

Galloway Road Site
Conditional District Rezoning - Petition # 2017-150

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

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Property Owners

PID:	Owner:	Zoning
02912114	BRIAN K SCHNEIDER & ELLEN BEAVER SCHNEIDER	R-3
02912106	ROBERT H & CARLENE G GARRISON	R-3
02912107	ROBERT H & CARLENE G GARRISON	R-3
02912106	JAMES PARKER II & LYNDA CASANOVA LUMPKIN TRUST BRENDA R HUNTER WEST P. JR HUNTER WILLIE LEE III & SALLY D STROLLO LUMPKIN TRUST	R-3

Adjacent Property Owners

	PID	Owner Name	Address	City	State	Zipcode	Zoning
1	02902133	SELBURN CREEK LLC	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
2	02902126	JILL H GARRISON	1401 GALLOWAY ROAD	CHARLOTTE	NC	28262	R-3
3	02902124	TIMOTHY L DANIEL & LINDA GARRISON	1427 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
4	02902132	ROBERT ALAN GARRISON & TERESA A GARRISON	1501 GALLOWAY RD	CHARLOTTE	NC	28262	R-3
5	02902313	SEAN MICHAEL JR HIGGINS & SUMEI ZHAO	1659 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
6	02902312	AYMAN M MIHIAR	1658 SANDRIDGE WIND LN	CHARLOTTE	NC	28262	R-3
7	02902301	LARRY STEVEN BUFF & GAIL M BUFF	1635 GALLOWAY DR	CHARLOTTE	NC	28262	R-3
8	02912199	MATTHEW W PARROW	1524 GARRISON RD	CHARLOTTE	NC	28262	R-3
9	02912121	STEVE THOMAS, JOAN FRANCIS THOMAS & TERRENCE M HANNEY	1524 GARRISON RD	CHARLOTTE	NC	28262	R-3
10	02912301	MECKLENBURG INC FOUNTAINGROVE HOMEOWNERS OF	PO BOX 79032	CHARLOTTE	NC	28271	R-3
11	02912201	MECKLENBURG INC FOUNTAINGROVE HOMEOWNERS OF	PO BOX 79032	CHARLOTTE	NC	28271	R-3
12	02912213	FOUNTAINGROVE HOMEOWNERS INC	PO BOX 79032	CHARLOTTE	NC	28271	R-3
13	02912935	CHARLOTTE INC MAPLEWOOD HOMEOWNERS ASSOC OF	5200 77 CENTER DR, SUITE 41	CHARLOTTE	NC	28217	R-4(CD)
14	02912934	VALENCIA TERRY & LLOYD D TERRY	1253 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
15	02912933	ROBYN LAWRENCE	1249 JADE GLEN DRIVE	CHARLOTTE	NC	28262	R-4(CD)
16	02612932	GARY B FRAZIER & BRENDA J FRAZIER	1245 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
17	02912931	JAMAL GIPSON & FARRAH DAYE	1241 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
18	02912930	ISAM SAIFELDAWALLA	1233 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
19	02912929	MELODY GENTRY	1229 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
20	02912928	CSH 2016-1 BORROWER LLC	8665 EAST HARTFORD DR, STE 200	SCOTTSDALE	AZ	85255	R-4(CD)
21	02912927	AMH NC PROPERTIES LP	30601 AGOURA RD, STE 200	AGOURA HILLS	CA	91301	R-4(CD)
22	02912926	FREDERICK L WALKER & ELAINE M WALKER	1217 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
23	02912925	JOSHUA B HIGH	1211 JADE GLEN DR	CHARLOTTE	NC	28262	R-4(CD)
24	02912924	CHARLES L CHAMBERS	14136 LISSADELL CIRCLE	CHARLOTTE	NC	28277	R-4(CD)
25	02912923	PROGRESS RESIDENTIAL 2015 -1 BORROWER LLC	PO BOX 4090	SCOTTSDALE	AZ	85261	R-4(CD)
26	02912920	ALI D WEHBI & FRANCE A WEHBI	1435 SOUTHERN SUGAR DR	CHARLOTTE	NC	28262	R-4(CD)
27	02912960	DEBRA GORIS	1432 SOUTHERN SUGAR DRIVE	CHARLOTTE	NC	28262	R-4(CD)
28	02912953	ROBERT CASTLE	11105 AMUR COURT	CHARLOTTE	NC	28262	R-4(CD)

Vicinity Map
Not to Scale

Site Data

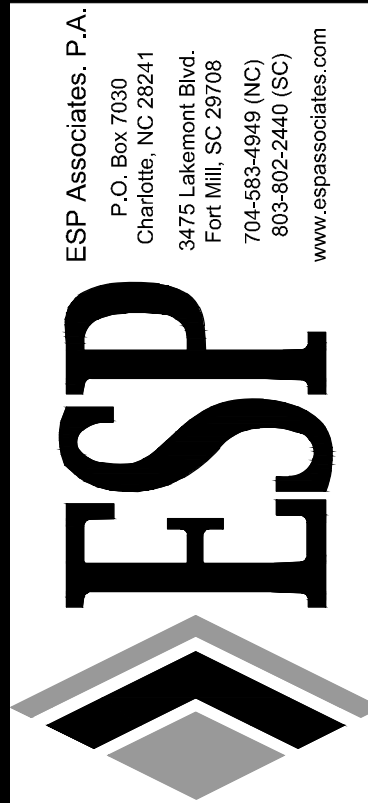
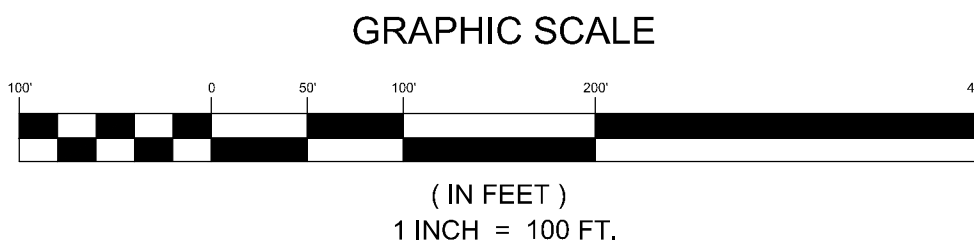
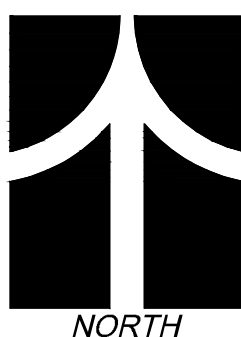
Tax Parcels:	02912114, 02912107, 02912106 & 02912108
Total Acreage:	+/- 20.6 Acres (Per GIS)
Location:	City of Charlotte, North Carolina
Existing Zoning:	R-3
Proposed Zoning:	UR2 (CD) with 5-year Vested Rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 137 For-Sale Townhome Units
Proposed Density:	+/- 6.65 DU/AC
Maximum Building Height:	Maximum two (2) stories and not to exceed 45 feet.
Parking:	Minimum of 2.0 Parking Spaces per unit Maximum of 3.0 Parking Spaces per unit
Private Open Space:	Minimum of 400 SF per Unit x 137 Units
Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 3.09 Acres (15%)
Provided:	+/- 3.10 Acres (15% Minimum)

