



## Charlotte-Mecklenburg Planning, Design, & Development

**DATE:** July 7, 2022

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Alyson Craig  
Interim Planning Director

**SUBJECT:** Administrative Approval for Petition No. 1987-001C Mattox Family Trust

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.

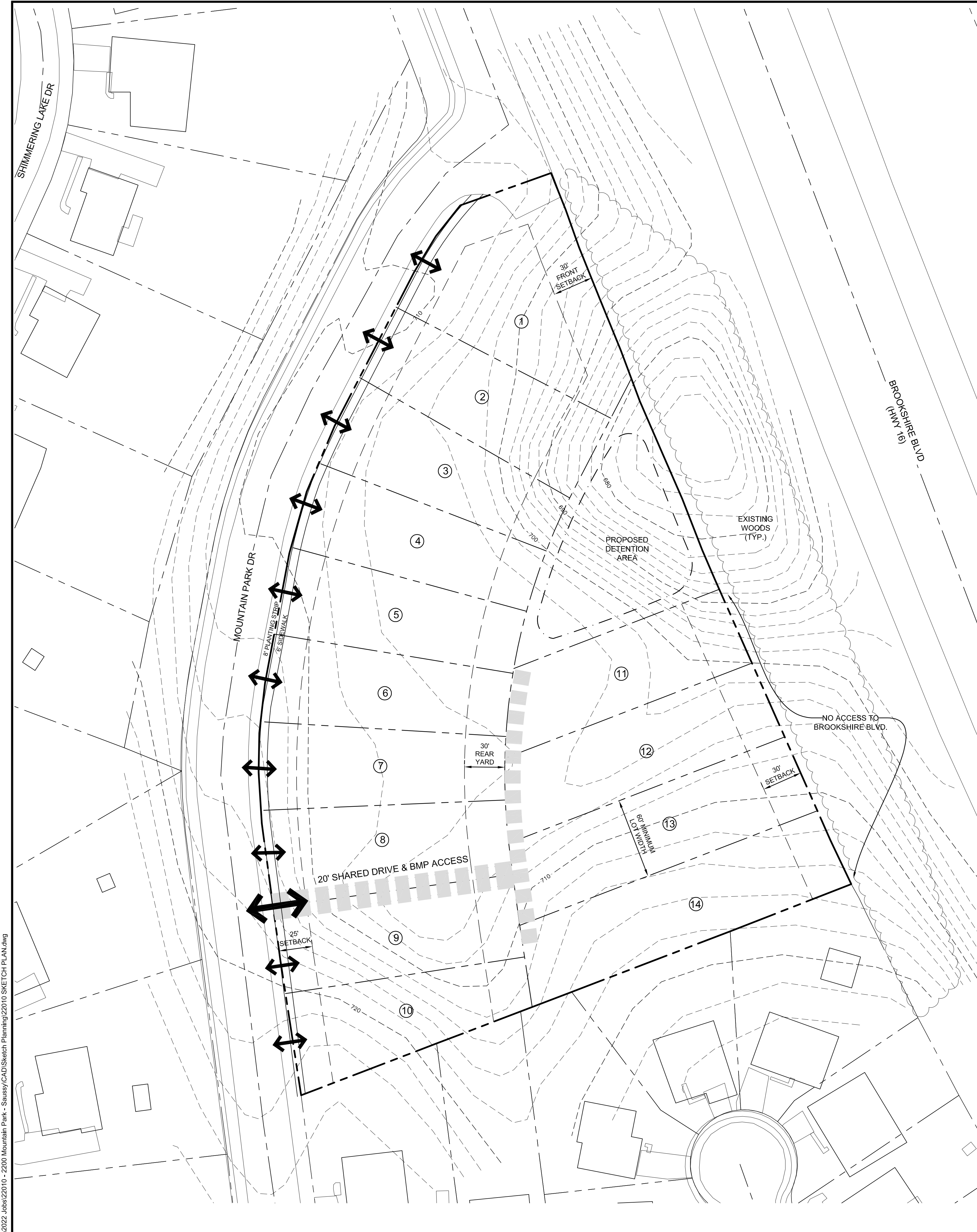
- To allow a modification to the commercial / multi-family area to allow single-family homes.

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 County Commissioners.

