



Garrison Road Site

Located In:
Mecklenburg County, North Carolina
(City of Charlotte ETJ)

VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

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6 OF 6	CONCEPTUAL OPEN SPACE RENDERINGS/CONCEPTS (SHEET 6 OF 6)	10/17/2022	03/10/2023

Site Data:

Tax Parcel: 14114202, 14114203, 14114204, 14114101, 14114104, 14114106, 14114108, 14114109, 14114110, 14114111, 14114112, & 14114114

Total Acreage: +/- 50.59 Acres (per Survey)

Location: Mecklenburg County, North Carolina (City of Charlotte ETJ)

Zoning:
Existing: MUDD-O & R-3
Proposed: MX-2 INNOV

Use:
Existing: Vacant
Proposed: Single-Family Detached and/or Attached Dwelling Units and/or Multi-family Dwelling Units (Quadrplexes)

Permitted # of Units: Up to 335 Units

Proposed Density: Up to 6.62 Dwelling Units Per Acre (DU/AC)

Parking: 2 Parking Space per Unit

Open Space:
Required: +/- 5.06 Acres (10% of Total Project Area)

Tree Save: Shall comply with the City of Charlotte Tree Ordinance

General notes:

1. Base information obtained from "ALTA/NSPS Land Title Survey for: Taylor Morrison" provided by Allied Associates, P.A. dated 05/17/2022 and Mecklenburg County GIS and should be verified for accuracy.

2. Stream / Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream, and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

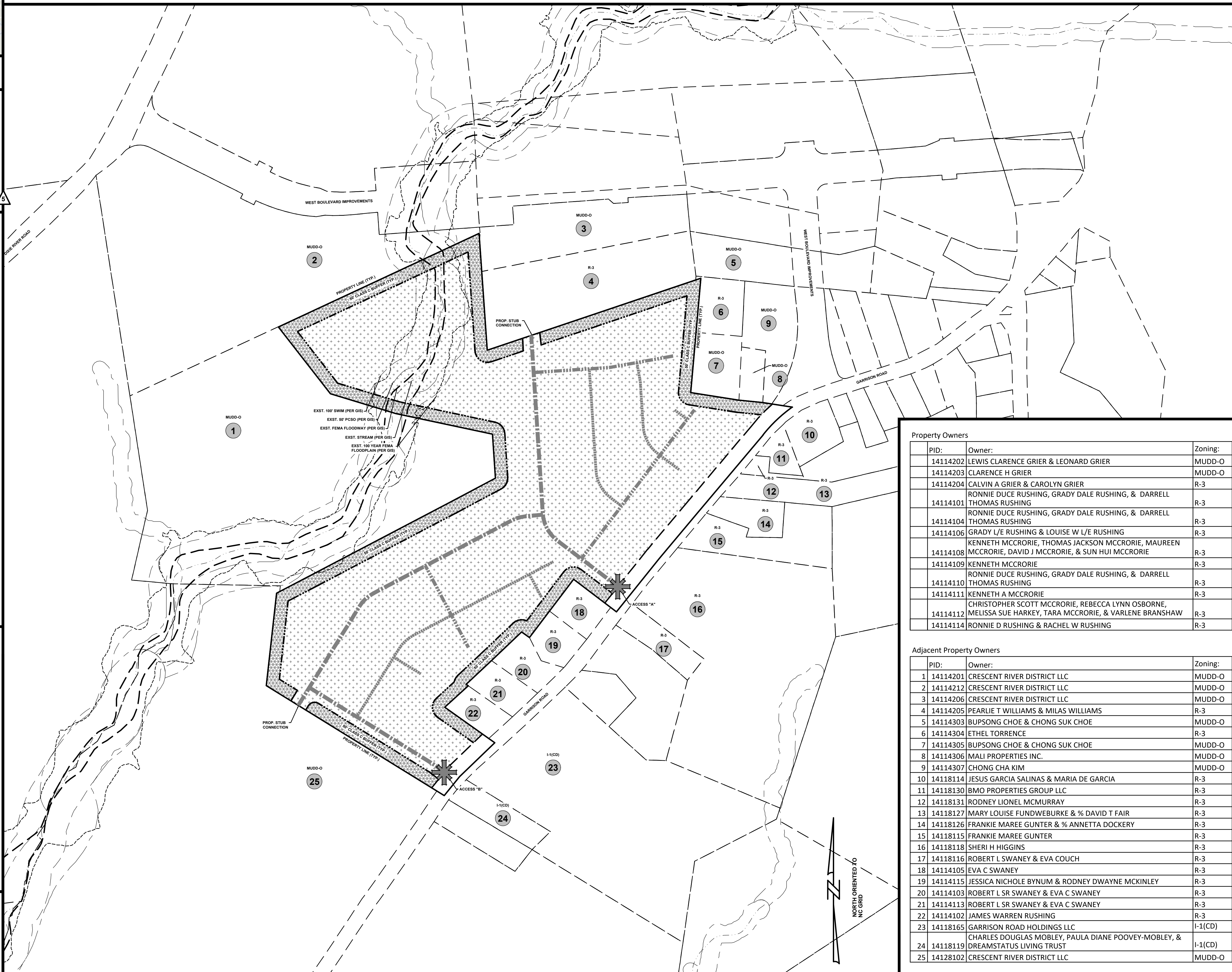
Legend

- Residential Development Area - Building & Parking Envelope
- Public Local Residential Wide per CLDSM U-03 Series
- Private Street With On-Street Parking
- Drive Aisle
- Proposed Access Location
- Proposed Perimeter Buffer

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

811
Know what's below.
Call before you dig.



Property Owners

PID:	Owner:	Zoning:
14114202	LEWIS CLARENCE GRIER & LEONARD GRIER	MUDD-O
14114203	CLARENCE H GRIER	MUDD-O
14114204	CALVIN A GRIER & CAROLYN GRIER	R-3
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14114114	RONNIE D RUSHING & RACHEL W RUSHING	R-3

Adjacent Property Owners

PID:	Owner:	Zoning:
1	14114201 CRESCENT RIVER DISTRICT LLC	MUDD-O
2	14114212 CRESCENT RIVER DISTRICT LLC	MUDD-O
3	14114206 CRESCENT RIVER DISTRICT LLC	MUDD-O
4	14114205 PEARLIE T WILLIAMS & MILAS WILLIAMS	R-3
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24	14118119	I-1(CD)
25	14128102 CRESCENT RIVER DISTRICT LLC	MUDD-O

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CONCEPTUAL SITE PLAN
REZONING PETITION #2022-059

GARRISON ROAD SITE
MECKLENBURG COUNTY, NC

TAYLOR MORRISON

PROJECT INFORMATION

PROJECT MANAGER: MM
DESIGNED BY: EL
DRAWN BY: EL
PROJECT NUMBER: JW69.100
ORIGINAL DATE: 04/01/2022

SHEET:
1 OF 6



Garrison Road Site, Petition # 2022-059
Rezoning - Development Standards - 03/10/2023

APPROVED BY CITY COUNCIL

Development Data Table:

Site Area:	17.50-59 acres
Parcel Number:	14114202, 14114203, 14114204, 14114101, 14114104, 14114106, 14114108, 14114109, 14114110, 14114111, 14114112, and 14114114
Existing Zoning:	MUDD-O, R-3
Proposed Zoning:	MX-2(INNOV)
Existing Use:	Vacant
Proposed Uses:	Up to three-hundred thirty-five (335) Single-Family Detached and/or Attached Dwelling Units and/or Multi-family Dwelling Units (up to Quadrplexes)
Maximum Building Height:	Up to Forty (40) feet as measured per the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Taylor Morrison (the "Petitioner") to accommodate the development of a residential community on that approximately 50.59-acre site located on the west side of Garrison Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of portions of the following Tax Parcel Numbers: 14114202, 14114203, 14114204, 14114101, 14114104, 14114106, 14114108, 14114109, 14114110, 14114111, 14114112, and 14114114.
- 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, or as otherwise provided in the innovative standards, the regulations established under the Ordinance for the MX-2 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. Innovative Standards

The Petitioner requests to use the innovative provisions of the MX-2 zoning district for the following accommodations:

- Street Type and Construction Standards:**
 - Internal private streets shall have public access easements.
 - The section of these roads shall be as generally depicted on the Rezoning Plan cross-section.
 - No minimum lot size.
 - No minimum lot width.
- Public Street Frontage:**
 - Not required for individual units. Frontage will be reviewed as one unified development (to address the issue that every lot must abut a street).
 - Individual units will not be required to have frontage on public or private streets.
- Setbacks and Yards:**
 - Reduction of setback along private streets to fourteen (14) feet from back of curb.
 - All yards and setbacks will be provided for the overall parcels and not applied to individual units. In the case:
 - Minimum thirty (30) foot setback from the existing right-of-way for Garrison Road.
 - No other minimum setbacks will be provided.
 - Minimum five (5) foot side yard and ten (10) foot rear yard shall be provided as a setback from the property line (not applicable for individual units).

III. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of three hundred thirty-five (335) single-family detached and/or attached dwelling units and/or multi-family attached (up to quadrplex) units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MX-2 zoning district.

IV. Transportation

- Vehicular access shall be as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.
- As depicted on the Rezoning Plan, the Site will be served by internal public/private streets and minor adjustments to the location of the internal streets shall be allowed during the construction permitting process. Internal private streets shall have public access easements.
- Petitioner shall improve and widen along the Site's linear frontage of Garrison Road. Petitioner shall tie said improvements into the existing Garrison/West Blvd improvements along the northern property line. The cross-section shall consist of two 11-foot lanes with a pavement section in accordance with CLDSM 11.09 Major Thoroughfare Pavement Section and accommodations for left hand turn lanes at the driveway entrances or as otherwise coordinated with CDOT during the permitting phase of development.
- Petitioner shall provide a minimum twelve (12) foot wide shared use path and eight (8) foot wide planting strip along the Site's Garrison Road frontage, to be located at the future back of curb, if allowed by CDOT and NCDOT. The location and design of future bicycle and pedestrian facilities along the Site's frontage of Garrison Road will be in coordination with CDOT in accordance with the latest adopted Charlotte Streets Map or other reasonable accommodations. If construction of the shared-use path is not allowed by NCDOT, Petitioner shall grade the final location of the shared-use path to accommodate construction in its final location along the Site's frontage. Petitioner shall provide a minimum six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontages of all other public streets.
- The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.
 - As depicted on the Rezoning Plan, the future location of the right-of-way for the Site's Garrison Road frontage is sixty (60) feet from the existing centerline of the roadway.
- 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 for the associated phase of development as generally depicted on the rezoning plan.

7. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

V. 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"), metal, 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 4:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.**
- Garage doors fronting a public or private network-required street shall minimize the visual impact by providing a setback of six (6) to twelve (12) inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.**
- The maximum number of units per building shall be four (4) units (i.e., quadrplex). Buildings adjacent to Garrison Road and adjacent to parcels 141-141-05, 141-141-15, 141-141-03, 141-141-13, and 141-141-02 (those single-family parcels on Garrison Road) shall be a maximum of two (2) units per building (i.e., duplex), as generally depicted on the Rezoning Plan.
- All corner/end units where the side of the unit fronts a public or private street shall have blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for the applicable side elevation.
- All units will comply with the 400' rule (all units within 400' of a public or private street).

VI. Open Space and Amenities

- (Reference to UDO Cottage Section 14.5) The minimum size of the public common area shall be 3,000 square feet or 500 square feet per dwelling unit, whichever is greater, which may overlap with the common open space requirements and tree save requirements under the Ordinance.
- The Amenity Area shall include a minimum of three (3) of the following elements: covered pavilion/shelter, benches, picnic tables, fitness facility/yoga room, gathering room, pool, butterfly garden, and/or dog park.
- Petitioner shall provide a greenway and stormwater easement to include a minimum of the 100' SWIM Buffer of Beaverdam Creek from the creek center line or 60' beyond the top of the creek bank on both sides of the creek to Mecklenburg County for a future greenway trail. Greenway trail easements may overlap with tree save areas.
- Petitioner shall provide a minimum two (2) acres to be dedicated and conveyed to Mecklenburg County for a future local park, as generally depicted on the Rezoning Plan, which may include tree save areas.

VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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 storm water treatment requirements and natural site discharge points.
 - At any time during the development activities, the developer shall allow Charlotte-Mecklenburg Storm Water Services (CMSWS) Staff to install and maintain water quality/quantity measurement devices (including but not limited to samplers, weirs, or water quality meters) at the discharge outlet(s) of any stormwater control measure (SCM) or sediment basin within the development, provided such devices do not impede the flow or impact the quality of any discharge.
- Development within any SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.
- The Petitioner shall comply with the Tree Ordinance.

