



Charlotte-Mecklenburg Planning Department

DATE: October 15, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-006 Walden Ponds

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Removal of alley fed lots.

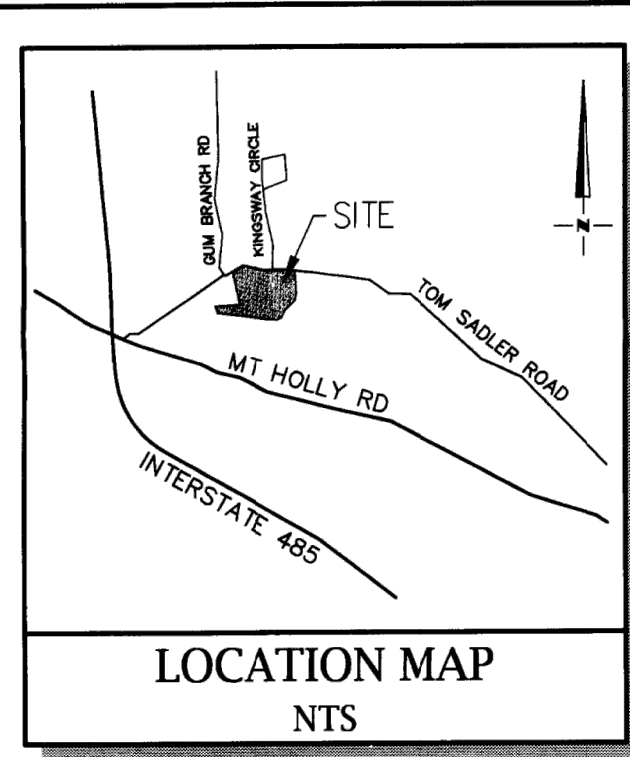
Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note:

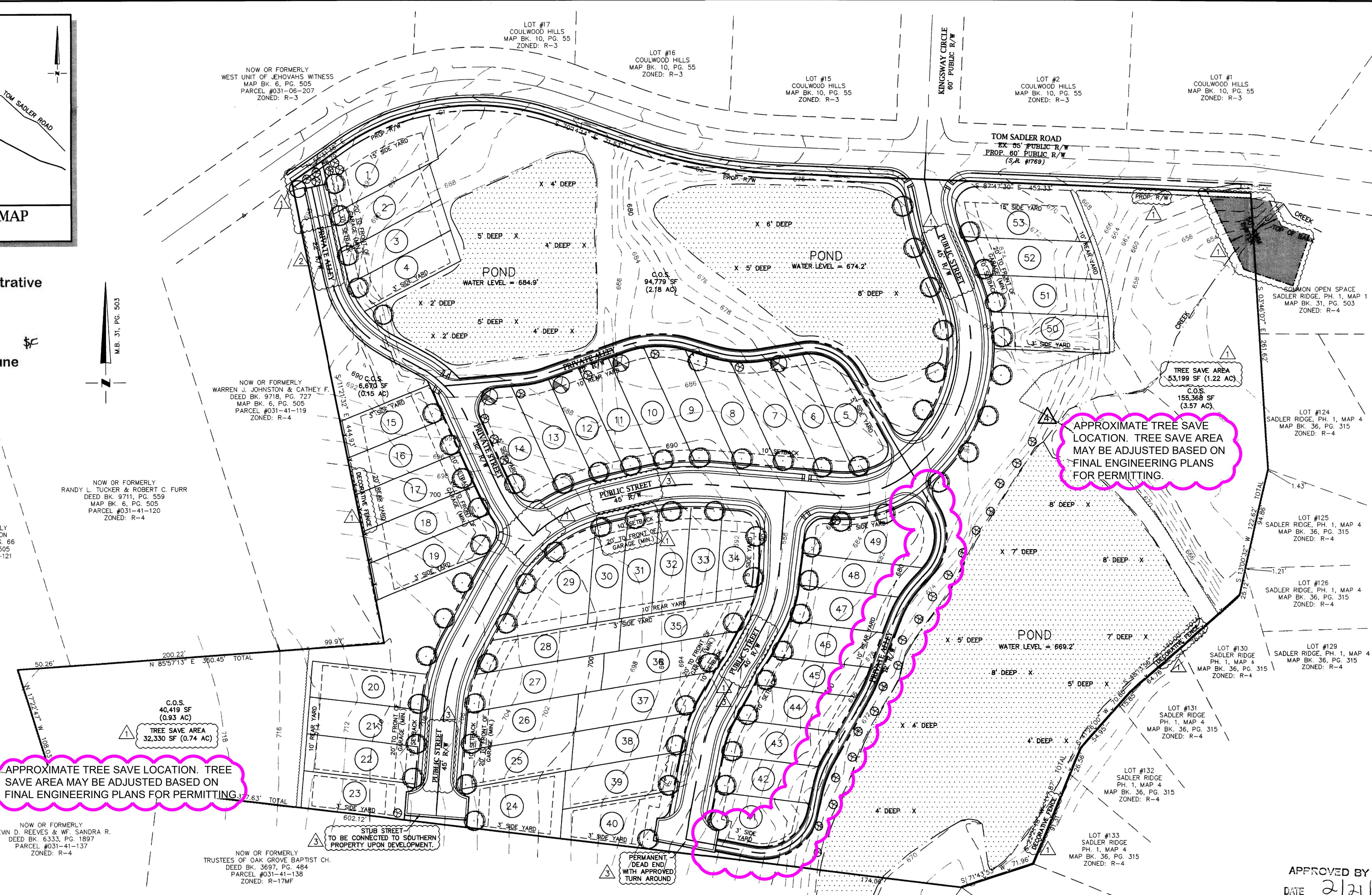
All other Zoning, PCSO, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.



