

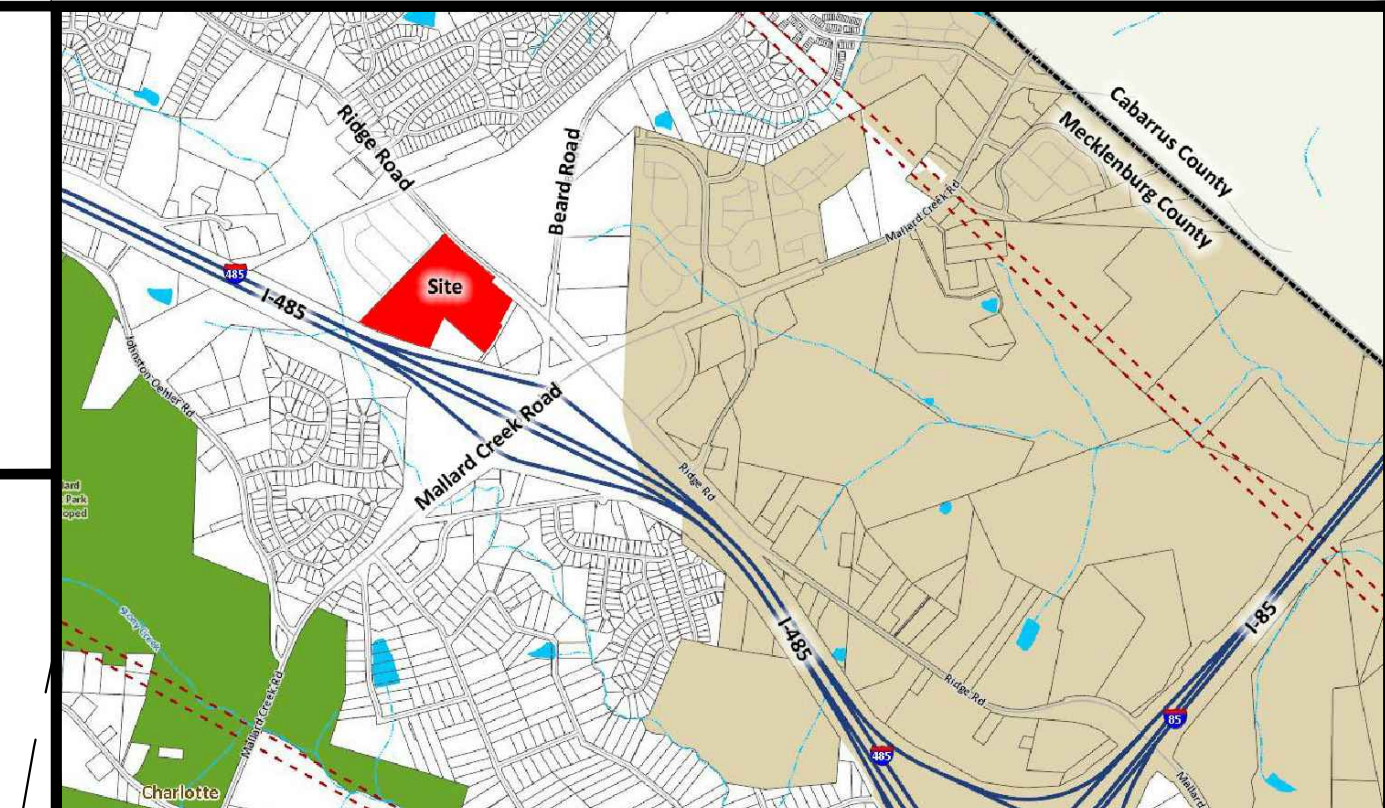
