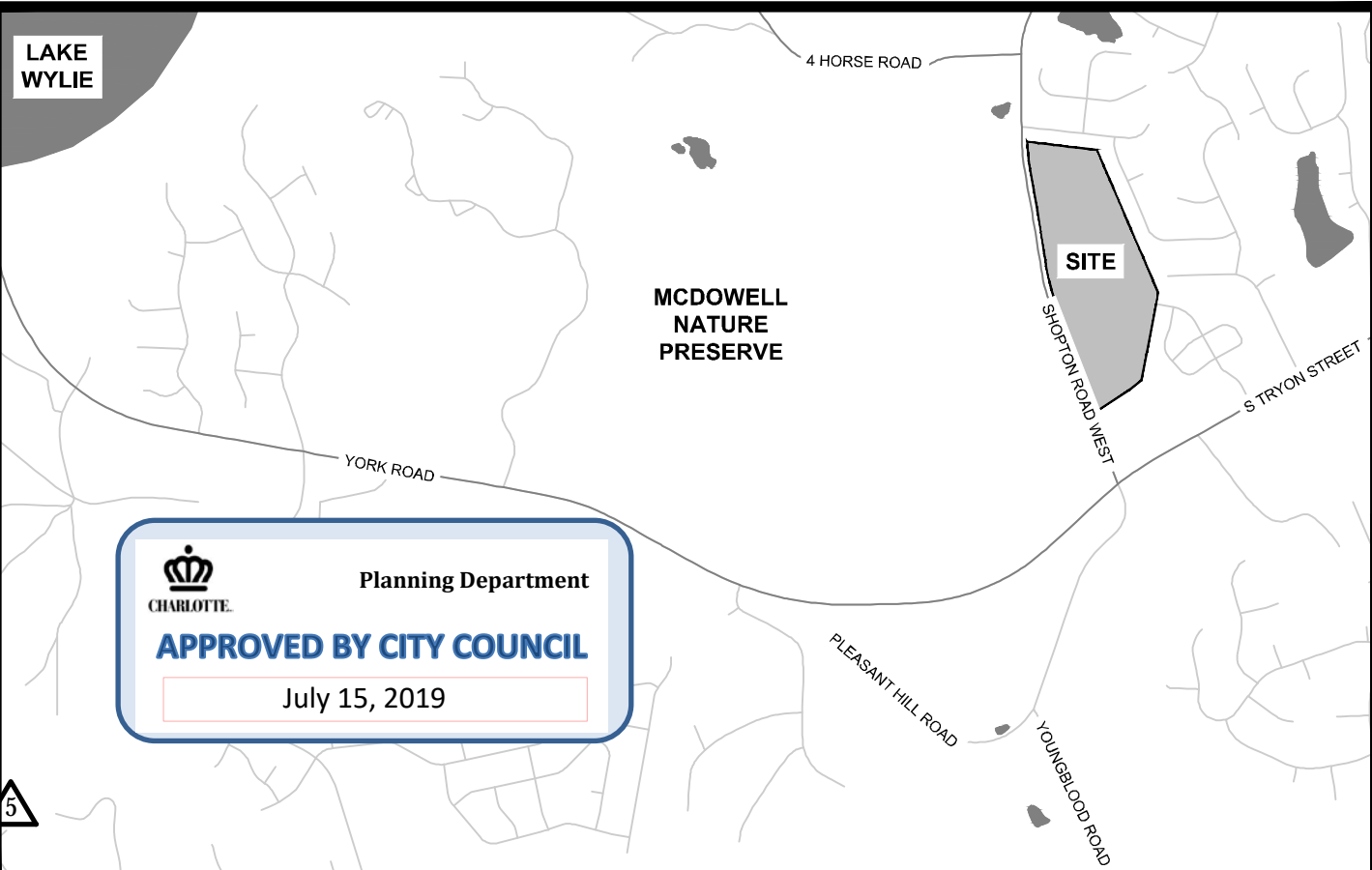


Shopton Road West Townhomes

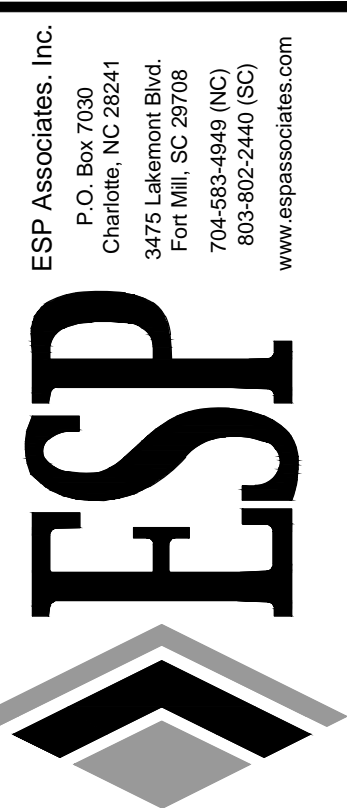
Conditional District Rezoning - Petition # 2018-110

Located In:
Mecklenburg County, North Carolina

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 4	CONCEPTUAL SITE PLAN	8/23/2018	06/28/2019
2 of 4	TECHNICAL DATA SHEET	8/23/2018	06/28/2019
3 of 4	MASTER PLAN	8/23/2018	06/28/2019
4 of 4	ILLUSTRATIVE RENDERINGS	10/15/2018	06/28/2019



Planning Department
APPROVED BY CITY COUNCIL
July 15, 2019



Vicinity Map
Not to Scale

Development Data:

Tax Parcels:	19901102
Total Acreage:	+/- 38.4 Acres (per GIS)
Existing Location:	Mecklenburg County, North Carolina
Proposed Location:	City of Charlotte, NC
Existing Zoning:	R-3 (Mecklenburg County)
Proposed Zoning:	R-8MF (CD) (City of Charlotte)
Existing Use:	Vacant
Permitted # of Units:	Up to 240 For-Sale Townhome Units
Proposed Density:	6.25 DU/AC
Maximum Building Height:	Forty (40) Feet
Parking:	Shall Satisfy R-8MF Minimum Requirements
Tree Save:	
Required:	+/- 5.53 Acres (15%)
Provided:	+/- 5.53 Acres (15%) Minimum

General Notes

1. Base information provided by Mecklenburg County GIS Data and should be verified for accuracy.

Stream/Wetland Information

Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data & wetlands report titled "Flag Map" prepared by Carolina Wetland Services, dated 06/25/2018. For purposes of preparation of this Master Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Master Plan 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- unit loss may occur.

NO.	DATE	REVISION
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2	11/08/2018	REVISED PER STAFF COMMENTS
3	02/12/2019	REVISED PER STAFF COMMENTS
4	06/24/2019	REVISED PER STAFF COMMENTS
5	06/28/2019	REVISED PER STAFF COMMENTS

Property Owners			
PID:	Owner:	Zoning	
19901102	PARTNERSHIP STEELE CREEK (1997) LIMITED	R-3	

Adjacent Property Owners			
PID:	Owner:	Zoning	
1	19901567	AMH NC PROPERTIES LP	R-3
2	19901566	ANGELA R LATIMER	R-3
3	19901565	AMERICAN HOMES 4 RENT PROPERTIES LLC ATTN TAX DEPT NC	R-3
4	19901564	BRANDON & JANELLE NEAL	R-3
5	19901563	KEISHA & BRIAN LAVISCOUNT	R-3
6	19901562	RICHARD S & ERICA L UHLICH	R-3
7	19901561	MITCHELL & LAKESHA C LANDRUM	R-3
8	19901560	CHANH MINH LE & THU YEN THI & LAC T TAO	R-3
9	19901559	CLEMON B & BRANDY WILLIAMS	R-3
10	19901558	BRIAN KENNETH SANFORD	R-3
11	19901557	ELSY ARRIOLA & HERBERT CHAVEZ	R-3
12	19901556	DENNIS M FLORES & CARMEN ISABEL RODAS FERRERA	R-3
13	19901555	JOHNATHAN & KIMBERLY J WILSON	R-3
14	19901554	MOURAD LAGDAS	R-3
15	19901553	STEPHEN A & LAURA A SCHERREP	R-3
16	19901552	JAMES D GATES	R-3
17	19901551	DANIELLE & TREMAINE MADDOX	R-3
18	19901550	CHRISTOPHER HUSKINS	R-3
19	19901549	JOANNE MITCHELL	R-3
20	19901548	CHRISTOPHER & STEPHANIE BOHANNON	R-3
21	19901547	FEDERAL NATIONAL MORTGAGE ASSOCIATION	R-3
22	19901546	JAMES & FRANCES MOSELEY	R-3
23	19901545	DANIEL J KNOBLAUCH	R-3
24	19901544	GARRETT & CYNTHIA GILROY	R-3
25	19901523	BRYAN T & JEANNE T OATES	R-3
26	19901522	LYNETTE VILJOEN	R-3
27	19901521	WILLIAM C & BERNADETT P VANDERVEER	R-3
28	19901649	ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS	R-8MF (CD)
29	19901284	ASSOCIATION INC CHARLOTTE PINES HOMEOWNERS	R-8MF (CD)
30	19901105	S & S HOLDINGS OF CHARLOTTE LLC	B-1
31	19901122	MAHEK LLC	B-1
32	19901104	STEEL CREEK ONE LLC ATTN: BRANDON D PERRY	B-1
33	19901103	KASBYS LLC	B-1
34	19902102	MECKLENBURG COUNTY REAL ESTATE/FINANCE DEPT	R-3

Legend	
	Residential Development Area - Building & Parking Envelope
	71' Public ROW
	56' Public ROW
	Private Street
	22' Alley
	Proposed Access Location
	Proposed Buffer
	Proposed Future ROW

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

Conditional District Rezoning - R-8MF (CD)
Conceptual Site Plan - Petition # 2018-110

SHOPTON ROAD WEST TOWNHOMES
Mecklenburg County, NC
Mattamy Homes

PROJECT INFORMATION
PROJECT MANAGER: MM
DESIGNED BY: MW
DRAWN BY: MW
PROJECT NUMBER: FX31.100
ORIGINAL DATE: 08/23/2018
SHEET:
1 of 4

Shopton Road West Townhomes - Petition #2018-110

Conditional District Rezoning - Development Standards

06/28/2019

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 residential community on that approximately 38.4-acre site located near the north-east side of the intersection of South Tryon Street and Shopton Road West, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 199-011-02.
- 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 240 single-family attached (townhome) units and any incidental and accessory uses relating thereto that are allowed in the R-8MF zoning district.

III. Transportation

- Vehicle 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 internal 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 provide a sidewalk and planting strip along the existing edge of Shopton Road West, in the location as generally depicted on the Rezoning Plan. The sidewalk may meander as long as it is outside of the reverse frontage buffer and future right-of-way areas.
- The Petitioner shall provide a thirty (30) foot reverse frontage buffer along the Site's frontage adjacent to Shopton Road West, as generally depicted on the Rezoning Plan. Existing vegetation may be utilized to satisfy planting requirements. In the areas where existing vegetation does not exist or needs to be supplemented, the thirty (30) foot reverse frontage buffer shall be planted per Section 12.308 of the Ordinance.