Attached to Administrative Approval

Solomon A. Fortune



DEVELOPMENT SUMMARY

TAX PARCEL NUMBER:	031-411-18
SITE ACREAGE:	11.368 AC
CURRENT ZONING:	R-4 LW-PA
PROPOSED ZONING:	MX-1 LW-PA INNOVATIVE
PROPOSED DENSITY:	3.98 DU/AC
DEVELOPMENT TYPE:	LOW DENSITY OPTION (24% IMPERVIOUS AREA) RESIDENTIAL (DETACHED)
PROPOSED USE:	
TOTAL UNITS:	53
TYPICAL LOT WIDTHS:	30', 35' & 40'
SIDE YARD:	3'
FRONT SETBACK:	10'
REAR YARD:	10'
CORNER LOT SIDE YARD:	5'
MIN. REQUIRED OPEN SPACE:	10%
PROVIDED OPEN SPACE:	51.9% (6.89 AC)
OPEN SPACE EXCLUDING PONDS:	3.83 AC
OPEN SPACE IN PONDS:	3.06 AC
PERIMETER (LOTS 15-20):	
PERIMETER LOTS REAR SETBACK:	20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	225.00'	212.98'	205.12'	N 82°38'42" E
C2	485.00'	148.60'	148.02'	S 79°00'52" E

Mc² ENGINEERING
 MC² ENGINEERING, INC.
 8624 LAUREL RUN DRIVE
 CHARLOTTE, NC 28269
 PHONE 704.363.7375

WALDEN PONDS SUBDIVISION
 DEVELOPED BY:
RR MANAGEMENT COMPANY, LLC
 1220 SOUTH KING DRIVE
 CHARLOTTE, NC 28207
 P: 704.372.4821
 F: 704.372.5631

