

Ed Hodges Site Conditional District Rezoning - Petition #2021-040

Located In:
City of Charlotte / Mecklenburg County, North Carolina

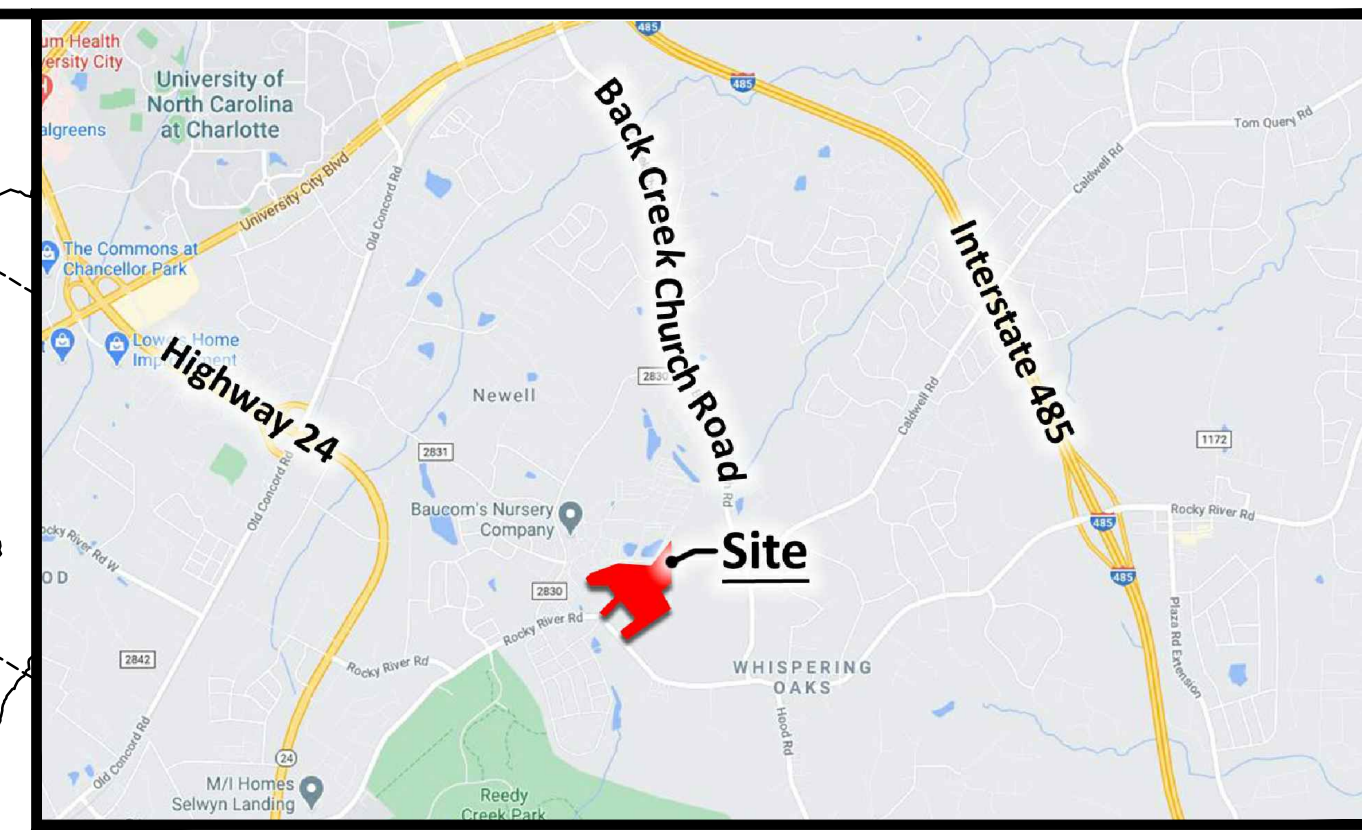
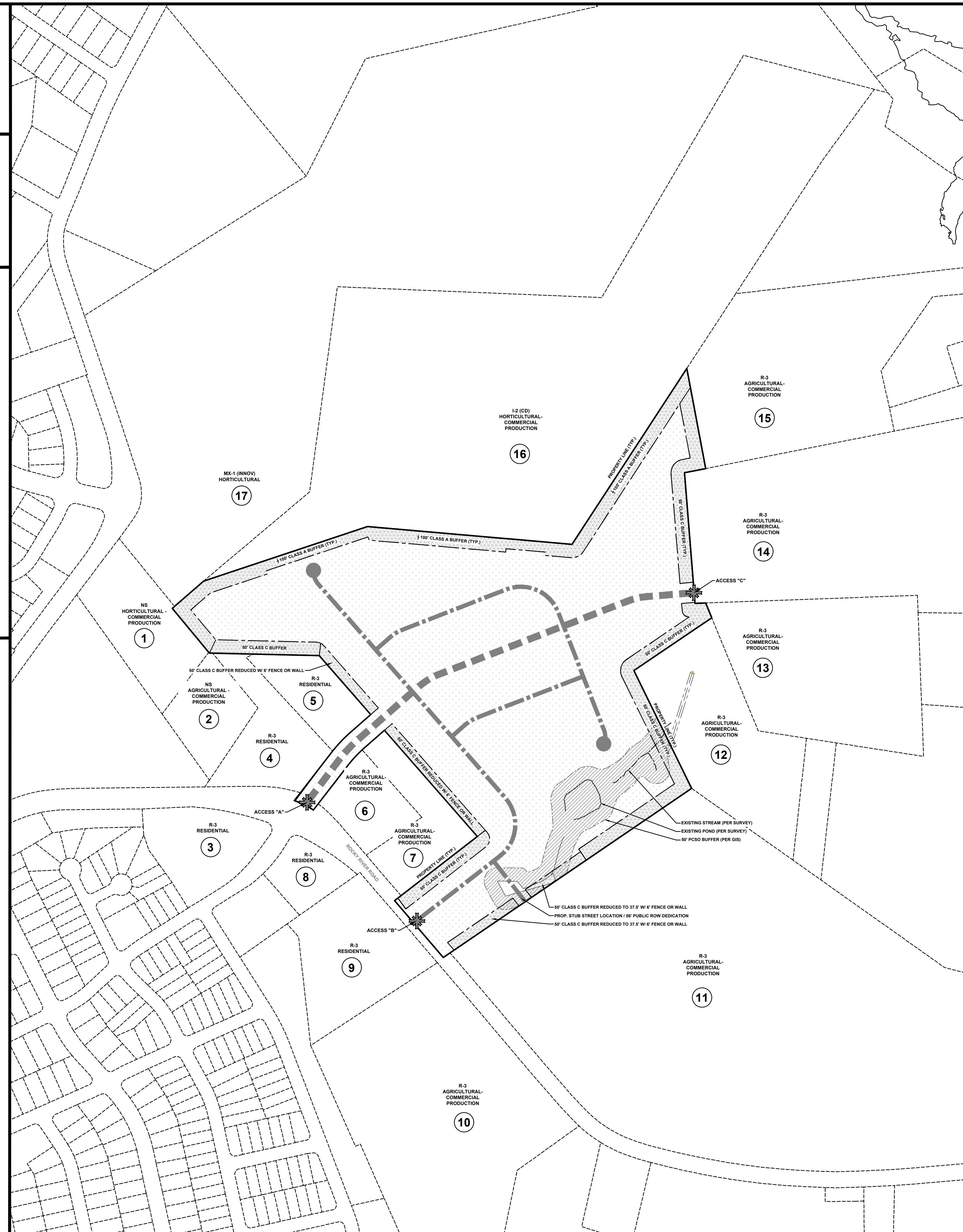
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 4	CONCEPTUAL SITE PLAN	02/09/2021	05/17/2021
2 of 4	TECHNICAL DATA	02/09/2021	05/17/2021
3 of 4	MASTER PLAN	02/09/2021	05/17/2021
4 of 4	CONCEPTUAL MASTER PLAN	02/09/2021	05/17/2021

Legend

- Residential Development Area - Building & Parking Envelope
- Proposed Reverse Frontage Buffer
- Proposed Perimeter Buffer
- 56' Public ROW
- 78' Public ROW
- Proposed Access Location

