



Charlotte-Mecklenburg Planning Department

DATE: April 20, 2016

TO: Shannon Frye
Subdivision Administrator

FROM: Solomon Fortune
Planner

bfj

SUBJECT: Innovative Request Approval: 2015-022 (Rea Farms)

On April 25, 2016 the Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved an Innovative Request by Mark Kime for a portion of the Rea Farms Development, Rezoning Petition 2015-022. Listed below are the approved innovative provisions:

- To allow residential units may front on public open space as long as they are publicly accessible from an alley and meet all City of Charlotte Fire Code Regulations.
- Allow the Maximum building coverage for detached dwellings shall be 70 percent

Note:

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

DEVELOPMENT SUMMARY:

PARCEL ID: 22917101 - 118.81 ACRES (PORTION)
22917120 - 34.69 ACRES

REZONING PETITION: 2015-022

DEVELOPER: CALATLANTIC HOMES
6701 CARMEL ROAD
SUITE 425
CHARLOTTE, NC 28226
CONTACT: FRED MATRULLI
(704) 759-6040
fred.matrulli@calatl.com

OWNER: REA FARMS DEVELOPMENT LLC
4725 FREDMONT ROW DRIVE
SUITE 800
CHARLOTTE, NC 28210

TOTAL SITE RESIDENTIAL ACREAGE: 139.45 ACRES
MX-1 ZONING: 134.69 ACRES (PID 22917120)
MUDD-O ZONING: 14.76 ACRES (PID 22917101)

| | | |
|-------------------------------|------|--------|
| PROPOSED UNITS: | MX-1 | MUDD-O |
| 60 SINGLE-FAMILY DETACHED: | 33 | 8 |
| 40 SINGLE-FAMILY DETACHED: | 81 | 9 |
| 22 TOWNHOMES: | 50 | 13 |
| VILLAGE COLLECTION TOWNHOMES: | 2 | 72 |
| TOTAL PROPOSED UNITS: | 146 | 102 |

TOTAL PROPOSED UNITS: 248

SUPPLEMENTAL REGULATIONS:

| | | |
|-------------------------------|----------------------------------|----------------------------------|
| MINIMUM LOT SIZE: | MX-1 | MUDD-O |
| MINIMUM LOT WIDTH (DETACHED): | 3,800 SF | N/A |
| MINIMUM LOT WIDTH (ATTACHED): | 35' | N/A |
| FRONT SETBACK (DETACHED): | 22' | N/A |
| FRONT SETBACK (ATTACHED): | 14' FROM BACK OF SIDEWALK OR RAW | 14' FROM BACK OF SIDEWALK OR RAW |
| SIDE YARD SETBACK (DETACHED): | 10' FROM BACK OF SIDEWALK OR RAW | 20' FROM BACK OF CURB |
| SIDE YARD SETBACK (ATTACHED): | 5' | N/A |
| REAR YARD SETBACK: | 10' BETWEEN UNITS | 10' BETWEEN UNITS |
| MAXIMUM BUILDING COVERAGE: | 20' | 0' |
| | 70% | N/A |

NOTES:

1. THE PORTION OF THE SITE ZONED MUDD-O CANNOT FALL UNDER THE INNOVATIVE PROVISIONS OF THE APPROVED REZONING PETITION OR THIS DOCUMENT.
2. THE PORTION OF THE SITE ZONED MUDD-O SHALL BE SUBJECT TO MINIMUM ORDINANCE REQUIREMENTS AND ALL SINGLE-FAMILY HOMES WILL BE REQUIRED TO FRONT ONTO A PUBLIC RIGHT OF WAY.
3. FRONT LOADED OR REAR LOADED GARAGES WILL BE REQUIRED TO PROVIDE A 20 FOOT SETBACK FROM THE BACK OF SIDEWALK.
4. ALL OTHER CONDITIONAL NOTES, ZONING, SUBDIVISION, AND TREE ORDINANCES SHALL APPLY TO THE SITE.

TREE SAVE REQUIREMENTS:

MX-1 TREE SAVE REQUIREMENTS:
TREE SAVE REQUIRED: 13.47 ACRES (10.00%)
ON-SITE TREE SAVE PROVIDED: 14.47 ACRES (12.88%)

MUDD-O TREE SAVE REQUIREMENTS:
TREE SAVE REQUIRED: 10.48 ACRES (10.00%)
ON-SITE TREE SAVE PROVIDED: TREE SAVE, TREE MITIGATION AND TREE ENHANCEMENT PROVIDED AS PART OF THE PHASE I MASTER INFRASTRUCTURE PACKAGE.