- The Petitioner commits to the following transportation improvements, in coordination with CDOT:
 - The Petitioner shall install a 2nd southbound right turn lane along Shopton Road West at South Tryon Street (to create dual right turn lanes). Petitioner agrees to install pavement widening, pedestrian refuge island, sidewalk and ramps, and associated pavement markings for addition of right turn lane only;
 - The developer shall provide for traffic signal relocation and/or replacement of existing traffic signal mast arms, including relocation of associated traffic signal controls and signage as required for the Petitioner-installed right turn lane at the intersection of Shopton Road West and South Tryon Street;
 - The Petitioner shall install a right-in/right-out connection with a four (4) foot wide center concrete median island along Shopton Road West at the proposed Site access and a northbound right turn lane with fifty (50) feet of storage at proposed Site Access #1;
 - The Petitioner shall install a southbound left turn lane with 150 feet of storage along Shopton Road West for a full movement connection and a northbound right turn lane with fifty (50) feet of storage at proposed Site Access #2;
 - The Petitioner shall install a right-in/right-out connection with a four (4) foot wide center concrete median island along Shopton Road West at the Site access and a northbound right turn lane with seventy-five (75) feet of storage at proposed Site Access #3; and
 - The Petitioner shall widen Shopton Road West only as required for the road improvements indicated for Site Accesses #1, #2, and #3.
 - The Petitioner shall not be required to install curb and gutter along Shopton Road West, per agreement with CDOT.

- 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.
- Petitioner shall provide a barrier or otherwise delay the connection of the proposed network-required connection to existing Tamarak Drive until such time that the proposed street is turned over to the Charlotte Department of Transportation (CDOT) or the North Carolina Department of Transportation (NCDOT), so as to ensure that construction traffic does not enter the Site through the existing Tamarak Drive.
- Petitioner agrees to coordinate and install road improvements along Shopton Road West based on items outlined and agreed upon in coordination with CODT in the Technical Traffic Memorandum for Petition 2018-110.
- With the exception of paragraph III.7 above, Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
 - 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

- Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of flat roof accents or parapets, which may be provided in strategic locations.
- Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed.
- For all corner/end units that face a public or private street, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop. Side elevations shall not contain blank wall expanses greater than ten (10) feet on all building levels.
 - Enhancements to side elevations may include, but shall not be limited to, usable doors, decorative lighting/scones, architectural details or protrusions, transom windows, awnings, and/or stairs.
- For townhome units that are alley-loaded, walkways shall be provided to connect residential entrances to sidewalks along public

and private streets. For townhome units that are front-loaded, the walkways shall lead to the driveway in order to ensure landscaping treatment in between driveway entrances.

- Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
- Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
- Refuse collection throughout the Site shall be in the form of roll-out containers and shall be deed restricted to mandate private trash collection. 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 a minimum six (6) foot wide sidewalk on Shopton Road West and a minimum eight (8) foot wide planting strip and five (5) foot wide sidewalk along both sides of all new proposed public and private streets. A minimum five (5) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be provided along both sides of all proposed 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.

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 stormwater 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 PCSO Buffer shall be coordinated with Charlotte-Mecklenburg Stormwater Services and mitigated if required by City ordinance.
- Petitioner shall control storm water discharge for the 100-year storm to the pre-development peak flow rate for the site discharge point nearest the existing single-family lots on Greymbriar Forest Lane.

VII. Open Space

- The Petitioner shall comply with the Tree Ordinance.
- Amenitized Open Space Areas:
 - The Petitioner shall provide a minimum of 10,000 square feet of amenitized open space area in the general location labeled as "Amenity Area" on the Rezoning Plan. This Amenity Area shall include a minimum of three (3) of the following elements: a pool, clubhouse, gazebo, hammock garden, grills, fire pit, benches, and/or picnic tables.
 - The Petitioner shall provide a minimum of three (3) additional amenitized open space areas throughout the Site, for a total minimum square footage of 30,000 square feet, to each contain a minimum of two (2) of the following elements: benches, picnic tables, decorative lighting, specialty hardscape, sculptures, enhanced landscaping and/or garden areas.
- The Petitioner shall provide a 50' Class C Buffer in the areas as indicated on the Rezoning Plan, which may be reduced to a minimum of 37.5 feet with a boundary fence, per Ordinance provisions.

VIII. Lighting

- 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. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. 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 7000
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9440 (NC)
803-802-2440 (SC)
www.espassociates.com



NO.	DATE	REVISION	BY
1	10/15/2018	REVISED PER STAFF COMMENTS	MW
2	11/08/2018	REVISED PER STAFF COMMENTS	MW
3	02/12/2019	REVISED PER STAFF COMMENTS	MW
4	06/24/2019	REVISED PER STAFF COMMENTS	SW
5	06/28/2019	REVISED PER STAFF COMMENTS	SW

Conditional District Rezoning - R-8MF (CD)
Technical Data Sheet - Petition # 2018-110

