

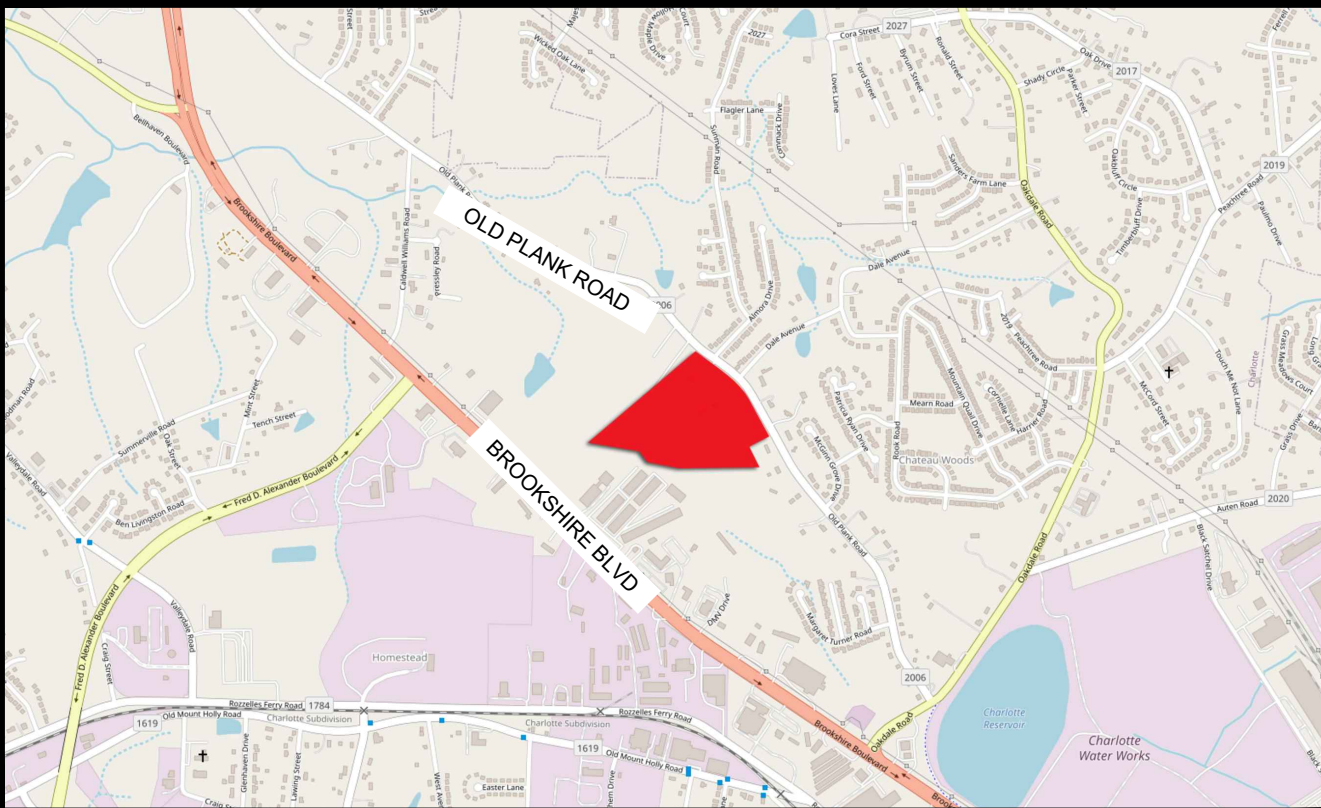