**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

**Signage was not reviewed as part of this request.**



ADMINISTRATIVE SITE PLAN AMENDMENT REZONING PETITION NO. 87-1(c)

DEVELOPMENT STANDARDS

These Development Standards apply to that certain vacant 4.2 acre portion of a larger tract which was rezoned by the Mecklenburg County Board of Commissioners in 1987 (See Rezoning Petition No. 87-1 (c)) and which is located west of Mountain Park Drive and the western margin of the right-of-way for Brookshire Boulevard-NC Highway 16 and north of 5 existing residential lots (the "Site").

1. GENERAL PROVISIONS

Development of the Site will be governed by these Development Standards and the provisions of the Mecklenburg County Zoning Ordinance that were applicable to the R-PUD District as of March 9, 1987 the date on which Rezoning Petition No. 87-1 (c) was approved (the "Ordinance"). Unless these Development Standards establish more stringent standards, the commercial regulations established under the Ordinance for the R-PUD Zoning District shall govern all development taking place on the Site.

2. PERMITTED USES

A. Except as otherwise prohibited below under Section 4, the Site may be devoted to single-family detached and accessory uses.

3. PROHIBITED USES

The following activities are prohibited on the Site:

- A. The storage or sale of petroleum or chemical products for commercial purposes and the storage of petroleum or chemical products over 50 gallons for personal use and stored in an approved container;
- B. The building or operation of private wastewater treatment plant discharging to Mountain Island Lake;
- C. The building or operation of a sanitary or demolition landfill;
- D. The storage of any hazardous substance as that term is defined in the Federal Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 45 U.S.C. Section 9601(14) and 42 U.S.C. Section 9602;
- E. The landfarming of petroleum contaminated soils;
- F. The maintenance of a "junkyard" as that term is defined in the North Carolina General Statutes §136-143(4); and
- G. The building or operation of commercial agricultural operations within 1,000 feet of Mountain Island Lake's full pond level.

4. LOT STANDARDS

Lot standards shall be in accordance with the standards described in the original Rezoning Petition 87-1(c):  
 Minimum Lot Area: 9,000sf  
 Minimum Lot Width: 60'  
 Minimum Setback: 25'  
 Average Setback: 30'  
 Minimum Rear Yard: 30'  
 Minimum Side Yard: 6' & 8'

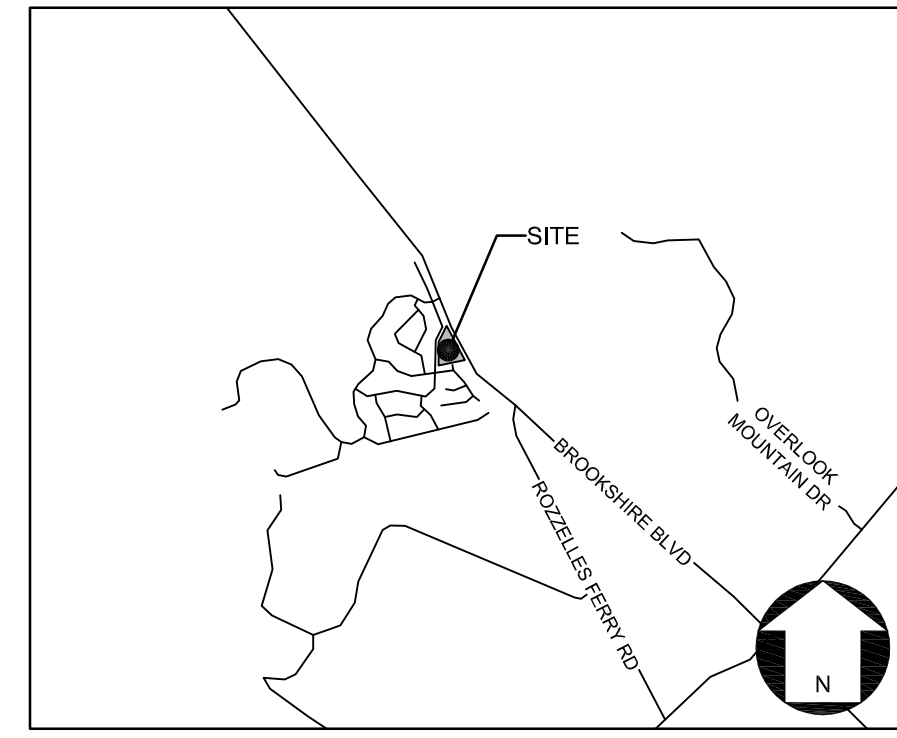
Note:  
 Lots having frontage onto Brookshire Blvd shall be prohibited from vehicular access to Brookshire Blvd and shall utilize a shared private driveway to Mountain Park Drive.  
 No accessory structures are allowed between the building line of the homes on lots #11-#14 and Brookshire Blvd. This note will be added to the preliminary subdivision plan and the recorded final plat.