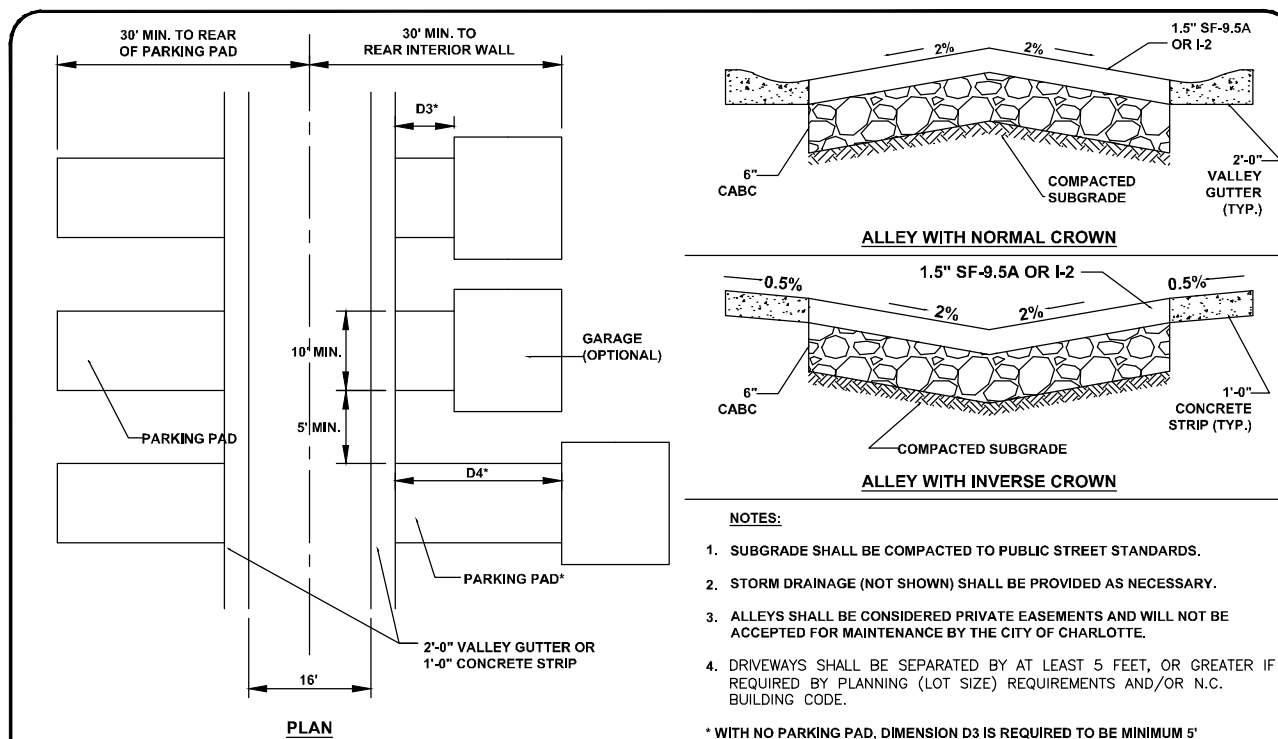
SHOPTON ROAD WEST TOWNHOMES

Mattamy Homes
Mecklenburg County, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	08/23/2018

U:\2017 Projects (FY17)\31 - Shopton Road West Townhomes (Mattamy)\Submittal\Working Drawings\2018-06-28_08n_Rev02\Submittal\Sheet\FN31 - Shopton Road West Townhomes (Mattamy) - Technical Data Sheet.dwg, Sheet 2 of 5, addison

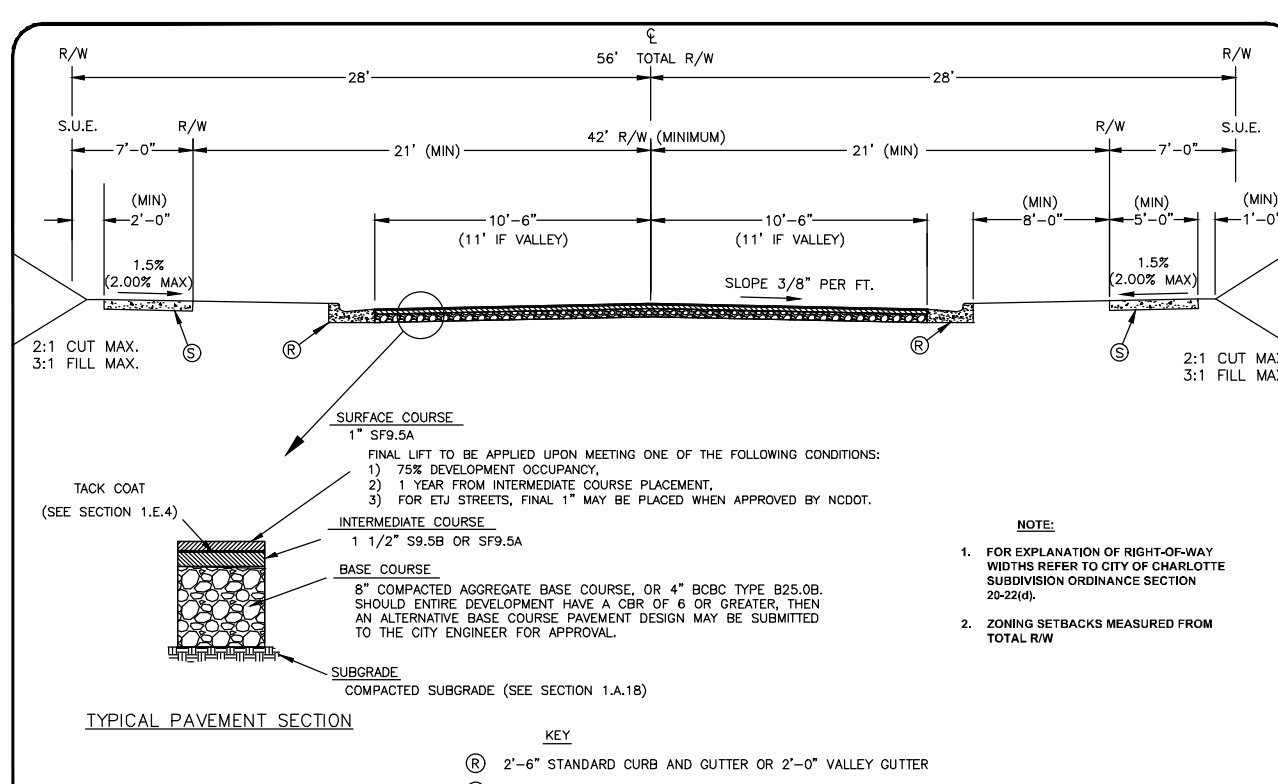
Typical Street Sections & Land Development Standards
Not to Scale



