

RZP-2021-097

7716 THE PLAZA, CHARLOTTE NC 28215

12/22/2021 10:02:54 AM



General Notes

[Discipline: CHARLOTTE WATER]

Note

Summary: Water and sewer service is accessible for this rezoning boundary.

Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along The Plaza.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along The Plaza.

Development is encouraged to contact Installation Development Services at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions).
Comments: Will need to acquire CAP. Has direct water access but has no direct sewer access. Will need to extend sewer to serve your site. Submit plans to donated project for plan review. Depending on the required public street network, you will need to extended public water/sewer to serve the site.

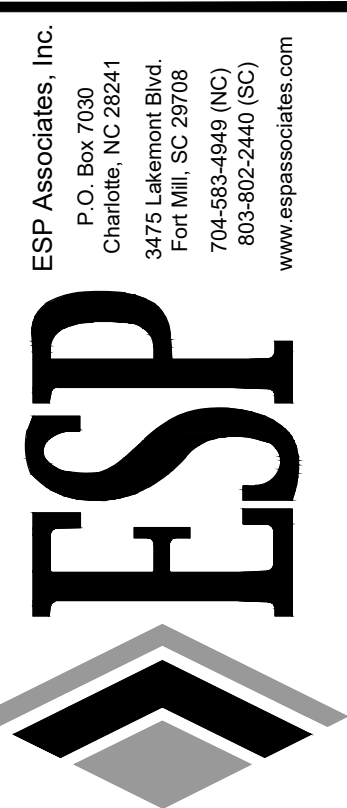
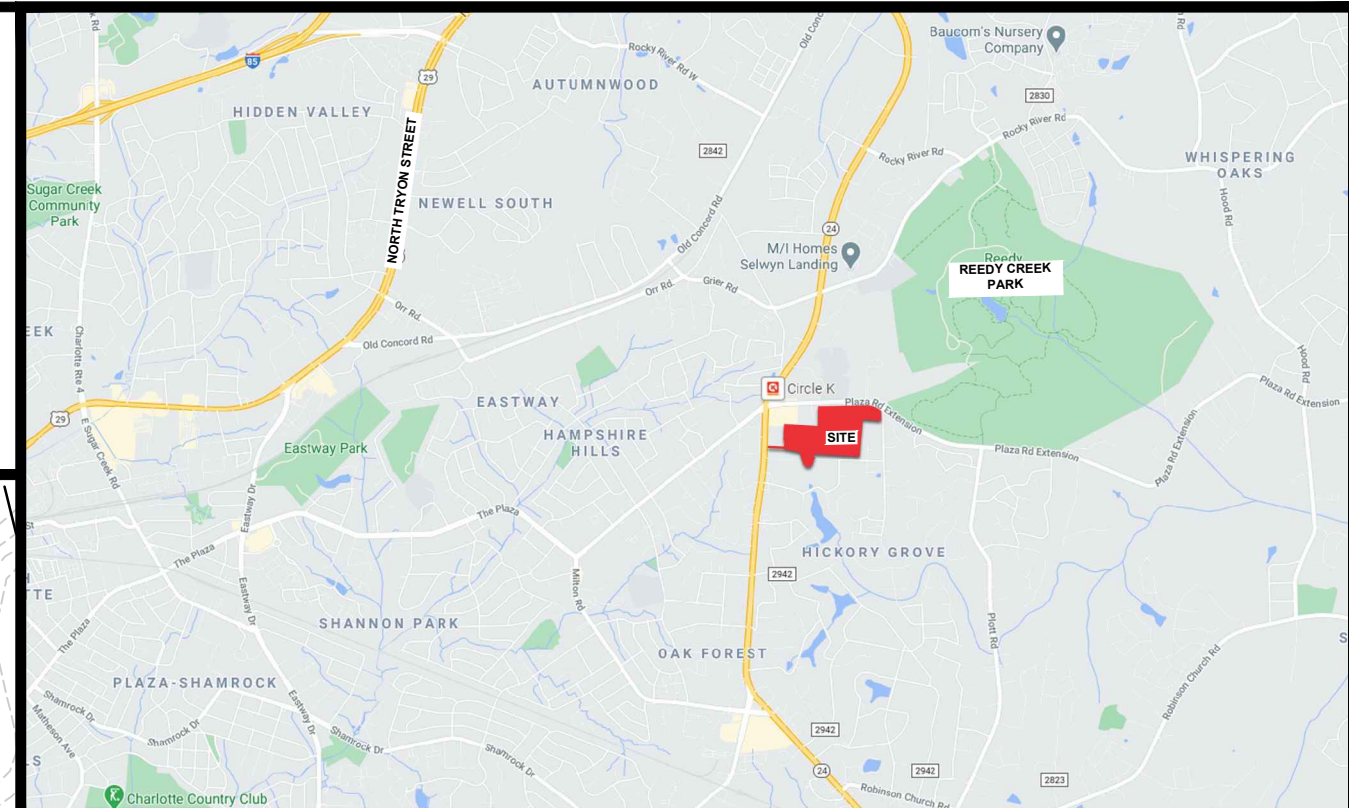
Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-2854 for further information on reserving capacity up to 24 months.

