

EXISTING
GOSHEN PLACE —
(50' PUBLIC R/W) (CITY MAINTAINED)

EXISTING
BRIDLEPATH LANE
(50' PUBLIC R/W) (CITY MAINTAINED)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
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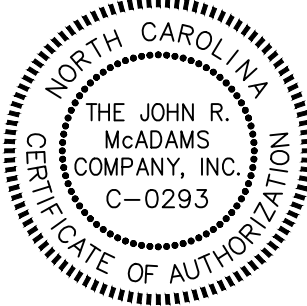
CLIENT

EMPIRE COMMUNITIES
DAN ROBERTSON
3008 CORPORATE CENTER DRIVE, SUITE 300
CHARLOTTE, NC 28226
PHONE: 501. 658. 9191



MASON TOWNHOMES PHASE 2
REZONING PETITION # 2023-122
WRIGHT AVENUE
CHARLOTTE, NORTH CAROLINA, 28211

CHARLOTTE, NORTH CAROLINA, 28211



REVISIONS

NO.	DATE	
1	11. 13. 2023	PER CITY COMMENTS
2	01. 18. 2024	PER CITY COMMENTS
3	02. 02. 2024	PER CITY COMMENTS

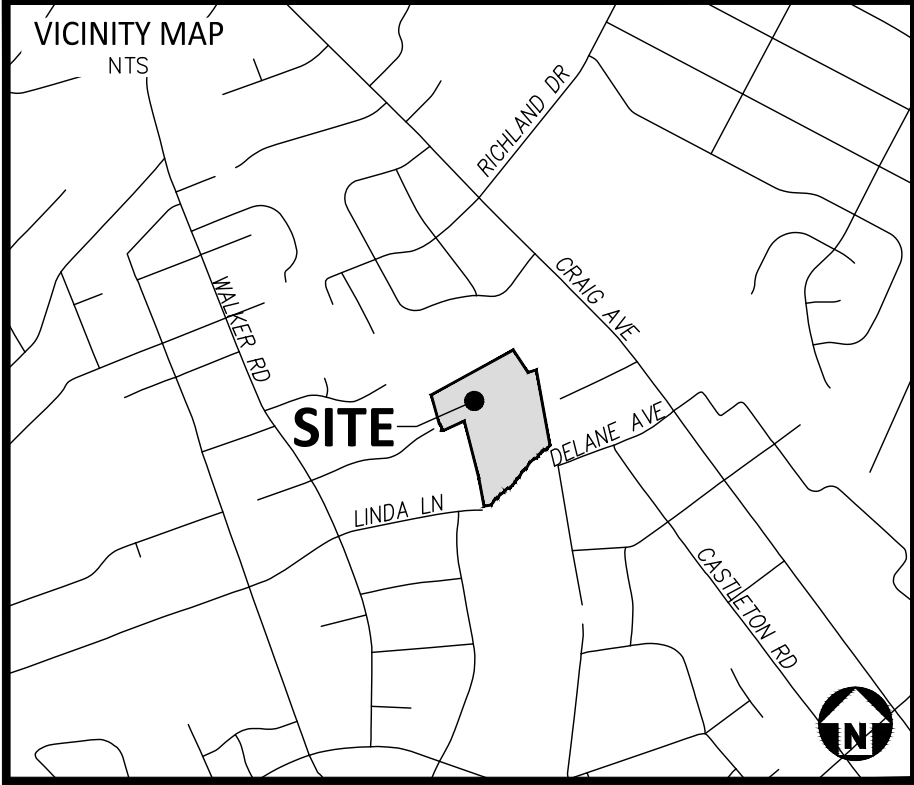
PLAN INFORMATION

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	08. 18. 2023

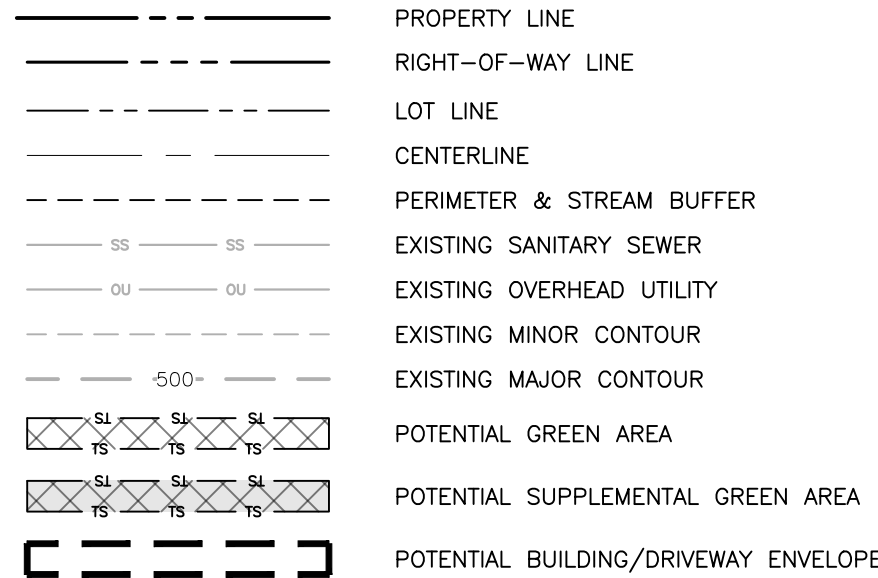
SHEET

REZONING PLAN

RZ.01



SITE LEGEND



SITE DATA

DEVELOPER: EMPIRE COMMUNITIES
8008 CORPORATE CENTER DRIVE,
SUITE 300 CHARLOTTE, NC 28226

PREPARED BY: MCADAMS COMPANY (MARC VAN DINE)
2100 S TRYON STREET, SUITE 400
CHARLOTTE, NC 28203