General Notes

1. Base information obtained from Mecklenburg County GIS

Legend

	Residential Development Area - Building & Parking Envelope
	71' Public Street (Local Residential ROW)
	56' Public Street (Local Residential ROW)
	Private Street (30' Clear Zone)
	Proposed Access Location
	Proposed Stub Location
	Proposed Buffer



NO.	DATE	REVISION	BY	GM	GM
1	11.13.2017	REVISED PER STAFF COMMENTS DATED 10.30.2017			
2	12.19.2017	REVISED PER STAFF REPORT DATED 12.21.2017			

CONDITIONAL DISTRICT REZONING - UR2 (CD)
CONCEPTUAL SITE PLAN - PETITION # 2017-150

GALLOWAY ROAD SITE

MATTAMY HOMES CITY OF CHARLOTTE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
ORIGINAL DATE:	9/22/17
SHEET:	1 OF 5

Galloway Road Site - Petition #2017-150
Conditional District Rezoning - Development 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 residential community on that approximately 20.6 acre site located on the north-east side of the intersection Galloway Road and Garrison Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 029-121-14, 029-121-07, 029-121-06 and 029-121-08.
- 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 UR-2 zoning district shall govern the development and use of the Site.
- 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. 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 137 townhome units and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- Vehicular 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 public and private drives shall be allowed during the construction permitting process.
- The Petitioner shall dedicate in fee simple 36' right-of-way as measured from the street's proposed centerline along the site's Galloway Road frontage to accommodate a local collector typical street cross-section.
- The Petitioner shall install an eastbound 150' left turn storage lane with appropriate bay taper length on Galloway Road at Site Access "B" (i.e. Legranger Road extension).
- The Petitioner shall establish a building setback line along the Site's Galloway Road frontage east of Legranger Road to accommodate a future I-85 grade separation structure.
- The Petitioner shall coordinate the realignment of Garrison Road to align properly with Galloway Road to provide a near 90 degree tee intersection, as generally depicted on the Rezoning Plan, and shall construct curb ramps on both northern corners of this intersection.
- Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued.
 - 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

- To provide privacy, all residential entrances within fifteen (15) feet of a sidewalk shall be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
- Pitched roofs, if provided, may contain asymmetrical roof slopes of no less than 5:12.
- 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.
 - 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 all 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.
- It is anticipated that solid waste and recycling collection services are to be provided throughout the Site by a private collection service and, in this event, roll-out containers shall be provided for each dwelling unit. Notwithstanding the foregoing, in the event that a private collection service is not utilized or roll-out containers are not utilized, an optional trash and recycling collection station area is depicted on the Rezoning Plan.

V. Streetscape and Landscaping

- The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along both sides of all proposed public 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 shall provide a minimum eight (8) foot wide planting strip and minimum six (6) foot wide sidewalk along the Site's frontage on Garrison Road and Galloway Road.
- Petitioner shall provide a minimum setback of at least twenty (20) feet from the proposed back of curb for front-loaded units fronting public and private streets, a minimum setback of twenty (20) feet from the proposed back of curb for alley-loaded units fronting public streets, and a minimum setback of fourteen (14) feet from the proposed back of curb for alley-loaded units fronting private streets. Stoops and stairs may encroach three (3) feet into the setback as a "transition zone."
- For alley loaded units, driveway lengths shall be a minimum of 5-7' or 20' and greater measured from the back of curb to face of garage.
- For front loaded units, driveway lengths shall be a minimum of 20' measured from the back of sidewalk to face of garage.

VI. Open Space

The Petitioner shall provide common open space areas, totaling a minimum of five (5) acres, as generally depicted on the Rezoning Plan. Amenities shall be provided in portions of the common open space areas, as indicated on the Rezoning Plan, which shall include, but not be limited to, benches, walking trails, plazas, landscaping, and/or garden sculptures.

VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance (PCSO). The Petitioner intends to meet the intent and requirements of PCSO with measures other than a "wet pond." 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 stormwater treatment requirements and natural site discharge points.

- For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.

VIII. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- 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

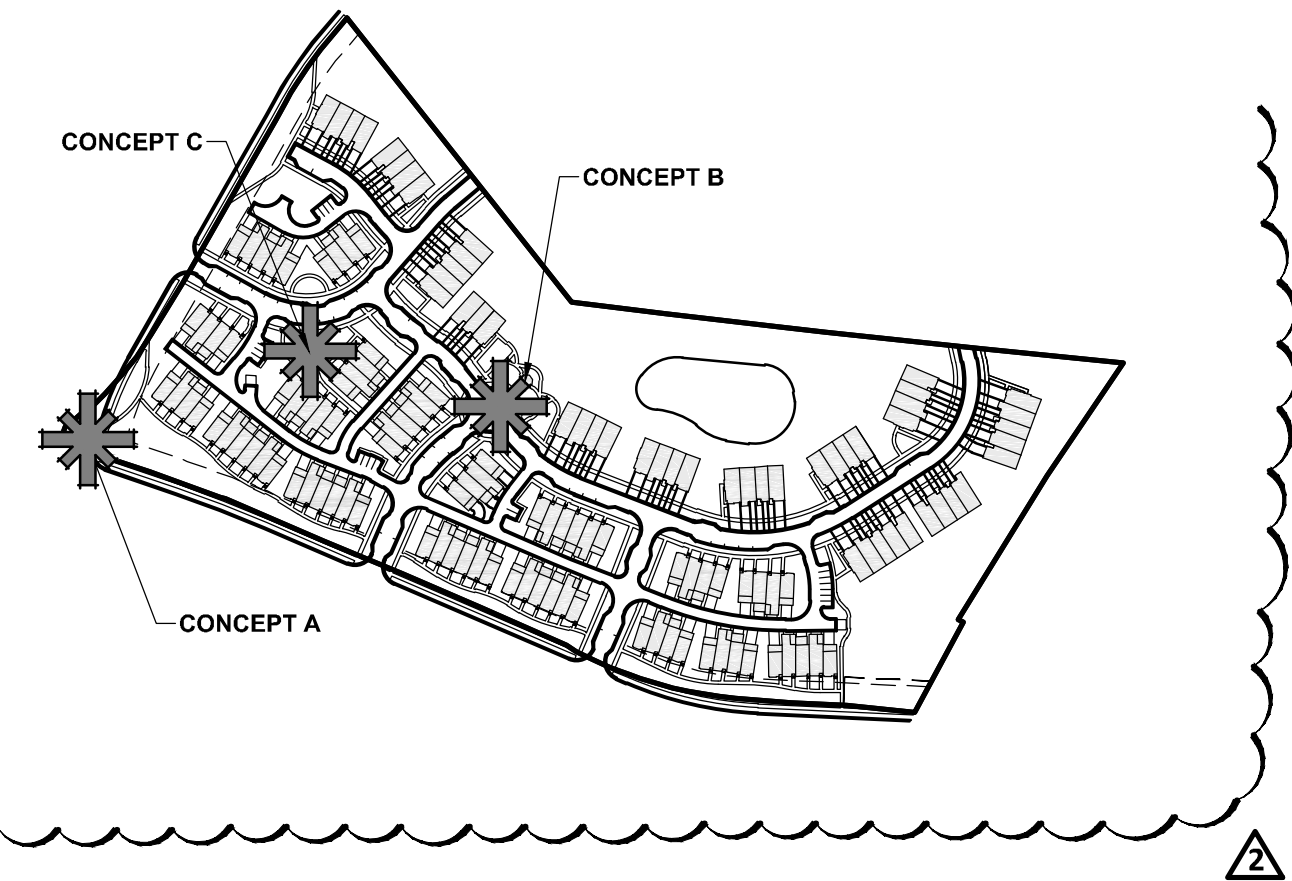
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

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.