SCHEMATIC SITE PLAN

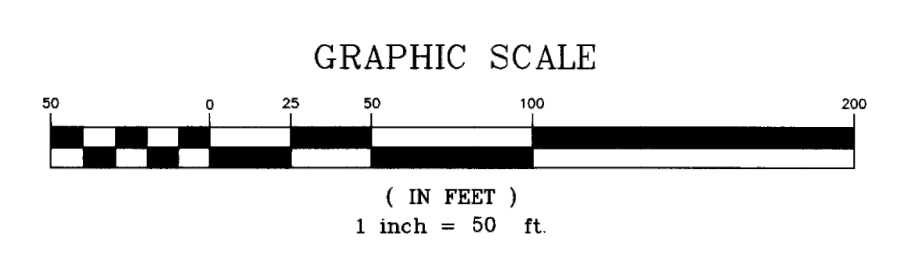
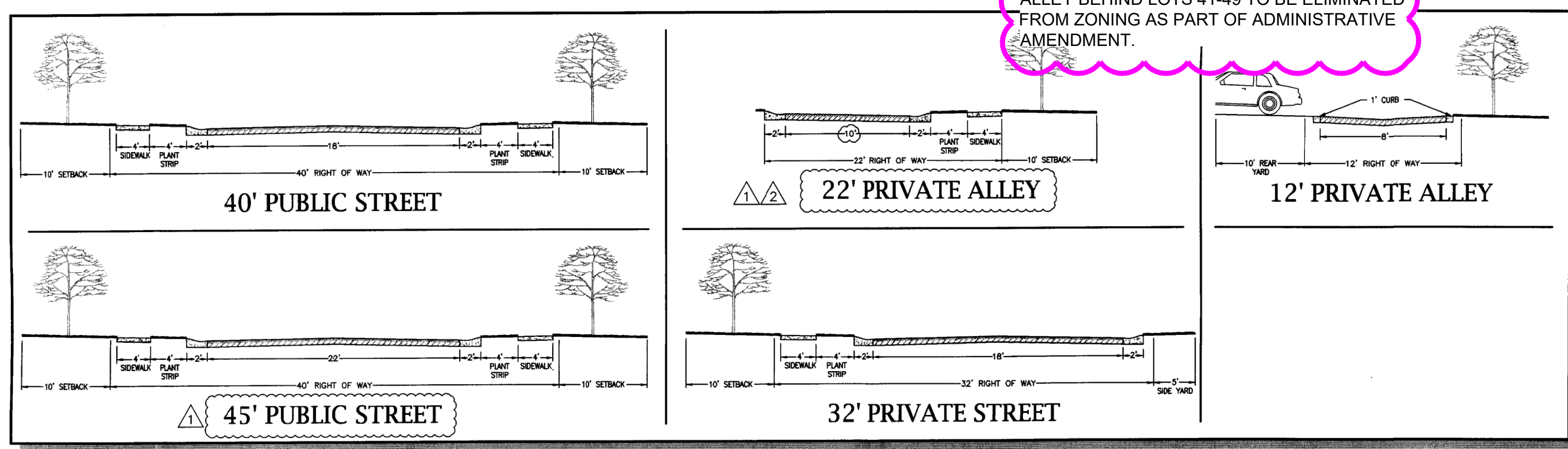
REVISIONS

NO.	DATE	STAFF	COMMENTS
1	12/16/04		STAFF COMMENTS
2	2/16/05		STAFF COMMENTS
3	2/18/05		STAFF COMMENTS

CAD FILE: 2004-002 REZN.DWG
 PROJECT NO.: 2004-002
 DESIGNED BY: JDM
 DATE: SEPTEMBER 27, 2004

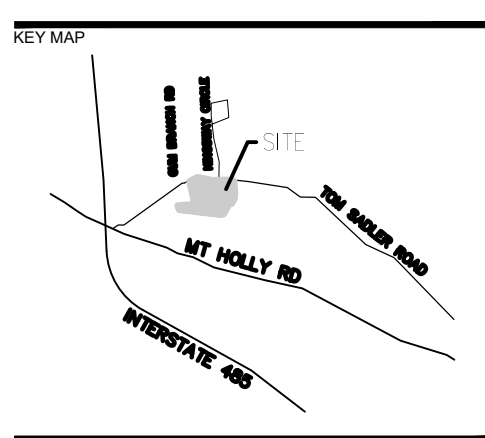
RZ2.0

FOR PUBLIC HEARING
REZONING PETITION #2005-06



THE DEVELOPMENT DEPICTED ON THIS REZONING SCHEMATIC SITE PLAN IS MERELY SCHEMATIC IN NATURE AND INTENDED ONLY TO ILLUSTRATE THE POSSIBLE ARRANGEMENT OF USES AND DEVELOPMENT ON THE SITE. THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS, INCLUDING THE BUILDINGS, SHALL BE ESTABLISHED DURING THE DESIGN PHASE AND SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ZONING ORDINANCE, APPLICABLE CODE REQUIREMENTS AND THE DEVELOPMENT CRITERIA CALLED OUT ON THE TECHNICAL DATA SHEET OF THESE REZONING PLANS, AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. IT IS UNDERSTOOD THAT MODIFICATIONS ARE ALLOWED PER SECTION 6.206(2) OF THE ZONING ORDINANCE.