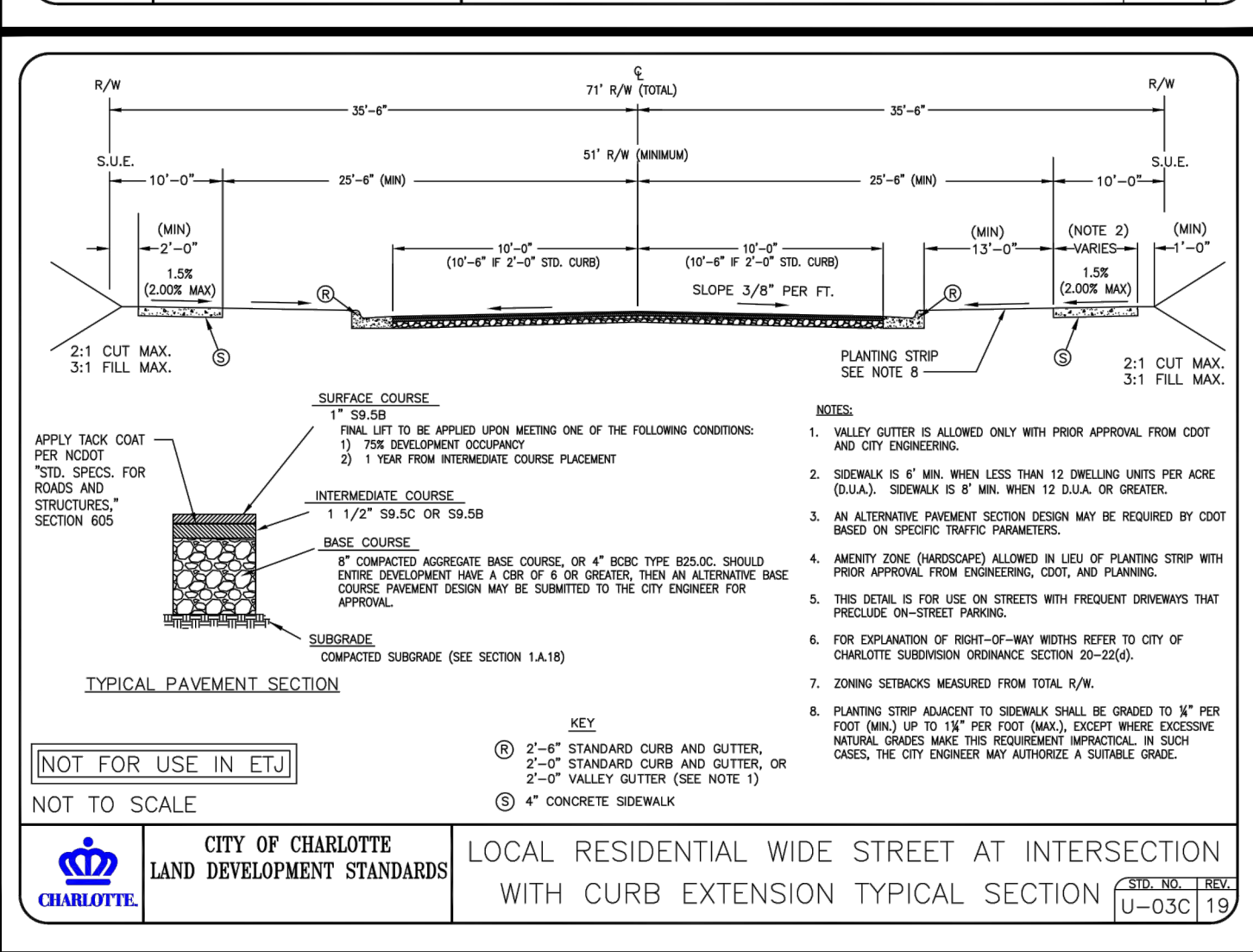
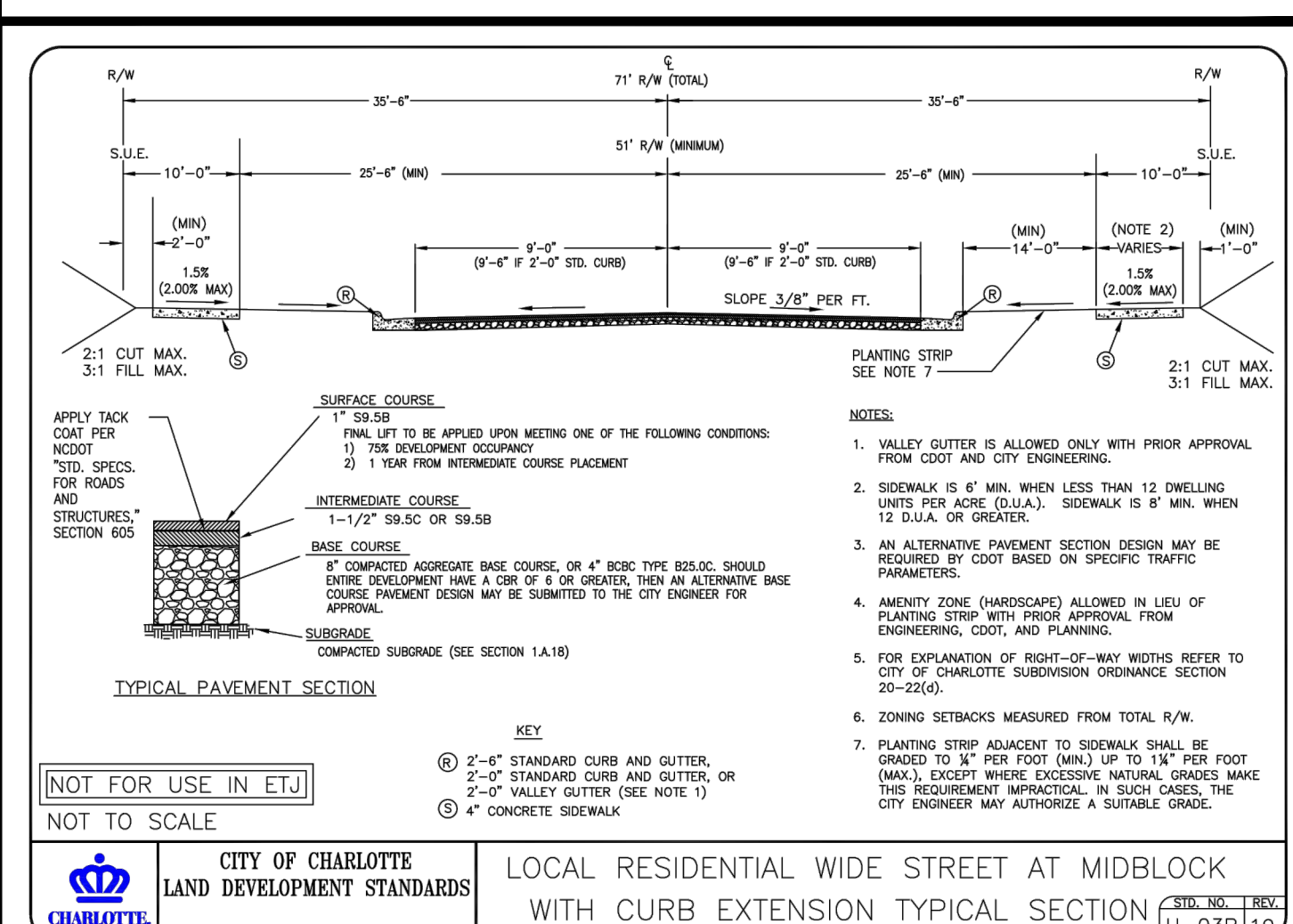
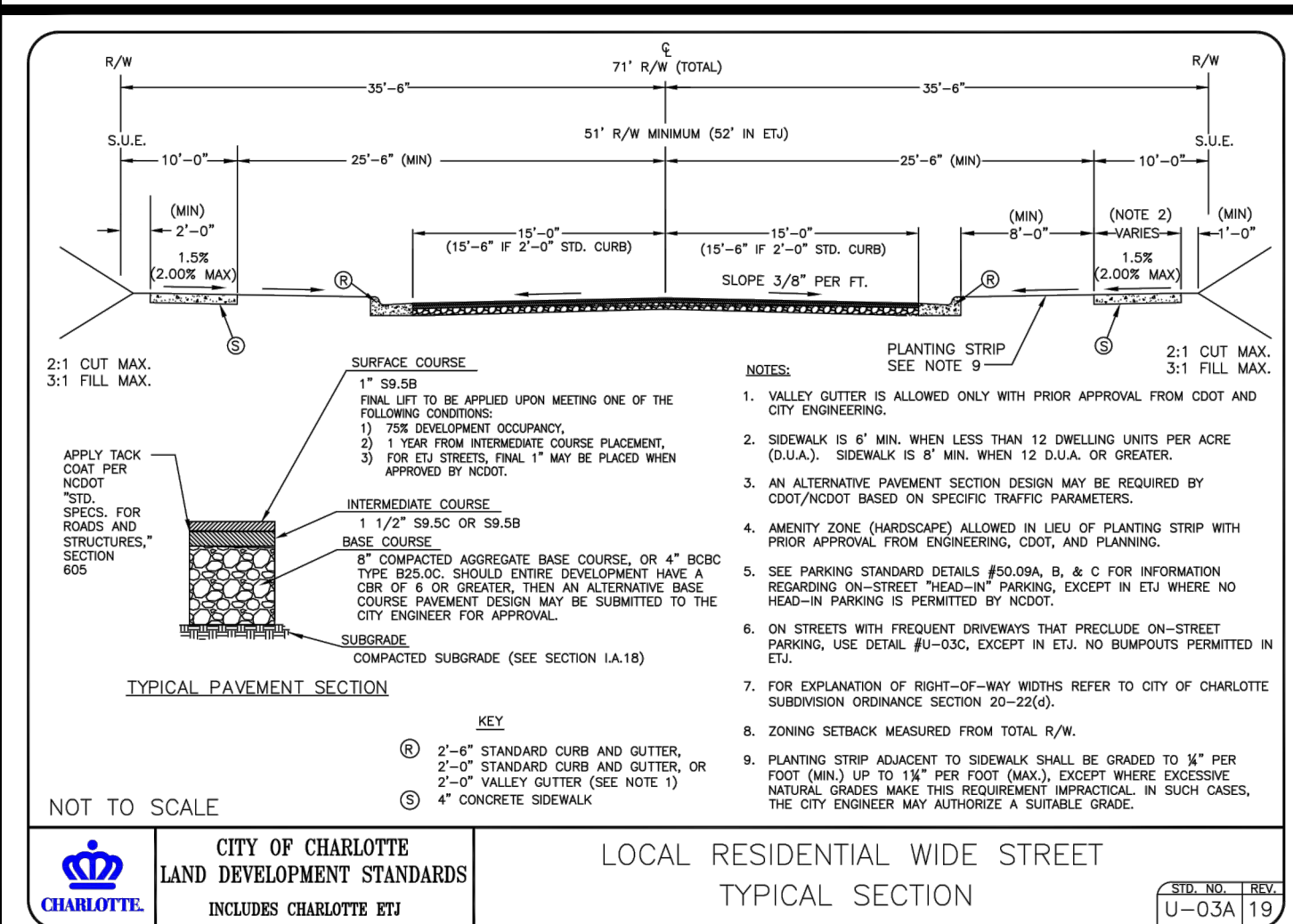