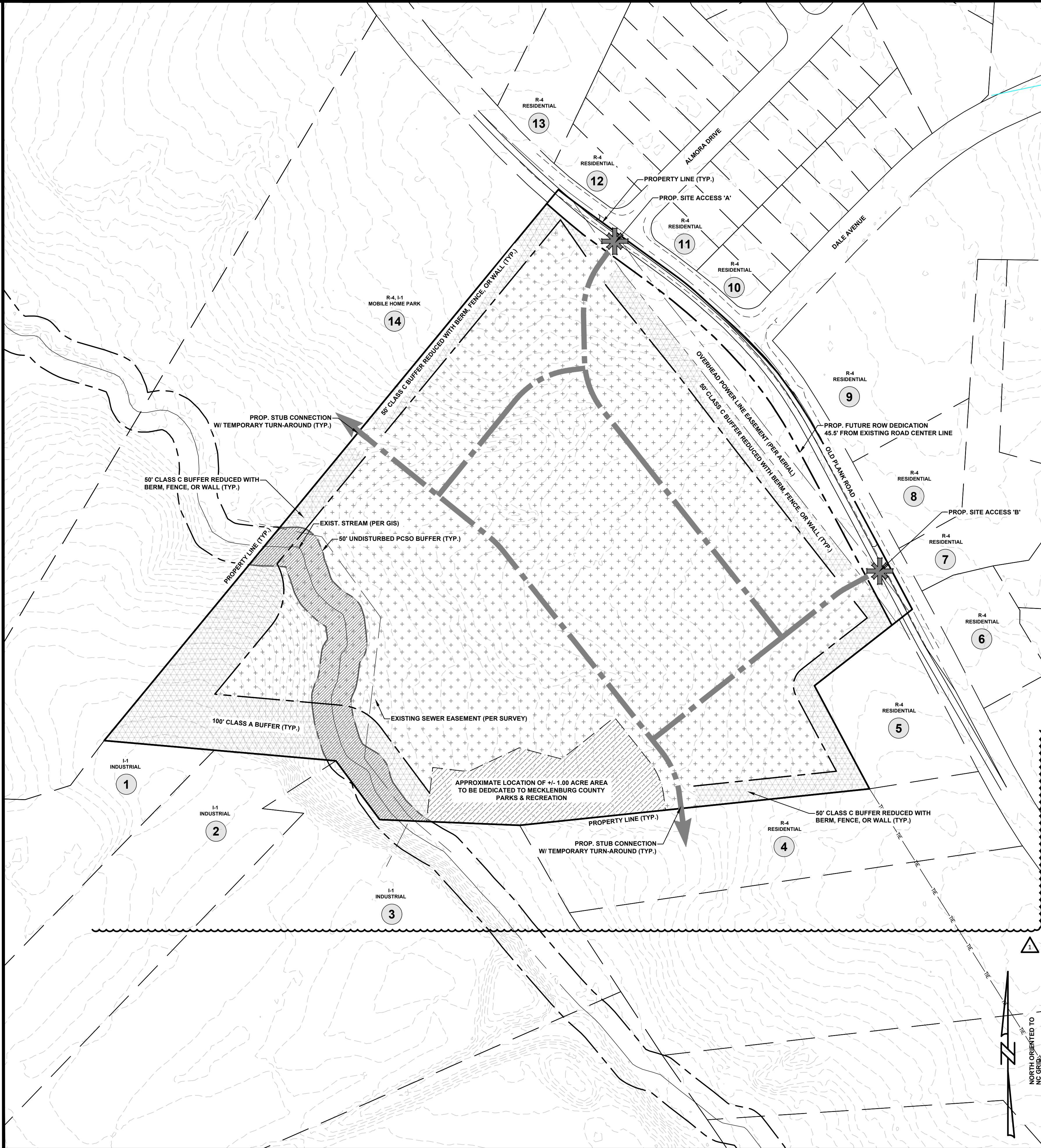
OLD PLANK ROAD SITE