704.527.0800
VANDINE@MCADAMSCO.COM

PARCEL ID NUMBER:	PORTION OF 15715286, 15715287
TOTAL SITE ACREAGE:	9.24 AC
CURRENT ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
CURRENT USE:	VACANT
PROPOSED USE:	UP TO 93 SINGLE FAMILY ATTACHED DWELLINGS
MAXIMUM BUILDING HEIGHT ALLOWED:	48 FT
SETBACK REQUIREMENTS:	
FRONT SETBACK FROM FUTURE BACK OF CURB:	20 FT
SIDE YARD:	5 FT
REAR YARD:	10' NOT ABUTTING NEIGHBORHOOD 1 PLACE TYPE; 20' ABUTTING NEIGHBORHOOD 1 PLACE TYPE
BUILDING SEPARATION:	10 FT MIN
REQUIRED PRIVATE OPEN SPACE:	250 SF PER UNIT PER UDO REQUIREMENT
REQUIRED GREEN AREA:	+/- 1.39 AC (15% OF SITE AREA)
POTENTIAL GREEN AREA:	+/- 1.45 AC (15.7% OF TOTAL SITE AREA)
POTENTIAL SUPPLEMENTAL GREEN AREA:	+/- 0.71 AC
STORMWATER FACILITIES:	UNDERGROUND

NOTES:

1. TREE SURVEY PROVIDED FOR CONDITIONAL REZONING TO MEET 20.18 A.1 OF THE UDO. FINAL DETERMINATION OF TREES TO BE SAVED WILL OCCUR DURING THE CONSTRUCTION PLAN DESIGN OF THE PROJECT.

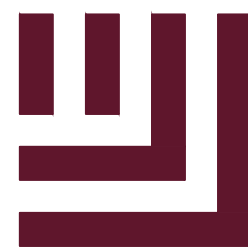
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TREE SURVEY TABLE