5. STORM WATER TREATMENT

Storm water management shall be in accordance with the standards described in the original Rezoning Petition 87-1(c):  
 Detention basins shall be provided with a length to width ratio of approximately 2 to 1 at each of the dominant swales in the site to equalize the ten year design storm over a 24 hour period. The inlet area shall be armored against scour and the outlet weirs shall be protected so that floating debris cannot exit over the weir. Provisions for dewatering shall be made so that dredging and other maintenance can be done efficiently and provided for within the Homeowners Association covenants and restrictions.

6. STREETScape TREATMENT

The streetscape treatment along the eastern margin of Mountain Park Drive shall include large maturing trees planted 50 feet on center and a sidewalk having a width of at least 6 feet and a planting strip between the sidewalk and Mountain Park Drive having a width of at least 8 feet.



VICINITY MAP

LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR LINES
- - - PROPOSED CONTOUR LINES
- - - EXISTING LOT LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE
- - - EXISTING PAVEMENT
- - - PROPOSED CURBING
- - - EXISTING CURBING
- - - ROAD CENTERLINE
- ▬ PROPOSED ASPHALT
- ▬ PROPOSED CONCRETE
- ▬ PROPOSED TREE SAVE AREA
- ▬ PROPOSED OPEN SPACE
- ▬ PROPOSED WATER QUALITY

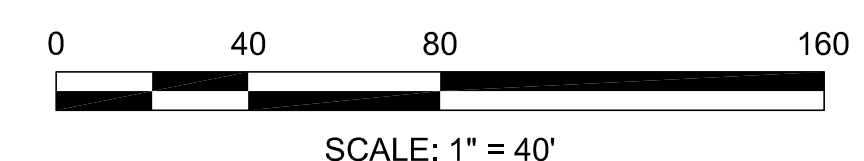
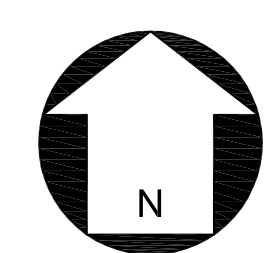
DEVELOPMENT DATA:

SITE AREA:	44.2 ACRES
TAX PARCELS:	031-23-899
EXISTING ZONING:	R-PUD
PROPOSED ZONING:	R-PUD ADMIN AMMENDMENT
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED UNIT COUNT:	14 UNITS
MAX. TOTAL UNIT COUNT ALLOWED:	14 UNITS
DENSITY PROPOSED:	3.37 DUA
MIN. FRONT SETBACK:	25'
MIN. SIDE YARD REQUIRED:	6' AND 8'
MIN. REAR YARD REQUIRED:	30'
MAX. BUILDING HEIGHT ALLOWED:	2 STORIES
PCCO:	N/A
SOLID WASTE:	ROLLOUT CONTAINERS

SINGLE FAMILY DEVELOPMENT DATA:

DEVELOPMENT DATA SUMMARY: (1997 - REZONING PLAN)			
RESIDENTIAL	QTY:	ACRES:	DENSITY:
SINGLE FAMILY:	110	40.0	2.75
CLUSTER HOMES:	185	44.7	4.14
MULTI-FAMILY:	300	17.75	16.9
<b>TOTAL RESIDENTIAL:</b>	<b>595</b>	<b>102.45</b>	
EXISTING			
SINGLE FAMILY:	207		
PROPOSED SINGLE			
FAMILY:	14	2.0	3.37
<b>TOTAL RESIDENTIAL:</b>	<b>221</b>		

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1" = 40'

