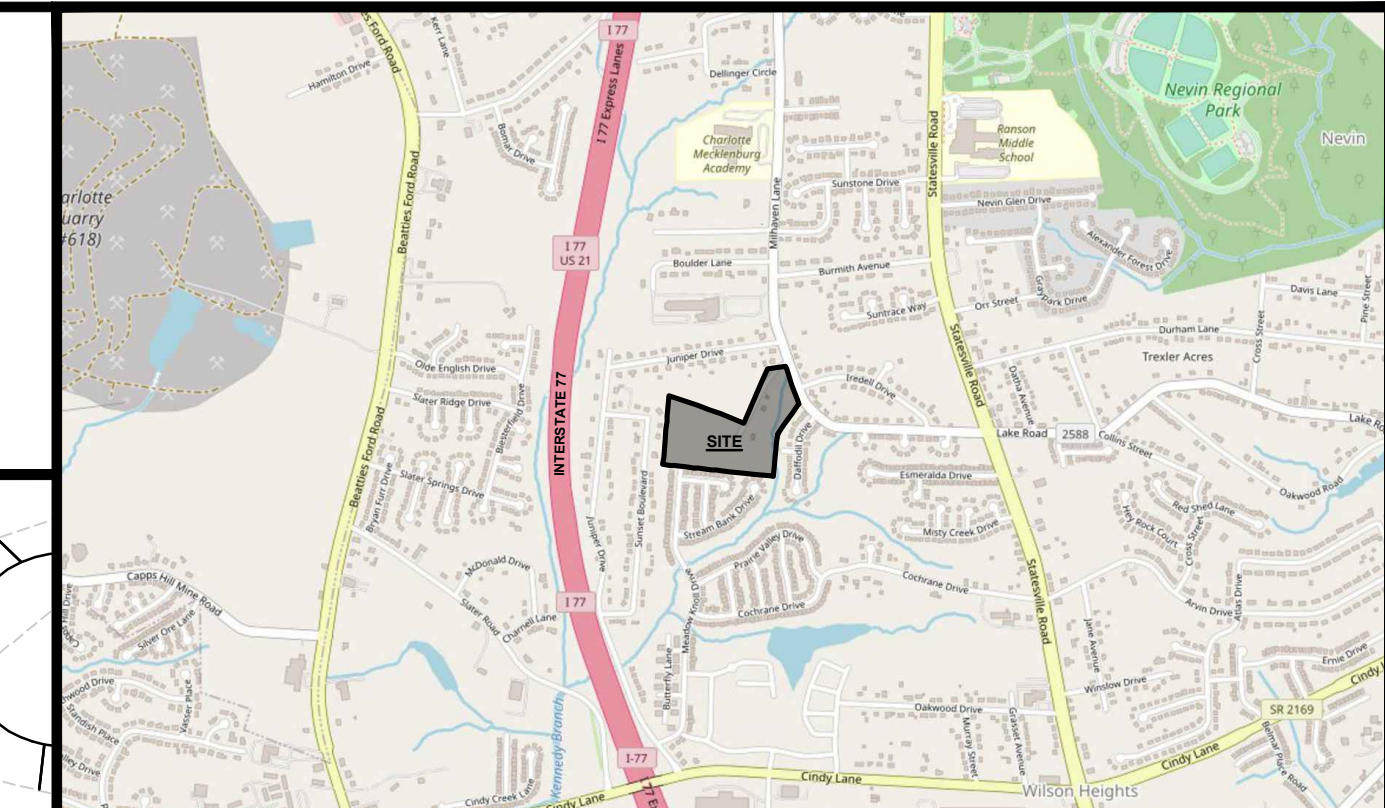


MILHAVEN LANE SITE

Conditional District Rezoning - Petition # 2022-218

Located In:
City of Charlotte, North Carolina



ESP Associates, Inc.
P.O. Box 2028
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-0449 (NC)
803-582-2440 (SC)
www.espasociates.com

ESP

PRELIMINARY
NOT FOR
CONSTRUCTION

Property Owner:

PID:	Owner:	Zoning:
04118122	BUTLER HOLDINGS OF CHARLOTTE LLC	R-4
04118123	BUTLER HOLDINGS OF CHARLOTTE LLC	R-4

Adjacent Property Owners:

PID:	Owner:	Zoning:
1	04118116 FOUR CORNERS OF CHARLOTTE LLC	R-4
2	04118117 JORGE PEDRAZA PENA & MARIA MENDOZA ALMONTE	R-4
3	04118108 ENRIQUE MENDOZA & ITZIA GUADALUPE ARREOLA ESTRADA	R-4
4	04118107 BOUNPONE NOUANTHAVISOUK	R-4
5	04118120 MARK BUTLER & SUSAN BUTLER	R-4
6	04118121 MARK BUTLER & SUSAN BUTLER	R-4
7	04118101 HARRY E II TRUESDALE & SHEENA N TRUESDALE	R-4
8	04119225 ANDREW A RUFFLE	R-4
9	04119201 WILLIAM M III COX & AMANDA R COX	R-4
10	04119202 THERESA ANN BILL	R-4
11	04119104 RS RENTAL I LLC	R-4
12	04116306 MARIAN A JENKINS	R-4
13	04116305 CADE HOMES LLC	R-4
14	04116304 LYNN M GRIFFIN ROBERTS	R-4
15	04116303 SFR JV-1 2021-1 BARROWER LLC & C/O TRICON AMERICAN HOMES	R-4
16	04116302 ST JOHN 3:16 LLC	R-4
17	04116301 AMY MARIE CHARPENTIER	R-4
18	04116152 RS RENTAL III-A LLC	R-4
19	04116151 ALISON L R SCOTT	R-4
20	04116150 JANICE M BROWN & MARCUS R JACKSON	R-4
21	04116149 JATONYA M STEELE	R-4
22	04113458 NESTOR ESTERO & GLORRIELLA IGNACIO	MX-1
23	04113457 CATHERIN W N SABRINA BATES	MX-1
24	04113456 BRITTANY SALE	MX-1
25	04113455 LATOYA NESHAWN RONEY	MX-1
26	04113433 PEDRO ARNOLD JUAREZ GOMEZ & SANTOS L HERNANDEZ	MX-1
27	04113432 EMERALD JAMES & MARY M WHITE	MX-1
28	04113431 JAMES L SCOTT & SHERRY M SCOTT	MX-1
29	04113430 SHEILA DENISE BARGE & RONALD ERIC WHITE	MX-1
30	04113429 MARGARET A HINES	MX-1
31	04113428 TINA MARIE WILLIAMS	MX-1
32	04113427 ERNEST APPIAH	MX-1
33	04113426 NATTHAPOL NIMRAT & NIMNUAN MATANG	MX-1
34	04113425 MARISHA A PEW & CHARLES JR MILLER	MX-1
35	04113424 ALTON E BELL & SHONNA BELL	MX-1
36	04113423 ELMER QUIJANO & EMMA QUIJANO	MX-1
37	04113422 TERRENCE NOEL	MX-1
38	04113101 KANGDA LLC	R-4
39	04112309 GWENDOLYN JAMES	R-4
40	04112324 CHARLES L MCLENDON	R-4
41	04112308 ALONZO ARTHUR	R-4
42	04112319 MARQUITA HAYNES-HENDERSON	R-4
43	04112307 ARLP REO VII LLC	R-4
44	04112306 ARLP REO VII LLC	R-4



Vicinity Map
Not to Scale

Site Data

Tax Parcels: 041-181-22 & 041-181-23

Total Acreage: +/- 15.88 Acres (per Survey)

Location: City of Charlotte, NC

Zoning:
Existing: R-4
Proposed: R-8MF(CD)

Land Use:
Existing: Vacant
Proposed: Single Family Residential (Attached)

Total Potential Units: Up to 90 Single Family Attached (Townhome Units)

Proposed Density: +/- 5.67 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: +/- 2.38 Acres (15%) Minimum
Provided: +/- 2.38 Acres (15%)