Tree #	Trunk Diameter	Species	Tree #	Trunk Diameter	Species	Tree #	Trunk Diameter	Species	Tree #	Trunk Diameter	Species	Tree #	Trunk Diameter	Species	Tree #	Trunk Diameter	Species
1	24"	OAK	51	14"	SYCAMORE	101	19"	HACKBERRY	151	10"	CEDAR	201	19"	PINE	251	12"	CEDAR
2	30"	OAK	52	15"	POPLAR	102	14"	POPLAR	152	10"	CEDAR	202	10"	OAK	252	12"	CEDAR
3	12"	MAGNOLIA	53	19"	POPLAR	103	18"	POPLAR	153	18"	GUM	203	8"	OAK	253	12"	OAK
4	8"	MAPLE	54	8"	ELM	104	24"	POPLAR	154	14"	POPLAR	204	9"	OAK	254	12"	OAK
5	12"	HARDWOOD	55	9"	HICKORY	105	18"	POPLAR	155	24"	MAPLE	205	11"	HARDWOOD	255	12"	OAK
6	8"	HARDWOOD	56	12"	HARDWOOD	106	22"	POPLAR	156	16"	HICKORY	206	11"	OAK	256	12"	OAK
7	24"	SYCAMORE	57	22"	GUM	107	28"	POPLAR	157	9"	OAK	207	8"	OAK	257	12"	OAK
8	12"	HARDWOOD	58	16"	MAPLE	108	8"	HARDWOOD	158	12"	OAK	208	13"	OAK	258	12"	OAK
9	11"	MAPLE	59	8"	ELM	109	8"	HARDWOOD	159	17"	MAPLE	209	11"	MAPLE	259	12"	OAK
10	14"	ELM	60	10"	ASH	110	14"	HARDWOOD	160	19"	OAK	210	11"	OAK	260	12"	OAK
11	21"	OAK	61	31"	POPLAR	111	14"	OAK	161	17"	OAK	211	11"	PINE	261	12"	OAK
12	30"	POPLAR	62	25"	SYCAMORE	112	9"	HARDWOOD	162	32"	OAK	212	13"	GUM	262	12"	OAK
13	10"	GUM	63	12"	GUM	113	9"	ASH	163	12"	OAK	213	10"	MAPLE	263	12"	OAK
14	10"	GUM	64	19"	POPLAR	114	17"	OAK	164	8"	MAPLE	214	10"	OAK	264	12"	OAK
15	29"	POPLAR	65	14"	POPLAR	115	16"	ELM	165	18"	OAK	215	10"	PINE	265	12"	OAK
16	18"	SYCAMORE	66	11"	POPLAR	116	10"	HACKBERRY	166	12"	GUM	216	11"	PINE	266	12"	OAK
17	28"	TWIN SYCAMORE	67	28"	GUM	117	17"	OAK	167	22"	OAK	217	10"	OAK	267	12"	OAK
18	11"	CEDAR	68	14"	POPLAR	118	19"	OAK	168	17"	OAK	218	9"	OAK	268	12"	OAK
19	33"	OAK	69	18"	POPLAR	119	22"	POPLAR	169	20"	OAK	219	12"	OAK	269	12"	OAK
20	33"	OAK	70	18"	POPLAR	120	26"	POPLAR	170	8"	MAPLE	220	14"	OAK	270	12"	OAK
21	31"	OAK	71	31"	POPLAR	121	18"	GUM	171	17"	OAK	221	10"	OAK	271	12"	OAK
22	19"	PINE	72	51"	POPLAR	122	9"	POPLAR	172	9"	OAK	222	12"	OAK	272	12"	OAK
23	19"	PINE	73	14"	ELM	123	25"	POPLAR	173	14"	OAK	223	9"	MAPLE	273	12"	OAK
24	12"	OAK	74	16"	ELM	124	16"	OAK	174	16"	OAK	224	9"	OAK	274	12"	OAK
