Ed Hodges Site

Conditional District Rezoning - Petition #XXXX

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

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Legend

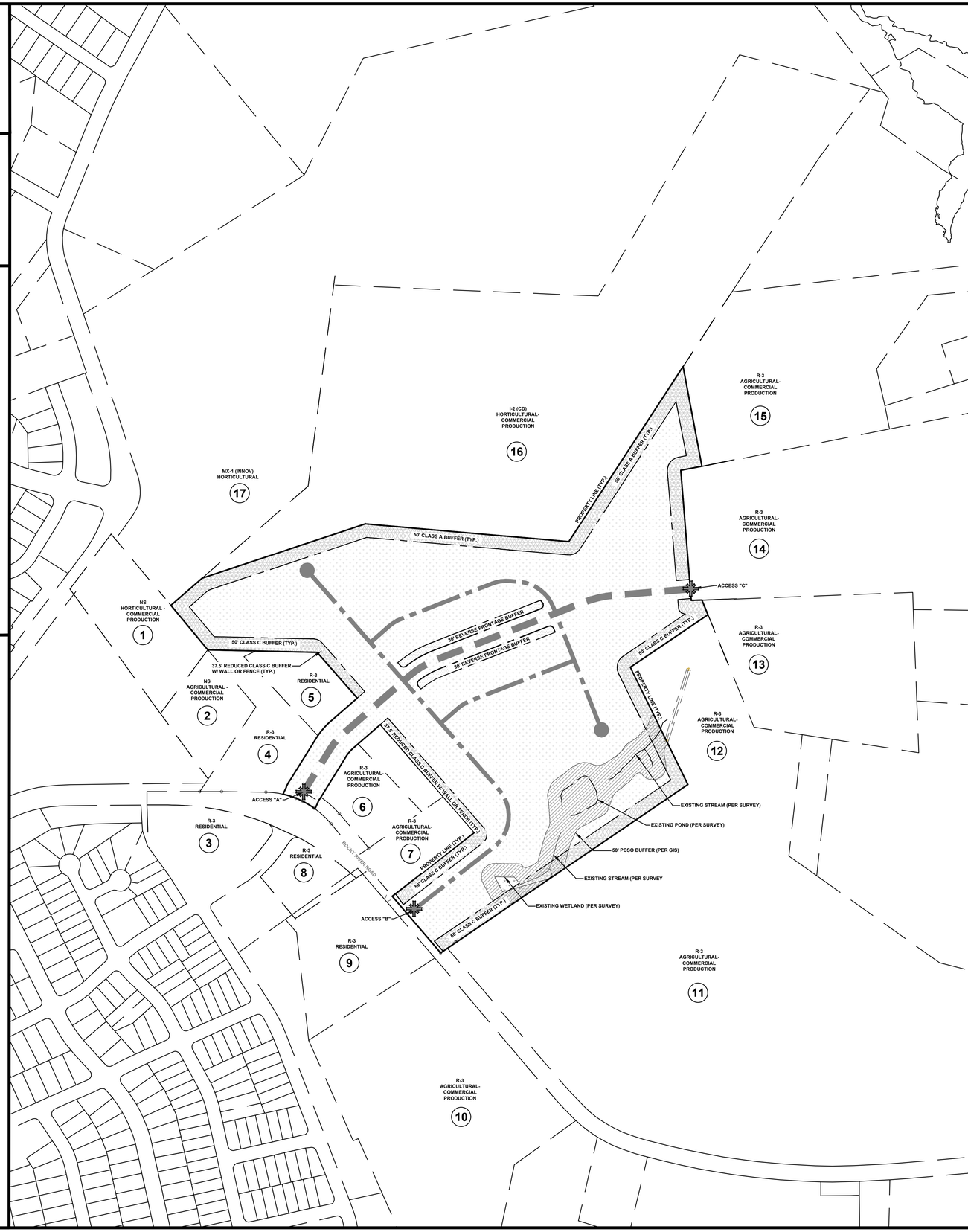
- Residential Development Area - Building & Parking Envelope
- Proposed Reverse Frontage Buffer
- Proposed Perimeter Buffer
- 56' Public ROW
- 72' Public ROW
- Proposed Access Location

