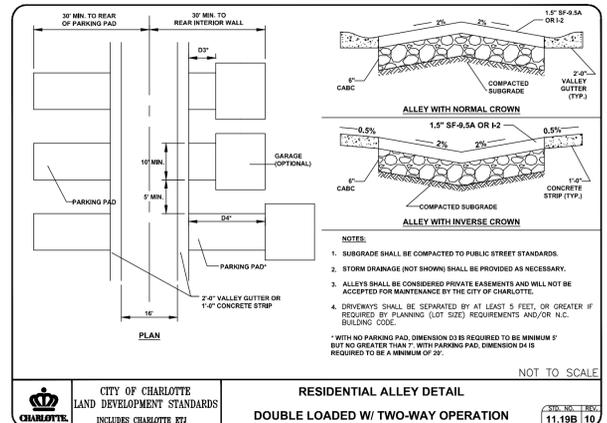
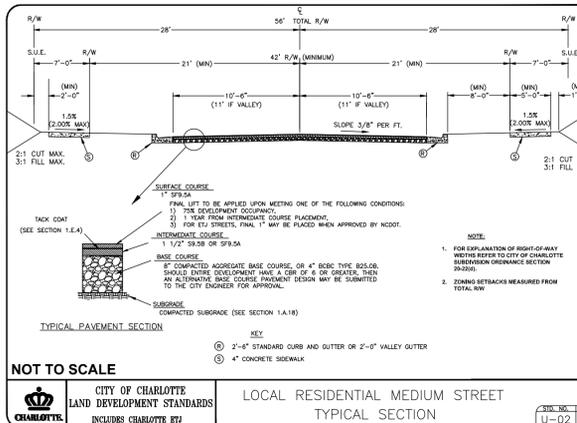
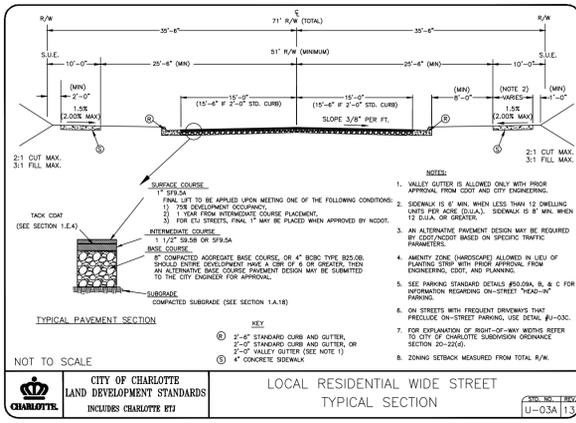
HAMILTON ROAD TOWNHOMES

CITY OF CHARLOTTE
LENNAR CAROLINAS, LLC

PROJECT INFORMATION	
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DRAWN BY:	ZW
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2 OF 4

Typical Street Sections & Land Development Standards
Not to Scale



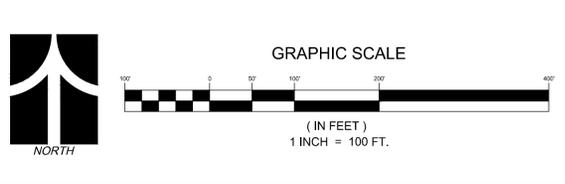
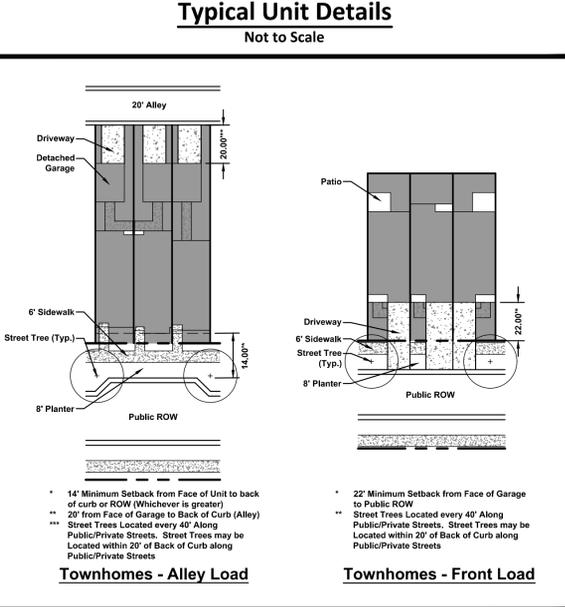
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Required:	+/- 6.31 Acres (15%) Minimum*
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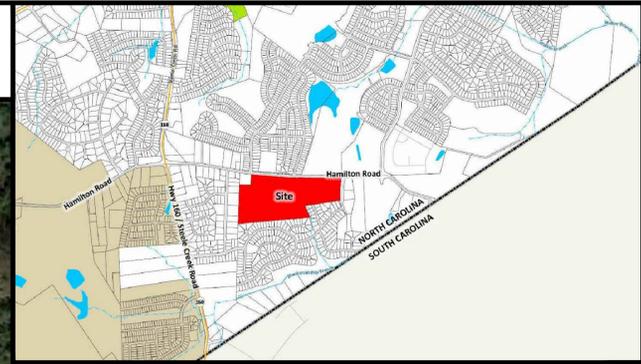


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SHEET:	3 OF 4

Conceptual Master Plan



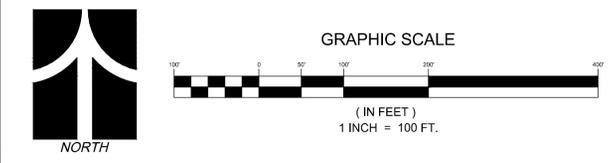
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CITY OF CHARLOTTE

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SHEET:	4 OF 4



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