25	10"	OAK	75	10"	MAPLE	125	28"	SYCAMORE	175	9"	OAK	225	8"	MAGNOLIA	275	12"	OAK
26	41"	OAK	76	33"	POPLAR	126	18"	OAK	176	11"	OAK	226	8"	OAK	276	12"	OAK
27	19"	HARDWOOD	77	22"	POPLAR	127	24"	POPLAR	177	17"	OAK	227	35"	OAK	277	12"	OAK
28	18"	OAK	78	24"	GUM	128	16"	OAK	178	16"	OAK	228	22"	OAK	278	12"	OAK
29	14"	HARDWOOD	79	26"	POPLAR	129	24"	HARDWOOD	179	10"	MAPLE	229	9"	OAK	279	12"	OAK
30	8"	OAK	80	16"	MAPLE	130	12"	MAPLE	180	8"	OAK	230	11"	OAK	280	12"	OAK
31	10"	HARDWOOD	81	33"	POPLAR	131	12"	HICKORY	181	18"	OAK	231	9"	OAK	281	12"	OAK
32	12"	HARDWOOD	82	27"	OAK	132	18"	GUM	182	9"	OAK	232	9"	OAK	282	12"	OAK
33	9"	MAGNOLIA	83	19"	POPLAR	133	16"	MAPLE	183	14"	OAK	233	23"	OAK	283	12"	OAK
34	18"	GUM	84	10"	ELM	134	10"	CEDAR	184	8"	OAK	234	9"	OAK	284	12"	OAK
35	9"	POPLAR	85	13"	POPLAR	135	24"	POPLAR	185	15"	OAK	235	9"	OAK	285	12"	OAK
36	10"	POPLAR	86	10"	HICKORY	136	19"	GUM	186	12"	OAK	236	8"	OAK	286	12"	OAK
37	18"	MAPLE	87	31"	POPLAR	137	14"	GUM	187	10"	OAK	237	11"	OAK	287	12"	OAK
38	18"	HARDWOOD	88	8"	MAGNOLIA	138	22"	OAK	188	13"	MAPLE	238	24"	OAK	288	12"	OAK
39	18"	HARDWOOD	89	26"	GUM	139	12"	POPLAR	189	27"	OAK	239	16"	OAK	289	12"	OAK
40	24"	POPLAR	90	18"	POPLAR	140	12"	ASH	190	17"	OAK	240	16"	OAK	290	12"	OAK
41	31"	POPLAR	91	12"	HICKORY	141	24"	OAK	191	16"	GUM	241	11"	OAK	291	12"	OAK
42	31"	POPLAR	92	14"	HICKORY	142	12"	OAK	192	18"	OAK	242	11"	OAK	292	12"	OAK
43	10"	CEDAR	93	18"	HICKORY	143	8"	CEDAR	193	9"	OAK	243	14"	MAPLE	293	12"	OAK
44	10"	ELM	94	18"	HICKORY	144	16"	CEDAR	194	16"	OAK	244	9"	OAK	294	12"	OAK
45	27"	POPLAR	95	12"	GUM	145	18"	GUM	195	12"	OAK	245	9"	OAK	295	12"	OAK
46	12"	HARDWOOD	96	27"	POPLAR	146	14"	ASH	196	8"	OAK	246	33"	MAPLE	296	12"	OAK
47	8"	HICKORY	97	20"	MAPLE	147	25"	OAK	197	8"	OAK	247	15"	MAPLE	297	12"	OAK
48	22"	POPLAR	98	22"	POPLAR	148	12"	ELM	198	13"	MAPLE	248	11"	OAK	298	12"	OAK
49	10"	HICKORY	99	18"	HICKORY	149	8"	OAK	199	16"	OAK	249	16"	OAK	299	12"	OAK
50	16"	SYCAMORE	100	22"	HARDWOOD	150	13"	HARDWOOD	200	8"	PINE	250	33"	MAPLE	300	12"	OAK