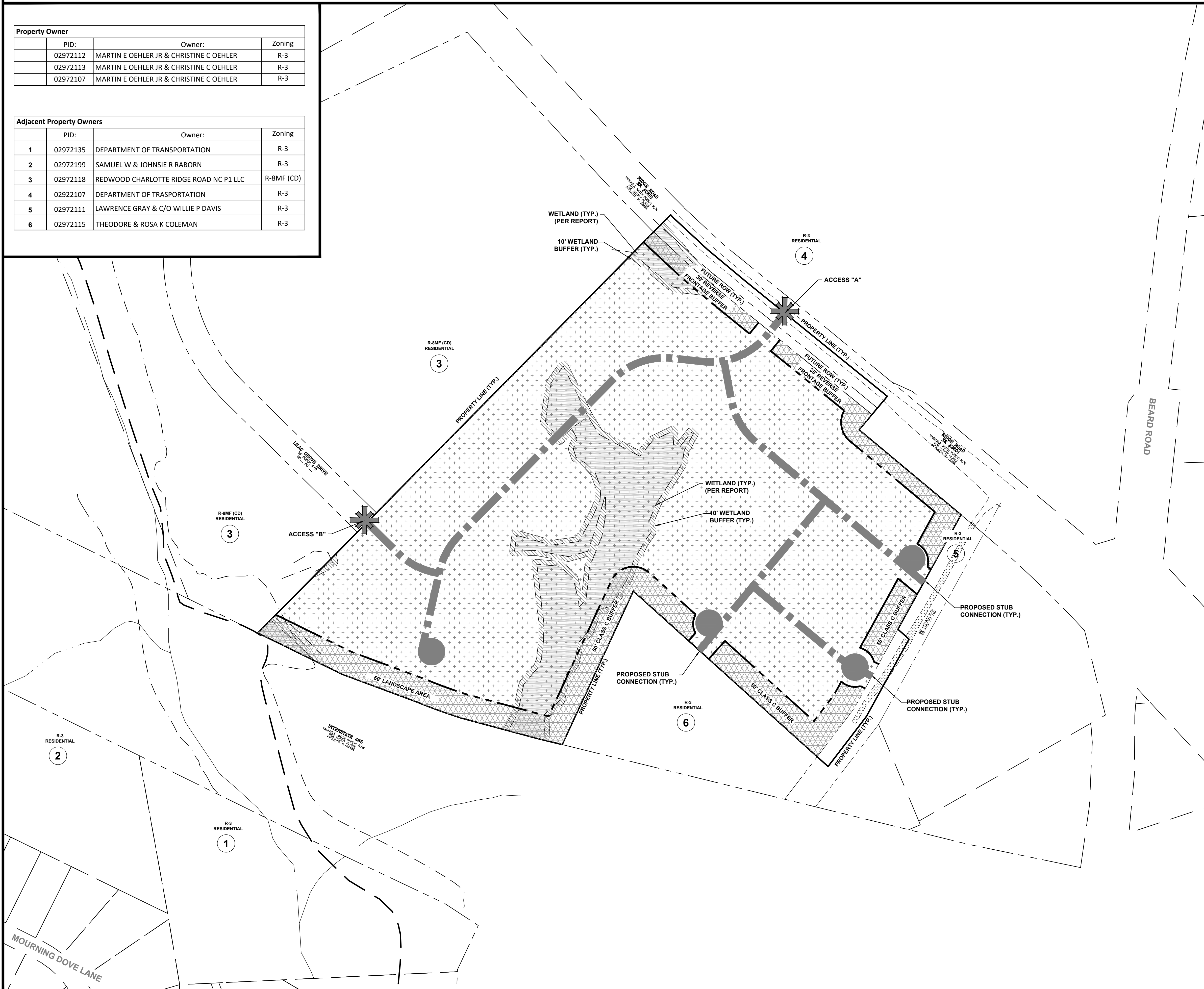
Ridge Road Hunter Townhomes