This sheet indicates the findings of a cursory review of Utilities System Information for the presence or absence of public water or wastewater infrastructure only. The findings do not imply available capacity in water and sanitary sewer lines, pump stations, or treatment facilities. Reservation of capacity is achieved through the Charlotte Water's Capacity Assurance Program.

COX MEDIA PROPERTY

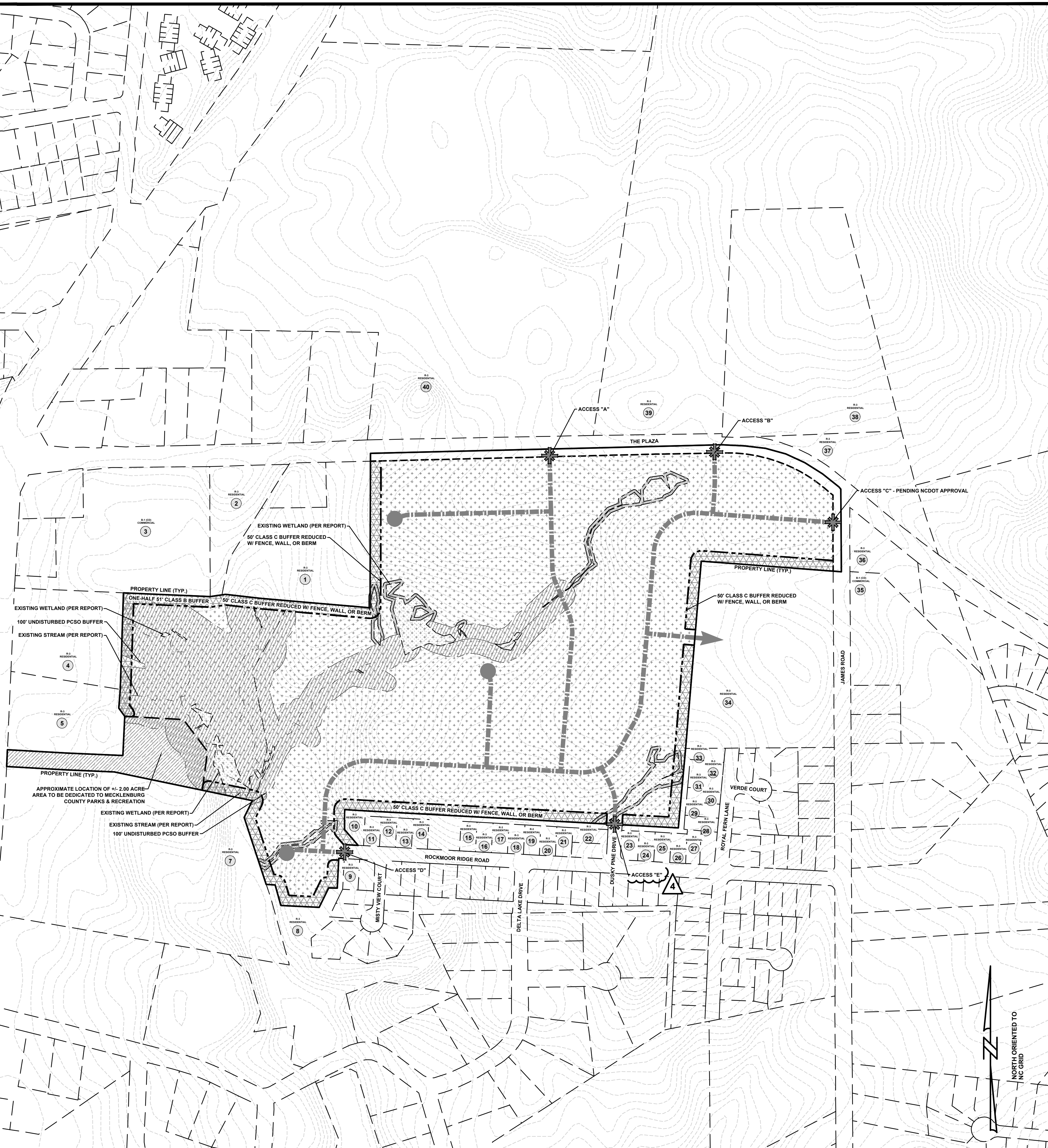
Conditional District Rezoning - Petition # 2021-097