General Notes

- Base information obtained from "ALTANSPS Land Title Survey of: Butler Holdings of Charlotte, LLC" provided by ESP Associates, Inc., dated 04/24/2023 and "Jurisdictional Boundaries" provided by Carolina Wetlands Services, dated 10/26/2022 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 3710454600K effective date of study 09/02/2015.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by "Jurisdictional Boundaries" provided by Carolina Wetlands Services dated 10/26/2022, "Flag Map" provided by Carolina Wetlands Services dated 10/25/2022, 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; unit 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
- 56' Public ROW
- Proposed Access Location
- Perimeter Buffer
- Proposed Stub Connection

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	12/12/2022	08/14/2023
2 of 3	TECHNICAL DATA	12/12/2022	08/14/2023
3 of 3	MASTER PLAN	12/12/2022	08/14/2023

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

811
Know what's below.
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NO.	DATE	REVISION	REVISOR	PER STAFF COMMENTS	REVISOR	PER STAFF COMMENTS
1	06/12/2023					
2	08/14/2023					

CONCEPTUAL SITE PLAN
REZONING PETITION #2022-218

MILHAVEN LANE SITE

CITY OF CHARLOTTE, NC

MATTAMY HOMES

PROJECT INFORMATION


PROJECT MANAGER: MM
DESIGNED BY: EL
DRAWN BY: EL
PROJECT NUMBER: K054.100
ORIGINAL DATE: 12/12/2022

SHEET:
1 OF 3

U:\2022 Projects\K1\K054 - Milhaven Lane Site (Mattamy)\Submittal\Working Drawings\2023-08-XX_3rd Rezoning_Submittal\Sheets\K054.COV.R.dwg_Layout.dwg

Milhaven Lane Site - Petition # 2022-218
Conditional District Rezoning - Development Standards - 08/14/2023


Development Data Table:

Site Area:	+/- 15.88 acres
Tax Parcel:	041-181-22 and 041-181-23
Existing Zoning:	R-4
Proposed Zoning:	R-8MF(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Up to 90 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 15.88-acre site located on Milhaven Lane, between Juniper Drive and Daffodil Drive, across from Iredell Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 041-181-22 and 041-181-23.
- 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 ~~ninety (90)~~  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 construct a minimum eight (8) foot wide planting strip and five (5) foot wide sidewalk along the Site's frontages of Milhaven Lane and along internal public streets.
- 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. Right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
 - As depicted on the Rezoning Plan, the future location of the right-of-way for the Site's Milhaven Lane frontage is thirty-six (36) feet from the existing centerline of the roadway.
- Unless stated otherwise herein, the Petitioner shall ensure that all off-site transportation improvements are substantially completed prior to the issuance of the Site's twenty-fifth (25th) building certificate of occupancy.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- Final locations of proposed stub connection(s) shall be coordinated with the City of Charlotte Subdivision Services.
- Streets shall meet horizontal and vertical curve roadway geometry CDOT standards.
- Petitioner shall meet site frontage requirements per CDOT Land Development and City of Charlotte Land Development Standards Manual.

IV. Architectural Standards

- Buildings shall be limited to a maximum of four (4) units per building (quadraplex design).
- 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.
- 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.

- 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.
- 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.

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.
- 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.

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.

