

VICINITY MAP
NTS

1 REZONING CASE NUMBER: 2018-077

SITE LEGEND

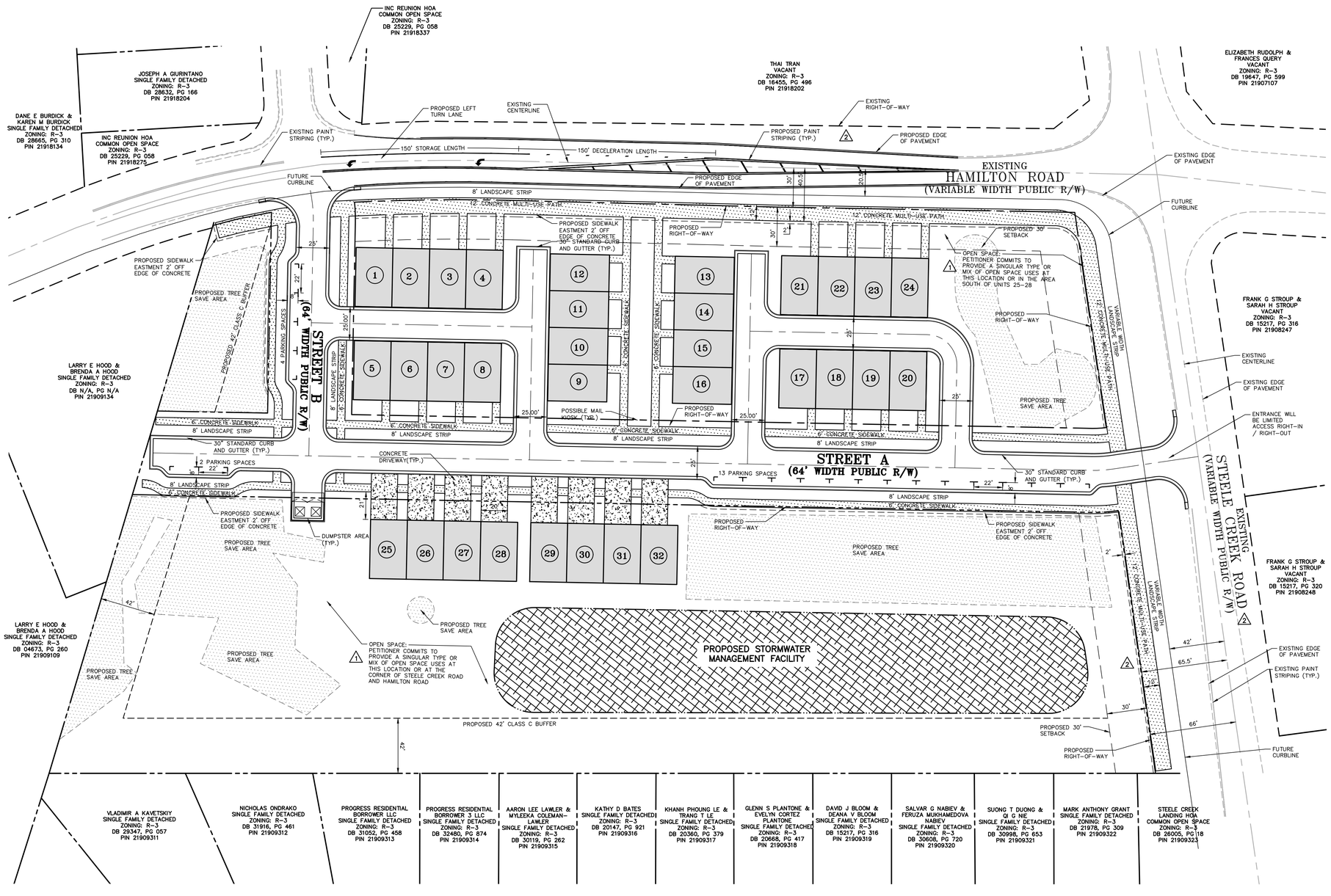
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-O-WAY
- CURB AND GUTTER
- CENTERLINE
- BUFFER LINE
- EXISTING EDGE OF PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED TREE SAVE
- CONCRETE DRIVEWAY
- STORMWATER MANAGEMENT FACILITY