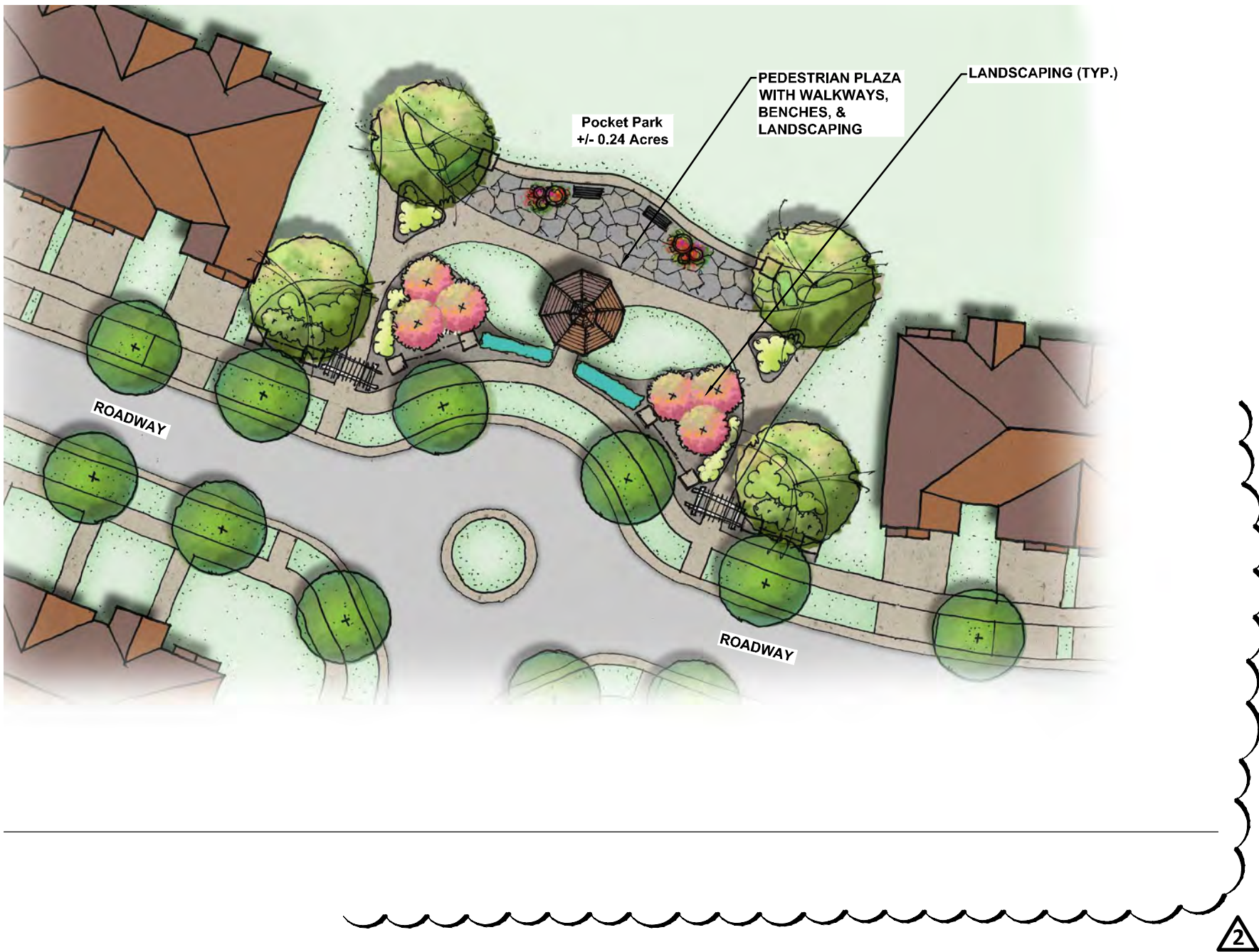
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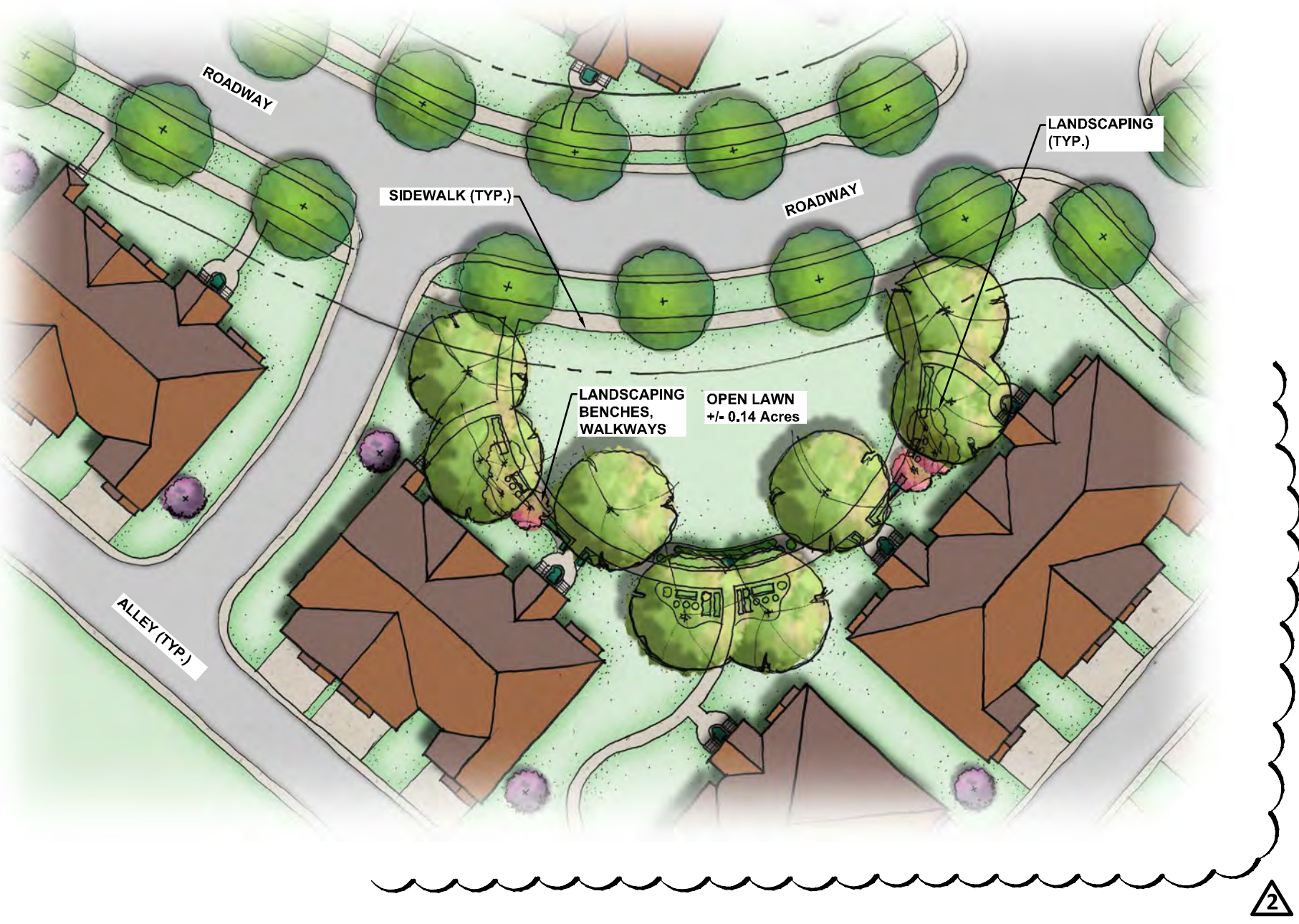
Concept A
Entrance Monument Concept