PETITION NUMBER 2022-057

Located In:
City of Charlotte, North Carolina

Property Owner:		
PID:	Owner:	Zoning:
03507103	NORMAN A THOMPSON	R-4, I-1
03507104	NORMAN A THOMPSON	R-4, I-1
03507108	NORMAN A THOMPSON	R-4
03507109	NORMAN A THOMPSON	R-4
03507110	NORMAN A THOMPSON	R-4

Adjacent Property Owners:			
Ref. Number	PID:	Owner:	Zoning:
1	03506103	C R PRICE INVESTMENTS LLC	I-1
2	03506114	PARADISE DEVELOPMENT LLC	I-1
2	03506115	DANIEL JOHN FLAMINGO INVESTMENTS LLC	I-1
2	03506116	SSH & L PARTNERSHIP	I-1
2	03506117	SSH&L PARTNERSHIP	I-1
2	03506118	SSH&L PARTNERSHIP	I-1
2	03506119	SPIVEY PROPERTIES LLC	I-1
2	03506120	SPIVEY PROPERTIES LLC	I-1
2	03506121	SPIVEY PROPERTIES LLC	I-1
2	03506122	SPIVEY PROPERTIES LLC	I-1
2	03506123	DONALD R. GILREATH	I-1
2	03506124	TEXTILE SCREENS INC	I-1
2	03506125	TEXTILE SCREENS INC	I-1
2	03506126	RICHARD H KING	I-1
2	03506127	RMM PROPERTIES, LLC	I-1
2	03506128	RMM PROPERTIES, LLC	I-1
2	03506129	RMM PROPERTIES, LLC	I-1
2	03506130	RMM PROPERTIES, LLC	I-1
2	03506131	RMM PROPERTIES, LLC	I-1
2	03506132	JUDY M BROWN	I-1
2	03506133	MICHAEL HUNEYCUTT	I-1
2	03506134	REVERSE LOGISTICS SOLUTIONS LLC	I-1
2	03506135	REVERSE LOGISTICS SOLUTIONS LLC	I-1
3	03506140	MICHAEL G. ADKISSON	I-1
3	03506141	CARCAN LLC	I-1
3	03506142	CAPITAL ASSET PARTNERS LLC	I-1
3	03506143	TIMOTHY HALL BEATTY	I-1
3	03506144	TIMOTHY H BEATTY	I-1
3	03506145	CROW REALTY LLC	I-1
3	03506146	SPIVEY PROPERTIES LLC	I-1
3	03506147	SPIVEY PROPERTIES LLC	I-1
3	03506148	SOUTHER STAR INVESTMENTS LLC	I-1
3	03506149	SPIVEY PROPERTIES LLC	I-1
3	03506150	TEXTILE SCREENS INC	I-1
3	03506151	KRL HOLDINGS LLC	I-1
3	03506152	CHRISTOPHER M GARGES	I-1
3	03506153	PRUDENCE PROPERTIES II	I-1
3	03506154	DAYEDREAM ENTERPRISES LLC	I-1
3	03506155	DAYEDREAM ENTERPRISES LLC	I-1
3	03506156	GEORGE G III TAYLOR	I-1
3	03506157	ARTHUR LANE PRICE	I-1
3	03506158	JCH BBP LLC	I-1
3	03506159	JCH BBP LLC	I-1
3	03506160	JOHN H GILBERT ENTERPRISES LLC	I-1
3	03506161	JOHN H GILBERT ENTERPRISES LLC	I-1
3	03506162	RALPH O AMICK	I-1
3	03506163	ETHOS HOLDINGS LLC	I-1
3	03506164	KWIKSAFETY LLC	I-1
3	03506165	KWIKSAFETY LLC	I-1
3	03506166	CAROFINN PROPERTIES LLC	I-1
3	03506167	CAROFINN PROPERTIES LLC	I-1
3	03506168	TWO MEN AND A DREAM LLC	I-1
3	03506169	TWO MEN AND A DREAM LLC	I-1
3	03506170	KWIKSPACE GUAM INC	I-1
3	03506171	BROOKSHIRE LEASING LLC	I-1
3	03506172	BROOKSHIRE LEASING LLC	I-1
3	03506173	BROOKSHIRE LEASING LLC	I-1
3	03506174	BROOKSHIRE LEASING LLC	I-1
3	03506175	MELANIE K PAUL	I-1
3	03506176	JCH BBP LLC	I-1
3	03506177	GEORGE G III TAYLOR	I-1
3	03506178	REVERSE LOGISTICS SOLUTIONS LLC	I-1
3	03506179	JOHN W KATOPODIS	I-1
3	03506180	NIPSTOLIS PROPERTIES LLC	I-1
3	03506181	ALAN B SPARROW	I-1
3	03506182	ALAN B SPARROW	I-1
3	03506183	CROW REALTY LLC	I-1
3	03506184	CROW REALTY LLC	I-1
3	03506185	TIMOTHY E DUNBAR	I-1
3	03506186	KWIKSPACE INDUSTRIAL SERVICES & SUPPLIES LLC	I-1
3	03506187	TWO MEN AND A DREAM LLC	I-1
3	03506188	CHRISTOPHER FLECK	I-1
3	03506189	TIMOTHY H BEATTY	I-1
3	03506190	TIMOTHY H BEATTY	I-1
3	03506191	TIMOTHY H BEATTY	I-1
3	03506192	GOOD MEASURE HOLDINGS LLC	I-1
3	03506193	GREGORY M MOTLEY	I-1
3	03506194	CANDACE MEGAN MOZELEY WATERS	I-1
4	03507107	SUSAN GEER-FICKLING	R-4
5	03507102	RIGOBERTO R CHICAS	R-4
6	03508108	JADA CARDWELL	R-4
7	03508115	MICHAEL RAY WARREN	R-4
8	03508122	CAALAN CROSBY SYKES	R-4
9	03508107	KATHRYN INGERSOLL MCLAUGHLIN	R-4
10	03513240	LATONYA JOHNSON	R-4
11	03513239	PATRICK WEMBOLUA	R-4
12	03513219	ROSE BOATENG	R-4
13	03513208	SHERYL APPELT	R-4
14	03507105	AUSTIN PARKS INC	R-4, I-1