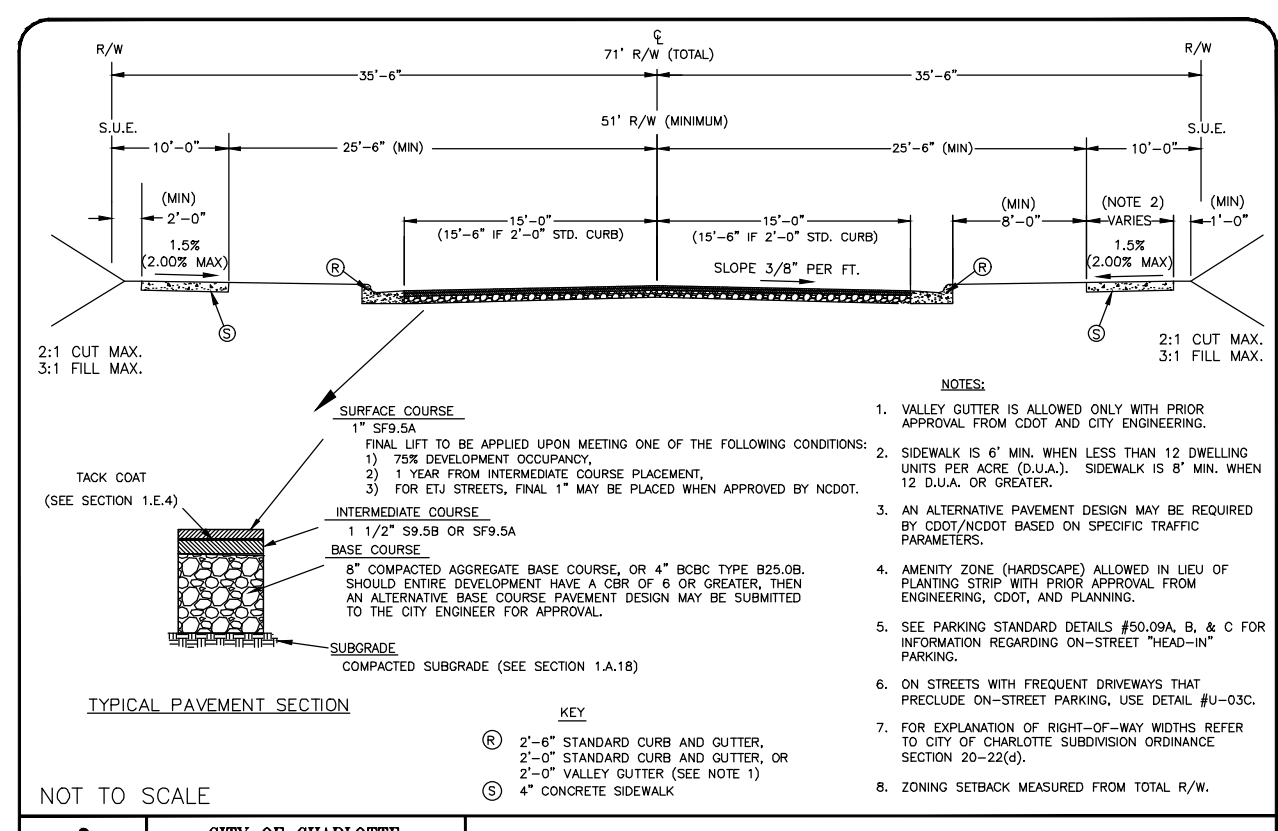
RESIDENTIAL ALLEY DETAIL
DOUBLE LOADED W/ TWO-WAY OPERATION

NOTES:
1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE.
* WITH NO PARKING PAD, DIMENSION D IS REQUIRED TO BE MINIMUM 8' BUT NO GREATER THAN 7' WITH PARKING PAD, DIMENSION D IS REQUIRED TO BE A MINIMUM OF 20'.