OVERVIEW



NOT FOR CONSTRUCTION

WALDEN PONDS SUBDIVISION

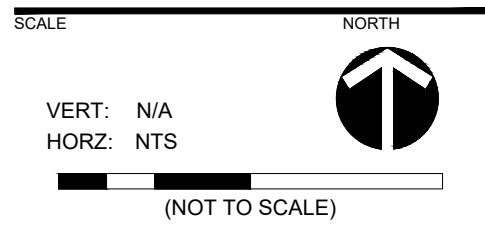
CHARLOTTE MECKLENBURG HOUSING PARTNERSHIP
 4601 CHARLOTTE PARK DRIVE SUITE 350
 CHARLOTTE, NC 28217

LANDDESIGN PROJ# 1019295

REVISION / ISSUANCE

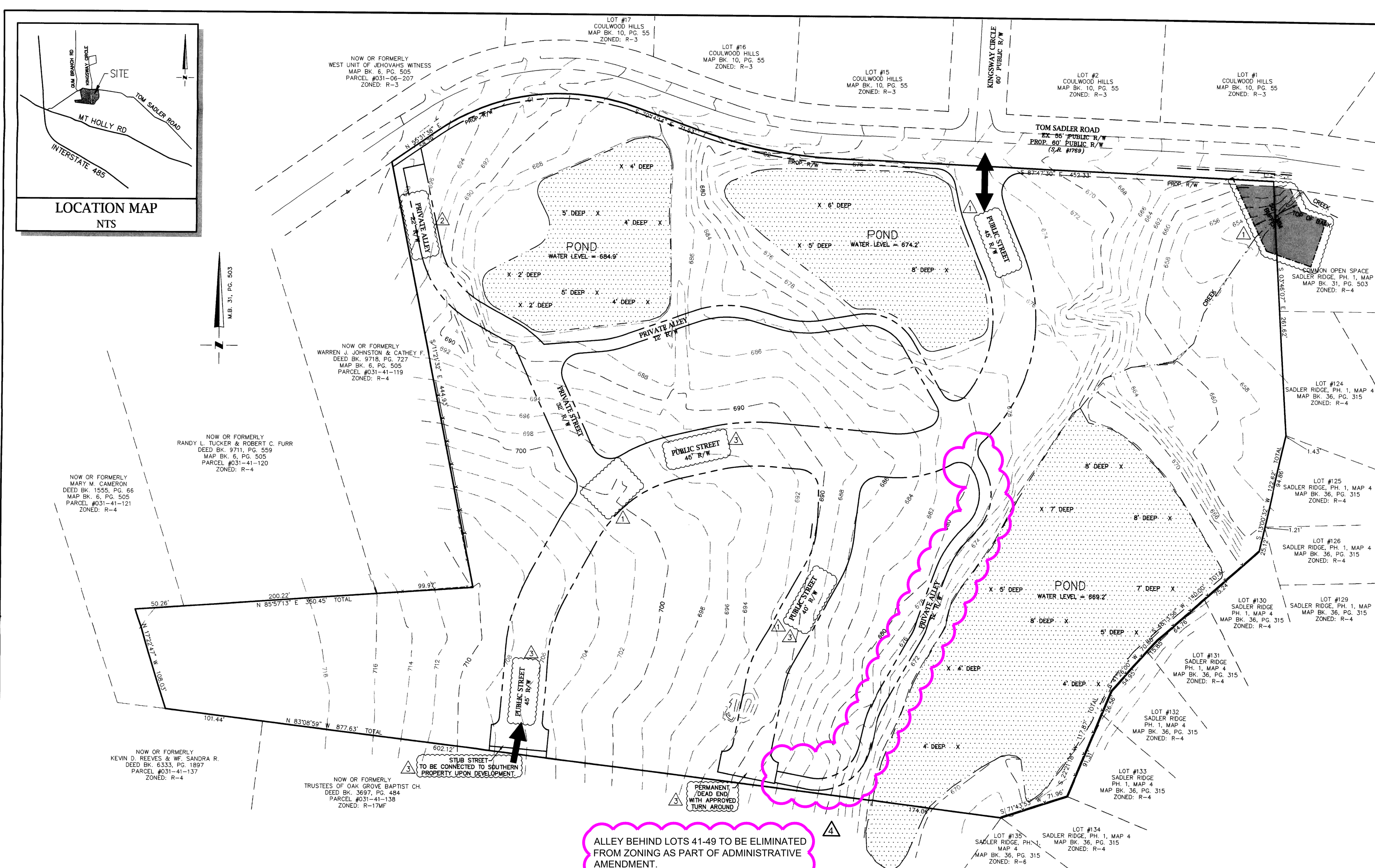
NO.	DESCRIPTION	DATE
4	ADMINISTRATIVE AMENDMENT	10.1.19

DESIGNED BY: N/A
 DRAWN BY: JMH
 CHECKED BY: FJM



SHEET TITLE: **ADMINISTRATIVE AMENDMENT**

SHEET NUMBER: **AA-1.0**



TAX PARCEL NUMBER: 031-411-18
 SITE ACREAGE: 13.362 AC
 CURRENT ZONING: R-4 LW-PA
 PROPOSED ZONING: MX-1 LW-PA INNOVATIVE
 PROPOSED DENSITY: 3.83 AC
 DEVELOPMENT TYPE: LOW DENSITY OPTION (24% IMPERVIOUS AREA) RESIDENTIAL (DETACHED)
 PROPOSED USE: 53
 TOTAL UNITS: 53
 TYPICAL LOT WIDTHS: 30', 35' & 40'
 SIDE YARD: 3'
 FRONT SETBACK: 10'
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 PERIMETER (LOTS 15-20):
 PERIMETER LOTS REAR SETBACK: 20'

DEVELOPMENT SUMMARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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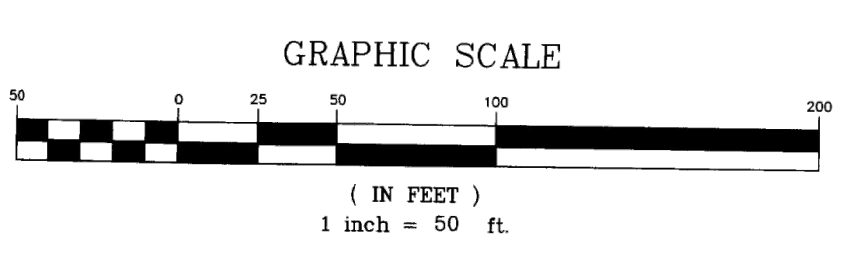
WALDEN PONDS SUBDIVISION
 DEVELOPED BY:
RR MANAGEMENT COMPANY, LLC
 1220 SOUTH KING DRIVE
 CHARLOTTE, NC 28207
 P: 704.372.4821
 F: 704.372.5631

TECHNICAL DATA SHEET