Concept B
Pocket Park Concept



Concept C
Pocket Park Concept



NO.	DATE	REVISION	BY
1	11.13.2017	REVISED PER STAFF COMMENTS RECEIVED 10.30.2017	GM
2	12.21.2017	REVISED PER STAFF REPORT DATED 12.16.2017	GM

CONDITIONAL DISTRICT REZONING - UR2 (CD)
TECHNICAL DATA SHEET - PETITION # 2017-150

GALLOWAY ROAD SITE

CITY OF CHARLOTTE, NC

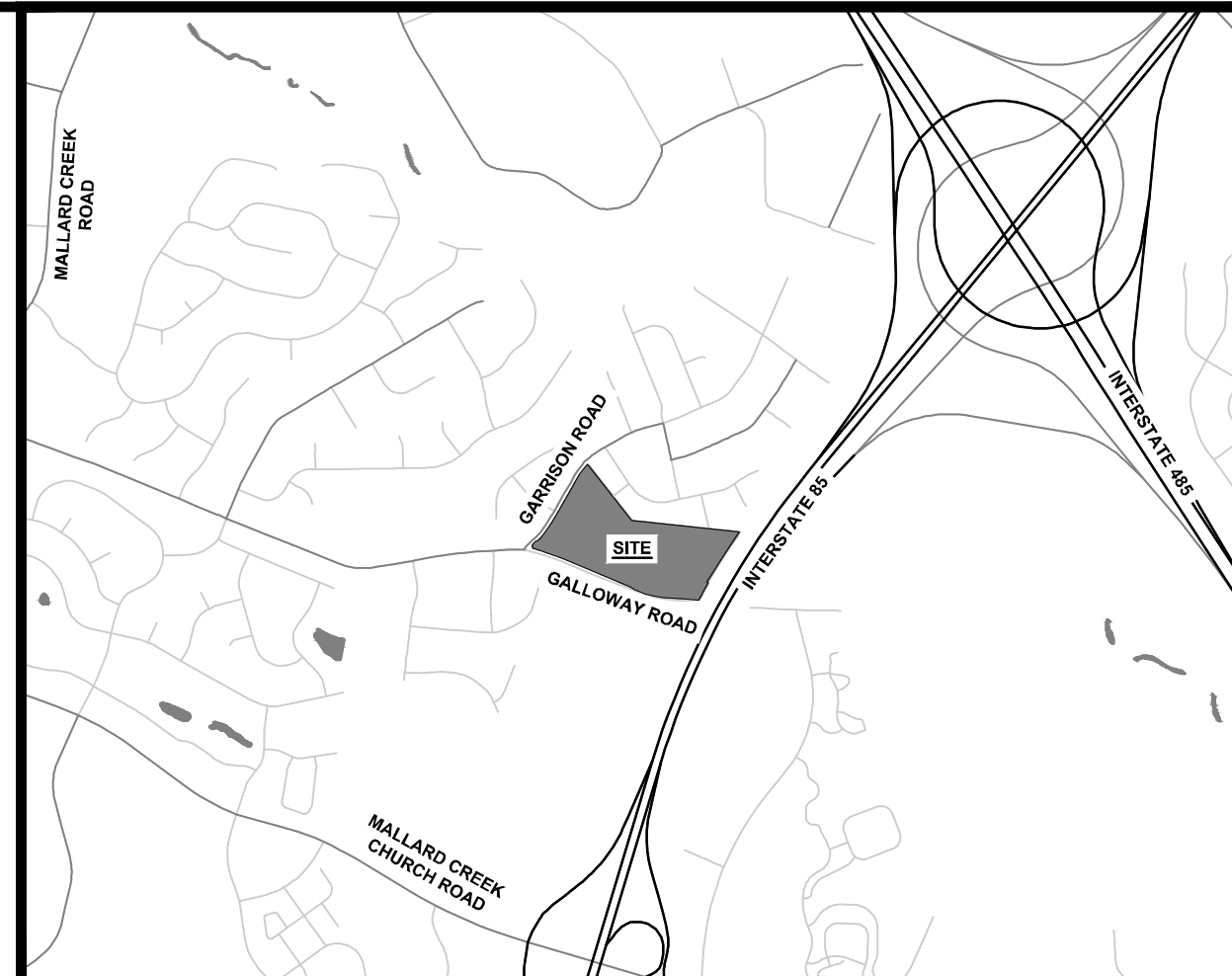
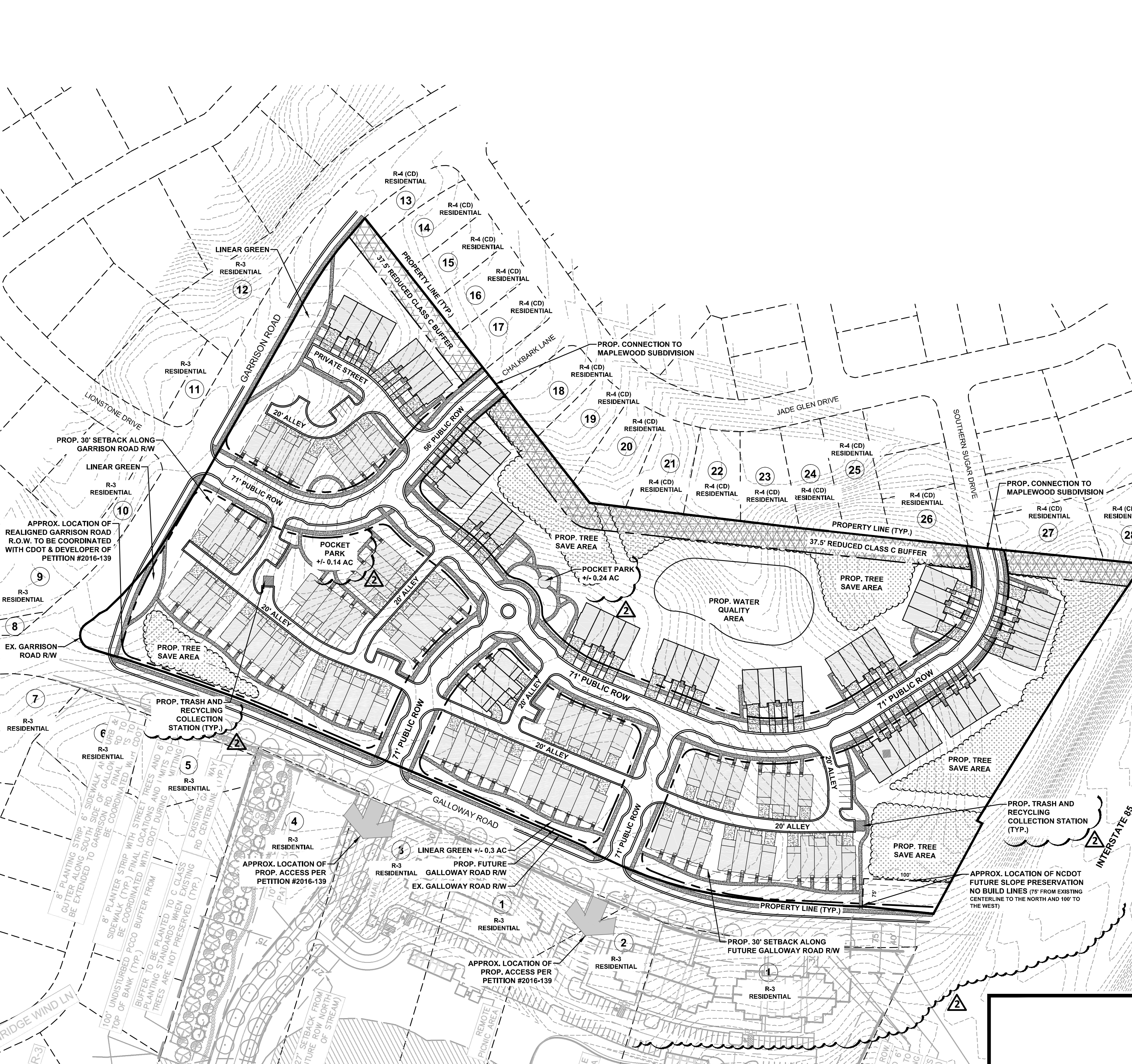
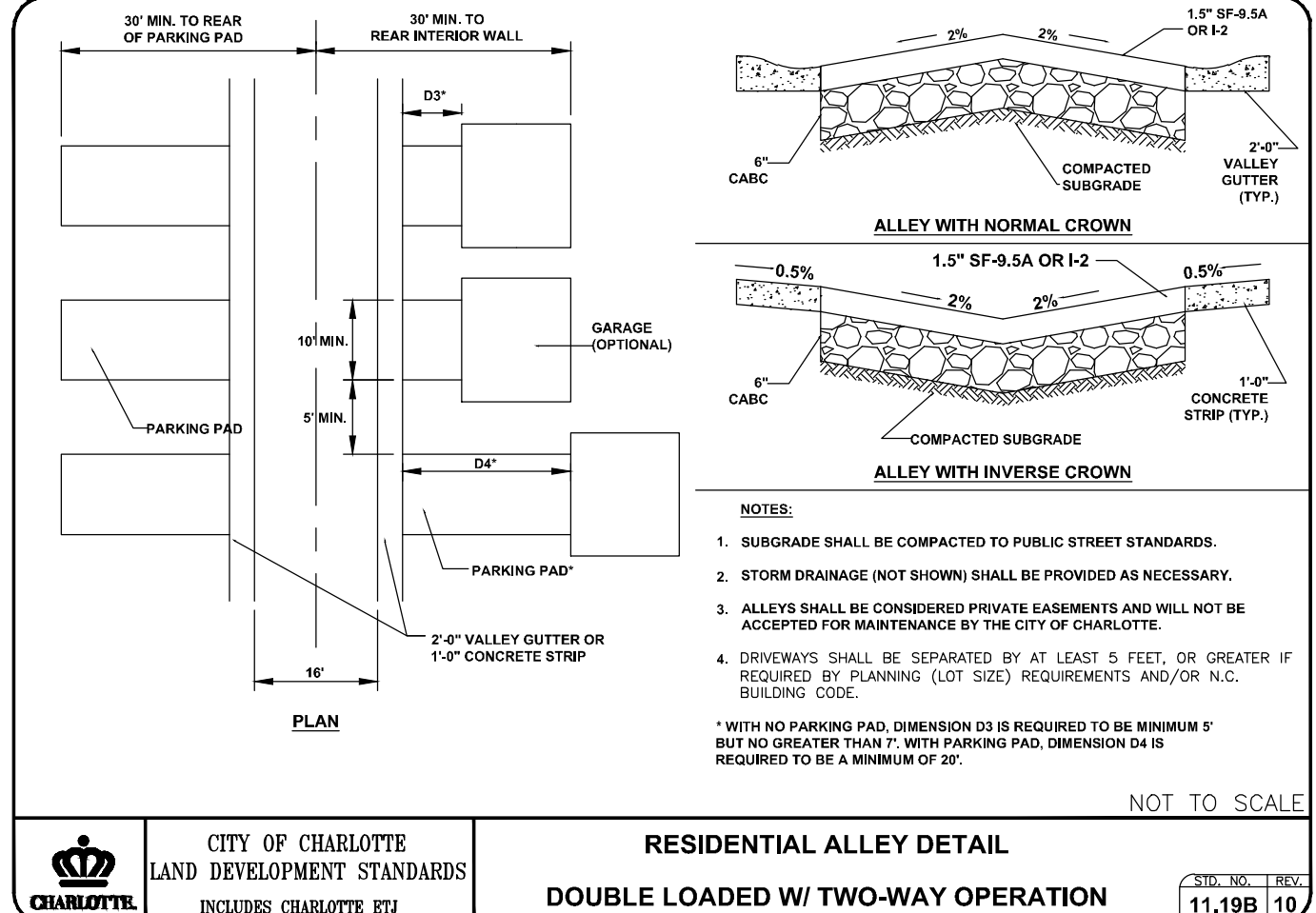