Vicinity Map

Not to Scale

Site Data	
Tax Parcels:	03507103, 03507104, 03507108, 03507109, 03507110
Total Acreage:	Approx. +/- 21.497 Acres (per Survey)
Proposed Park Dedication:	Approx. +/- 1.00 Acre
Remaining Site Acreage:	Approx. +/- 20.50 Acres
Location:	City of Charlotte, North Carolina
Zoning:	Existing: R-4, I-1 Proposed: R-8 (CD)
Land Use:	Existing: Vacant / Single-Family Residential Proposed: Attached Townhome Dwelling Units for Sale
Total Potential Units:	Up to 100 Single Family Attached (Townhome) Units
Proposed Density:	+/- 5.08 DU/AC*
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	Required: +/- 10.25 Acres (50%) Minimum* Proposed: +/- 10.25 Acres (50%)*
Tree Save:	Required: +/- 2.05 Acres (10%) Minimum* Provided: +/- 2.05 Acres (10%)*

*NOTE: Tree save, density, and density calculations are based on Remaining Site Acreage (+/- 20.50 acres)

General Notes	
1.	Base information provided by "ALTANSPS LAND TITLE SURVEY OF: LORETTA ANN TODD AND NORMAN A. & JOAN T. THOMPSON PROPERTY BEING 21.497 ACRES" prepared by ESP Associates, dated 03/23/2022 and Mecklenburg County GIS Data and should be verified for accuracy.
2.	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.
3.	Draft - Do not rely on this document.
Floodplain Information	
Floodplain information obtained from FEMA FIRM Panel 3710453600K effective date of study 09/02/2015.	
Stream/Wetland Information	
Stream/Wetland information is based on preliminary information provided to ESP by 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	
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance. 2. 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 56' Public ROW per CLDSM U-02
	Proposed Access Location
	Proposed Buffer
	Proposed Park Dedication
	Proposed Stub Connection w/ Temp. Turnaround per CLDSM 11.188

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	03/28/2022	10/17/2022
1 of 3	TECHNICAL DATA	03/28/2022	10/17/2022
1 of 3	MASTER PLAN	03/28/2022	10/17/2022

GRAPHIC SCALE

(IN FEET)

1 INCH = 100 FT.

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Fort Mill, SC 29708
704-553-4949 (NC)
803-802-2440 (SC)
www.espsocials.com

ESP

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CONSTRUCTION

BY
AP

DATE
10/17/2022

REVISION
REVISED PER STAFF COMMENTS

NO.
1

CONCEPTUAL SITE PLAN
PETITION NUMBER 2022-057

Old Plank Road Site

CITY OF CHARLOTTE, NC

MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	AP
DRAWN BY:	AP
PROJECT NUMBER:	JW74.100
ORIGINAL DATE:	03/28/2022

SHEET:
1 of 3

Old Plank Road Site - Petition # 2022- 057
Rezoning - Development Standards - 10/17/2022

Development Data Table:

Site Area:	+/-21.497 acres
Tax Parcel:	03507103, 03507104, 03507108, 03507109, 03507110
Existing Zoning:	R-4, I-1
Proposed Zoning:	R-8(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Up to 100 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 21.497-acre site located on the west side of Old Plank Road, adjacent to the intersection with Dale Avenue, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel numbers 03507103, 03507104, 03507108, 03507109, and 03507110.
- 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-8 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 one hundred (100) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the R-8 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 six (6) foot wide sidewalk along the Site's frontages of public roadways.
- Petitioner shall provide internal sidewalks and pedestrian connections on the Site. Internal sidewalks may meander to save existing trees.
- Petitioner shall construct a minimum five (5) foot wide bicycle lane along the Site's frontage of Old Plank Road,
- Petitioner shall install left-turn lane on Old Plank Road at the proposed site access points A and B with each turn lane containing a minimum of 100-feet of full width storage, as generally depicted on the Rezoning Plan.
- 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.
- 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

- 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. Park Dedication

The Petitioner shall dedicate and convey to Mecklenburg County a minimum one (1) acre for use by Park and Recreation for a future neighborhood park, as generally depicted on the Rezoning Plan. (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.