REVISIONS		
1	12/16/04	STAFF COMMENTS
2	2/16/05	STAFF COMMENTS
3	2/18/05	STAFF COMMENTS

CAD FILE: 2004-002 REZN.DWG
 PROJECT NO.: 2004-002
 DESIGNED BY: JDM
 DATE: SEPTEMBER 27, 2004

Attached to Administrative
Approval
John A. Fortune
Solomon A. Fortune



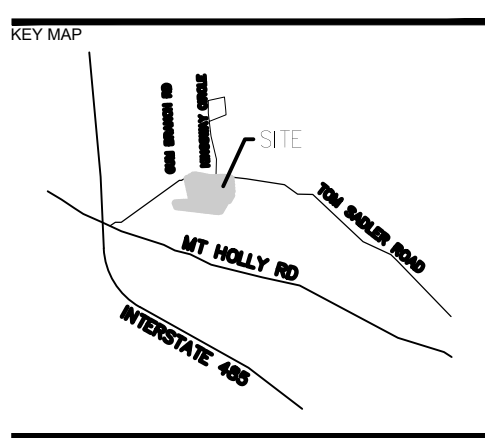
- DEVELOPMENT STANDARDS**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 - The use of the site will be for the construction of single-family detached homes on individual lots along with related accessory uses under the MX-1 district standards. None of the property covered by the restrictions of this petition may be used for any non-residential use. The Petitioner will limit development of the site to comply with the 24% impervious cover requirements of the Lake Wylie watershed standards. The site will be designed to utilize one or more of the existing small ponds as part of the water management for the site to the extent practical.
 - Any detached lighting on the site will be limited to 20 feet in height unless City standards require streetlights to be higher. The Petitioner will install pedestrian scale lighting as part of the streetscape improvements.
 - Signage will be permitted in accordance with applicable Zoning standards.

- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Access will be provided by a street connection to Tom Sadler Rd and by future connections to other properties.
- The open space on the site will be devoted primarily to passive recreation and may include a combination of site elements including trails, seating and viewing areas, and small gathering spaces or structures such as a gazebo or shelter. The size of the site and the nature of the site with its extensive open space, lakes, and tree save areas preclude the establishment of a significant active open space component.
- The Petitioner reserves the right to install a decorative fence or combination of a decorative fence and landscaping along the east side of the site as generally depicted on the technical data sheet as part of the overall site development and landscaping. In addition, the Petitioner will install a fence or wall along the rear lot lines of the 5 lots along the western side of the site as generally depicted on the technical data sheet to provide a physical and visual separation between these lots and the existing single family home on the adjoining tract. The Petitioner may supplement this fence or wall with additional landscaping as part of the overall site development and landscaping.
- The Petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:

- Street right-of-way widths,
 - Street type, dimensions, and construction standards,
 - Minimum lot size,
 - Setbacks, side, and rear yards,
 - Lot width, and
 - Open space elements, but not minimum amount of open space.
- In conjunction with community input, the Petitioner will establish the following building and design guidelines for the homes to be built on the site. These details will be added to the covenants and restrictions that will govern the development and use of the site.
 - The minimum floor area for any home constructed on the site will be 1,600 sq. ft.
 - All of the homes will have 9' ceilings on the first floor.
 - All of the homes will have at least one enclosed garage.
 - In addition to normally expected rooms such as kitchens, bathrooms, formal rooms, or family rooms, the homes will have three rooms that could be used as bedrooms or for other purposes, such as a den, study, or home office.
 - All homes will be wired for phone and cable service. Optional wiring for security, audio, video, or other systems may also be included. Fireplaces will also be an option in all homes.
 - The homes will have a 9/12 residential roof pitch on the main portion of the structure (excluding design elements such as porches, dormers, etc.) and may use a variety of roofing materials.
 - No garage entrance will be located within 20' of the outside edge of the sidewalk.

- The exterior siding of all homes exclusive of doors, windows and window frames, dormers, and gables, will be composed of a combination of building materials including brick, stone, or other similar durable masonry product, wood, or other durable product, and will exclude the use of vinyl siding.
 - The development will be furnished with uniform mailboxes.
 - No commercial vehicle parking will be permitted.
 - A home owners association will be established for the entire community to enforce these and other covenants and restrictions.
 - Any homes that may be constructed on a slab foundation will be constructed so that the portion of the foundation that faces the street will have the appearance of a raised foundation through the use of brick, stone, or other similar products, which will also be used for foundation treatment elsewhere in the development.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

ALLEY BEHIND LOTS 41-49 TO BE ELIMINATED FROM ZONING AS PART OF ADMINISTRATIVE AMENDMENT.



NOT FOR CONSTRUCTION

WALDEN PONDS SUBDIVISION
 CHARLOTTE MECKLENBURG HOUSING PARTNERSHIP
 4601 CHARLOTTE PARK DRIVE SUITE 350
 CHARLOTTE, NC 28217