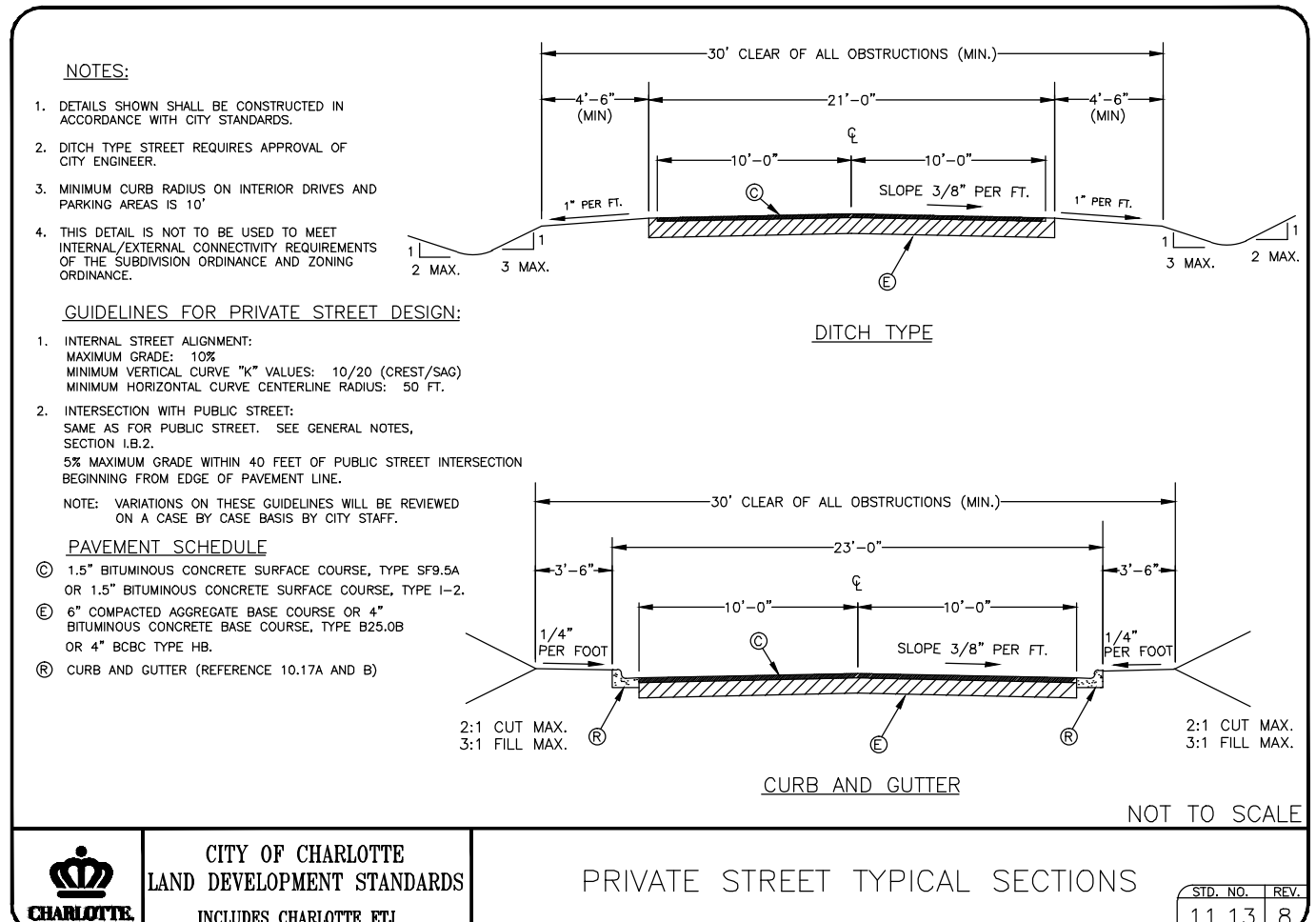
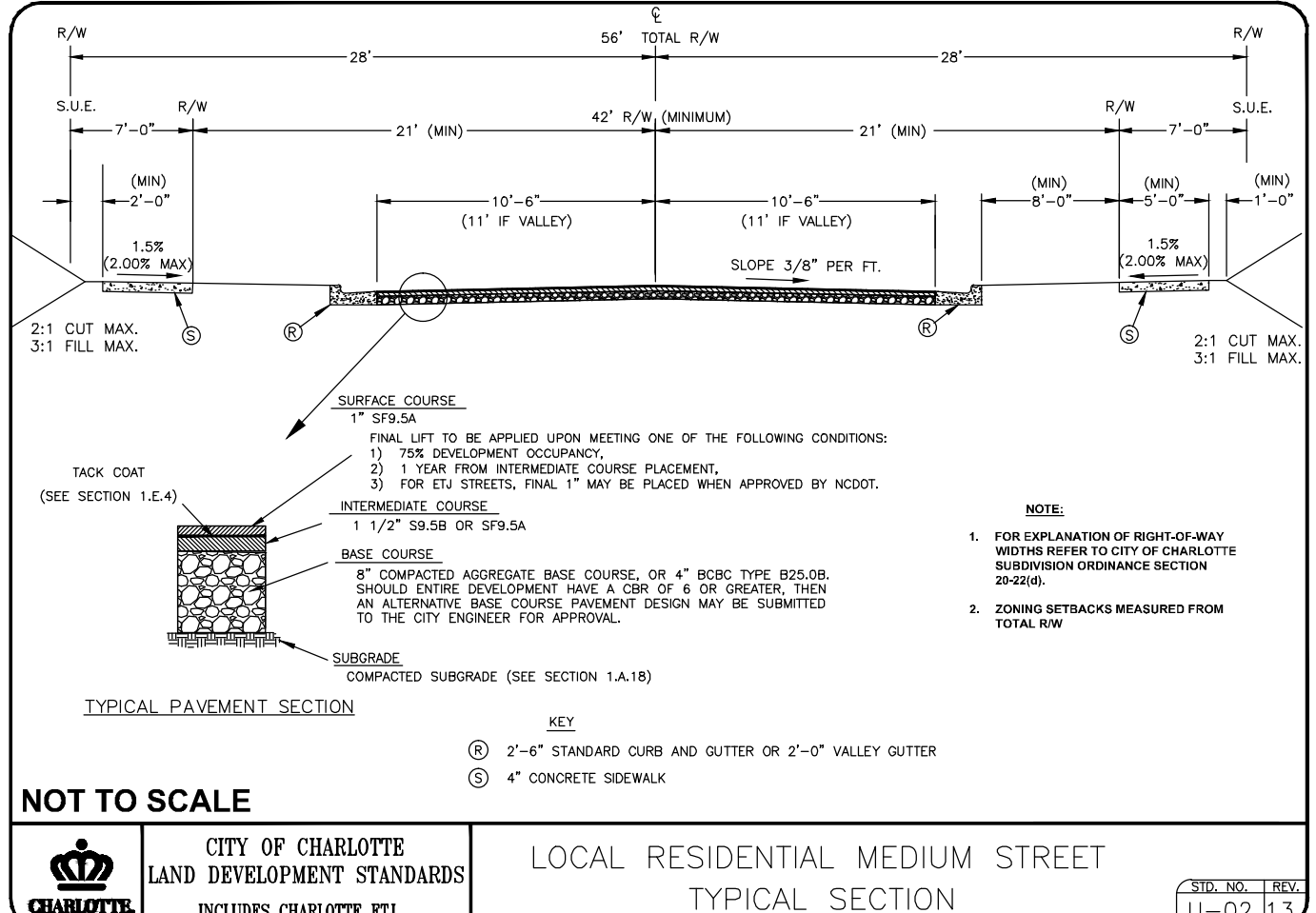
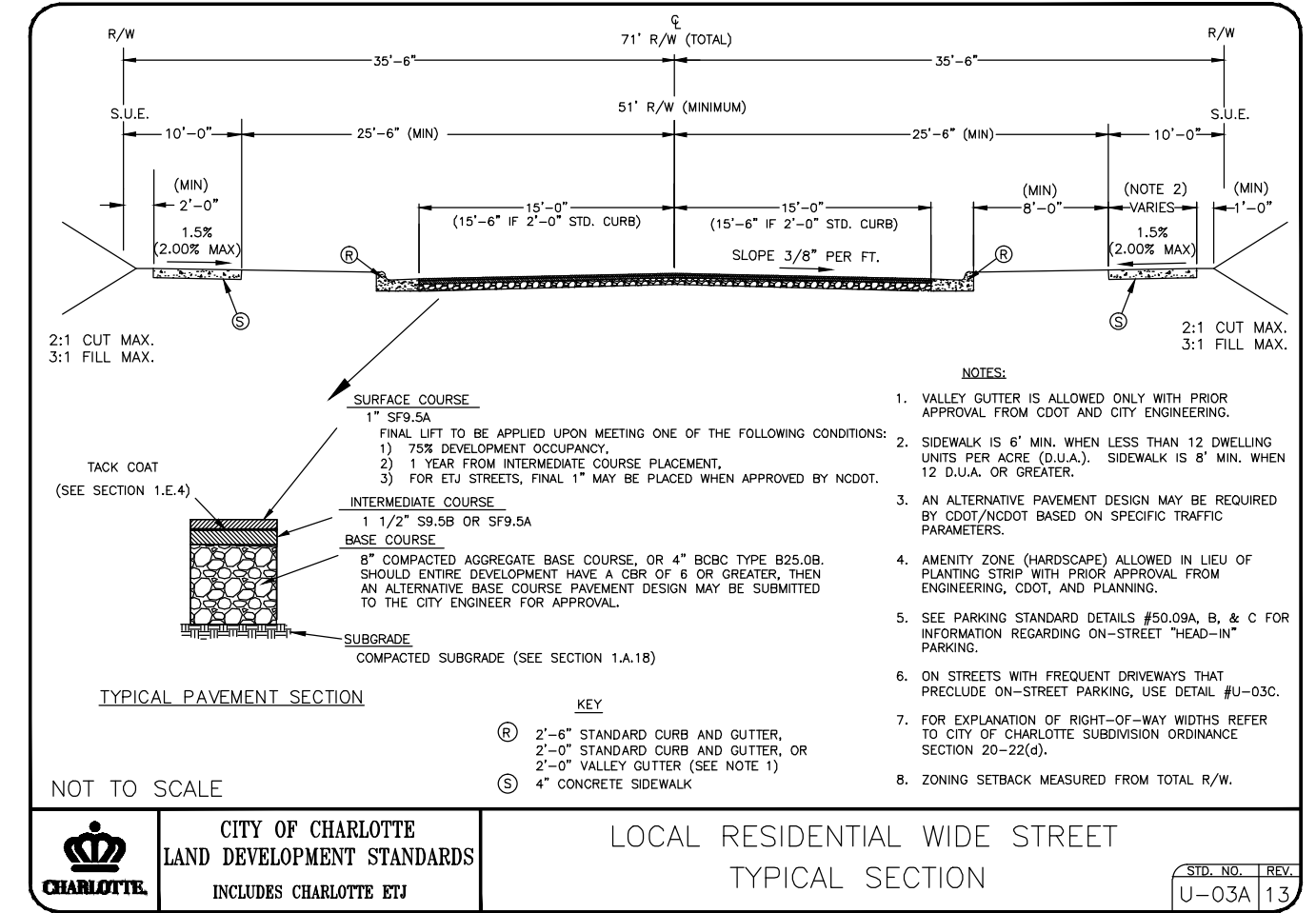
MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	AH
PROJECT NUMBER:	FR22.100
ORIGINAL DATE:	9/22/17