Located In:
 City of Charlotte, North Carolina



Property Owner:		
PID:	Owner:	Zoning:
10709102	COX MEDIA GROUP LLC	R-3
10709107	GEOSAM CAPITAL US GEORGIA, LLC	MX-2
10709116	GEOSAM CAPITAL US GEORGIA, LLC	MX-2

Adjacent Property Owners:			
Ref. Number	PID:	Owner:	Zoning:
1	10709103	MARVIN STEVEN HAGLER, RANDY LEE HAGLER, & DONNA HAGLER MCGRAW	R-3
2	10709104	CHARLES C JR DAVIS & GLORIA M DAVIS	R-3
3	10709110	PLAZA PARK PROPERTIES LLC	B-1 (CD)
4	10709114	UNITED STATES POSTAL SERVICE	R-3
5	10709115	UNITED STATES POSTAL SERVICE	R-3
6	10708106	CHARLOTTE HOLDINGS 207 LLC	R-12MF(CD)
7	10709113	CHARLOTTE NORTHSIDE CHURCH OF CHRIST	R-3
8	10709258	INC HERON'S POND HOMEOWNERS ASSO	R-3
9	10709257	THOMAS SR FLEMING & MELINDA FLEMING	R-3
10	10709301	INC HERON'S POND HOMEOWNERS ASSO	R-3
11	10709302	SHARON E ROYAL & WARREN ROYAL	R-3
12	10709303	KENDRA JOHNSON	R-3
13	10709304	MBILANZAMBI MANSEKA	R-3
14	10709305	RASHAD HUNT	R-3
15	10709308	PHILLIP D HARRISON & JANET Y HARRISON	R-3
16	10709309	KATHERINE L BROWNING	R-3
17	10709310	DIANORA JONES SHEALY & MERLE SHEALY	R-3
18	10709311	SHIRLEY JOHNSON	R-3
19	10709312	AMH NC PROPERTIES LP	R-3
20	10709313	TOCCARA S MILLER	R-3
21	10709314	RHAMEL BROWN & CORLISS A BROWN	R-3
22	10709316	GERARDO GARCIA FIGUEROA	R-3
23	10709401	LANCY SUN	R-3
24	10709402	CARLOS ROJAS & MERCEDES BENJAMIN ROJAS	R-3
25	10709403	AMH NC PROPERTIES LP	R-3
26	10709404	RIKESH SONAWA	R-3
27	10709405	DEAN JOHNSON	R-3
28	10709407	ESPERANZA T ALAVAREZ	R-3
29	10709408	PROGRESS RESIDENTIAL BORROWER 5 LLC	R-3
30	10709409	SINCERITY INVESTMENTS LLC	R-3
31	10709410	TANGELA M JOHNSON & DERRICK W SR JOHNSON	R-3
32	10709411	SHERYL MASSEY	R-3
33	10709412	INC HERON'S POND HOMEOWNERS ASSO	R-3
34	10709101	SMELLY CAT COFFEEHOUSE LLC	R-3
35	10720107	TERRY L DENNIS & SHEILA PHILLIPS	B-1 (CD)
36	10720106	DONALD EUGENE BOWERS & CECILE S BOWERS	R-3
37	10509131	JDSI LLC	R-3
38	10509123	CITY OF CHARLOTTE & C/O REAL ESTATE DIVISION	R-3
39	10509124	COX MEDIA GROUP LLC	R-3
40	10509129	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	R-3



Vicinity Map

Not to Scale

Site Data	
Tax Parcel:	10709102, 10709107, & 10709116
Total Acreage:	Approx. +/- 56.97 Acres
Proposed Park Dedication:	Approx. +/- 2.00 Acres
Remaining Site Acreage:	Approx. +/- 54.97 Acres
Location:	City of Charlotte, NC
Zoning:	Existing: MX-2 & R-3 Proposed: R-8MF (CD)
Land Use:	Existing: Vacant Proposed: Single Family Residential (Attached)
Total Potential Units:	Up to 260 Single Family Attached (Townhome) Units
Proposed Density:	+/- 4.73 DU/AC*
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	Required: 50% of the site area for General Open Space 400 SF Private Open Space or 10% Useable Common Open Space
Tree Save:	Required: +/- 13.74 Acres (25%) Minimum* Provided: +/- 19.24 Acres (35%)