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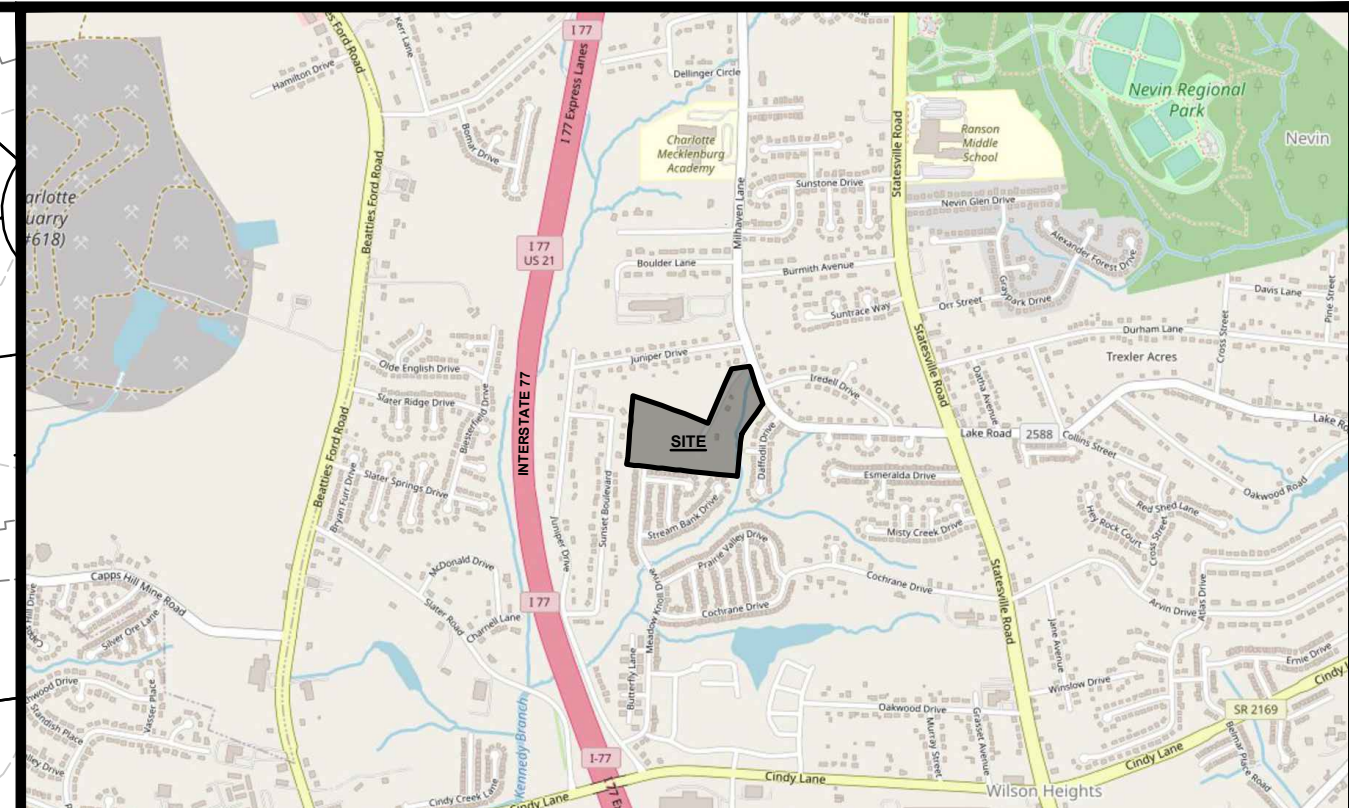
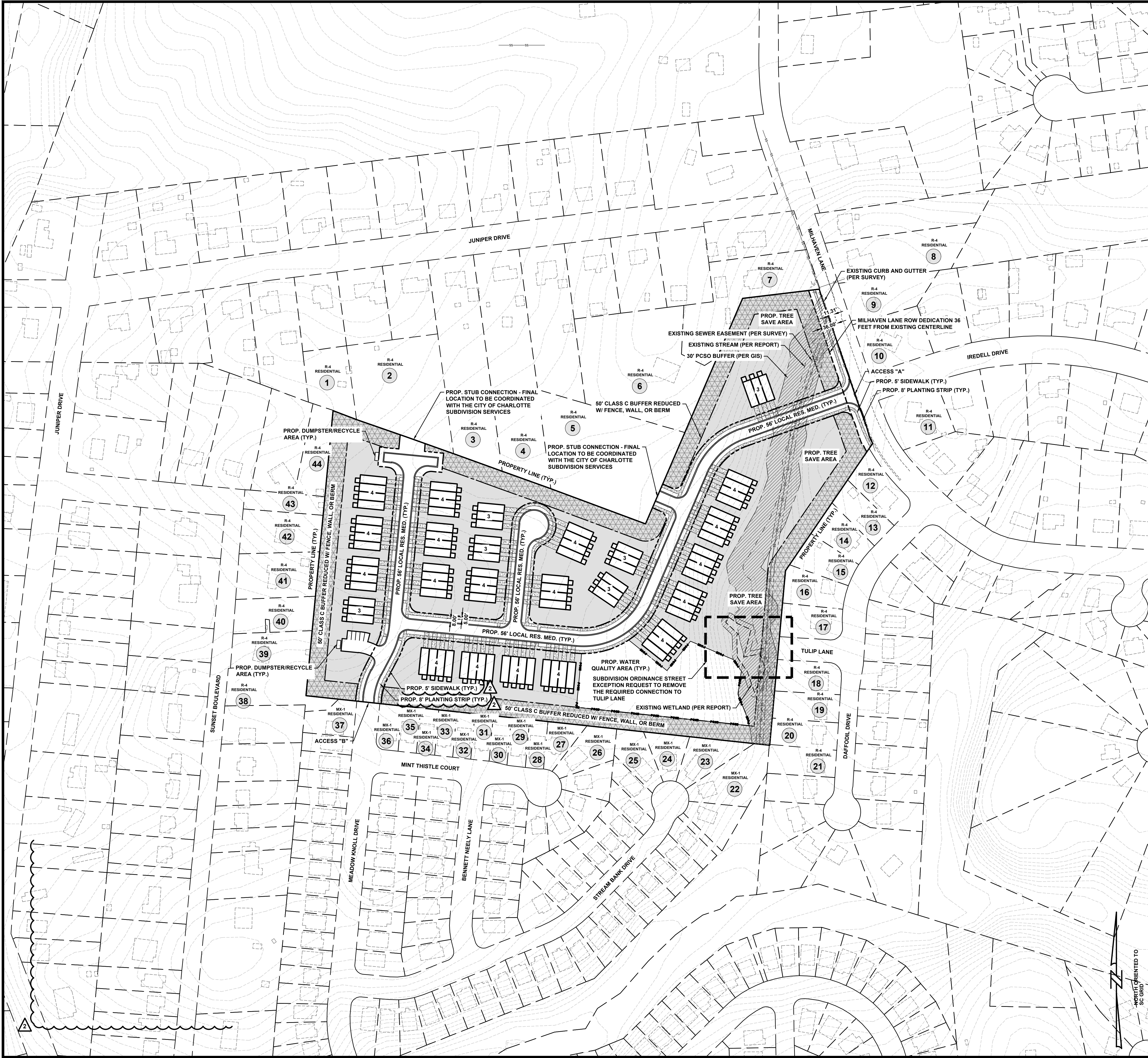
NO.	DATE	REVISION	BY	
			EL	EL
1	06/12/2023	REVISED PER STAFF COMMENTS		
2	08/14/2023	REVISED PER STAFF COMMENTS		