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
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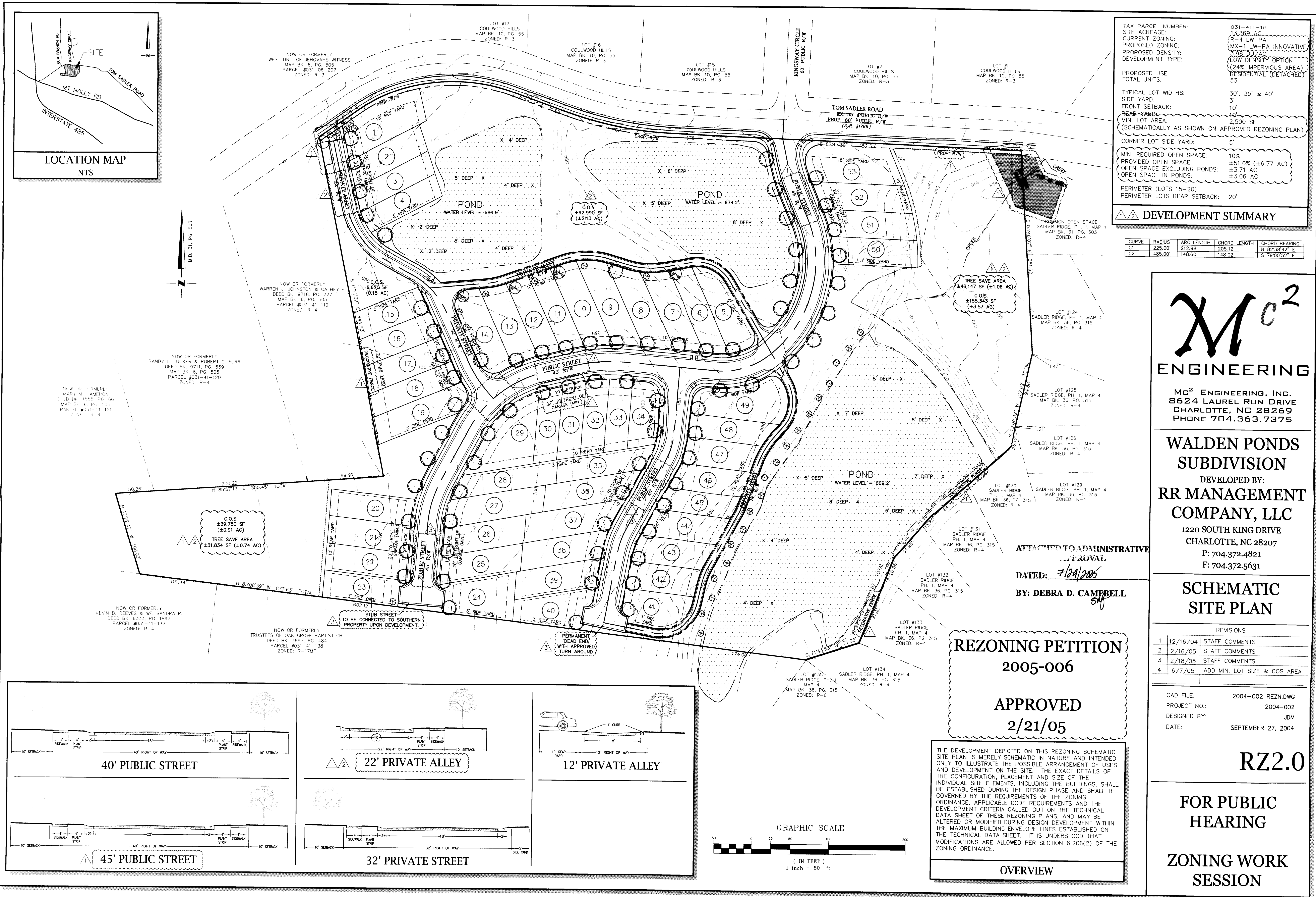
DESIGNED BY: N/A
 DRAWN BY: JMH
 CHECKED BY: FJM

VERT: N/A
 HORZ: NTS

(NOT TO SCALE)