PCO NATURAL AREA REQUIREMENTS:

TOTAL SITE ACREAGE: 139.45 ACRES
PROPOSED BUA GREATER THAN 50%:
REQUIRED PCO NATURAL AREA: 13.945 ACRES (10.00%)

PCO NATURAL AREA:
PLANTING STRIPS (75% CREDIT): 11.45 ACRES (1.09 ACRES COUNTED)
TOTAL NATURAL AREA: 17.65 ACRES (19.39%)

APPROVED INNOVATIVE DEVELOPMENT STANDARDS FOR THE MX-1 AREA
PER REZONING PETITION 2015-022

THE FOLLOWING PROVISIONS SHALL APPLY TO THE PORTIONS OF THE SITE DESIGNATED MX-1 ON THE TECHNICAL DATA SHEET:

a. THE PETITIONER HEREBY SEEKS THE FOLLOWING INNOVATIVE DEVELOPMENT STANDARDS IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE WITHIN THE MX-1 AREAS, TO ACCOMMODATE A VARIETY OF SETBACK AND YARD WIDTHS AND OTHER DEVELOPMENT ELEMENTS SO AS TO ALLOW FOR A PEDESTRIAN FRIENDLY RESIDENTIAL DEVELOPMENT.

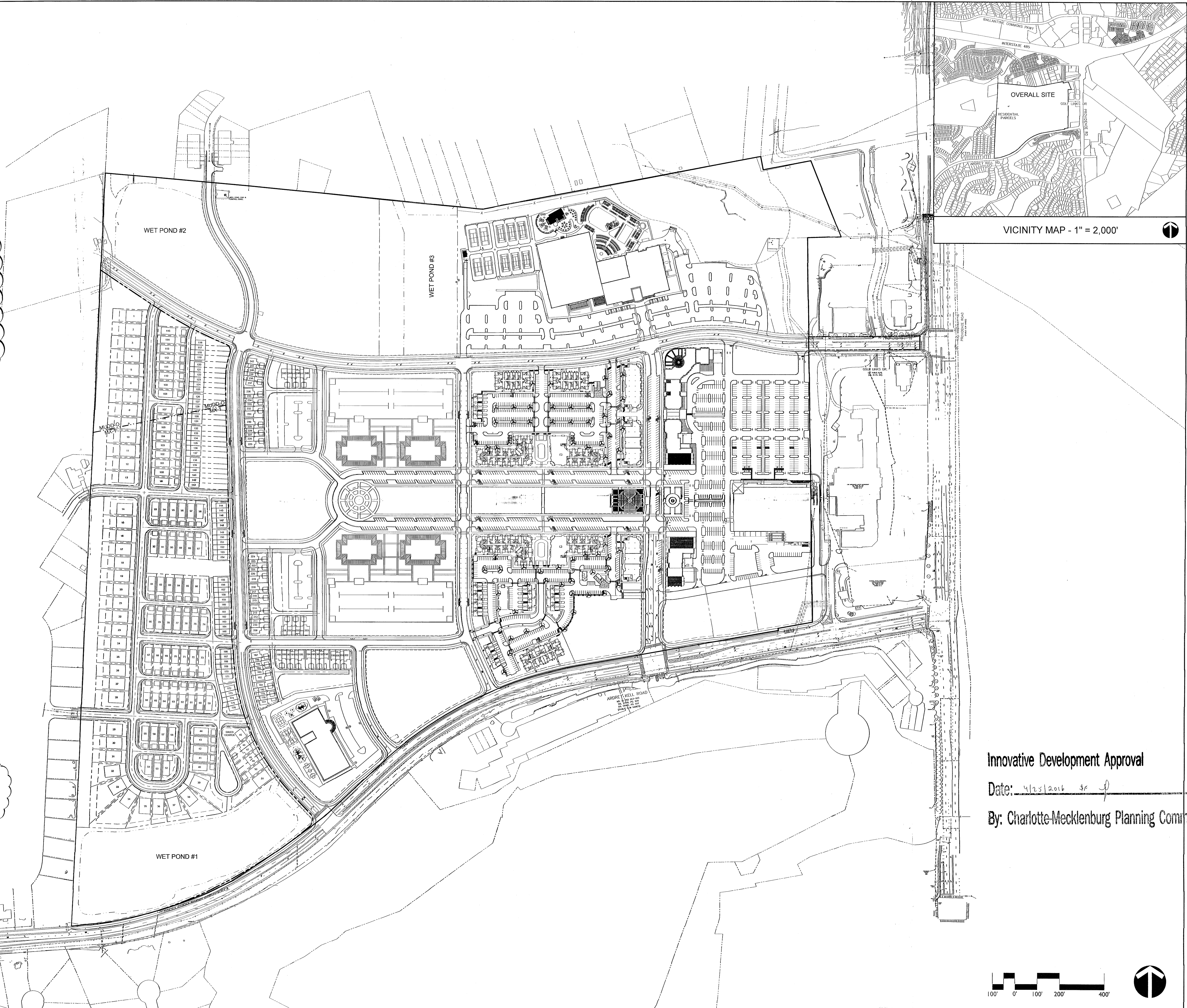
1. MINIMUM LOT SIZE FOR DETACHED DWELLINGS SHALL BE 3,800 SQUARE FEET, HOWEVER LOTS ABUTTING STONE CREEK RANCH SHALL EXCEED 9,000 SQUARE FEET.
2. MINIMUM LOT WIDTHS FOR DETACHED DWELLINGS SHALL BE 35 FEET, HOWEVER LOTS ABUTTING STONE CREEK RANCH SHALL BE AT LEAST 60 FEET IN WIDTH.
3. MINIMUM SIDE YARDS FOR DETACHED DWELLINGS SHALL BE 5 (FIVE) FEET.
4. MINIMUM REAR YARDS FOR DETACHED DWELLINGS SHALL BE 20 (TWENTY) FEET, HOWEVER LOTS ABUTTING STONE CREEK RANCH SHALL PROVIDE REAR YARDS OF AT LEAST 35 FEET.
5. MINIMUM FRONT SETBACKS FOR DETACHED DWELLINGS SHALL BE 14 (FOURTEEN) FEET AS MEASURED FROM PROPOSED RIGHT-OF-WAY OR BACK OF SIDEWALK (WHICHEVER IS GREATER).
6. MINIMUM LOT WIDTHS FOR ATTACHED DWELLINGS SHALL BE 22 (TWENTY TWO) FEET, HOWEVER ATTACHED DWELLINGS SHALL ONLY BE PERMITTED ADJACENT TO PUBLIC STREET C AND ALONG THE EXTENSION OF PUBLIC STREET B; AND
7. RESIDENTIAL USES MAY FRONT ON PRIVATE STREETS AS LONG AS THEY ARE PUBLICLY ACCESSIBLE.