TECHNICAL DATA
 REZONING PETITION #2022-218
 MILHAVEN LANE SITE
 MATTAMY HOMES
 CITY OF CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	K054.100
ORIGINAL DATE:	12/12/2022

U:\2022 Projects (KJK)\054 - Milhaven Lane Site (Mattamy)\Submittal\Working Drawings\2023-08-XX_3rd Rezoning Submittal\Sheets\CDOT\TECH Layout_along

U:\2022 Projects\K\K\K\4 - Milhaven Lane Site (Maturity)\Submittal Working Drawings\2023-08-XX_3rd Rezoning Submittal\Sheets\CS4\MAST.dwg, Layout, along



Vicinity Map
Not to Scale

Site Data

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Total Acreage:	+/- 15.88 Acres (per Survey)
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Total Potential Units:	Up to 90 Single Family Attached (Townhome Units)
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1	06/12/2023		REVISED PER STAFF COMMENTS
2	08/14/2023		REVISED PER STAFF COMMENTS

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PRELIMINARY
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CONSTRUCTION

BY	EL	EL

MASTER PLAN
REZONING PETITION #2022-218
MILHAVEN LANE SITE
CITY OF CHARLOTTE, NC
MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	K054.100
ORIGINAL DATE:	12/12/2022
SHEET:	3 OF 3