SITE DATA

DEVELOPER
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

PARENT PARCELS	TAX ID	AC	ZONING
	219-091-27	1.76	R-3
	219-091-26	1.93	R-3
	219-091-28	2.00	R-3
	219-091-29	2.00	R-3

	TOTAL SITE AREA	
2	GROSS ACREAGE:	8.30 AC (INCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW) 7.69 AC (EXCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW)
	NET ACREAGE:	6.23 AC (EXCLUDES NEW PUBLIC STREET AND REQUESTED STEELE CREEK AND HAMILTON ROAD ROW DEDICATION)
	PROPSED ZONING:	UR-1(CD)
	PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
	TOTAL NUMBER OF UNITS PROPOSED:	32
2	PROPOSED DENSITY:	4.2 UNITS/AC (EXCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW) 3.9 UNITS/AC (INCLUDES PROPERTY WITHIN STEELE CREEK AND HAMILTON ROAD ROW)
	FAR ALLOWED:	0.25 (87,120 SF : 348,480 SF)
	FAR PROPOSED:	0.23 (80,640 SF : 348,480 SF)
	BUFFER TYPE:	PROPOSED 42' CLASS C
	GARAGE SETBACK:	GREATER THAN 20' FROM BACK OF SIDEWALK
2	MAX BUILDING HEIGHT:	40'
	TREE SAVE REQUIRED:	50,246 SF (334,976 SF X 15%)
	PROPOSED TREE SAVE PROVIDED:	54,603 SF
	MINIMUM PRIVATE OPEN SPACE REQUIRED:	400 SF / UNIT
1	OFF STREET PARKING PROVIDED:	64 SPACES (32 UNITS X 2-CAR GARAGE)
	ON STREET PARKING PROVIDED:	19 SPACES



GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
3430 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
License No.: C-0293
704. 527. 0800 • McAdamsCo.com
McADAMS

REVISIONS:
1 2018-08-13 REVISIONS PER 1ST CITY REVIEW
2 2018-09-26 REVISIONS PER 2ND CITY REVIEW

OWNER:
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

HAMILTON PARK
REZONING PLAN
SOUTH-WEST CORNER OF THE INTERSECTION OF
STEELE CREEK ROAD AND HAMILTON ROAD
CHARLOTTE, NORTH CAROLINA 28273

REZONING PLAN

PROJECT NO.	RTD-18000
FILENAME	RTD-18000-RZ1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=40'
DATE:	06-05-2018
SHEET NO.	RZ-1

McADAMS

Y:\Projects\RTD\RTD-18000\Land\Construction Drawings\Current Drawings\RTD-18000-RZ1.dwg, 9/26/2018 4:16:13 PM, Lewis, Dylan

PETITION NO. 2018-077
DEVELOPMENT STANDARDS
R2 DEVELOPMENT
2 ~~08/13/18~~ 09/26/18

Site Development Data:

2 Gross Acreage:	+- 8.30 acres (includes property within Steele Creek and Hamilton Roads ROW) +- 7.69 acres (excludes property within the Steele Creek and Hamilton Roads ROW)
2 Net Acreage:	+- 6.09 acres (excludes new public street and requested Steele Creek and Hamilton Roads ROW dedications)
Tax Parcels:	219-091-26, 219-091-27, 219-091-28, and 219-091-29
Existing Zoning:	R-3
Proposed Zoning:	UR-1(CD)
Existing Uses:	Single-family dwellings (one occupied and one vacant)
Proposed Uses:	Up to 32 Single Family Attached (Townhome) Dwellings
2 Max. Building Height:	Not to exceed to 40 feet
1 Tree Save (Required):	15% or +- 50,246 square feet (+- 7.69 acres gross acreage)
Tree Save (Gross Acreage):	+- 54,603 square feet provided in various areas
2 Open Space:	+- 4.52 acres or +- 58.77% of gross acreage (4.52 ac / 7.69 ac)
Residential Gross Density:	3.9 units per acre (includes property within Steele Creek and Hamilton Roads ROW)
2	4.2 units per acre (excludes property within the Steele Creek and Hamilton Roads ROW)

1. General Provisions:

2 These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by R2 Development (the "Petitioner") to accommodate the development of a residential townhome community on that approximately +- 8.30 acres (includes property within Steele Creek and Hamilton Roads ROW) / +- 7.69 acres (excludes property within the Steele Creek and Hamilton Roads ROW) site located at the southwest intersection of Steele Creek Road and Hamilton Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 219-091-26, 219-091-27, 219-091-28, and 219-091-29.

Development of the Site shall 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-1 Zoning District shall govern all development taking place on the Site.

In as much as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. Therefore, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. Minor modifications may occur to the Rezoning Plan as permitted under these Development Standards and per the Ordinance. 1

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 32 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-1 zoning district. Each dwelling unit will have a two car garage.

3. Transportation:

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and/or NCDOT for approval.

1 b) As depicted on the Rezoning Plan, the Site will be served by public streets and private driveways.

1 c) Internal sidewalks and pedestrian connections shall be provided along all public streets throughout the Site. The internal sidewalks may meander to save existing trees.

d) Where necessary along Steele Creek and Hamilton Roads, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

1 e) All transportation improvements on Sheet RZ-1 will be approved and constructed before the site's first building certificate of occupancy is issued.

2 f) Streets A and B have a standard right-of-way width of 56'. The right-of-way widths for Streets A and B are increased to 64' to accommodate areas of dedicated on-street parking spaces (8' x 22').

4. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The primary exterior building materials used for buildings may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), EIFS or wood.

Vinyl may be used for soffits, windows, trim, or similar architectural features, but not as a primary exterior building material.

b) Each attached single-family residential dwelling unit shall be provided with a minimum of a two-car garage. Parking for the overall site exceeds the Ordinance.

c) 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.

d) Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

e) Walkways will be provided to connect all residential entrances to sidewalks along public and private streets, as generally depicted on the Rezoning Plan.

f) Townhouse buildings will be limited to four (4) individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).

g) Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

h) All corner/end units that face a public street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.

i) Garage doors for Units 25-32, or those units that have front loaded garages located south of Street A, should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

j) Walkways should be provided to connect all residential entrances to sidewalks along all public streets.