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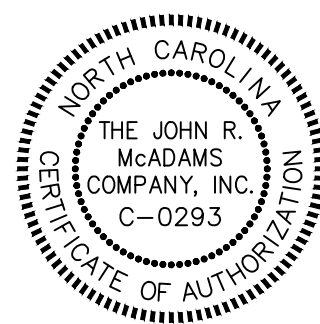


MASON TOWNHOMES PHASE 2

REZONING PETITION # 2023-122

WRIGHT AVENUE

CHARLOTTE, NORTH CAROLINA, 28211



REVISIONS

NO.	DATE	PER CITY COMMENTS
1	11.13.2023	PER CITY COMMENTS
2	01.18.2024	PER CITY COMMENTS
3	02.02.2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. EMP22011
FILENAME EMP22011X-Phase2
CHECKED BY EM
DRAWN BY JDS
SCALE 1" = 60'
DATE 08.18.2023

SHEET

TREE SURVEY

RZ.02

EMPIRE COMMUNITIES
REZONING PETITION NO. 2023-122
02/02/2024

Development Data Table:

Site Area:	+/- 9.24 acres
Tax Parcel:	157-152-87 and a portion of 157-152-86
Existing Zoning:	N1-A
Proposed Zoning:	N2-A(CD)
Existing Use:	Vacant/Single-Family Residential
Proposed Uses:	Up to 93 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 Empire Communities (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 9.24-acre site located east of Bridlepath Lane, north of Linda Lane and west of Jenkins Avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 157-152-87 and a portion of 157-152-86.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-A 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 Article 37 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Article 37.3 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of 93 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the N2-A 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.
- 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.
- 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.
- Petitioner shall construct a minimum eight (8) foot sidewalk and eight (8) foot wide planting strip along the Site's frontage of Wright Avenue.
- Petitioner shall dedicate 35.5 feet of right of way as shown on the zoning plan for Wright Avenue.
- 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 first (1st) building certificate of occupancy.
- 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.

- On street parking shall meet Public Right of Way Accessibility Guidelines (PROWAG) requirements.

- The Petitioner will repave a portion of the existing pavement along Jenkins Avenue, per the attached outlined in red, for maintenance acceptance by CDOT. The petitioner will work in good faith with Owner of 15716506 should any temporary construction easements be necessary for this work. Per approved SDRMF-2022-00118, the Owner of 15715201 is responsible for improvements to a portion of Jenkins and Wright Avenues for maintenance acceptance by CDOT.

IV. Architectural Standards

- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
- Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
- 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.
- Buildings shall have either a porch or stoop oriented toward the public street.
- Walkways shall be provided to connect all residential entrances to sidewalks along the public street.
- All mechanical and utility equipment such as HVAC, meters, and transformers shall be screened from view from public streets. Backflow preventer(s), if provided, shall not be located within the setback and shall be screened from view from public streets.

V. Landscape yards/ Screening

- A twenty-five (25) foot Class B buffer shall be provided along the western and southern property lines as shown on the zoning plan.