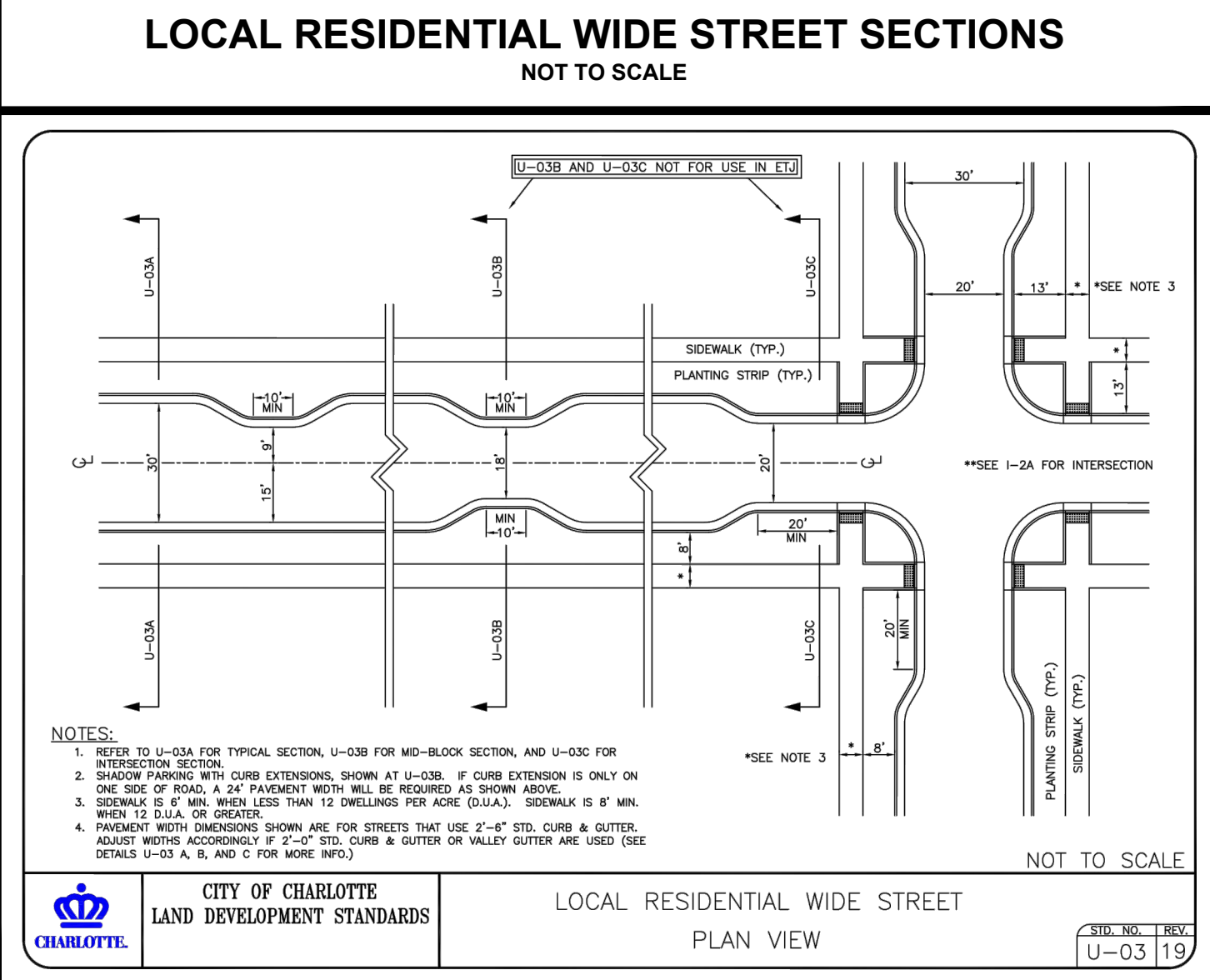
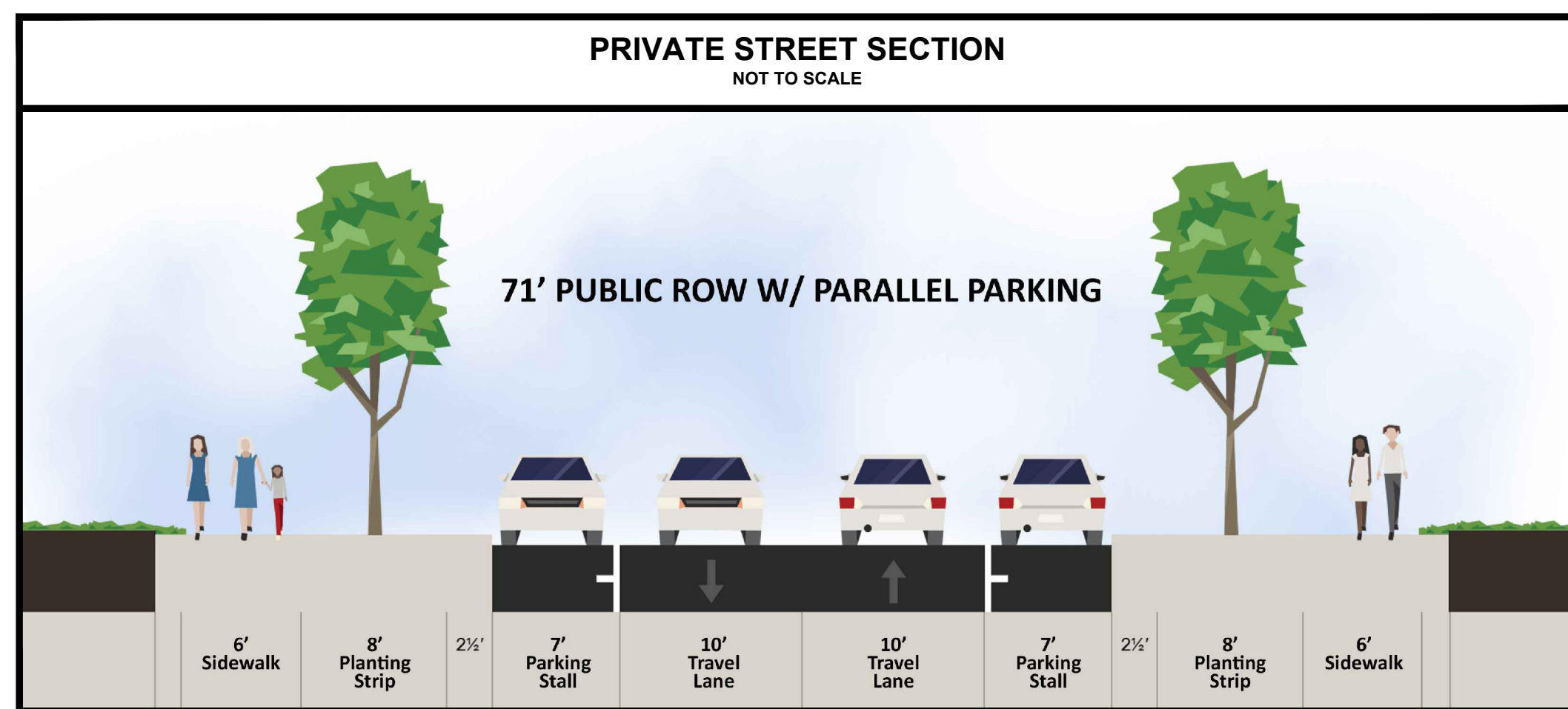
VIII. Community Benefit