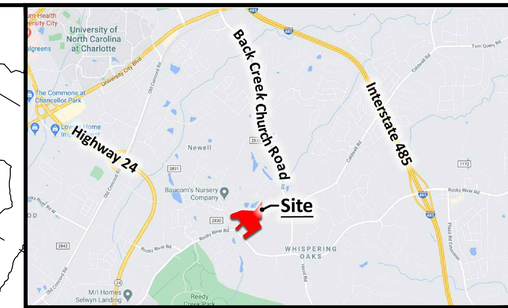
Property Owners

	PID:	Owner:	Zoning:
	10505113	EUGENE W III HODGES	R-3
	10505109	BETTY H LLOYD	R-3
	10505123	ANDREW EDWARD HODGES	R-3
	10505127	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505108	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505222	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3
	PART OF: 10505202	EDWARD ANDREW HODGES	R-3
	PART OF: 10505223	EDWARD ANDREW HODGES, TRUST EDWARD ANDREW HODGES	R-3

100' Property Owners

	PID:	Owner:	Zoning:
1	10505201	BAUCOMS NURSERY CO	NS
2	10505205	EDWARD ANDREW HODGES	NS
3	10506125	PATRICIA HODGES CRISSMAN & BETTY HODGES LLOYD	R-3
4	10505202	EDWARD ANDREW HODGES	R-3
5	10505222	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
6	10505223	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
7	10505108	EDWARD ANDREW HODGES & TRUST EDWARD ANDREW HODGES	R-3
8	10506119	EUGENE WILSON HODGES III LLC	R-3
9	10506111	TINH VAN NGUYEN & HIEP THI	R-3
10	10506105	OLIVA S (HEIR)JAMES EST) HODGES, J FRANK HODGES &ASSCO LP, HODGES INVESTMENTS LP, HODGES FAMILY PROPERTIES LLC	R-3
11	10505103	HODGES FAMILY PROPERTIES LLC	R-3
12	10505120	PATRICIA H CRISSMAN	R-3
13	10505126	EUGENE W III HODGES	R-3
14	10505112	BETTY H LLOYD	R-3
15	10505115	EUGENE W III HODGES	R-3
16	10505204	BAUCOMS NURSERY CO	I-2 (CD)
17	10535105	BAUCOMS NURSERY CO INC	MX-1 (INNOV)





Vicinity Map

Not to Scale

NORTH

Site Data:

Tax Parcel:	10505113, 10505109, 10505123, 10505127, a Portion of 10505108, a Portion of 10505222, a Portion of 10505202, and a Portion of 10505223
Total Acreage:	Approximately +/- 41.58 Acres
Location:	City of Charlotte
Existing Zoning:	R-3
Proposed Zoning:	R-8MF (CD)
Existing Use:	Vacant, Use Value Homesite, and Agricultural - Commercial Production
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 200 Single Family Attached Townhome Units
Proposed Density:	4.86 Dwelling Units Per Acre (DU/AC)
Parking:	Shall meet or exceed Ordinance Standards
Open Space:	
Required:	+/- 4.16 Acres (10% Site Acreage)
Proposed:	+/- 4.16 Acres (10%) Minimum
Natural Area:	
Required:	+/- 10.40 Acres (25% Site Acreage) *
Provided:	+/- 10.40 Acres (25%) Minimum

*Sec. 18-173. : Natural Area requirement based on built upon area. Assuming less than 24 percent built-upon area. A project with less than 24 percent built-upon area shall include as natural area within the boundaries of the project a minimum of 25 percent of the project area.

Tree Save:

Required Tree Save:	+/- 6.24 Acres(15% of Site Acreage)
Existing Tree Canopy:	+/- 5.26 Acres (13%)
Preserved Tree Canopy:	+/- 4.39 Acres(11%)
Approx. Replanting Acreage:	+/- 2.78 Acres(5% of Site Acreage)**
Required Tree Replanted:	+/- 101 Trees***

**Sec. 21-94(a) : Tree Save area must be provided at 150% of the area removed.
Equation:
(+/- 6.24 Acres) - (+/- 4.39 Acre) = +/- 1.85 Acres
1.5 (+/- 1.85 Acres) = +/- 2.78 Acres
***Sec. 21-94 (a) : Replacement trees must be planted at 36 trees per acre.
Equation:
(+/- 2.78 Acres) (36 Trees) = +/- 101 Trees

General notes:

1. Base information obtained from "Boundary Survey of: Trust Agreement of Edward Andrew Hodges Trust Property Being: 42.089 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Eugene W. Hodges, III Property Being: 1.614 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of Betty H. Lloyd Property Being 6.550 Acres" provided by ESP Associates Inc., dated November 20, 2020 and Mecklenburg County GIS and should be verified for accuracy.

2. Stream / Wetland information is based on "Boundary Survey of: Trust Agreement of Edward Andrew Hodges Trust Property Being: 42.089 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of: Eugene W. Hodges, III Property Being: 1.614 Acres" provided by ESP Associates Inc., dated November 20, 2020, "Boundary Survey of Betty H. Lloyd Property Being 6.550 Acres" provided by ESP Associates Inc., dated November 20, 2020 and Mecklenburg County GIS.