Conditional District Rezoning - Petition # 2020-XXX

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

Property Owner			
PID:	Owner:	Zoning	
02972112	MARTIN E OEHLER JR & CHRISTINE C OEHLER	R-3	
02972113	MARTIN E OEHLER JR & CHRISTINE C OEHLER	R-3	
02972107	MARTIN E OEHLER JR & CHRISTINE C OEHLER	R-3	

Adjacent Property Owners			
	PID:	Owner:	Zoning
1	02972135	DEPARTMENT OF TRANSPORTATION	R-3
2	02972199	SAMUEL W & JOHNSIE R RABORN	R-3
3	02972118	REDWOOD CHARLOTTE RIDGE ROAD NC P1 LLC	R-8MF (CD)
4	02922107	DEPARTMENT OF TRANSPORTATION	R-3
5	02972111	LAWRENCE GRAY & C/O WILLIE P DAVIS	R-3
6	02972115	THEODORE & ROSA K COLEMAN	R-3



Vicinity Map
Not to Scale

Site Data	
Tax Parcel:	02972112, 02972113 & 02972107
Total Acreage:	+/- 19.6 Acres
Location:	City of Charlotte ETJ Mecklenburg County
Existing Zoning:	R-3
Proposed Zoning:	R-8MF (CD)
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 139 Single Family Attached (Townhome) Units
Proposed Density:	7.1 Dwelling Units Per Acre (DUA)
Maximum Building Height:	Forty (40) feet
Parking:	Shall meet or exceed Ordinance Standards
Amenitized Open Space:	+/- .3 Acres
Open Space:	
Required:	400 SF per Unit or 10% Site Area Common Open Space
Proposed:	400 SF per Unit or 10% Site Area Common Open Space
Natural Area:	
Required:	+/- 1.96 Acres (10%)
Provided:	+/- 1.96 Acres (10%) Minimum
Tree Save:	
Required:	+/- 2.94 Acres (15%)
Provided:	+/- 2.94 Acres (15%) Minimum

- General Notes**
- Base information obtained from Mecklenburg County GIS and "Topographic Survey of Parcels 02972112, 02972113 & 02972107" provided by ESP Associates Inc., dated April 2020 for Mattamy Homes, and should be verified for accuracy.
 - Stream / Wetland Information is based on "Topographic Survey of Parcels 02972112, 02972113 & 02972107" provided by ESP Associates Inc., dated April 2020 for Mattamy Homes

Legend	
	Residential Development Area - Building & Parking Envelope
	56' Public ROW
	Proposed Access Location
	Proposed Buffer

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
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2 of 4	TECHNICAL DATA	4/XX/2020	
3 of 4	MASTER PLAN	4/XX/2020	
4 of 4	CONCEPTUAL MASTER PLAN	4/XX/2020	

GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FT.

ESP Associates, Inc.
P.O. Box 27020
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-0440 (NC)
803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN
REZONING PETITION #2020-XXX
RIDGE ROAD HUNTER TOWNHOMES
MATTAMY HOMES
CITY OF CHARLOTTE

PROJECT INFORMATION

PROJECT MANAGER: MM
DESIGNED BY: AB
DRAWN BY: ZW
PROJECT NUMBER: IM06.100
ORIGINAL DATE: 4/2/2020
SHEET:
1 OF 4

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Ridge Road Hunter Townhomes - Petition # 2020-XXX

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 single-family attached (townhome) residential community on that approximately 19.6-acre site located on the southern side of Ridge Road near the intersection with Beard Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 029-721-12, 029-721-13, and 029-721-07.
- 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 139 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 provide internal sidewalks and pedestrian connections on the Site as generally depicted on the Rezoning Plan. Internal sidewalks may meander to save existing trees.
- 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.
- Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

IV. Architectural Standards

- 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.
- 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.
- For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to thirty (30) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the thirty (30) foot expanses.
- All townhome units shall be provided with a garage for a minimum of one (1) car.
- Attached dwelling units shall be limited to a maximum of six (6) townhome units per building.
- 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
- The Petitioner shall comply with the Charlotte Tree Ordinance.

VI. Lighting

- All freestanding lighting fixtures installed on the Site greater than twenty one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed.