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ESP

PRELIMINARY

NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY
1	10/17/2022	REVISED PER STAFF COMMENTS	AP

TECHNICAL DATA
PETITION NUMBER 2022-057

Old Plank Road Site

MATTAMY HOMES

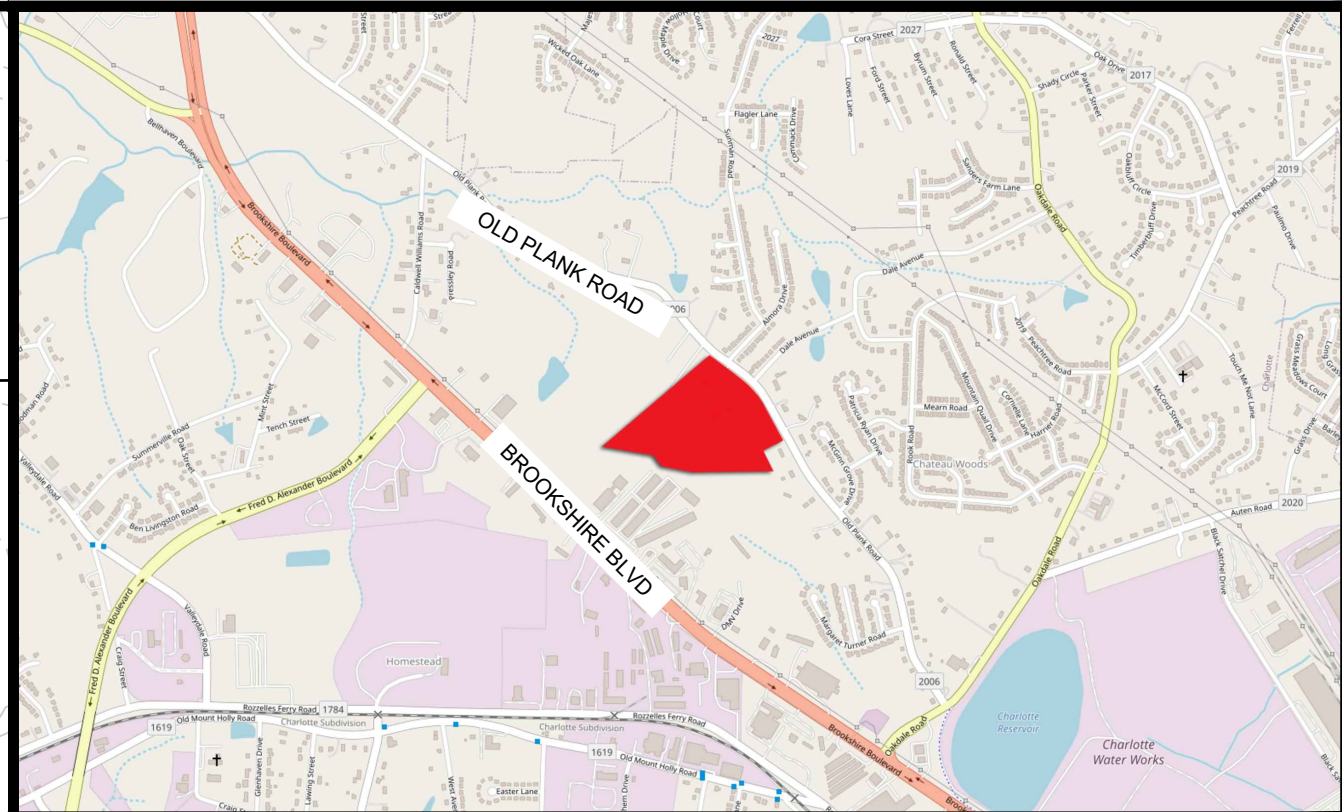
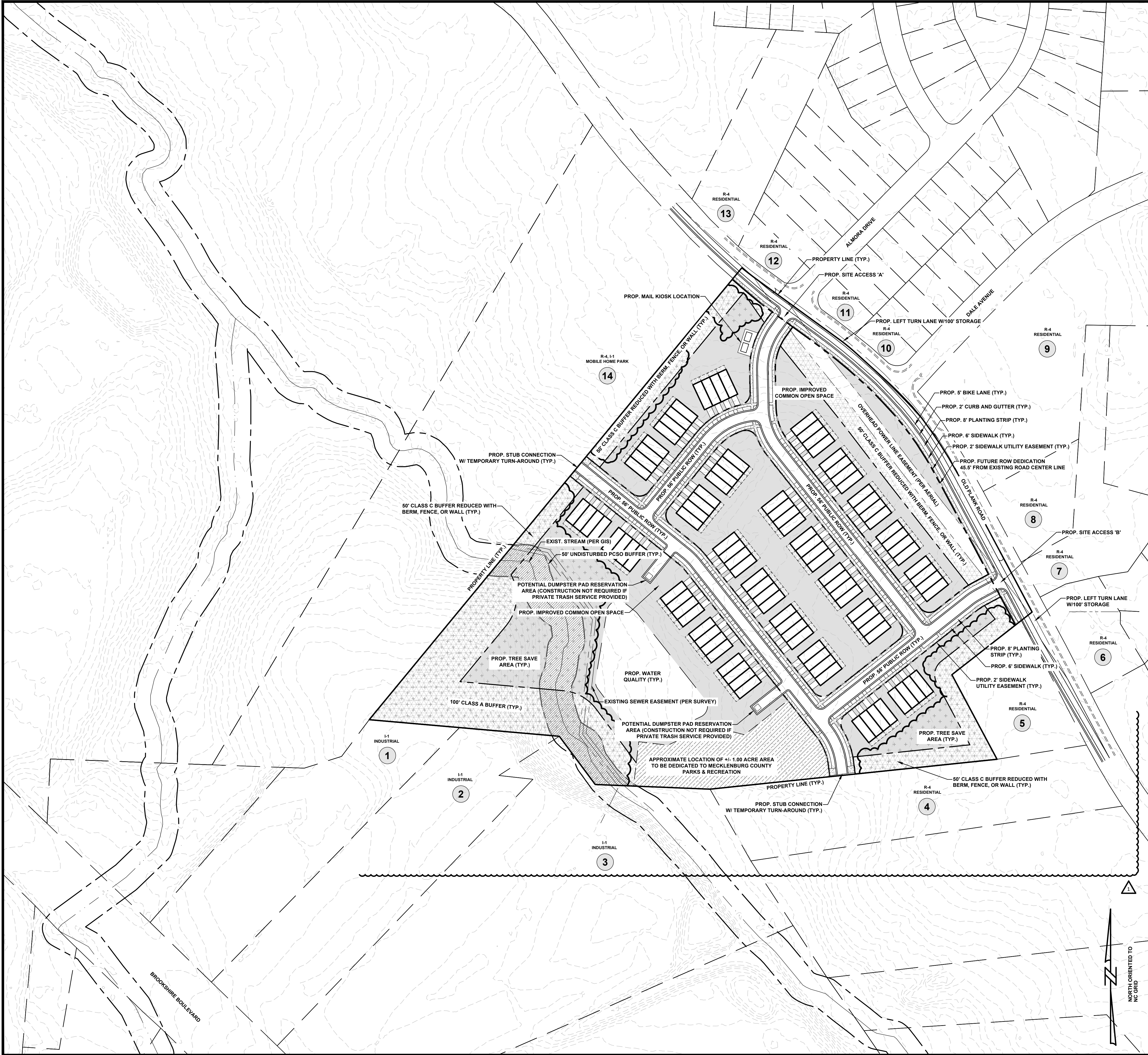
CITY OF CHARLOTTE, NC

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	AP
DRAWN BY:	AP
PROJECT NUMBER:	JW74.100
ORIGINAL DATE:	03/28/2022

SHEET:
2 of 3

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Vicinity Map

Not to Scale

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NO.	DATE	REVISION	BY	REVISED PER STAFF COMMENTS
1	10/17/2022			

GRAPHIC SCALE

(IN FEET)

1 INCH = 100 FT.

811

Know what's below.
Call before you dig.

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ESP

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MASTER PLAN
PETITION NUMBER 2022-057

Old Plank Road Site

MATTAMY HOMES

CITY OF CHARLOTTE, NC

PROJECT INFORMATION

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DESIGNED BY:	AP
DRAWN BY:	AP
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SHEET:

3 of 3