NORTH

GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 INCH = 200 FT.

ESP Associates, Inc.
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803-802-2440 (SC)
www.espassociates.com

NO.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN
REZONING PETITION #XXXX

ED HODGES SITE

CITY OF CHARLOTTE

MATTAMY HOMES

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	IU23.100
ORIGINAL DATE:	02/09/2021

SHEET:
1 OF 4

U:\2019 Projects (H)\HV10 - Hodges Farm Site (Mattamy)\Submittal Working Drawings\2021-02-05_Hodges Farm Site (Mattamy) - 1st Rezoning Submittal\DWG\Sheets\IU23 - Ed Hodges Farm - Conceptual Site Plan.dwg, Conceptual Site Plan, swhite

Ed Hodges Site - Petition #XXXX
Conditional District Rezoning - Development Standards

MATTAMY HOMES
REZONING PETITION NO. 2021-xxx
1/4/2021

Development Data Table:

Site Area:	Approximately +/- 41.58 acres
Tax Parcels:	A portion of 105-052-02, a portion of 105-052-22, a portion of 105-051-08, a portion of 105-052-23, 105-051-09, 105-051-13, 105-051-23, and 105-051-27
Existing Zoning:	R-3
Proposed Zoning:	R-8MF(CD)
Existing Use:	Vacant, Use Value Homesite, and Agricultural - Commercial Production
Proposed Uses:	Up to 200 Single-family Attached (Townhome) Dwelling Units
Maximum Building Height:	Per the Ordinance
Parking:	Shall meet or exceed Ordinance standards

I. General Provisions

1. 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 41.58-acre site located on the eastern side of Rocky River Road near the intersection with Mortonhall Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel numbers: a portion of 105-052-02, a portion of 105-052-22, a portion of 105-051-08, a portion of 105-052-23, 105-051-09, 105-051-13, 105-051-23, and 105-051-27.

2. 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").

3. 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.

4. 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.

5. 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 200 single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted in the R-8MF zoning district.

III. Transportation

1. 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).

2. 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.

3. 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.

4. 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.

5. 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

1. 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.

2. 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.

3. 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.

4. 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 may include 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.

5. All townhome units shall be provided with a garage for a minimum of one (1) car.

6. 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.

7. Attached dwelling units shall be limited to a maximum of six (6) townhome units per building. Six (6) unit buildings shall not be located directly adjacent to each other on the same side of the street

8. Garage doors visible from public or private streets should 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.

9. Lead walks may be provided to connect to drives or public/private streets.

10. 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

1. 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

2. The Petitioner shall comply with the Charlotte Tree Ordinance.

VI. 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.

ESP Associates, Inc.
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www.espassociates.com

NO.	DATE	REVISION	BY

TECHNICAL DATA
REZONING PETITION #XXXX

ED HODGES SITE

CITY OF CHARLOTTE

MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	IU23.100
ORIGINAL DATE:	02/09/2021

SHEET:
2 OF 4

U:\2019 Projects (H)\HV10 - Hodges Farm Site (Mattamy)\Submittal Working Drawings\2021-02-05_Hodges Farm Site (Mattamy) - 1st Rezoning Submittal\DWG\Sheets\IU23 - Ed Hodges Farm - Technical Data.dwg, Technical Data, swhite

Vicinity Map

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Proposed Density:	4.81 Dwelling Units Per Acre (DU/AC)
Parking:	Shall Meet or Exceed Ordinance Standards

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NORTH

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(IN FEET)
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NO.	DATE	REVISION	BY

MASTER PLAN - REZONING PETITION #XXXX

ED HODGES SITE

CITY OF CHARLOTTE

MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	IU23.100
ORIGINAL DATE:	02/09/2021

SHEET:
3 OF 4

U:\2019 Projects (H)\H110 - Hodges Farm Site (Mattamy)\Submittal Working Drawings\2021-02-05_Hodges Farm Site (Mattamy) - 1st Rezoning Submittal\DWG\Sheets\IU23 - Ed Hodges Farm - Master Plan.dwg, Master Plan, swhite

Conceptual Master Plan

Vicinity Map
Not to Scale

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CONCEPTUAL MASTER PLAN
REZONING PETITION #XXXX

ED HODGES SITE

CITY OF CHARLOTTE

MATTAMY HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LH
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U:\2019 Projects (H)\H10 - Hodges Farm Site (Mattamy)\Submittal Working Drawings\2021-02-05_Hodges Farm Site (Mattamy) - 1st Rezoning Submittal\DWG\Sheets\IU23 - Ed Hodges Farm - Concept Master Plan.dwg, Concept Master Plan, swhite