1 **5. Streetscape and Landscaping**:

a) The Petitioner shall comply with the Tree Ordinance.

1 **6. Environmental Features:**

(a) 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 discharge points.

(b) 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.

7. Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions:

(a) If this Rezoning is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

THE JOHN R. McADAMS COMPANY, INC.
3430 Toringdon Way
Suite 310
Charlotte, North Carolina 28277
License No.: C-0293
704. 527. 0800 • McAdamsCo.com

McADAMS

REVISIONS:
1 2018-08-13 REVISIONS PER 1ST CITY REVIEW
2 2018-09-26 REVISIONS PER 2ND CITY REVIEW

OWNER:
R2 DEVELOPMENT
517 ALCOVE ROAD SUITE 302
MOORESVILLE, NC 28117

HAMILTON PARK
REZONING PLAN
SOUTH-WEST CORNER OF THE INTERSECTION OF
STEELE CREEKP ROAD AND HAMILTON ROAD
CHARLOTTE, NORTH CAROLINA 28273

REZONING NOTES

PROJECT NO.	RTD-18000
FILENAME	RTD-18000-RZ1
CHECKED BY:	RMR
DRAWN BY:	JDL
SCALE:	1"=40'
DATE:	06-05-2018
SHEET NO.	RZ-2

McADAMS

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

Y:\Projects\RTD\RTD-18000\Land\Construction Drawings\Current Drawings\RTD-18000-RZ1.dwg, 9/26/2018 3:21:03 PM, Lewis, Dylan

R2 DEVELOPMENT – HAMILTON PARK
REZONING PETITION 2018-077
RESPONSE LETTER – 09-26-2018

BELOW ARE STAFF COMMENTS AND RESPONSES TO ONLY THE REQUIRED REVISIONS NEEDED ON THE SITE PLAN AND/OR CONDITIONAL NOTES. ADVISORY NOTES AND COMMENTS ARE NOT PART OF THIS RESPONSE LETTER.

PLANNING:

1. Reduce the building height to no greater than 40 feet so as to be in character with nearby single family residential neighborhoods.

   Response: Notes have been revised to reduce primary building heights from 48 feet to 40 feet.

2. Steele Creek Area Plan inconsistency with the proposed residential density for the site.

   Response: In calculating gross density, conventional multi-family zoning districts (R-8MF, R-12MF, etc.), do not permit the use of site area located within existing public road rights-of-way. On the other hand, the UR-1 zoning district does not prohibit the use of site area located within existing public road rights-of-way in calculating density. The plan has been revised to show gross acreage and density based on the inclusion and exclusion of the site within the Hamilton and Steele Creek Roads rights-of-way as outlined below:

   - 3.9 units per acre based on +- 8.30 acres (includes property within Steele Creek and Hamilton Roads ROW)
   - 4.2 units per acre based on +- 7.69 acres (excludes property within the Steele Creek and Hamilton Roads ROW)

   Based on the information above, 32 proposed units is consistent with the Steele Creek Area Plan proposed residential density of up to 4 units per acre.

CDOT:

1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The proposed cross section for the NCDOT widening project U-5766 has been updated. Based on the new cross section, the location of the future back-of-curb for:

   a. Steele Creek Road – 42 feet from centerline of the road (reduced from 53 feet)
   b. Hamilton Road – 20.5 feet from centerline of the road (reduced from 28 feet)

   Response: Revised curblines from the centerlines of the roads have been provided:

   a. Steele Creek Road – 42 feet from centerline of the road
   b. Hamilton Road – 20.5 feet from centerline of the road

2. Revise the site plan to show:

   i. The back of multi-use path on Steele Creek Road located 65.5 feet from centerline of the road.
   ii. The back of multi-use path on Hamilton located 40.5 feet from centerline of the of the road.

Response: The site plan has been revised to show:

i. The back of multi-use path on Steele Creek Road located 65.5 feet from centerline of the road.
ii. The back of multi-use path on Hamilton located 40.5 feet from centerline of the of the road.

3. The right-of-way is shown incorrectly in the update site plan. Furthermore, the updated cross-section for the NCDOT widening project U-5766 has changed the right-of way. The petitioner should revise the site plan and conditional notes to show the dedication of right-of-way, fee simple, of 66 feet from centerline of Steele Creek Road (reduced from 75 feet).

   Response: The ROW for Steele Creek Road has been revised to reflect the above.

4. The petitioner should revise the site plan to show the correct existing right-of-way on Hamilton Rd of 60 feet wide total, 30 feet from centerline of the road.

   Response: The ROW for Hamilton Road has been revised to reflect the above.

<u>STORMWATER:</u>

3. Please include the following note under Environmental Features: *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.*

   Response: Conditional note 6.(b) has been added to include the above note.