General Notes

- Base information provided by "ALTANSIPS Land Title Survey" provided by ESP Associates, INC. dated 09/03/2021, "ALTANSIPS Land Title Survey" provided by ESP Associates, INC. dated 04/15/2021, and Mecklenburg County GIS Data and should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panel 3710458500K effective date of study 2/19/2014.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by "Jurisdictional Boundaries" provided by Carolina Wetland Services dated 03/09/2021, "Flag Map" provided by Carolina Wetland Services dated 07/16/2021, and Mecklenburg County GIS data. For purposes of preparation of this Conditional District Rezoning, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Conditional District Rezoning will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-until loss may occur.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save
 Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Legend

- Residential Development Area - Building & Parking Envelope
- Proposed Area to be Dedicated to Mecklenburg County Parks & Recreation
- 56' Public ROW
- Proposed Access Location
- Proposed Buffer
- Proposed Stub Connection

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	3/31/2021	12/06/2021
2 of 3	TECHNICAL DATA	3/31/2021	12/06/2021
3 of 3	MASTER PLAN	3/31/2021	12/06/2021

GRAPHIC SCALE

(IN FEET)
 1 inch = 200 ft.

811
 Know what's below.
 Call before you dig.

NO.	DATE	REVISION	REVISION PER STAFF COMMENTS			
			BY	EL	EL	EL
1	9/13/2021	REVISED PER STAFF COMMENTS				
2	11/01/2021	REVISED PER STAFF COMMENTS				
3	11/18/2021	REVISED PER STAFF COMMENTS				
4	12/06/2021	REVISED PER STAFF COMMENTS				

CONCEPTUAL SITE PLAN
 REZONING PETITION #2021-097
COX MEDIA PROPERTY
 CITY OF CHARLOTTE, NORTH CAROLINA
 MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	IW08.100
ORIGINAL DATE:	3/31/2021
SHEET:	1 OF 3

U:\2020 Projects (I)\IW08 - Cox Media Property (Mattamy)\Submittal\Working Drawings\2021-12-XX_097_Rezoning_Submittal\sheet\IW08-COVR.dwg, CVR, eblog



Cox Media Property - Petition # 2021-097
Conditional District Rezoning - Development Standards - 12/06/2021

APPROVED BY CITY COUNCIL

Development Data Table:

Site Area	2/22/2021	+/- 56.98 acres
Tax Parcel:	107-091-02, 107-091-07, and 107-091-16	
Existing Zoning:	R-3 and MX-2	
Proposed Zoning:	R-8MF(CD)	
Existing Use:	Vacant	
Proposed Uses:	Up to 260 Single-family Attached (Townhome) Dwelling Units	
Maximum Building Height:	Per the Ordinance	
Parking:	Shall meet or exceed Ordinance 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 single-family attached (townhome) residential community on that approximately 56.98-acre site located on the southern side of Plaza Road Extension, west of James Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel numbers 107-091-02, 107-091-07, and 107-091-16.
- 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 R-8MF 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 be minor in nature and 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. Minor 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 260 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the R-8MF zoning district.

III. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
- As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets, and minor adjustments to the location of these streets shall be allowed during the construction permitting process in coordination with CDOT.
- Petitioner shall install curb, gutter, eight (8) foot wide planting strip and six (6) foot wide sidewalk on the Site's frontage of James Road, as generally depicted on the Rezoning Plan.
- Petitioner shall construct a 100-foot right turn lane and concrete median to enforce a right-in/right-out condition at Access B
- Petitioner shall provide 150-foot left turn lane storage and a 100' right lane storage at Access A, while maintaining a minimum 3-lane section between the school's driveway and Access A.
- Petitioner shall provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander to save existing trees.
- Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- Prior to the issuance of the first certificate of occupancy, Petitioner shall provide the proposed internal road network to sub grade and install curb, gutter, and storm pipe/drains.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's fiftieth (50th) building certificate of occupancy.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
- 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, unless a flat roof architectural style is employed.
- For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements. Porches or stoops and overhangs that extend beyond the walls of the main building footprint shall not be used in calculating the twenty (20) foot expanses for blank wall purposes. For townhomes entering the front door on the side of the home, front door area porches or stoops shall be used in calculating the twenty (20) foot expanses for blank wall purposes. Side entry porches or stoops shall be considered to be provisions or enhancements.
- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk shall be raised or lowered from the average sidewalk grade a minimum of twelve (12) to twenty-four (24) inches.