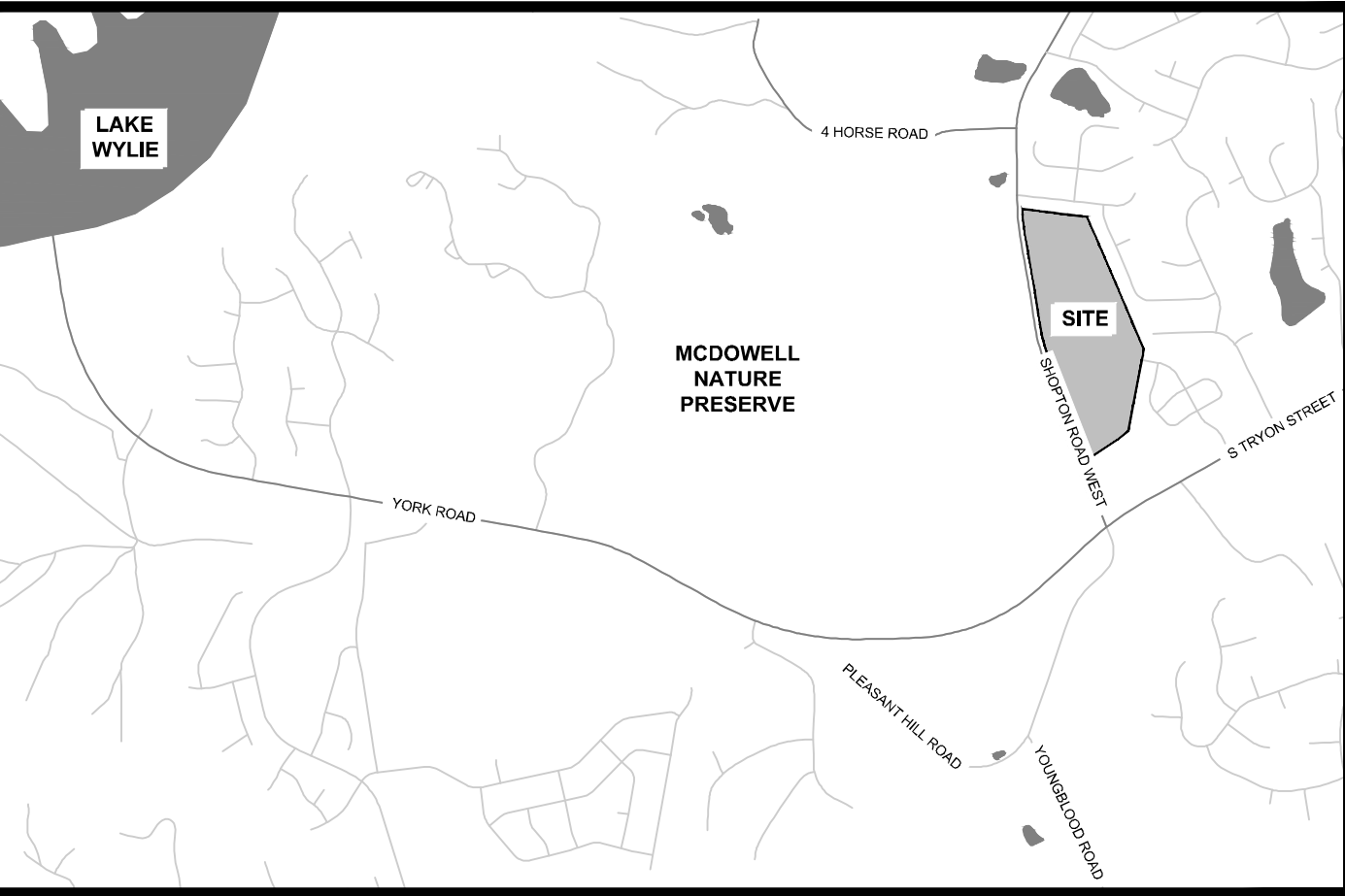
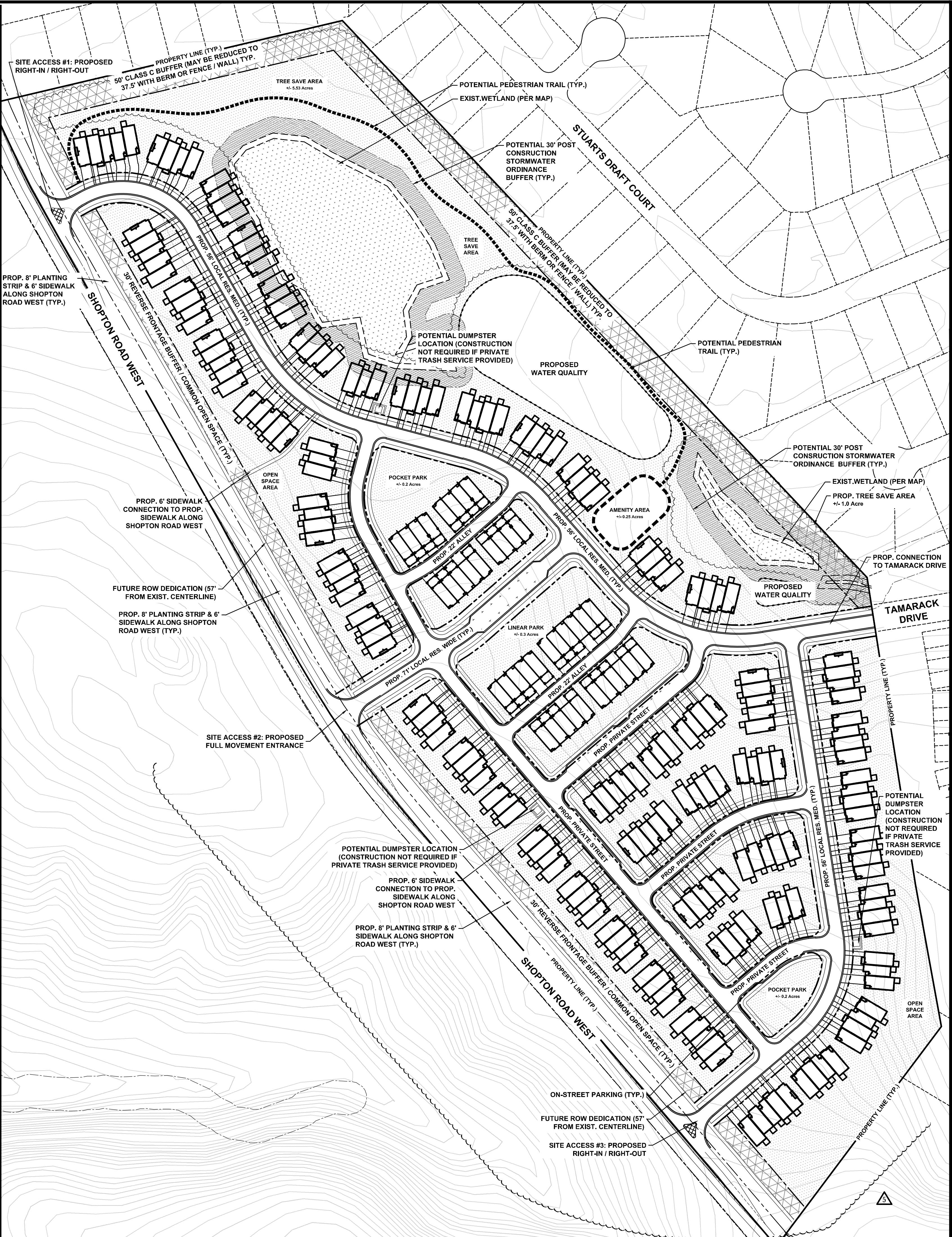
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS
RESIDENTIAL ALLEY DETAIL
INCLUDES CHARLOTTE RTJ
11.198.10