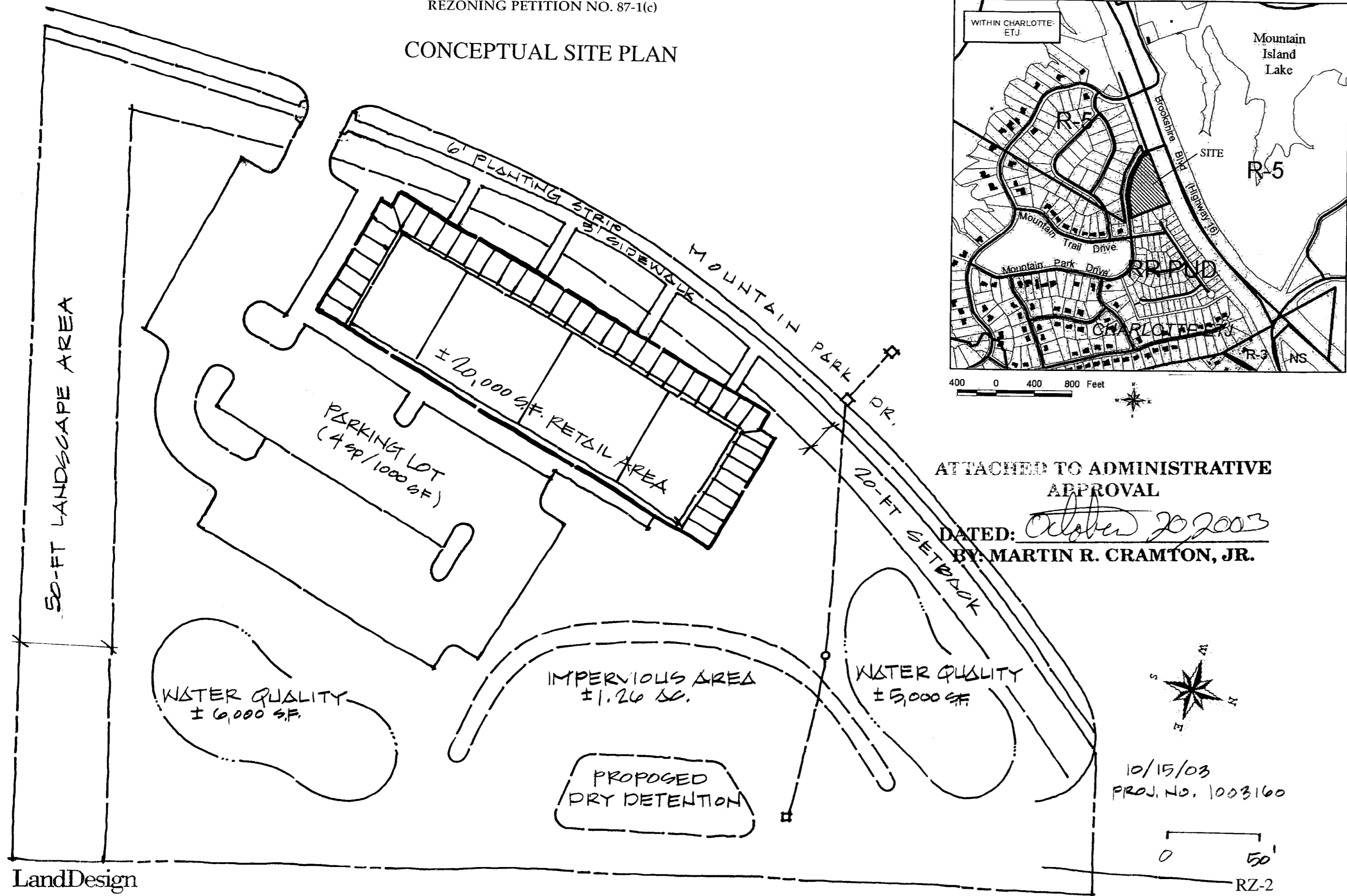
REVISIONS:				
No.	Date	By	Description	
1.	5.6.22	LHC	REVISIONS PER STAFF REVIEW COMMENTS	
2.	6.22.22	LHC	REVISIONS PER STAFF REVIEW COMMENTS	

Attached to Administrative Approval

Solomon A. Fortune

P:\2022 jobs\22010 - 2200 Mountain Park - Saussy\CAD\Sketch Planning\22010 SKETCH PLAN.dwg