- All corner/end units where the side of the unit fronts a public or private street shall have blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for the applicable side elevation.
- All townhome units shall be provided with a garage for a minimum of one (1) car.
- 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.
- Attached dwelling units shall be limited to a maximum of five (5) townhome units per building. Five (5) unit buildings shall not be located directly adjacent to each other on the same side of the street.
- All garage doors shall minimize the visual impact by either providing a setback of twelve (12) to twenty-four (24) inches from the front wall plane or include additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Pedestrian walkways shall be provided to connect to drives which shall connect to sidewalks along public/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.
- The Petitioner shall provide improved open space area(s) within the Site of a minimum total size of 0.25 acres. Amenities shall include at least two (2) of the following enhancements: soft trails, hardscape features, seating areas, benches, and/or enhanced landscaping.

V. Park Dedication

The Petitioner shall dedicate and convey to Mecklenburg County a minimum two (2) acres for a future neighborhood park, as generally depicted on the Rezoning Plan, adjacent to the W.T. Harris Boulevard right-of-way. (If Mecklenburg County chooses not to accept the park dedication as offered, this zoning requirement shall be deemed satisfied.) Such dedication and conveyance shall occur prior to the issuance of the fiftieth (50th) certificate of occupancy for the Site. If the Petitioner makes all reasonable attempts to convey but Mecklenburg County Park and Recreation does not accept such conveyance, this commitment shall be satisfied.

VI. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- The Petitioner shall comply with the Charlotte Tree Ordinance.

VII. 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.

ESP Associates, Inc.
P.O. Box 7003
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espasociates.com



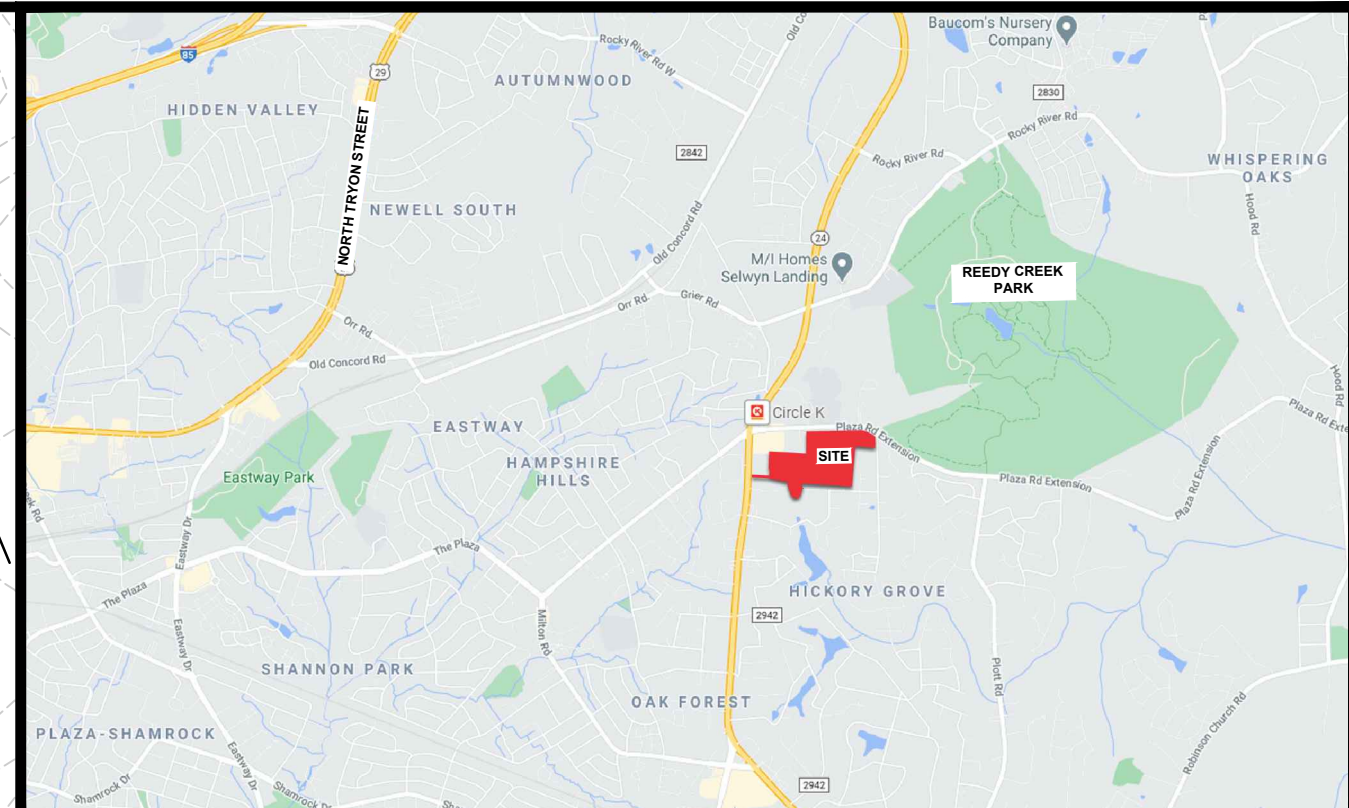
NO.	DATE	REVISION	BY
1	9/13/2021	REVISED PER STAFF COMMENTS	EL
2	11/01/2021	REVISED PER STAFF COMMENTS	EL
3	11/18/2021	REVISED PER STAFF COMMENTS	EL
4	12/06/2021	REVISED PER STAFF COMMENTS	EL