- Petitioner shall perform the below a community benefit, prior to the issuance of the first building certificate of occupancy for the Site:
 - Donate \$500,000 to the West Side Land Trust for affordable housing.

IX. 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.

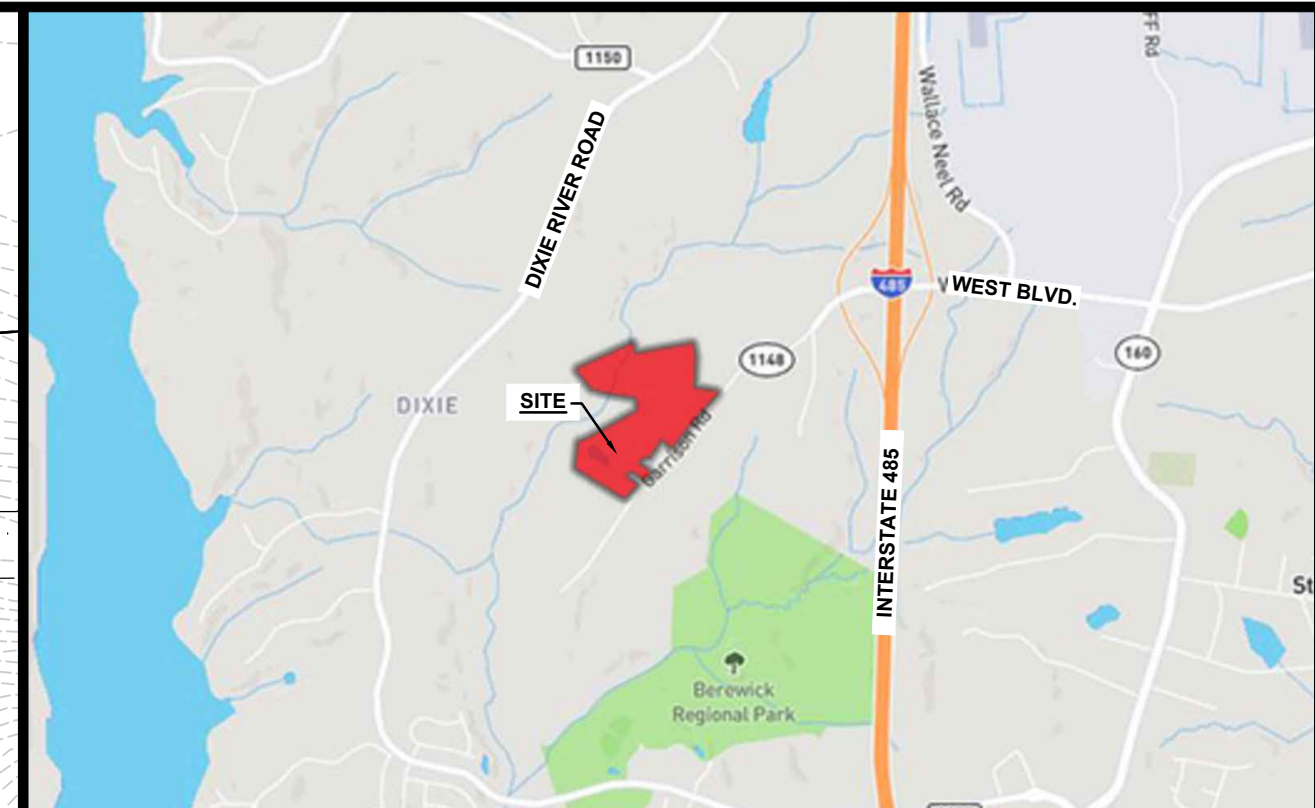


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TECHNICAL DATA
 REZONING PETITION #2022-059
 GARRISON ROAD SITE
 MECKLENBURG COUNTY, NC
 TAYLOR MORRISON

PROJECT INFORMATION
 PROJECT MANAGER: MM
 DESIGNED BY: EL
 DRAWN BY: EL
 PROJECT NUMBER: JW69.100
 ORIGINAL DATE: 04/01/2022
 SHEET:
2 OF 6



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NOT TO SCALE

Site Data:

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Open Space: Required: +/- 5.06 Acres (10% of Total Project Area)

Tree Save: Shall comply with the City of Charlotte Tree Ordinance

General notes:

1. Base information obtained from "ALTANS/SPS Land Title Survey for: Taylor Morrison" provided by Allied Associates, P.A. dated 05/17/2022 and Mecklenburg County GIS and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information:
 Floodplain information obtained from FEMA FIRM Panel 3710450200L effective date of study 09/02/2015.

Stream/Wetland Information:
 Stream / Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream, and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

Access Points/Driveways/Streets:

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space / Tree Save:
 Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas:
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

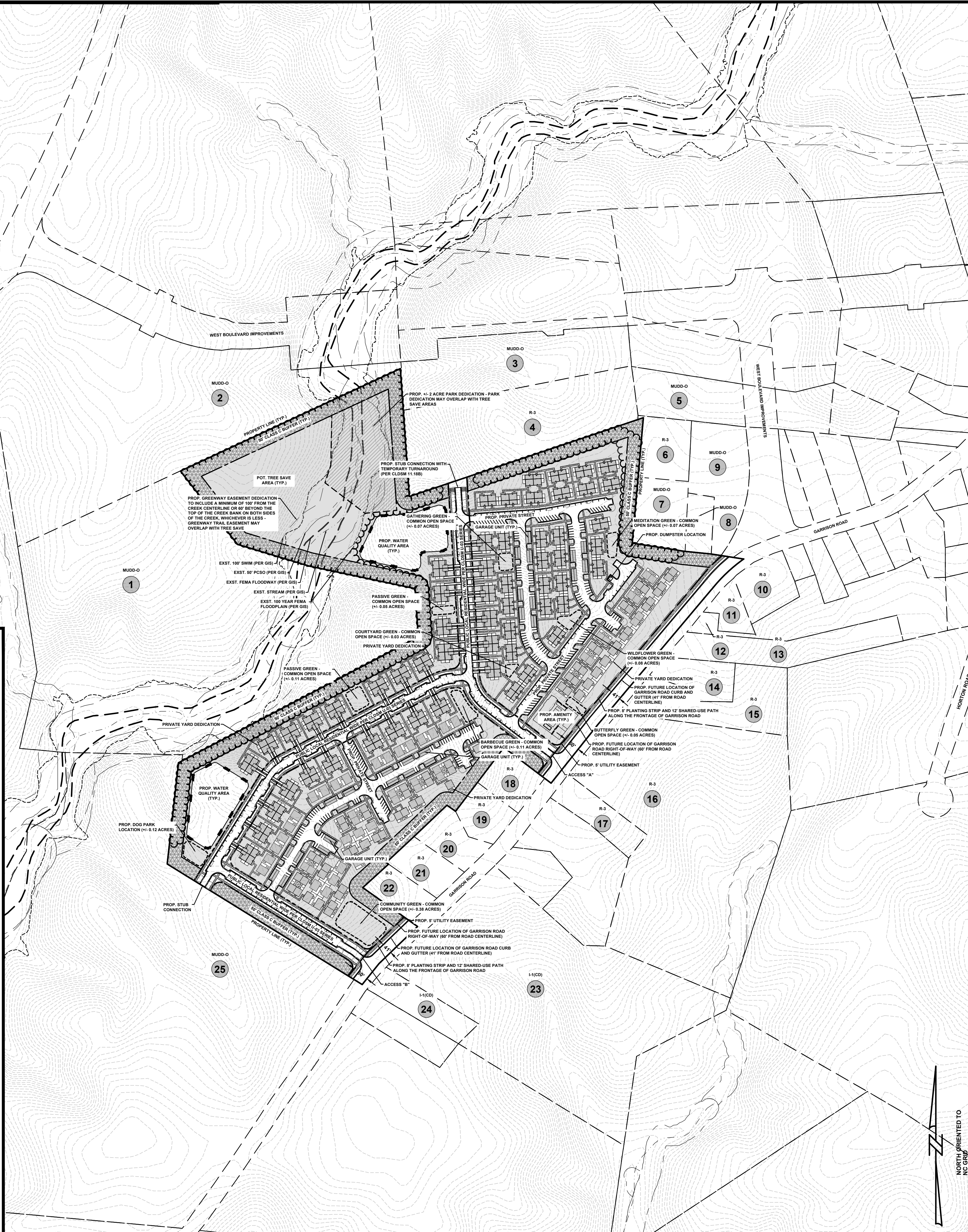
Public Information:
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