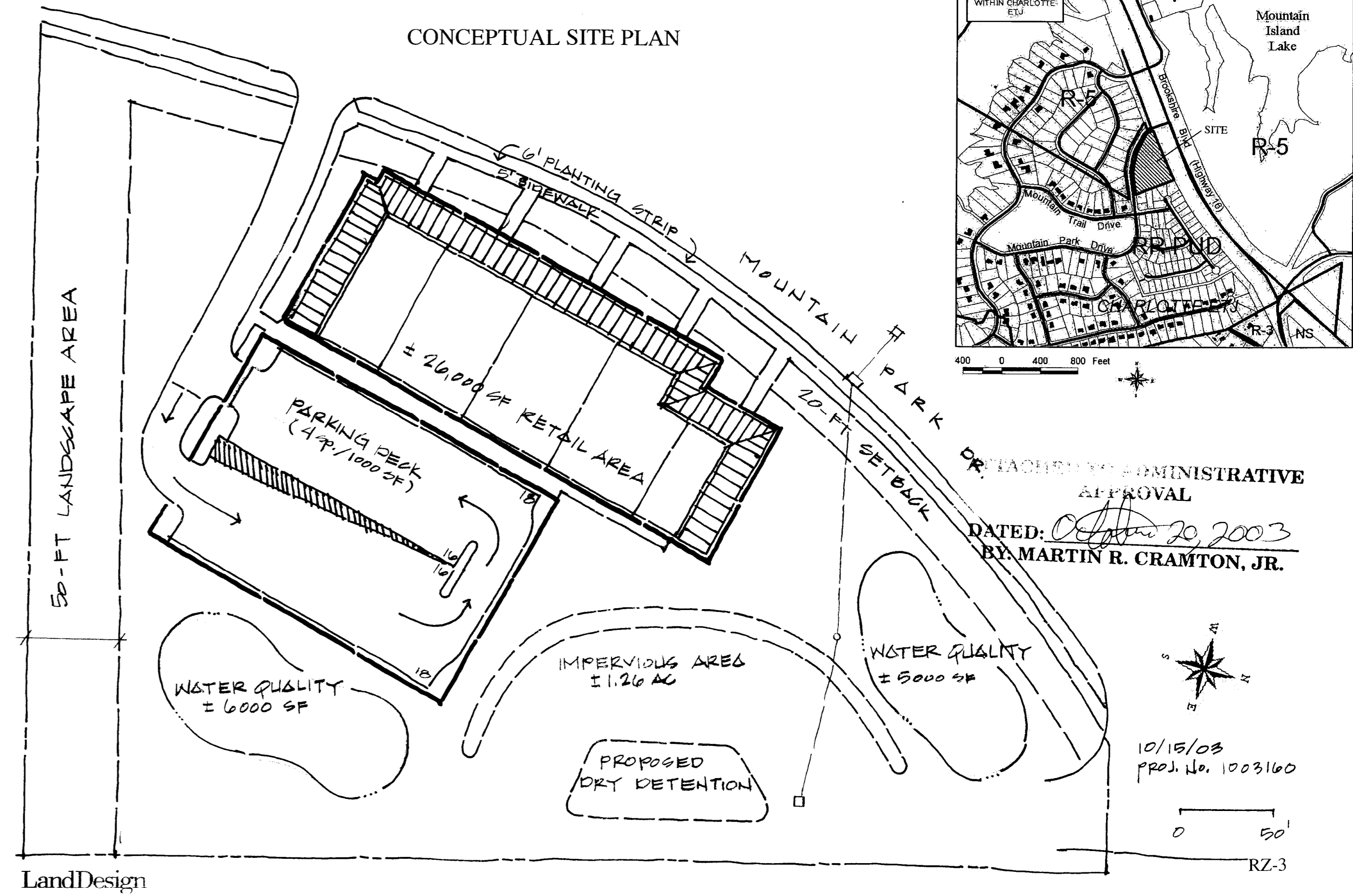
CONCEPTUAL SITE PLAN



LandDesign

223 N Graham Street  
Charlotte, NC 28202

CONCEPTUAL SITE PLAN



LandDesign

ADMINISTRATIVE SITE PLAN AMENDMENT  
REZONING PETITION NO. 87-1(c)

DEVELOPMENT STANDARDS

These Development Standards apply to that certain vacant 4.2 acre ± portion of a larger tract which was rezoned by the Mecklenburg County Board of Commissioners in 1987 (See Rezoning Petition No. 87-1(c)) and which is located west of Mountain Park Drive and the western margin of the right-of-way for Brookshire Boulevard-NC Highway 16 and north of 5 existing residential lots (the "Site").