Property Owners	PID:	Owner:	Zoning:
	10505113	EUGENE W III HODGES	R-3
	10505109	BETTY H LLOYD	R-3
	10505123	ANDREW EDWARD HODGES	R-3
	10505127	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505188	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505222	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505202	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505223	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3

100' Property Owners	PID:	Owner:	Zoning:
1	10505201	BALCONAS NURSERY CO	NS
2	10505205	EDWARD ANDREW HODGES	NS
3	10506125	PATRICIA HODGES CRISMAN & BETTY HODGES LLOYD	R-3
4	10505202	EDWARD ANDREW HODGES	R-3
5	10505222	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
6	10505223	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
7	10505108	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
8	10506119	EUGENE W III HODGES III LLC	R-3
9	10506111	TINI VAN NGUYEN & HIEP THI	R-3
10	10506105	OLGA S PHER/JAMES ESTI HODGES, J FRANK HODGES & ASSOCP LP, HODGES INVESTMENTS LP, HODGES	R-3
11	10505103	HODGES FAMILY PROPERTIES LLC	R-3
12	10505120	PATRICIA H CRISMAN	R-3
13	10505125	EUGENE W III HODGES	R-3
14	10505112	BETTY H LLOYD	R-3
15	10505115	EUGENE W III HODGES	R-3
16	10505204	BALCONAS NURSERY CO	H-2 (CD)
17	10535105	BALCONAS NURSERY CO INC	MX-1 (INNOV)



Vicinity Map
Not to Scale

Site Data:
Tax Parcel: 10505113, 10505109, 10505123, 10505127, a Portion of 10505108, a Portion of 10505222, a Portion of 10505202, and a Portion of 10505223

Total Acreage: Approximately +/- 41.58 Acres

Location: City of Charlotte

Existing Zoning: R-3

Proposed Zoning: R-3MF (CD)

Existing Use: Vacant, Use Value Homesite, and Agricultural - Commercial Production

Proposed Use: Single Family Residential (Attached)

Permitted # of Units: Up to 200 Single Family Attached Townhome Units

Proposed Density: 4.86 Dwelling Units Per Acre (DU/AC)

Parking: Shall meet or exceed Ordinance Standards

Open Space:
Required: +/- 16.71 Acres (50% Net Acreage)
Proposed: +/- 16.71 Acres (50%) Minimum
41.58 Acres (Gross Acreage) - 3.16 Acres (Public ROW) = 33.42 Acres (Net Acreage)
33.42 Acres x 0.5 = 16.71 Acres

Natural Area:
Required: +/- 10.40 Acres (25% Site Acreage) *
Provided: +/- 10.40 Acres (25%) Minimum

*Sec. 18-173 : Natural Area requirement based on built upon area. Assuming less than 24 percent built-upon area. A project with less than 24 percent built-upon area shall include as natural area within the boundaries of the project a minimum of 25 percent of the project area.

Tree Save:
Required Tree Save: +/- 6.24 Acres (15% of Site Acreage)
Existing Tree Canopy: +/- 5.26 Acres (13%)
Preserved Tree Canopy: +/- 4.39 Acres (11%)
Total Planted Tree Save: +/- 2.32 Acres**
Planted at 100%: +/- 0.98 Acres**
Planted at 150%: +/- 1.34 Acres***

**Sec. 21-94(a): Replacement Trees to be planted at a rate of 36 trees per acre.
Equation: (+/- 2.32 Acres) x (36 Trees) = 85.68 Trees

**Sec. 21-94(a): Tree Save area must be provided at 100% of the difference between tree save requirement and existing canopy.
Equation: (+/- 6.24 Acres Required) - (+/- 5.26 Acres Existing) = 0.98 Acres to be planted at 100%