SHEET TITLE
ADMINISTRATIVE AMENDMENT

SHEET NUMBER
AA-1.1



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SCHEMATIC SITE PLAN

REVISIONS

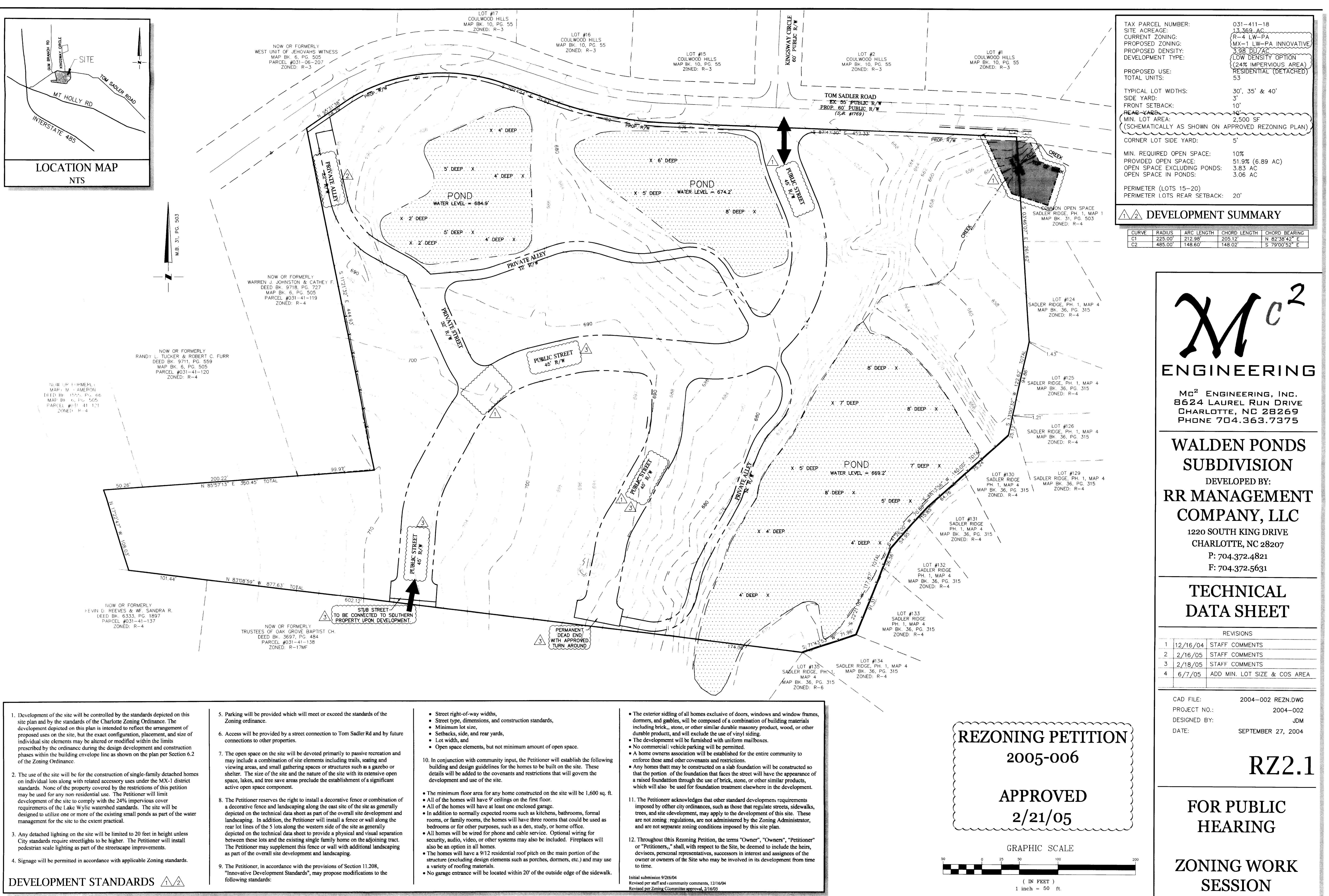
1	12/16/04	STAFF COMMENTS
2	2/16/05	STAFF COMMENTS
3	2/18/05	STAFF COMMENTS
4	6/7/05	ADD MIN. LOT SIZE & COS AREA

CAD FILE: 2004-002 REZN.DWG
PROJECT NO.: 2004-002
DESIGNED BY: JDM
DATE: SEPTEMBER 27, 2004

RZ2.0

FOR PUBLIC HEARING

ZONING WORK SESSION



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TECHNICAL DATA SHEET

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4	6/7/05	ADD MIN. LOT SIZE & COS AREA

CAD FILE: 2004-002 REZN.DWG
PROJECT NO.: 2004-002
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DATE: SEPTEMBER 27, 2004

RZ2.1

FOR PUBLIC HEARING

ZONING WORK SESSION

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: July 26, 2005

TO: Katrina Young,
Interim Zoning Administrator

FROM: Debra Campbell,
Planning Director



SUBJECT: Innovative Site Plan Approval for Petition No. 2005-006 by RR Management
Comp., LLC

Attached is an innovative site plan for Petition No. 2005-006. This plan proposes an innovative standard to allow a minimum lot size of 2500 square foot. Additionally, the limits of the common open space and tree save have been modified to accommodate the roadway alignments and lot adjustments.

The Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved this innovative site plan on June 29, 2005. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.