SHEET:

Typical Street Sections & Land Development Standards

Not to Scale



Vicinity Map

Not to Scale

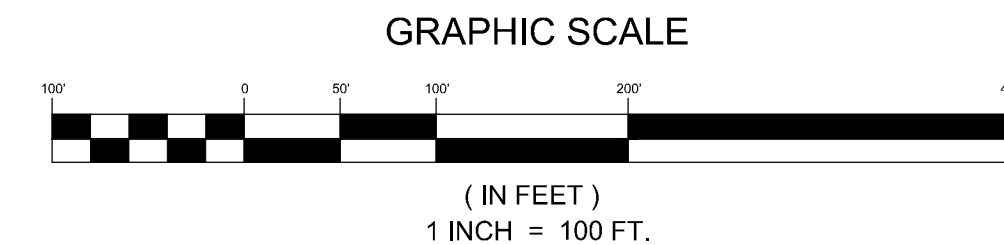


Site Data

Tax Parcels:	02912114, 02912107, 02912106 & 02912108
Total Acreage:	+/- 20.6 Acres (Per GIS)
Location:	City of Charlotte, North Carolina
Existing Zoning:	R-3
Proposed Zoning:	UR2 (CD) with 5-year Vested Rights
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Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 137 For-Sale Townhome Units
Proposed Density:	+/- 6.65 DU/AC
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Floor Area Ratio:	1.0
Tree Save:	
Required:	+/- 3.09 Acres (15%)
Provided:	+/- 3.10 Acres (15% Minimum)

General Notes

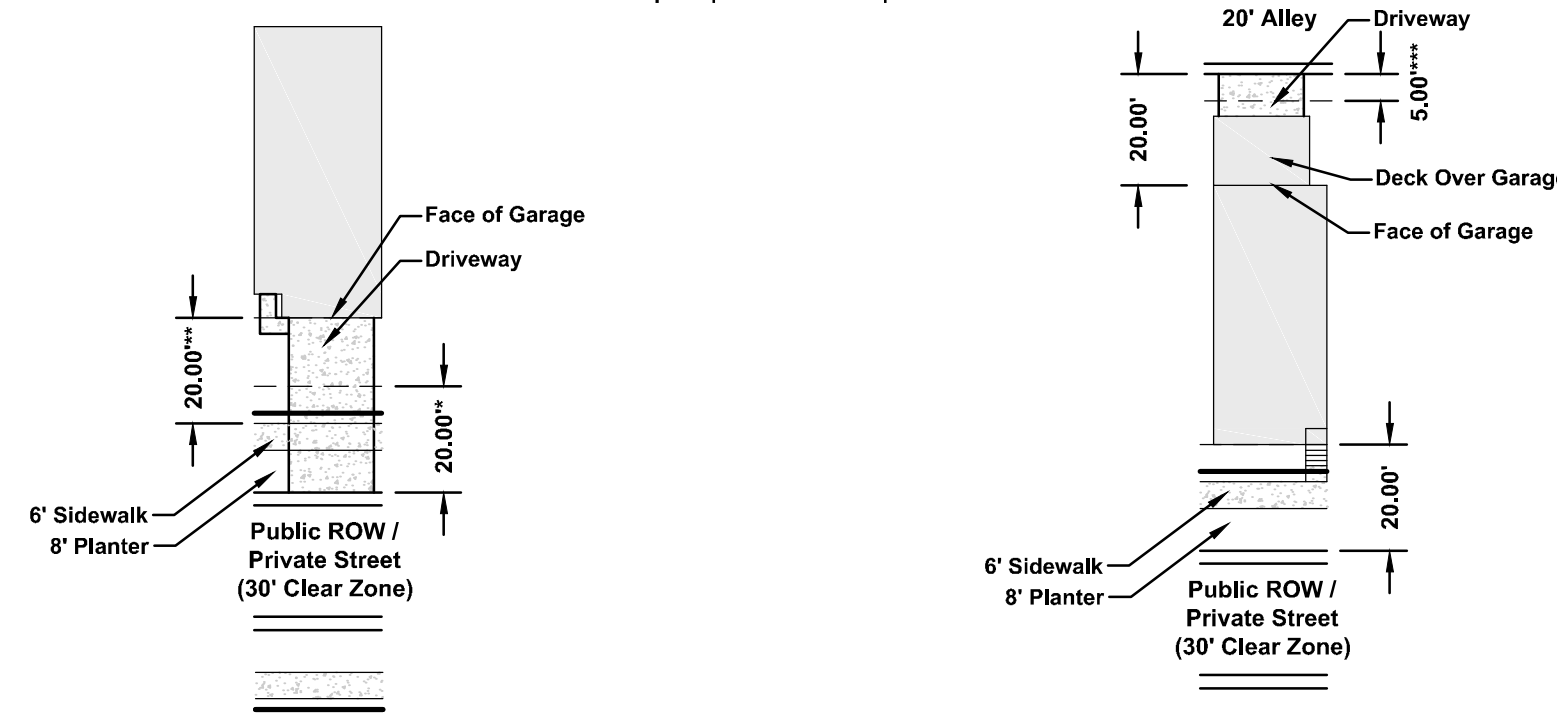
- Base information obtained from Mecklenburg County GIS



Typical Unit Details

Not to Scale

Note: 400 SF Minimum Private Open Space Per Unit Required.