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GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

811
Know what's below. Call before you dig.

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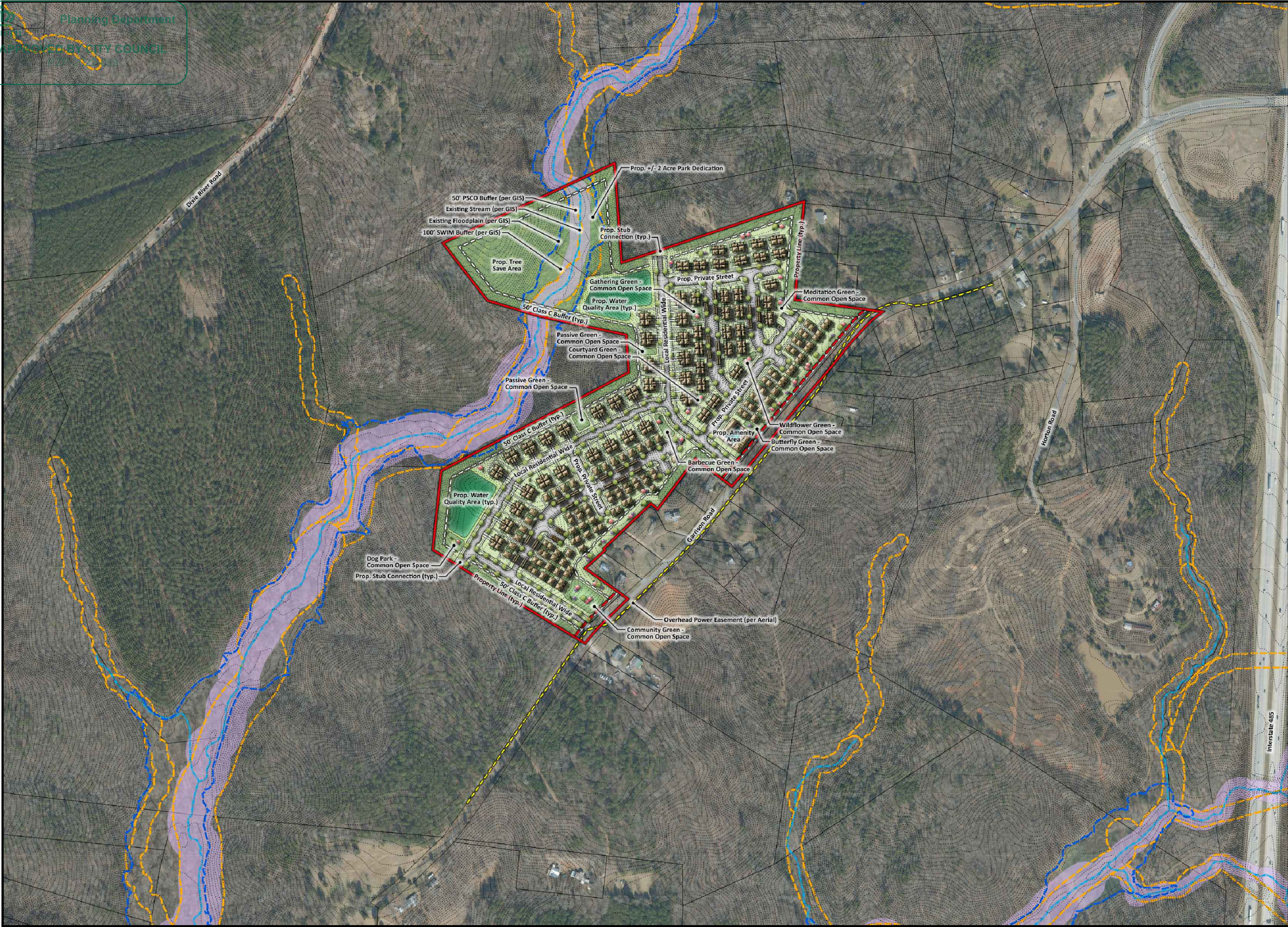
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MASTER PLAN
 REZONING PETITION #2022-059
 GARRISON ROAD SITE
 TAYLOR MORRISON
 MECKLENBURG COUNTY, NC

U:\2021 Projects\UJ\W89 - Garrison Site (Taylor Morrison BTR) (Submittal) Working Drawings\2023\03-10_Garrison Site (Taylor Morrison BTR) - 6m Rezoning Submittal\Sheets\W89.MAST.dwg, Layout, 4/8/23

U:\2021 Projects\UJ\W69 - Garrison Site (Taylor Morrison BTR) (Submittal Working Drawings\2022\03-10_Garrison Site (Taylor Morrison BTR) - 6th Rezoning Submittal\Sheets\W69-ILLUSTRATIVE.dwg Layout along



ESP
 ESP Associates, Inc.
 P.O. Box 2028
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-583-0440 (NC)
 803-502-2440 (SC)
 www.espassociates.com

NO.	DATE	REVISION	BY
1	10/17/2022	REVISED PER STAFF COMMENTS	EL
2	11/14/2022	REVISED PER STAFF COMMENTS	EL
3	01/19/2023	REVISED PER STAFF COMMENTS	EL
4	02/23/2023	REVISED PER STAFF COMMENTS	EL
5	03/10/2023	REVISED PER STAFF COMMENTS	EL

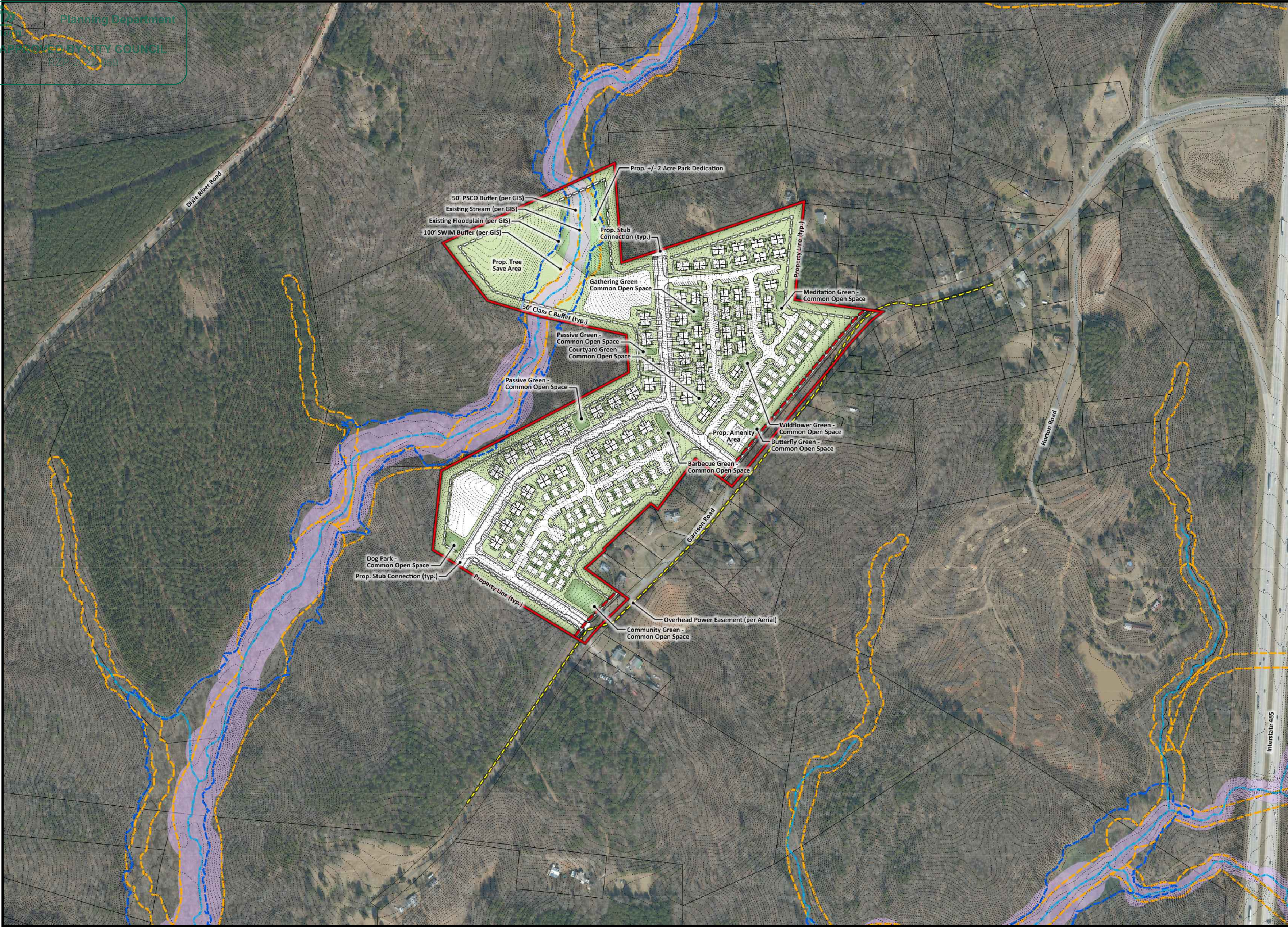
ILLUSTRATIVE
REZONING PETITION #2022-059
GARRISON ROAD SITE
 MECKLENBURG COUNTY, NC