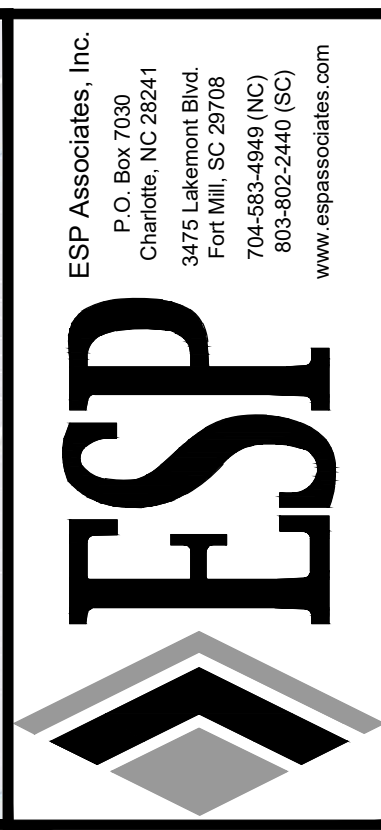
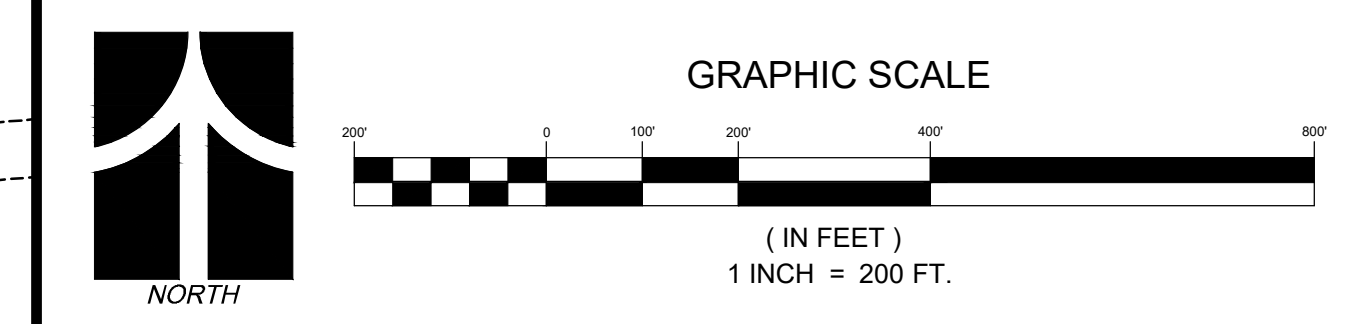
***Sec. 21-94(a): Tree planting area must be provided at 150% of the difference between existing canopy and preserved tree areas.
Equation: (+/- 5.26 Acres Existing) - (+/- 4.39 Acres Preserved) = +/- 0.89 Acres
(+/- 0.89 Acres) x 1.5 = 1.34 Acres to be planted at 150%

- General notes:**
- Base information obtained from "Boundary Survey of: Trust Agreement of Edward Andrew Hodges Trust Property Being: 42.089 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Eugene W. Hodges, III Property Being: 1.614 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Betty H. Lloyd Property Being: 6.550 Acres" provided by ESP Associates Inc., dated November 20, 2020 and Mecklenburg County GIS and should be verified for accuracy.
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NO.	DATE	REVISION	REVISION PER STATE COMMENTS
1	05/17/2021		

PROJECT INFORMATION

PROJECT MANAGER: MM
DESIGNED BY: LH
DRAWN BY: LH
PROJECT NUMBER: IU23.100
ORIGINAL DATE: 02/09/2021
SHEET: **1 OF 4**



City of Charlotte
MATTAMY HOMES

CONCEPTUAL SITE PLAN
REZONING PETITION #2021-040
ED HODGES SITE

CITY OF CHARLOTTE
MATTAMY HOMES

U:\2020 Projects (IU23) - Ed Hodges Site (Mattamy Homes)\Submittal\Working Drawings\2021-05-17_Ed Hodges Site (Mattamy) - 2nd Rezoning Submittal\DWGSheets\IU23 - Ed Hodges Farm - Conceptual Site Plan.mxd

Ed Hodges Site - Petition #2021-040
Conditional District Rezoning - Development Standards

MATTAMY HOMES
 REZONING PETITION NO. 2021-040
 1/4/2021

Development Data Table:

Site Area: Approximately +/- 41.58 acres
 Tax Parcels: A portion of 105-052-02, a portion of 105-052-22, a portion of 105-051-08, a portion of 105-052-23, 105-051-09, 105-051-13, 105-051-23, and 105-051-27
 Existing Zoning: R-3
 Proposed Zoning: R-8MF(CD)
 Existing Use: Vacant, Use Value Homesite, and Agricultural - Commercial Production
 Proposed Uses: Up to 200 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 41.58-acre site located on the eastern side of Rocky River Road near the intersection with Mortonhall Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel numbers: a portion of 105-052-02, a portion of 105-052-22, a portion of 105-051-08, a portion of 105-052-23, 105-051-09, 105-051-13, 105-051-23, and 105-051-27.
- 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 200 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 dedicate a seventy-eight (78) foot width of right-of-way for the Caldwell Road Extension in the recommended CTP alignment, in coordination with CDOT, as generally depicted on the Rezoning Plan
- The Petitioner shall dedicate a fifty (50) foot width right-of-way from the Rocky River Road centerline, as generally depicted on the Rezoning Plan.
- The Petitioner shall construct a twelve (12) foot wide multi-use path on both sides of Caldwell Road Extension and along the site's frontage on Rocky River Road and a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk on all other public local roads throughout the Site, as generally depicted on the Rezoning Plan.
- Petitioner shall realign Rocky River Road to provide a flatter horizontal curve to meet NCDOT standards.
- Petitioner shall widen Rocky River Road at Caldwell Road Extension to provide a left turn land and right turn lane into the Site per NCDOT standards.
- Petitioner shall restrict the movement at new public street intersection to right turn-in and right turn-out only by installing a median that meets NCDOT standards. The median shall not block access to the parcel across the street. The median should extend fifty (50) feet past the tangent point on both sides of the driveway.
- Petitioner shall widen Rocky River Road to provide a right turn lane into the Site at the new Local Road per NCDOT standards. Driveway stem length shall be coordinated with NCDOT and determined during construction document review.
- 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 fiftieth (50th) building certificate of occupancy.

12. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed 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 expansion to twenty (20) feet on all building levels, provisions shall include one or more of the following: 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 expansions 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 expansions for blank wall purposes. Side entry porches or stoops shall be considered to be provisions or enhancements.
- Enhanced treatment for end unit buildings along public roads where designated on the Rezoning Plan with a * shall be as follows: Petitioner shall provide blank wall provisions that limit the maximum blank wall expansion to ten (10) feet on all building levels, provisions shall include one or more of the following: 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 ten (10) foot expansions 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 ten (10) foot expansions for blank wall purposes. Side entry porches or stoops shall be considered to be provisions or enhancements.
- 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 six (6) townhome units per building. There shall be a maximum of three (3) buildings along the public collector road that contain six-unit buildings, as generally depicted on the rezoning plan. Six (6) unit buildings shall not be located directly adjacent to each other on the same side of the street along the public collector road.
- Garage doors fronting public or private streets should 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.
- Lead walks shall be provided to connect to drives or 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 one (1) of the following enhancements: benches, hardscape features, seating areas, benches, and/or enhanced landscaping.

V. 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
- The Petitioner shall comply with the Charlotte Tree Ordinance.

VI. 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.

U:\2020 Projects (01\023 - Ed Hodges Site (Mattamy Homes))\Submittal Working Drawings\2021-05-17_Ed Hodges Site (Mattamy) - 2nd Rezoning Submittal\DWG\Sheet\U23 - Ed Hodges Farm - Technical Data.dwg, Technical Data.mxd