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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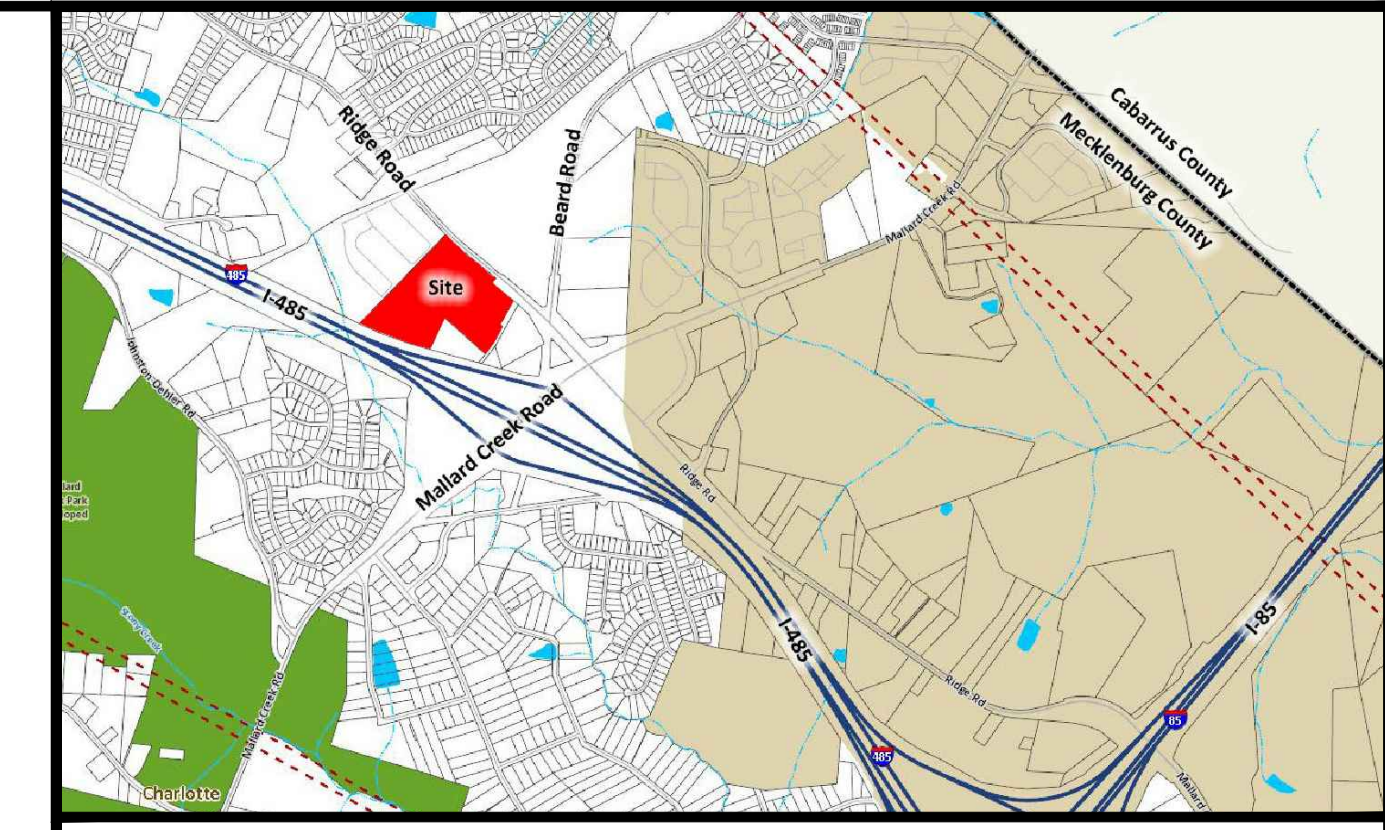
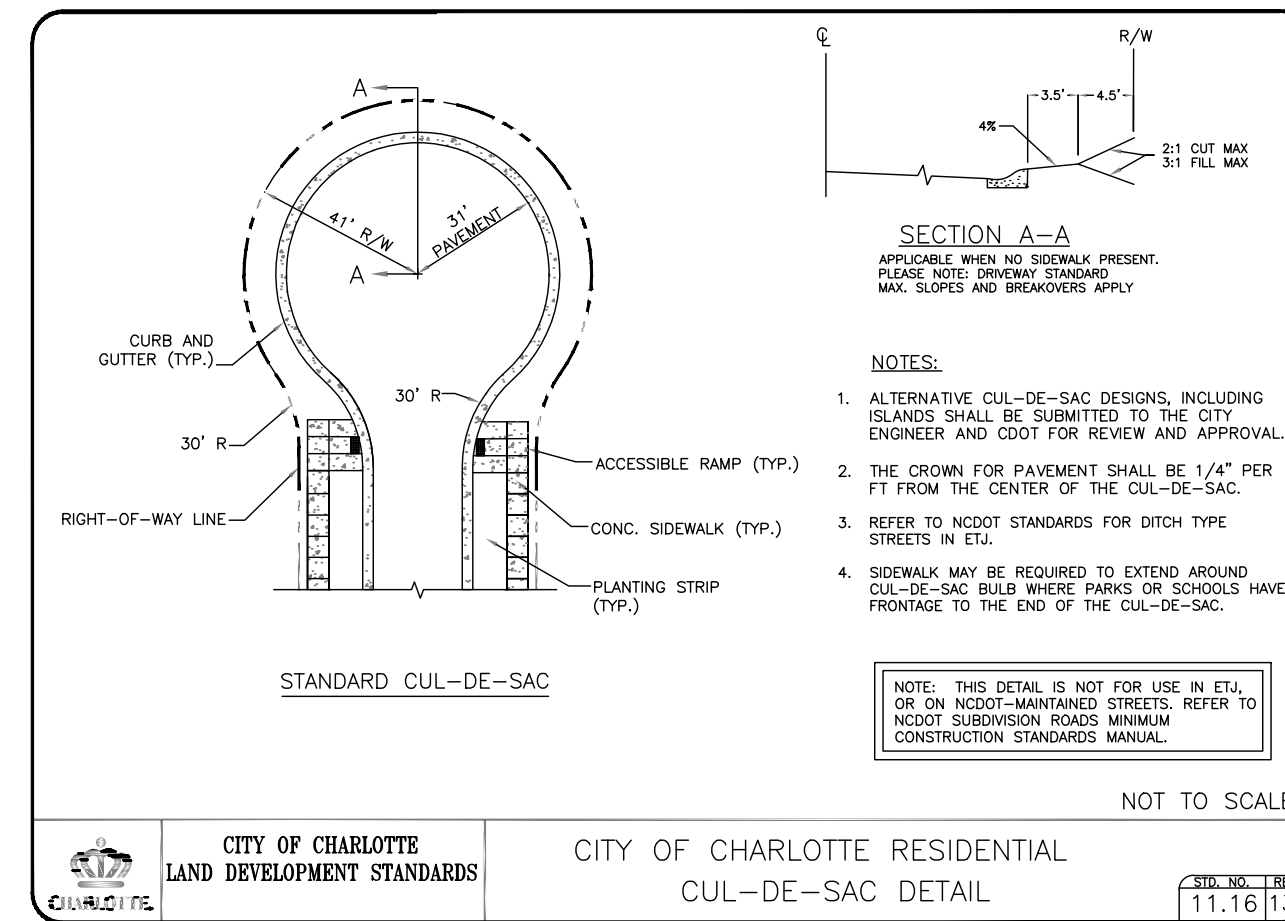
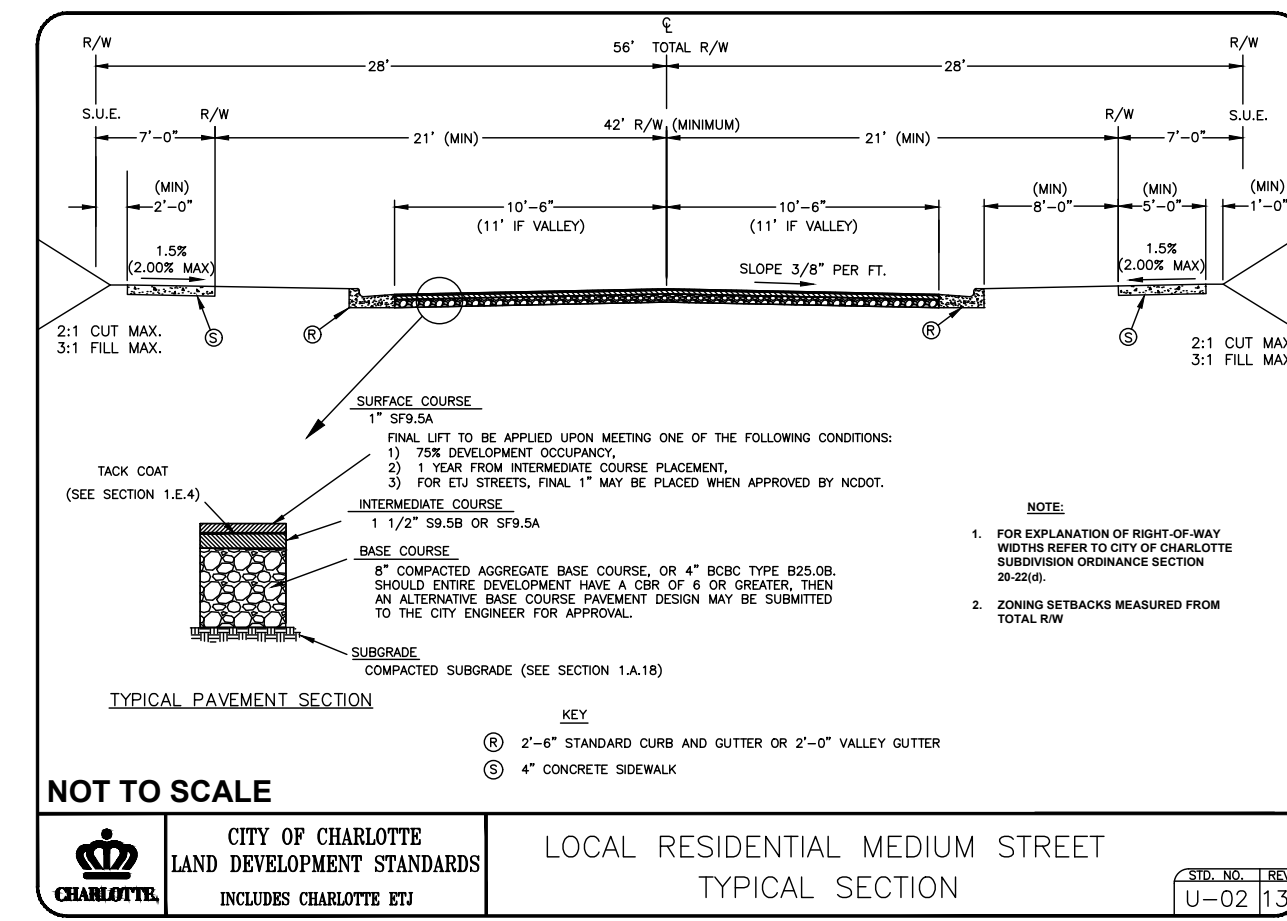
NO.	DATE	REVISION	BY