TYPICAL PAVEMENT SECTION
NOT TO SCALE
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS
LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION
INCLUDES CHARLOTTE RTJ
U-02.13



TYPICAL PAVEMENT SECTION
NOT TO SCALE
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS
LOCAL RESIDENTIAL WIDE STREET TYPICAL SECTION
INCLUDES CHARLOTTE RTJ
U-03A.13



Vicinity Map
Not to Scale

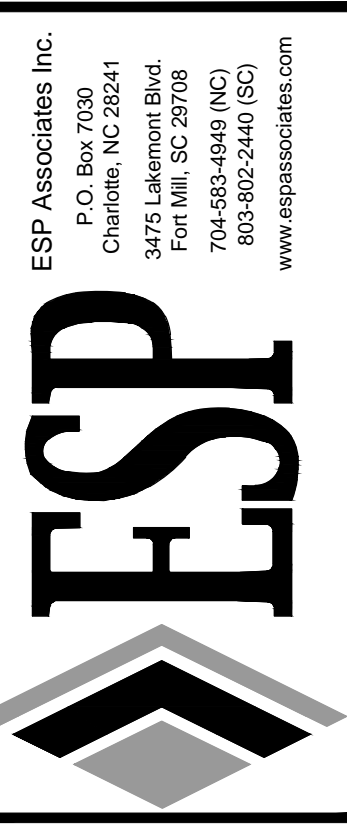
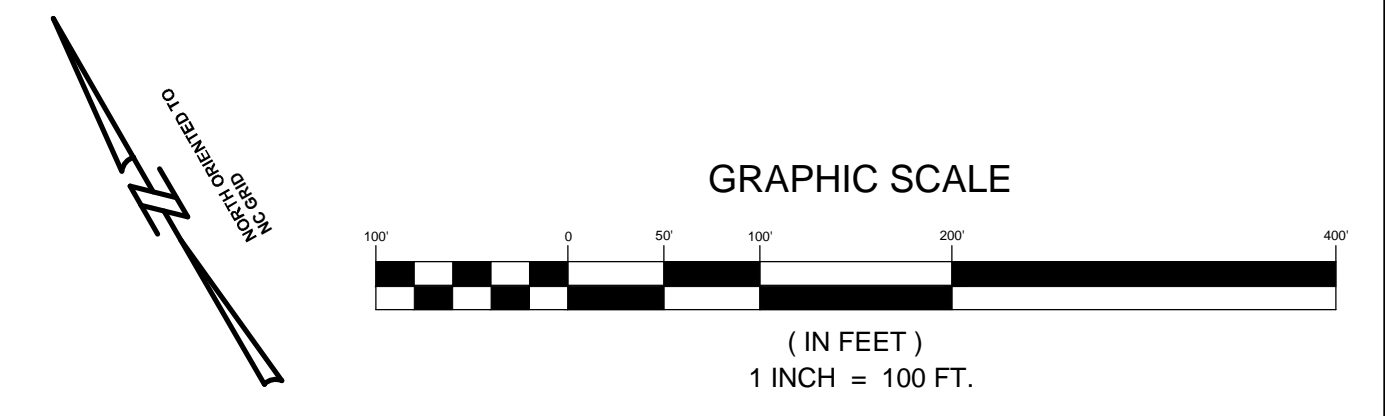
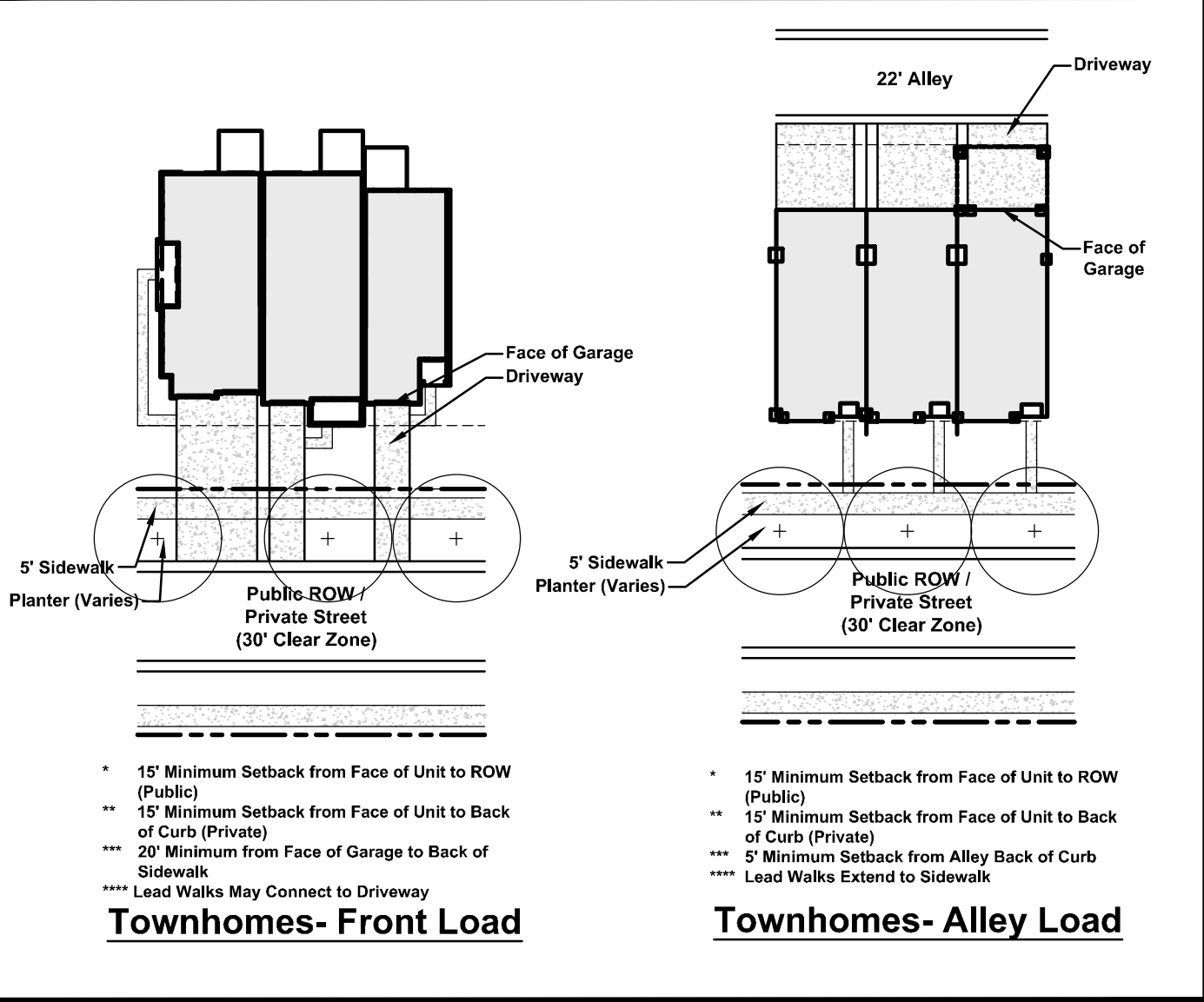
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Typical Unit Details
Not to Scale