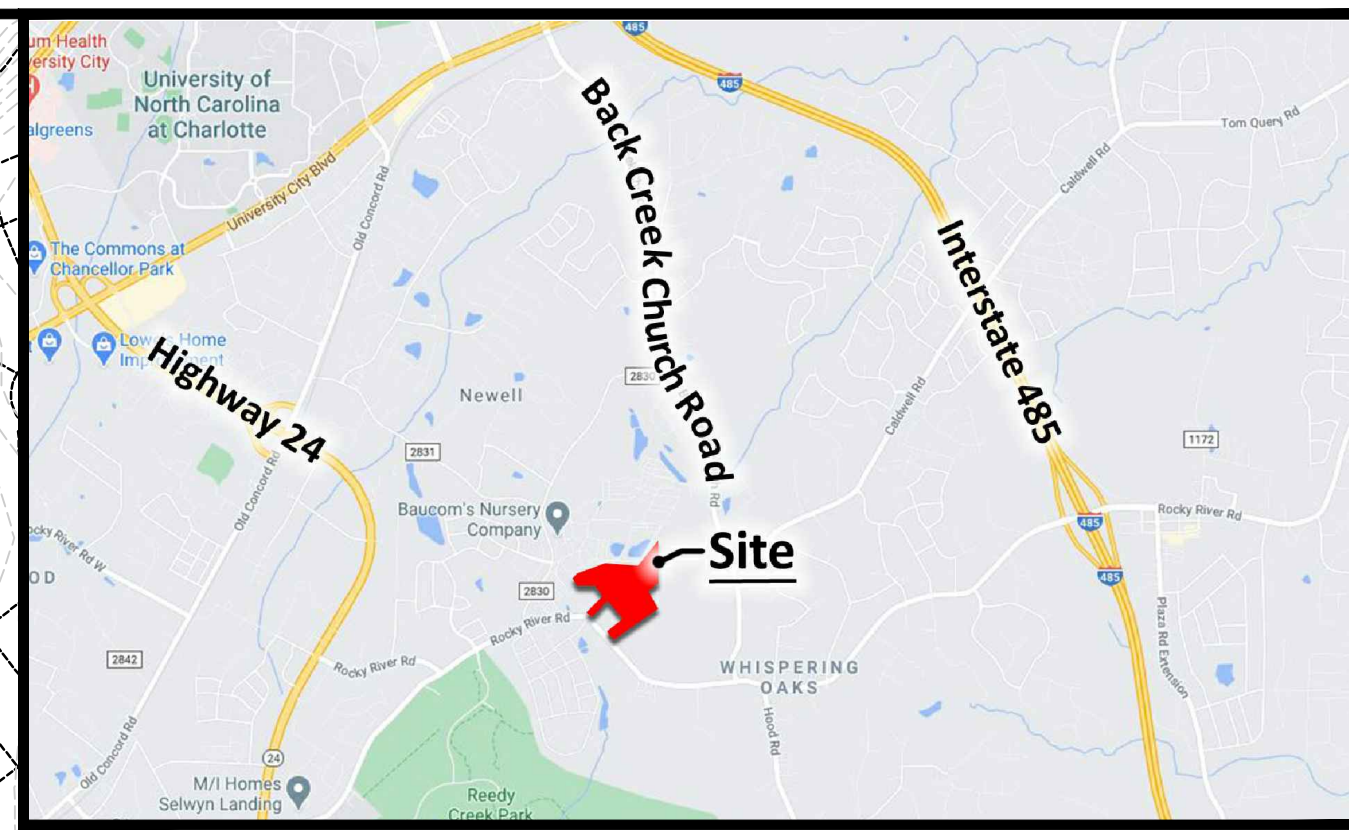


NO.	DATE	REVISION	REVISOR	REVISION PER STAFF COMMENTS
1	05/17/2021			

TECHNICAL DATA
 REZONING PETITION #2021-040
 ED HODGES SITE
 MATTAMY HOMES
 CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	IJ23.100
ORIGINAL DATE:	02/09/2021

U:\2020 Projects (MATTAMY HOMES)\Submittal Working Drawings\2021-05-17_Ed Hodges Site (Mattamy) - 2nd Rezoning Submittal\DWG\Sheets\U23 - Ed Hodges Site - Master Plan.dwg, Master Plan, mmmvtr