TECHNICAL DATA
REZONING PETITION #2021-097

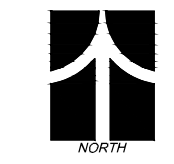
COX MEDIA PROPERTY

MATTAMY HOMES
CITY OF CHARLOTTE, NORTH CAROLINA

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	IW08.100
ORIGINAL DATE:	3/31/2021



Vicinity Map
Not to Scale



Site Data

Tax Parcel:	10709102, 10709107, & 10709116
Total Acreage:	Approx. +/- 56.97 Acres
Proposed Park Dedication:	Approx. +/- 2.00 Acres
Remaining Site Acreage:	Approx. +/- 54.97 Acres
Location:	City of Charlotte, NC
Zoning:	Existing: MX-2 & R-3 Proposed: R-8MF (CD)
Land Use:	Existing: Vacant Proposed: Single Family Residential (Attached)
Total Potential Units:	Up to 260 Single Family Attached (Townhome) Units
Proposed Density:	+/- 4.73 DU/AC*
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	Required: 50% of the site area for General Open Space 400 SF Private Open Space or 10% Useable Common Open Space
Tree Save:	Required: +/- 13.74 Acres (25%) Minimum* Provided: +/- 19.24 Acres (35%)

*NOTE: Density and Tree Save calculations based on remaining site acreage (Approx. +/- 54.97 Acres)

General Notes

- Base information provided by "ALTANSPS Land Title Survey" provided by ESP Associates, INC. dated 09/03/2021, "ALTANSPS Land Title Survey" provided by ESP Associates, INC. dated 04/15/2021, and Mecklenburg County GIS Data and should be verified for accuracy.
- All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
- Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panel 3710458500K effective date of study 2/19/2014.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by "Jurisdictional Boundaries" provided by Carolina Wetland Services dated 03/08/2021, "Flag Map" provided by Carolina Wetland Services dated 07/16/2021, and Mecklenburg County GIS data. For purposes of preparation of this Conditional District Rezoning, any potential wetland areas and stream features depicted on the plan are approved to be preliminary in nature and approximate in location. The Conditional District Rezoning will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy until loss may occur.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space / Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.


NO.	DATE	REVISION	REVISED PER STAFF COMMENTS
1	9/13/2021		REVISED PER STAFF COMMENTS
2	11/01/2021		REVISED PER STAFF COMMENTS
3	11/18/2021		REVISED PER STAFF COMMENTS
4	12/08/2021		REVISED PER STAFF COMMENTS

U:\2020 Projects (I\W08 - Cox Media Property) (Mattamy) (Submittal) Working Drawings\2021-12-XX_5th Reasoning Submittal\Sheet\W08-BASE.dwg BASE.dwg



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



MASTER PLAN	
REZONING PETITION #2021-097	
COX MEDIA PROPERTY	
CITY OF CHARLOTTE, NORTH CAROLINA	
MATTAMY HOMES	

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	IW08.100
ORIGINAL DATE:	3/31/2021
SHEET:	3 OF 3