ESP ASSOCIATES, INC.
P.O. Box 2703
Charlotte, NC 28241
3475 Lakewood Blvd.
Fort Mill, SC 29708
704-583-8940 (NC)
803-802-2410 (SC)
www.espsociates.com

NO.	DATE	REVISION	BY	CHK	APP
1	10/15/2018	REVISED PER STAFF COMMENTS	MW		
2	11/08/2018	REVISED PER STAFF COMMENTS	MW		
3	02/12/2019	REVISED PER STAFF COMMENTS	MW		
4	06/21/2019	REVISED PER STAFF COMMENTS	SW		
5	06/28/2019	REVISED PER STAFF COMMENTS	SW		

Conditional District Rezoning - R-8MF (CD)
Master Plan - Petition # 2018-110
Mecklenburg County, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	08/23/2018
SHEET:	3 of 4

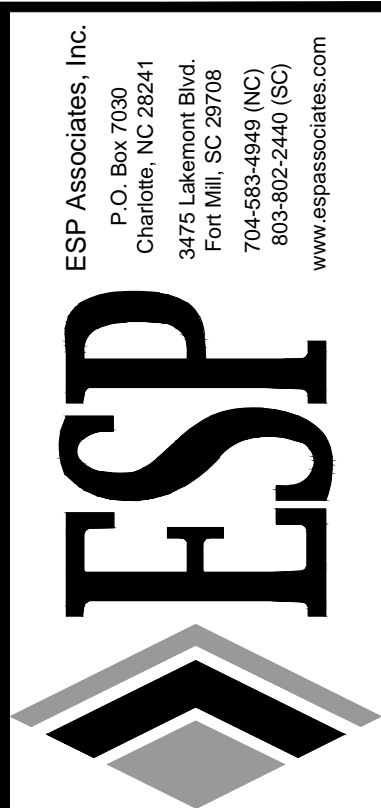
U:\2017 Projects (FY17) - Shopton Road West Towns (Matamy)\Submittal\Shopton Road West Towns (Matamy) - Illustrative Renderings Sheet.dwg, 4 of 4, section



Pocket Park Concept
N.T.S.



Linear Green Concept
N.T.S.



NO.	DATE	REVISION	BY
1	11/02/2018	REVISED PER STAFF COMMENTS	MW
2	11/02/2018	REVISED PER STAFF COMMENTS	MW
3	02/12/2019	REVISED PER STAFF COMMENTS	MW
4	06/24/2019	REVISED PER STAFF COMMENTS	SW
5	06/28/2019	REVISED PER STAFF COMMENTS	SW

Conditional District Rezoning - R-8MF (CD)
 Illustrative Renderings - Petition # 2018-110
SHOPTON ROAD WEST TOWNHOMES
 Matamy Homes
 Mecklenburg County, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	FX31.100
ORIGINAL DATE:	10/15/2018