1. GENERAL PROVISIONS

Development of the Site will be governed by these Development Standards and the provisions of the Mecklenburg County Zoning Ordinance that were applicable to the R-PUD District as of March 9, 1987 the date on which Rezoning Petition No. 87-1(c) was approved (the "Ordinance"). Unless these Development Standards establish more stringent standards, the commercial regulations established under the Ordinance for the R-PUD Zoning District shall govern all development taking place on the Site.

2. CONCEPTUAL DEVELOPMENT SCENARIOS

Two conceptual site plans (Sheet RZ-2 and RZ-3) accompany these Development Standards. They depict two conceptual scenarios as to how the Site might be developed in a manner which is consistent with these Development Standards. The configurations, placements and sizes of the buildings and parking areas depicted on these conceptual site plans are schematic in nature and not intended to be specific site development plans but rather two examples as to how the Site might be planned in a manner which is consistent with these Development Standards. Should the Developer opt to develop the Site in a manner which is not depicted on Sheet RZ-2 and Sheet RZ-3, it may seek and obtain an administrative site plan amendment to do so in accordance with the provisions of Section 6 of the City of Charlotte Zoning Ordinance so long as the maximum permissible impervious cover restriction and all other standards established under these Development Standards are satisfied.

3. PERMITTED USES

- A. Except as otherwise prohibited below under Section 4, the Site may be devoted to general retail and office uses.
- B. Subject to satisfaction of the maximum permissible impervious cover restriction under of Section 6, the Site may be developed with up to 26,000 square feet of general retail and office uses.

4. PROHIBITED USES

The following activities are prohibited on the Site:

- A. The storage or sale of petroleum or chemical products for commercial purposes and the storage of petroleum or chemical products over 50 gallons for personal use and stored in an approved container;
- B. The building or operation of private wastewater treatment plants discharging to Mountain Island Lake;
- C. The building or operation of a sanitary or demolition landfill;
- D. The storage of any hazardous substance as that term is defined in the Federal Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 45 U.S.C. Section 9601(14) and 42 U.S.C. Section 9602;
- E. The landfarming of petroleum contaminated soils;
- F. The maintenance of a "junkyard," as that term is defined in the North Carolina General Statutes §136-143(4); and
- G. The building or operation of commercial agricultural operations within 1,000 feet of Mountain Island Lake's full pond level.

5. STORM WATER TREATMENT

Storm water management shall be provided for all impervious surfaces. Facilities shall provide quantity and quality by use of two retention areas designed per the latest edition of the Storm water-Best Management Practices by the North Carolina Department of Environment and Natural Resources. Water Quality Treatment areas where shown are schematic and subject to change based on final design. In addition to water quality treatment, quantity detention shall also be provided to alternate the 2 and 10 year storm event over 24 hours in the locations shown on the plans.

6. MAXIMUM PERMISSIBLE IMPERVIOUS COVER

No more than 30% of the Site may consist of impervious cover as that term is defined in the current zoning ordinance for the City of Charlotte.

7. STREETScape TREATMENT

The streetscape treatment along the eastern margin of Mountain Park Drive shall include large maturing trees planted 50 feet on center and a sidewalk having a width of at least 5 feet and a planting strip between the sidewalk and Mountain Park Drive having a width of at least 6 feet.

8. HEIGHT RESTRICTION

No building constructed on the Site may exceed 2 stories in height.

9. LANDSCAPED AREA

A 50 foot wide landscaped area shall be established along the southern boundary of the Site which shall be planted with the same trees and shrubs required for a Class B buffer under the current City of Charlotte Zoning Ordinance.

10. STAFF APPROVAL

The Developer agrees to submit final plans with elevations to the Staff of the Charlotte-Mecklenburg Planning Commission for review prior to the issuance of any building permit for construction proposed on the Site so that Staff may be assured that such development satisfies the conditions imposed under these Development Standards.

ADMINISTRATIVE APPROVAL

DATED: *October 20, 2003*  
BY: MARTIN R. CRAMTON, JR.

87-1(c)

10/15/03

RZ-1

CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: October 20, 2003

TO: Robert Brandon  
Zoning Administrator

FROM: *MRC*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 87-1(C) by Mattox Family Trust.

Attached are copies of the revised plans for the retail portion of the above rezoning petition. The plan has been revised to limit the uses and impervious cover and show two development scenarios for this 4.20 acre site. These changes will reduce the allowable square footage from the presently approved plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.