TECHNICAL DADA
REZONING PETITION #2020-XXX
RIDGE ROAD HUNTER TOWNHOMES
MATTAMY HOMES
CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	AB
DRAWN BY:	ZW
PROJECT NUMBER:	IM06.100
ORIGINAL DATE:	4/4/2020

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Typical Street Sections & Land Development Standards
Not to Scale



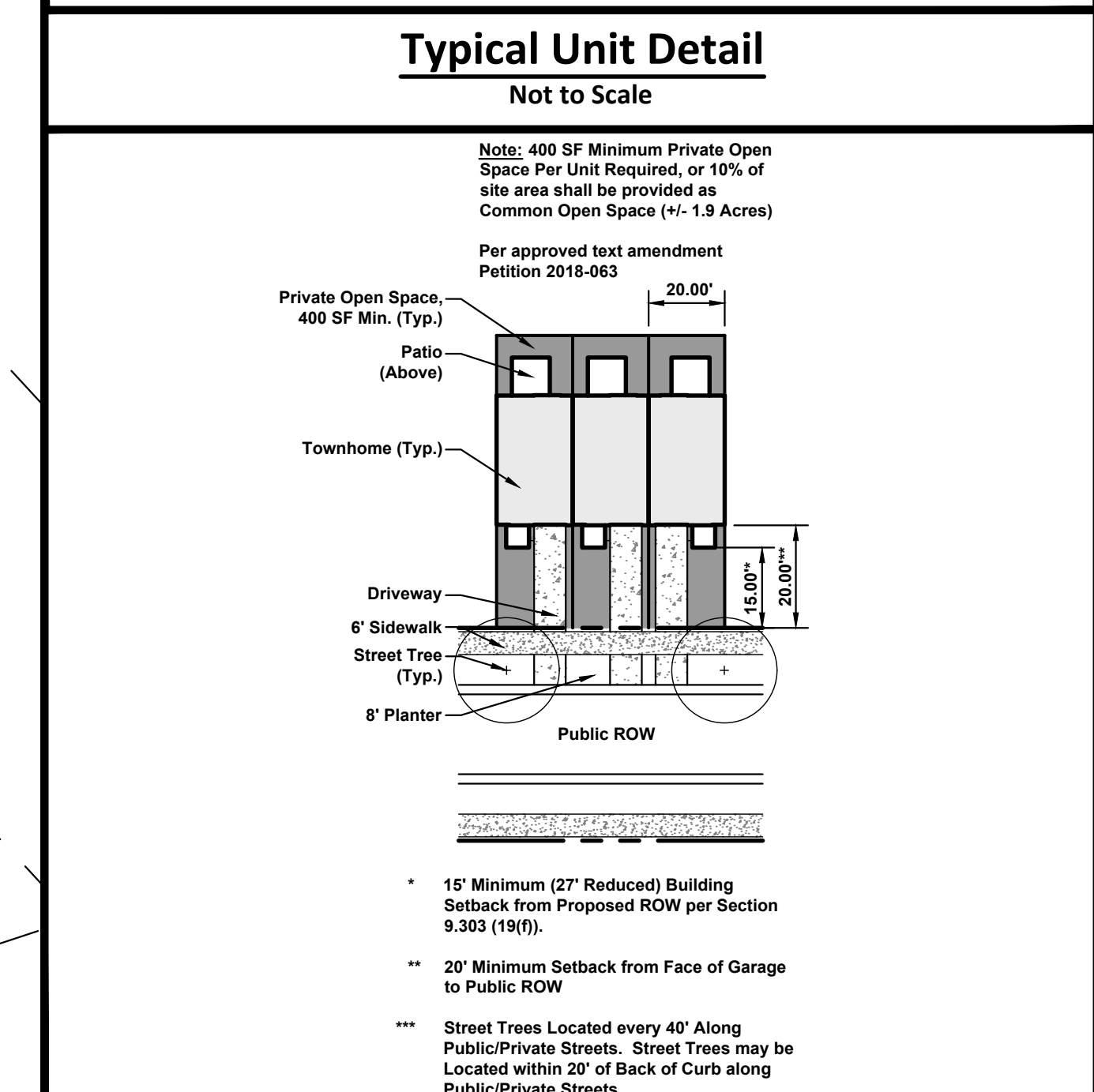
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General Notes