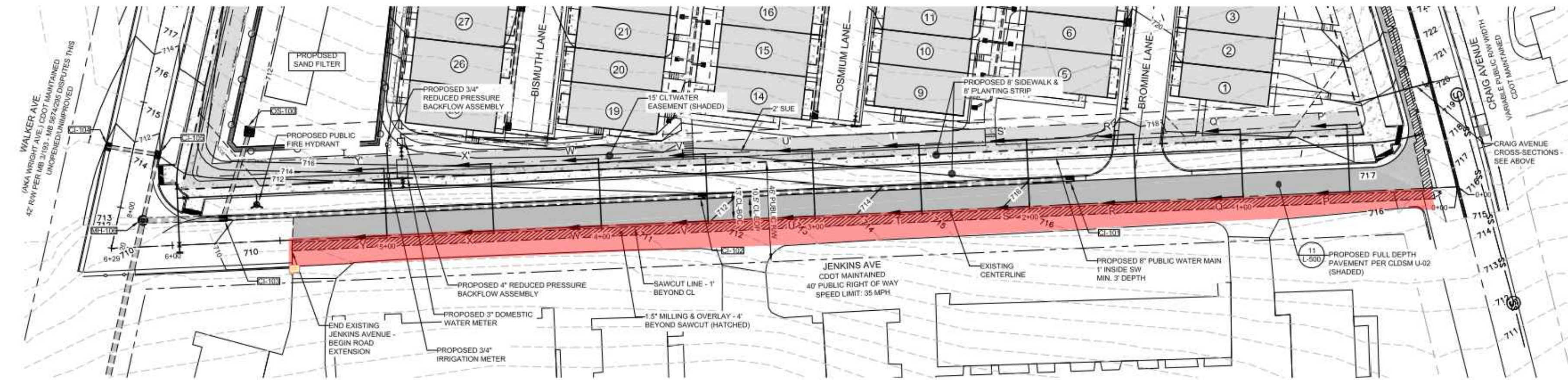
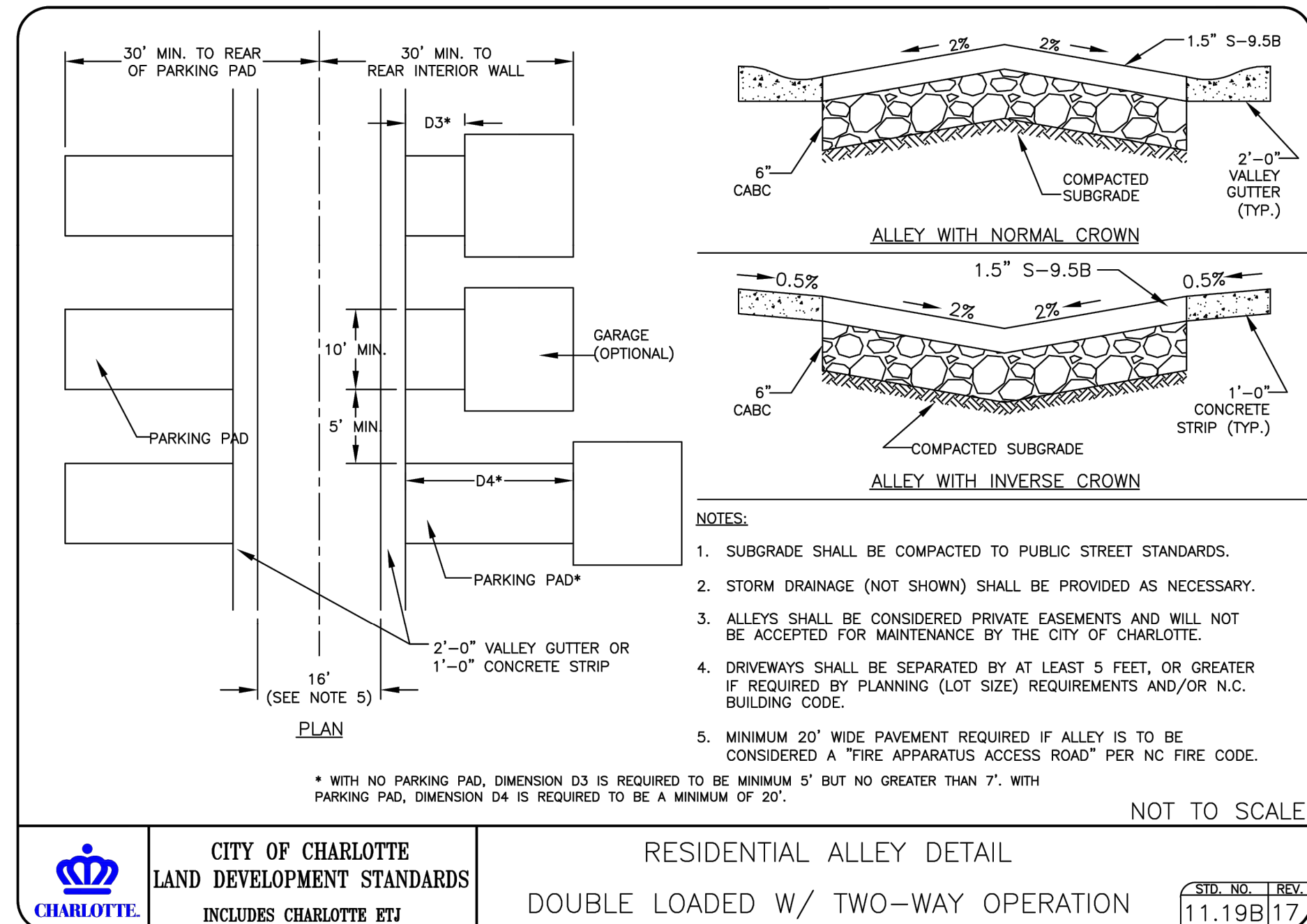
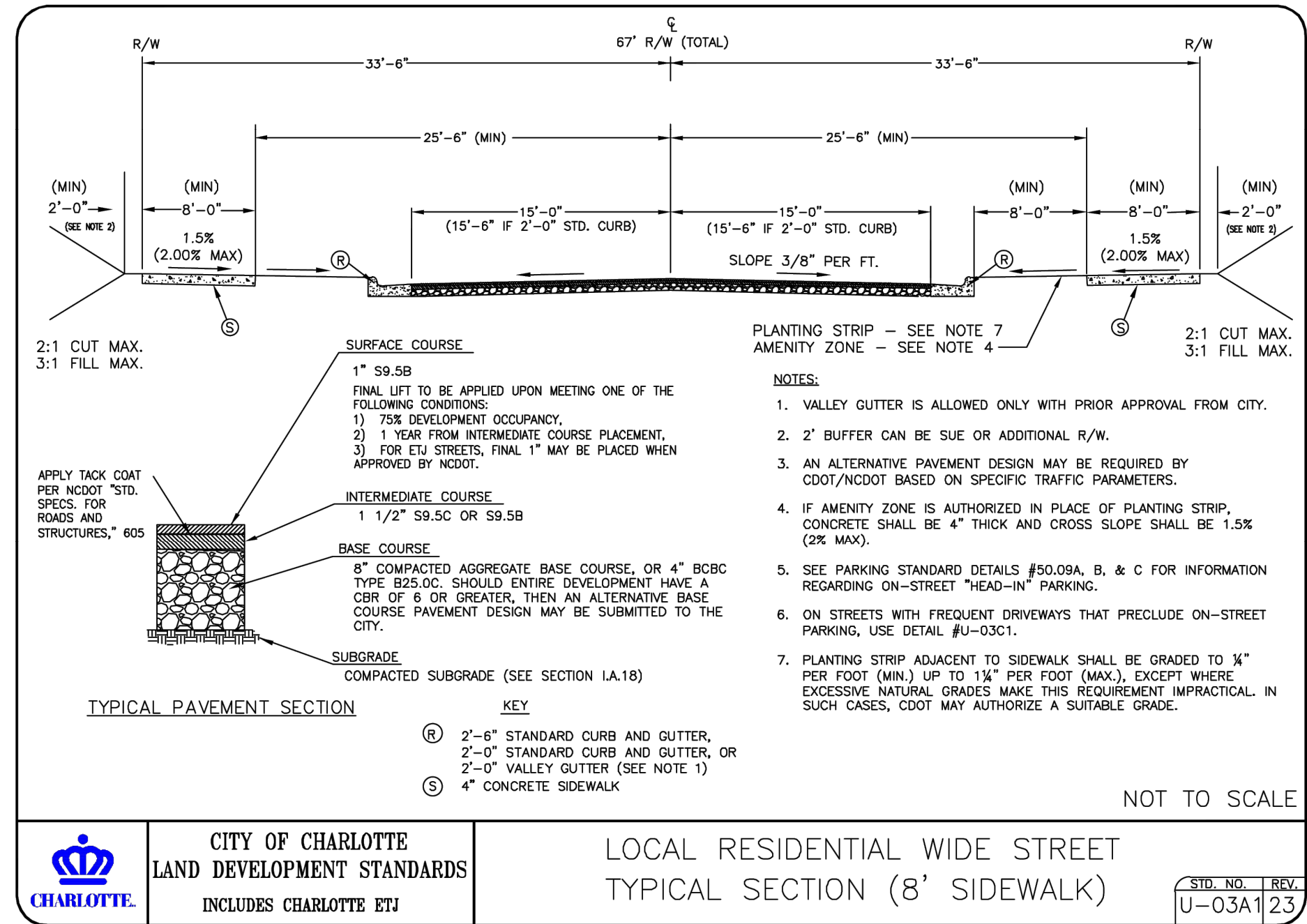
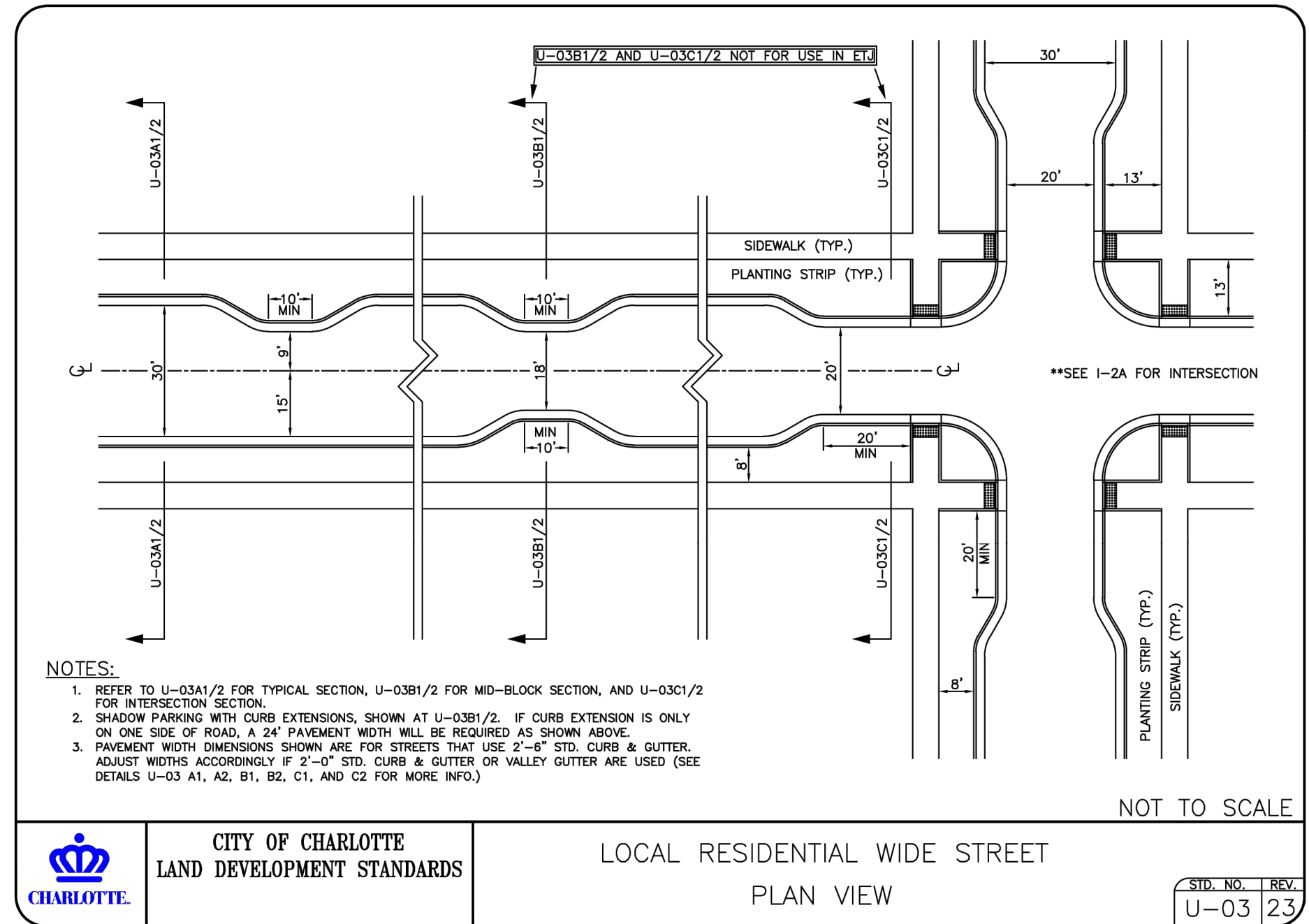
VI. Environmental Features

- The petitioner shall comply with the City of Charlotte Post Construction Stormwater Regulations (UDO Article 25).
- Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- The petitioner commits to providing enhanced erosion control measures as listed under the City of Charlotte Soil, Erosion and Sedimentation Control Ordinance.
- Petitioner agrees to provide 100-yr stormwater peak control or provide a downstream analysis using the criteria specified in the SCM Design Manual.

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.



JENKINS AVENUE ROAD IMPROVEMENTS
PER SDRMF-2022-00118



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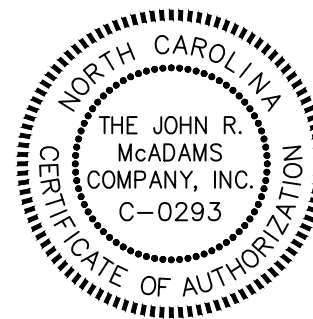
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PLAN INFORMATION

PROJECT NO.	EMP22011
FILENAME	EMP22011X-Phase2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	08.18.2023

SHEET

REZONING NOTES

RZ.03