TAYLOR MORRISON

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JW69.100
ORIGINAL DATE:	04/01/2022

4 OF 5

U:\2021 Projects UJ\W69 - Garrison Site (Taylor Morrison BTR) (Submittal Working Drawings)\2022\03-10_Garrison Site (Taylor Morrison BTR) - 6th Rezoning Submittal\Sheets\W69-COS (5 of 6)_Layout.dwg



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NO.	DATE	REVISION	BY	
			EL	EL
1	10/17/2022	REVISED PER STAFF COMMENTS		
2	11/14/2022	REVISED PER STAFF COMMENTS		
3	01/19/2023	REVISED PER STAFF COMMENTS		
4	02/23/2023	REVISED PER STAFF COMMENTS		
5	03/10/2023	REVISED PER STAFF COMMENTS		

PROJECT INFORMATION
 PROJECT MANAGER: MM
 DESIGNED BY: EL
 DRAWN BY: EL
 PROJECT NUMBER: JW69.100
 ORIGINAL DATE: 04/01/2022
 SHEET:

5 OF 6

OPEN SPACE
 REZONING PETITION #2022-059
GARRISON ROAD SITE
 TAYLOR MORRISON
 MECKLENBURG COUNTY, NC



AMENITY AREA



SINGLE STORY UNIT SPACING



QUADRUPLEX UNIT SPACING



WILDFLOWER GREEN



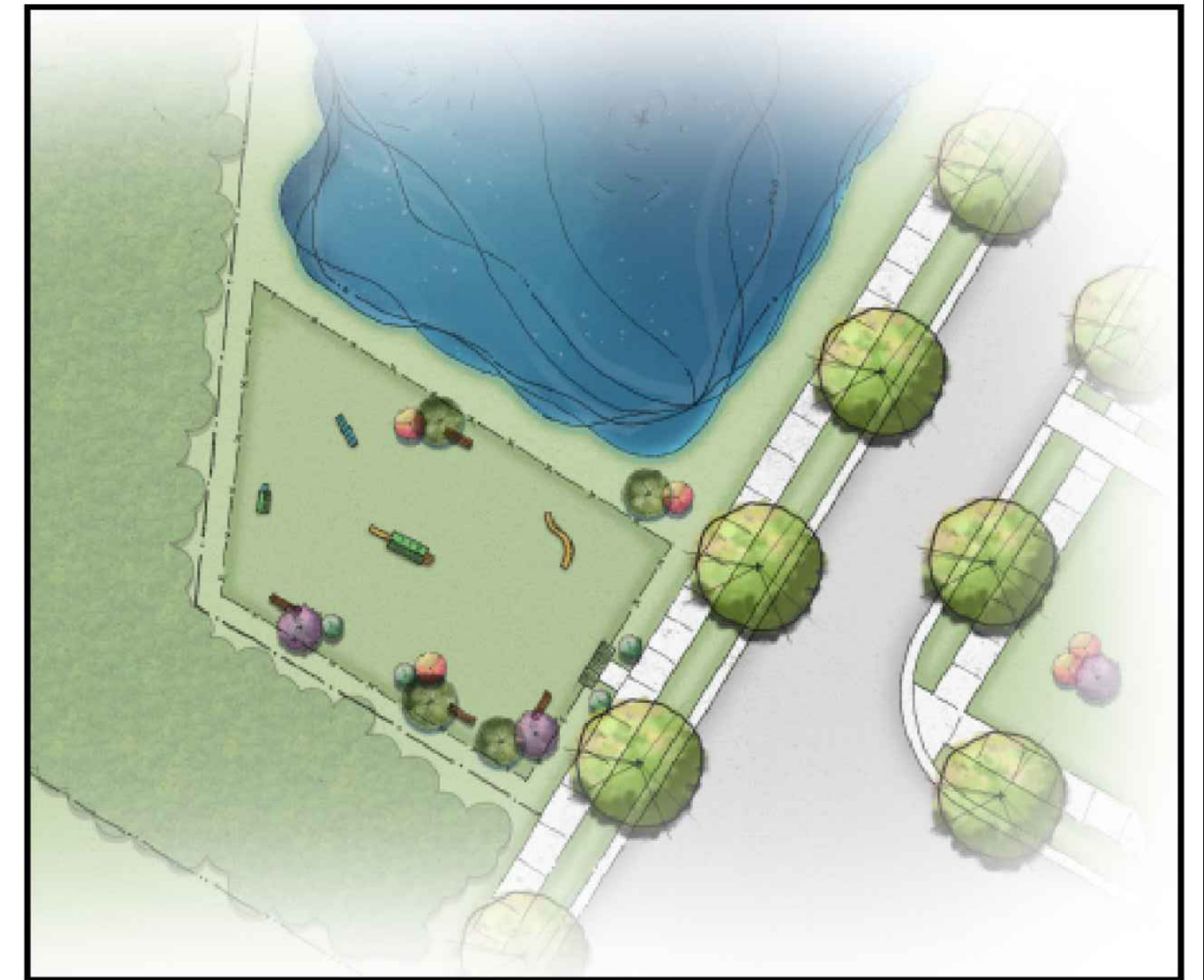
GATHERING GREEN