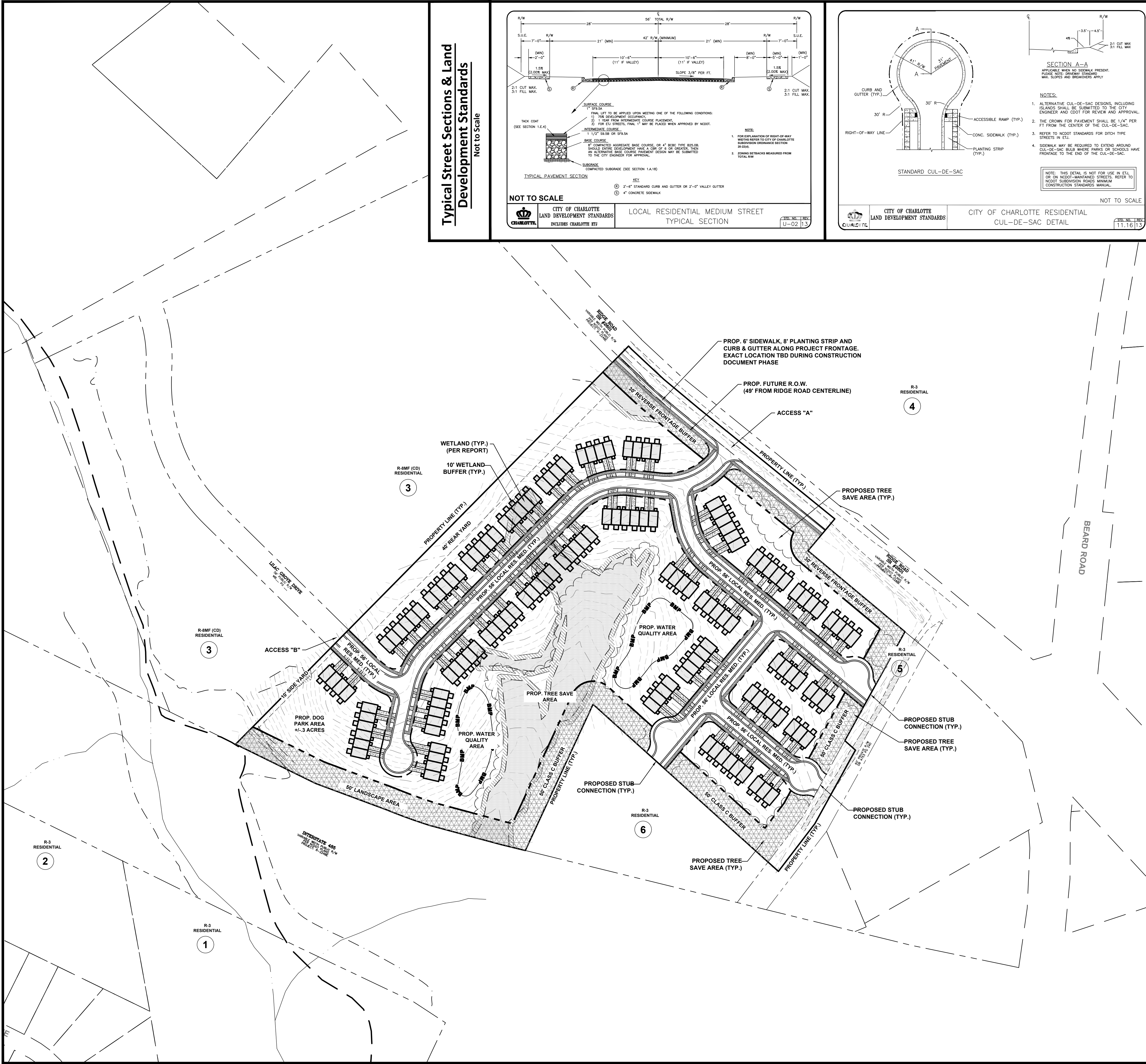
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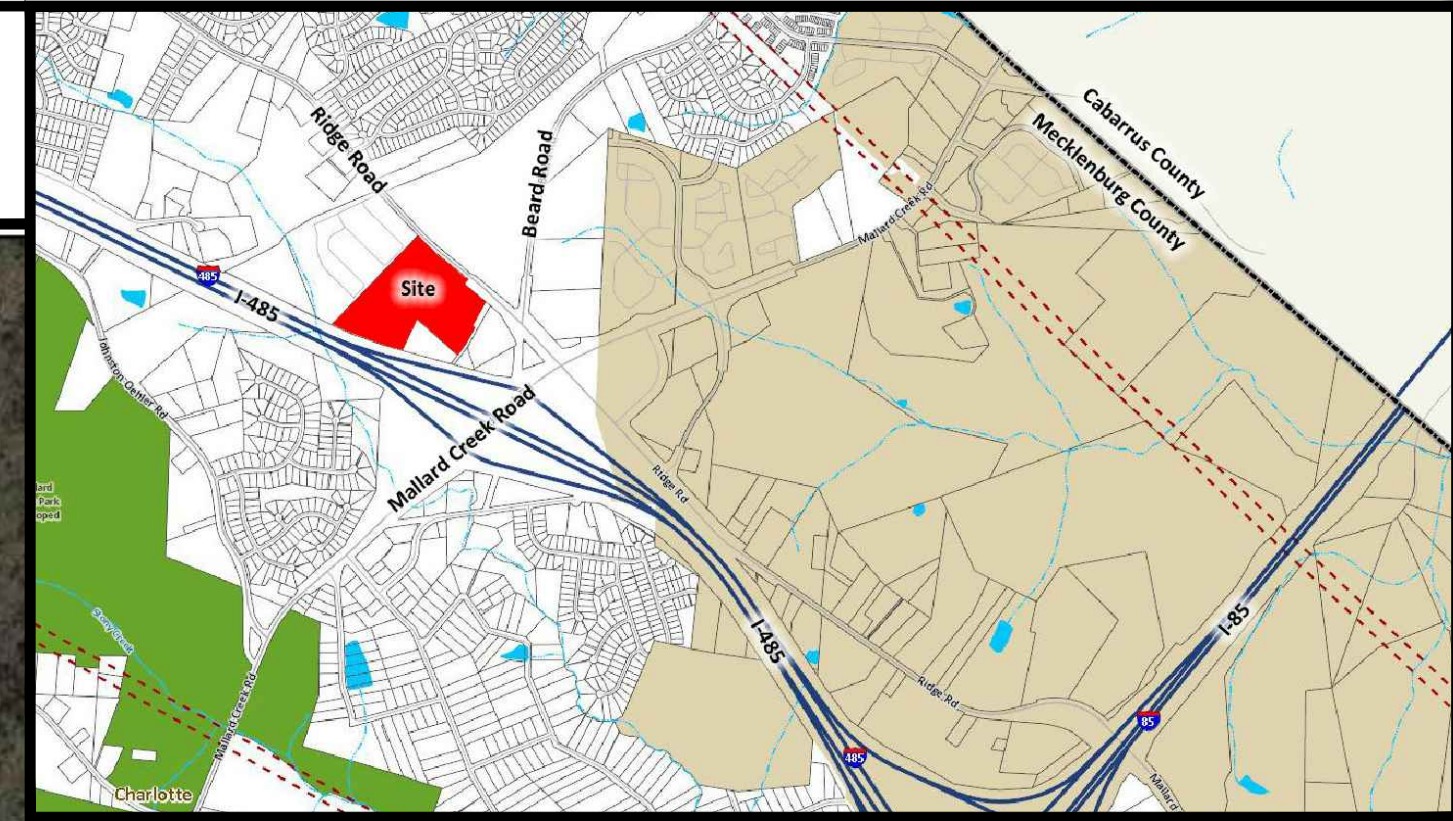
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ESP

MASTER PLAN - REZONING PETITION #2020-XXX
RIDGE ROAD HUNTER TOWNHOMES
CITY OF CHARLOTTE
MATTAMY HOMES

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Conceptual Master Plan



Vicinity Map
Not to Scale



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CONCEPTUAL MASTER PLAN
REZONING PETITION #2020-XXX
RIDGE ROAD HUNTER TOWNHOMES
MATTAMY HOMES
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