Vicinity Map
Not to Scale

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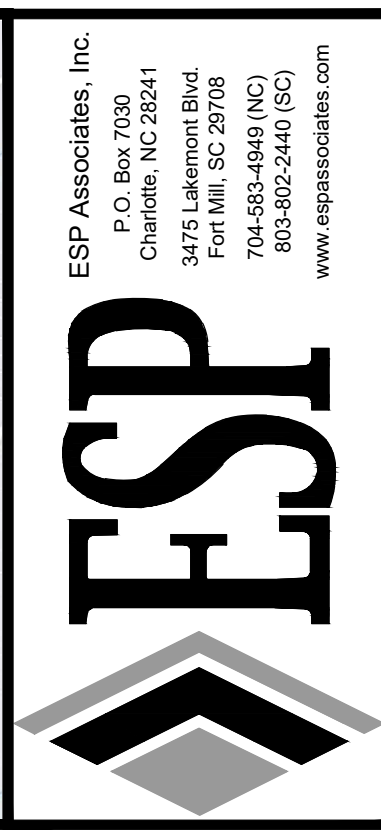
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***Sec. 21-94(a): Tree Save area must be provided at 100% of the difference between tree save requirement and existing canopy.
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General notes:
1. Base information obtained from "Boundary Survey of: Trust Agreement of Edward Andrew Hodges Trust Property Being: 42.089 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Eugene W. Hodges, III Property Being: 1.614 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Betty H. Lloyd Property Being: 6.550 Acres" provided by ESP Associates Inc., dated November 20, 2020 and Mecklenburg County GIS and should be verified for accuracy.
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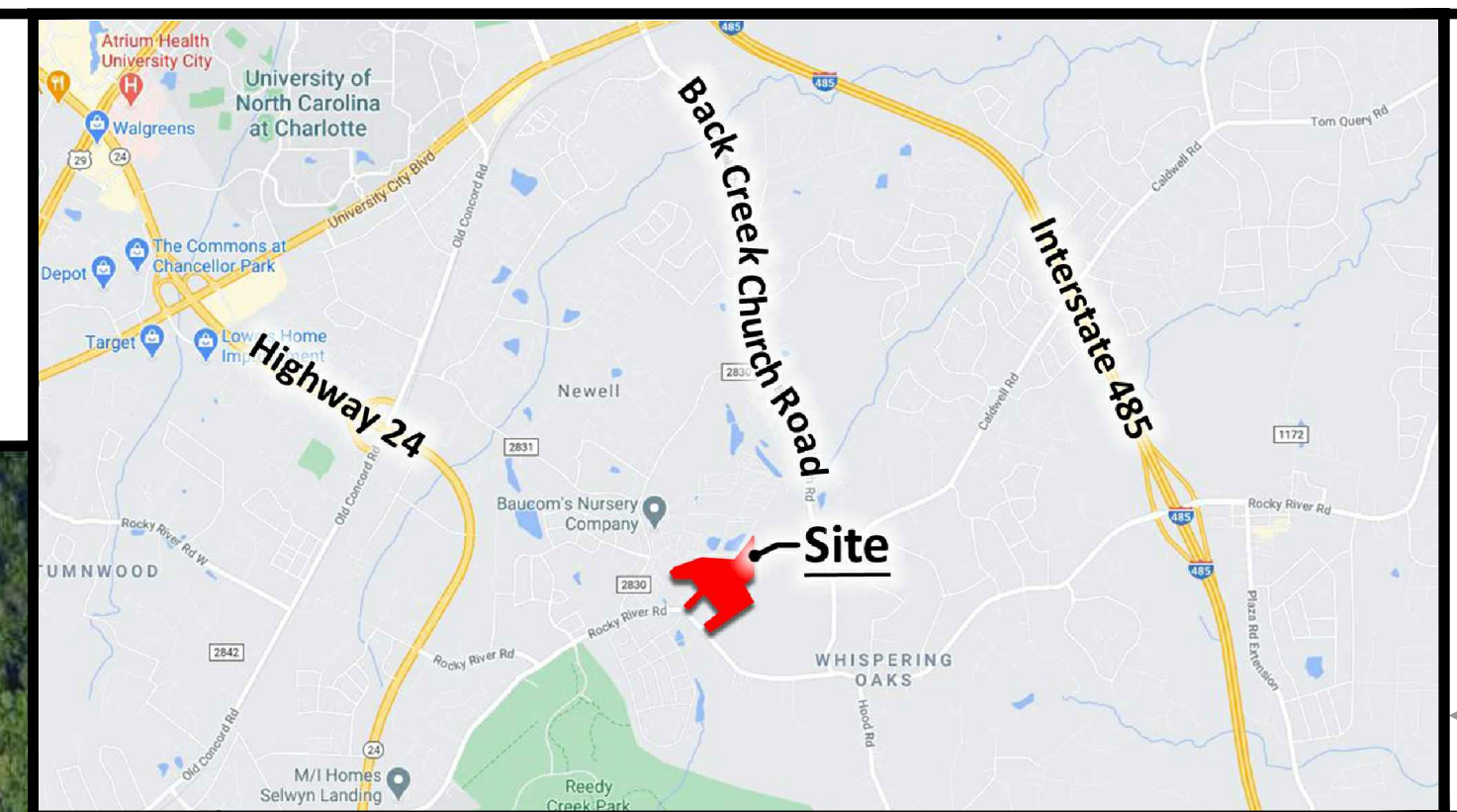
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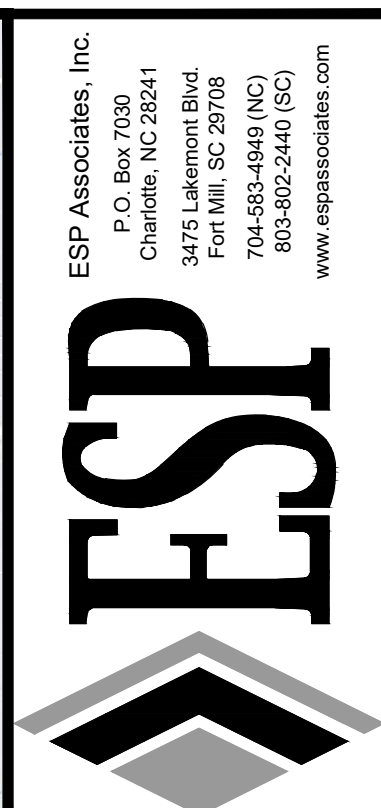
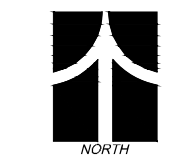
MASTER PLAN - REZONING PETITION #2021-040
ED HODGES SITE
MATTAMY HOMES
CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	IJ23.100
ORIGINAL DATE:	02/09/2021
SHEET:	3 OF 4