- 20' Minimum Setback from Face of Unit to Back of Curb (Public or Private)
- 20' Minimum from Face of Garage to Back of Sidewalk
- 20' Minimum Setback from Face of Unit to Back of Curb (Public)
- 14' Minimum Setback from Face of Unit to Back of Curb (Private)
- 5' Minimum Setback From Alley Back of Curb

Townhomes- Front Load

Townhomes- Alley Load

ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9440 (NC)
803-802-2440 (SC)
www.esassociates.com



CONDITIONAL DISTRICT REZONING - UR2 (CD)

MASTER PLAN - PETITION # 2017-150

GALLOWAY ROAD SITE

CITY OF CHARLOTTE, NC

MATTAMY HOMES

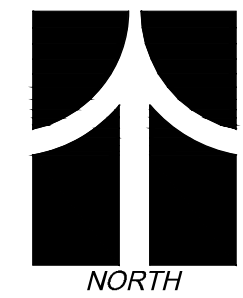
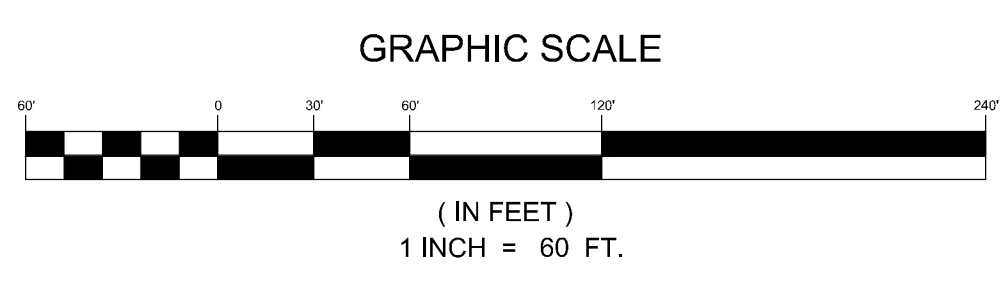
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DESIGNED BY:	AB
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SHEET:	

3 OF 5

Conceptual Master Plan



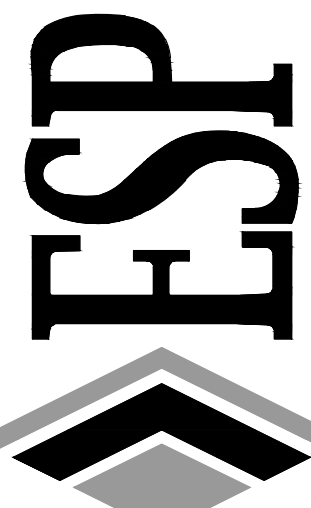
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CONDITIONAL DISTRICT REZONING - UR2 (CD)
CONCEPTUAL MASTER PLAN - PETITION # 2017-150

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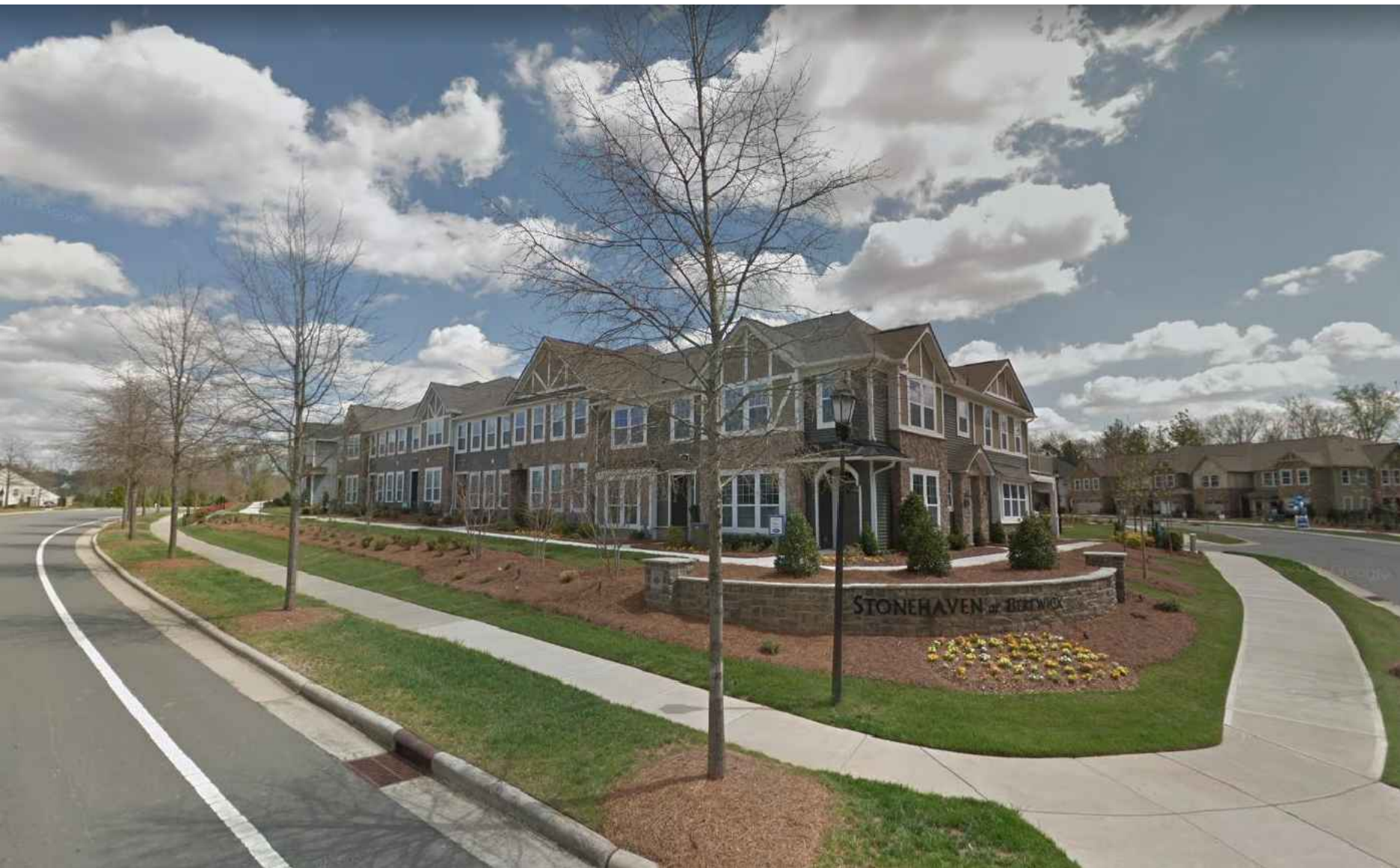
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www.espassociates.com

GALLOWAY ROAD SITE
MATTAMY HOMES
CITY OF CHARLOTTE, NC

Alley & Front Loaded Elevations



Alley Load Townhome



Front Load Townhome



Alley Load Townhome

U:\2017 Projects (F)\FR22-Galloway Road Site (Mattamy)\Submittal Working Drawings\FR22 - Galloway - Architectural Elevation Sheet.dwg, 5 of 5, gmsue

ESP

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CONDITIONAL DISTRICT REZONING - UR-2(CD)
CONCEPTUAL ELEVATIONS - PETITION # 2017-150

GALLOWAY ROAD SITE

MATTAMY HOMES

CITY OF CHARLOTTE, NC

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