b. IN ADDITION, THE PETITIONER RESERVES THE RIGHT TO MODIFY THE INNOVATIVE DEVELOPMENT STANDARDS DESCRIBED ABOVE OR SEEK OTHER INNOVATIVE DEVELOPMENT STANDARDS IN THE FUTURE PURSUANT TO THE APPLICABLE PROCESS SET FORTH IN THE ORDINANCE.

ADDITIONAL INNOVATIVE DEVELOPMENT STANDARDS:

IN ADDITION, THE PETITIONER SEEKS THE INNOVATIVE PROVISIONS DESCRIBED BELOW IN ORDER TO FURTHER SUPPORT THE ORIGINAL INTENT OF A SMALL LOT RESIDENTIAL VILLAGE WITHIN A LARGER MIXED USE PROJECT:

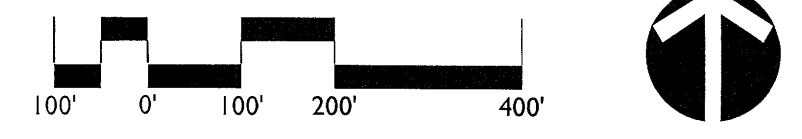
1. RESIDENTIAL USES MAY FRONT ON PUBLIC OPEN SPACE AS LONG AS THEY ARE PUBLICLY ACCESSIBLE FROM AN ALLEY AND MEET ALL CITY OF CHARLOTTE FIRE CODE REQUIREMENTS.
2. THE MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS SHALL BE 70%.



Innovative Development Approval

Date: 4/25/2016

By: Charlotte-Mecklenburg Planning Commission



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www.LandDesign.com



4/22/16

CALATLANTIC AT REA FARMS
SINGLE-FAMILY RESIDENTIAL
CHARLOTTE | NC | MECKLENBURG COUNTY
CONCEPT PLAN - MARCH 7, 2016

REVISIONS:
04/22/16 - PER STAFF COMMENT

DATE: APRIL 8, 2016
DESIGNED BY: MEK
DRAWN BY: MEK
CHECKED BY: NST
SCALE: 1"=200'
PROJECT #: 1015400
SHEET #:
EX-1.0