Conceptual Master Plan



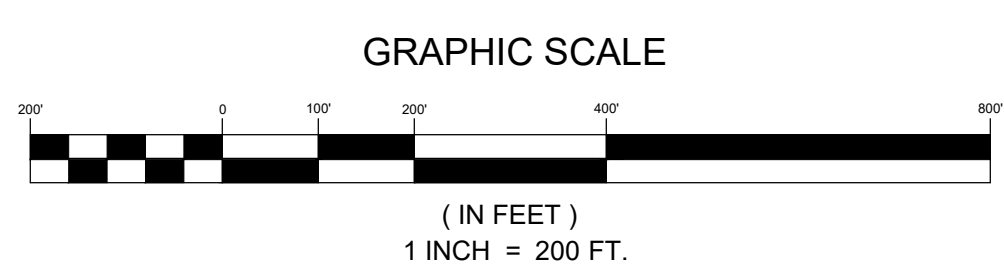
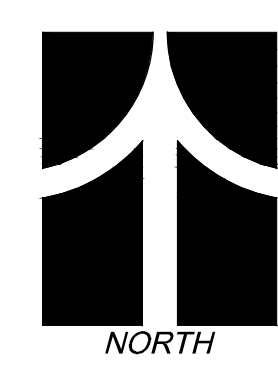
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NO.	DATE	REVISION	BY	REVISOR
1	05/17/2021	REVISED PER STAFF COMMENTS	MW	

CONCEPTUAL MASTER PLAN
REZONING PETITION #2021-040
ED HODGES SITE
CITY OF CHARLOTTE
MATTAMY HOMES



PROJECT INFORMATION	
PROJECT MANAGER:	MM
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DRAWN BY:	LH
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SHEET:	4 OF 4