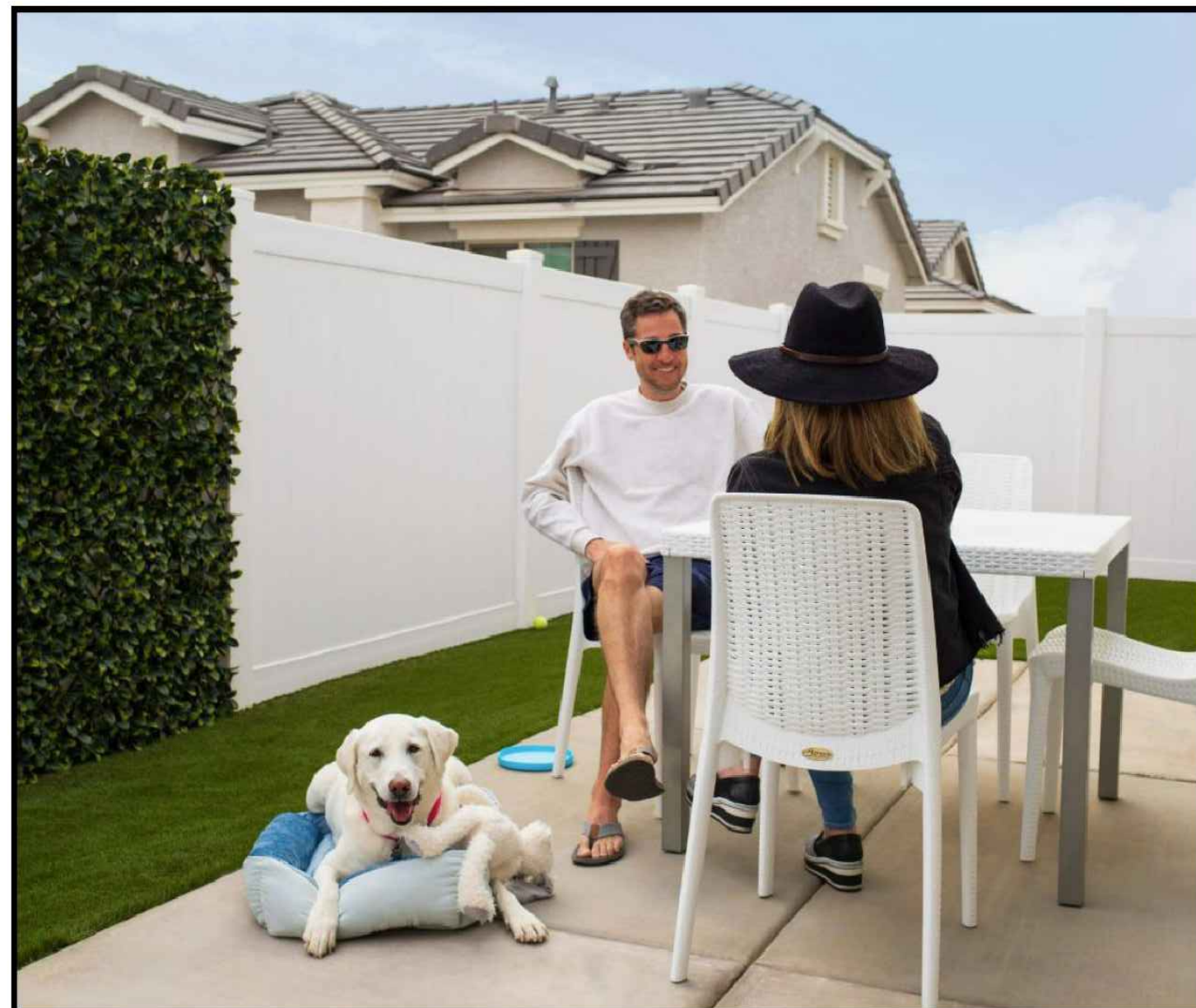
BARBECUE GREEN



DOG PARK



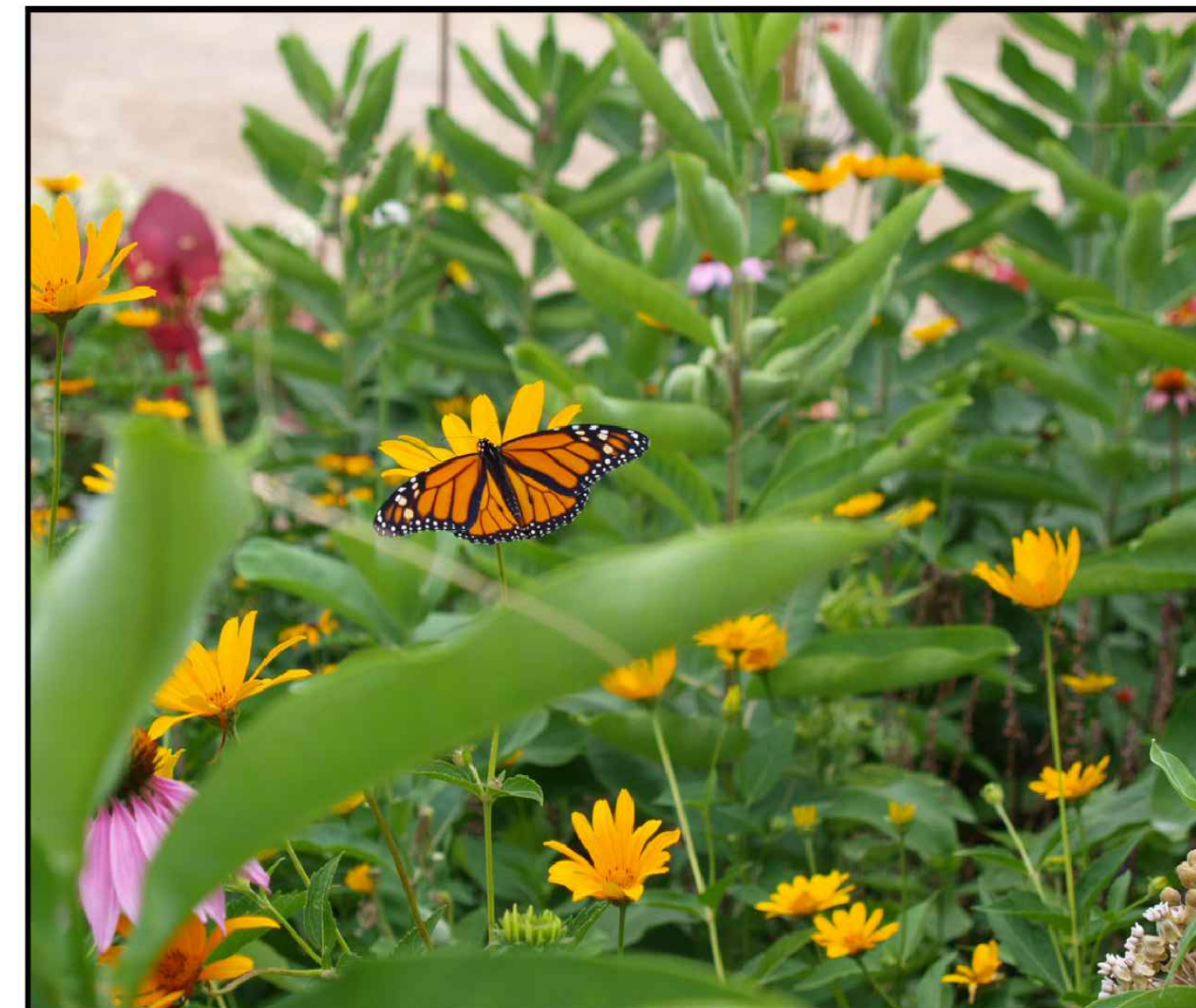
DOG PARK



FENCED YARDS



FENCED YARDS



NATIONAL WILDLIFE DEDICATED BUTTERFLY GARDEN



NATIONAL WILDLIFE DEDICATED BUTTERFLY GARDEN

NO.	DATE	REVISION	REVISOR	REVISION PER STAFF COMMENTS
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2	11/14/2022			REVISOR PER STAFF COMMENTS
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4	02/23/2023			REVISOR PER STAFF COMMENTS
5	03/10/2023			REVISOR PER STAFF COMMENTS

CONCEPTUAL OPEN SPACE RENDERINGS/CONCEPTS
 REZONING PETITION #2022-059
GARRISON ROAD SITE
 MECKLENBURG COUNTY, NC
 TAYLOR MORRISON

PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JW69.100
ORIGINAL DATE:	04/01/2022

SHEET:

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NOTE: OPEN SPACE RENDERINGS/IMAGES ARE ILLUSTRATIVE AND CONCEPTUAL IN NATURE. EXACT DETAILS/LOCATIONS/PROGRAMMING ARE SUBJECT TO MINOR MODIFICATIONS DURING DESIGN PROCESS.