

VICINITY MAP
NTS
Planning Department
APPROVED BY CITY COUNCIL
RZP 2022-023
Approved: 04/17/2023

SITE LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SUBLOT LINE
---	EASEMENT LINE
---	BUFFER LINE
---	CENTERLINE
---	FLOODPLAIN
---	TREE SAVE
---	MECKLENBURG COUNTY EASEMENT FOR SEAM TRAIL

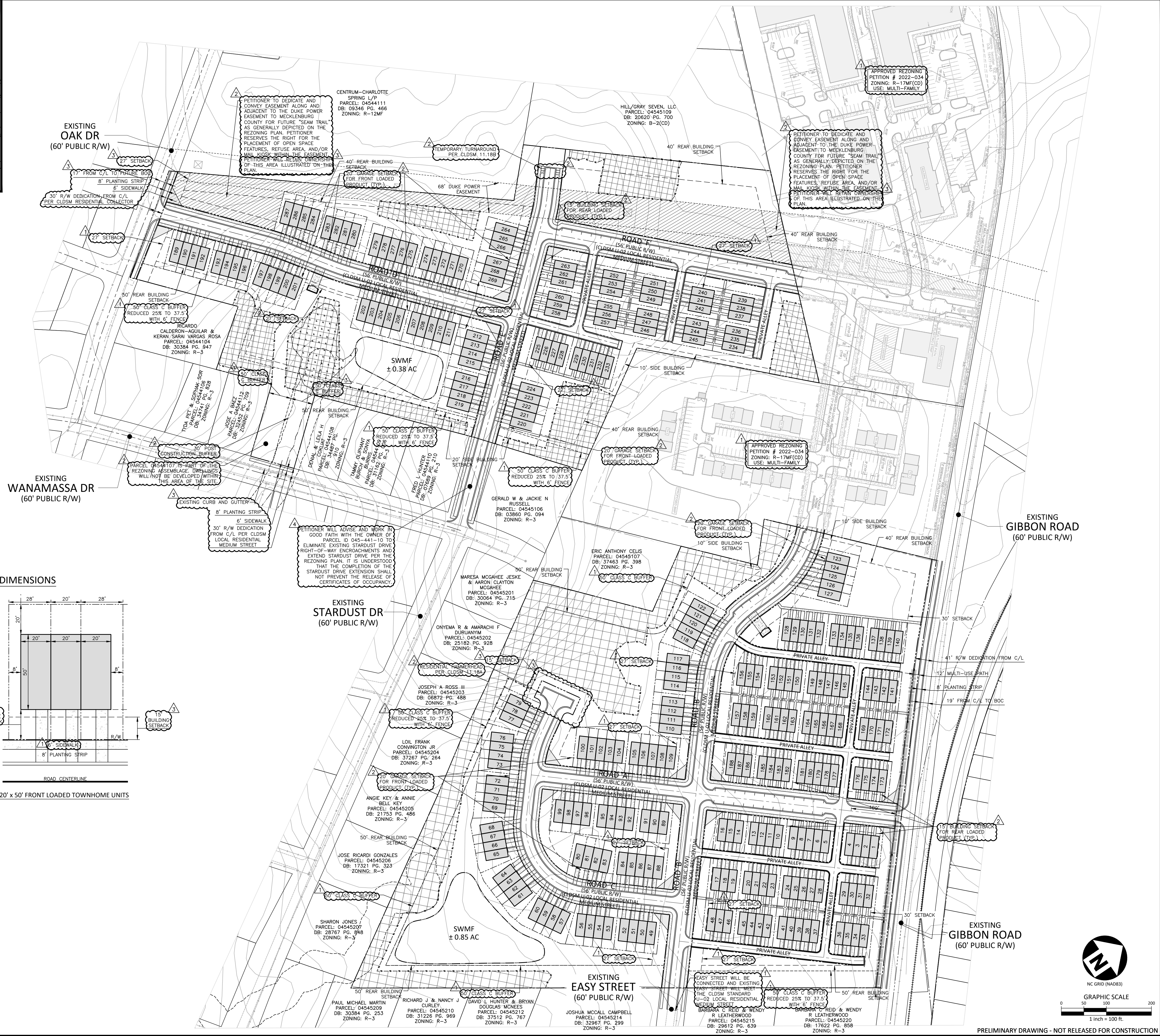
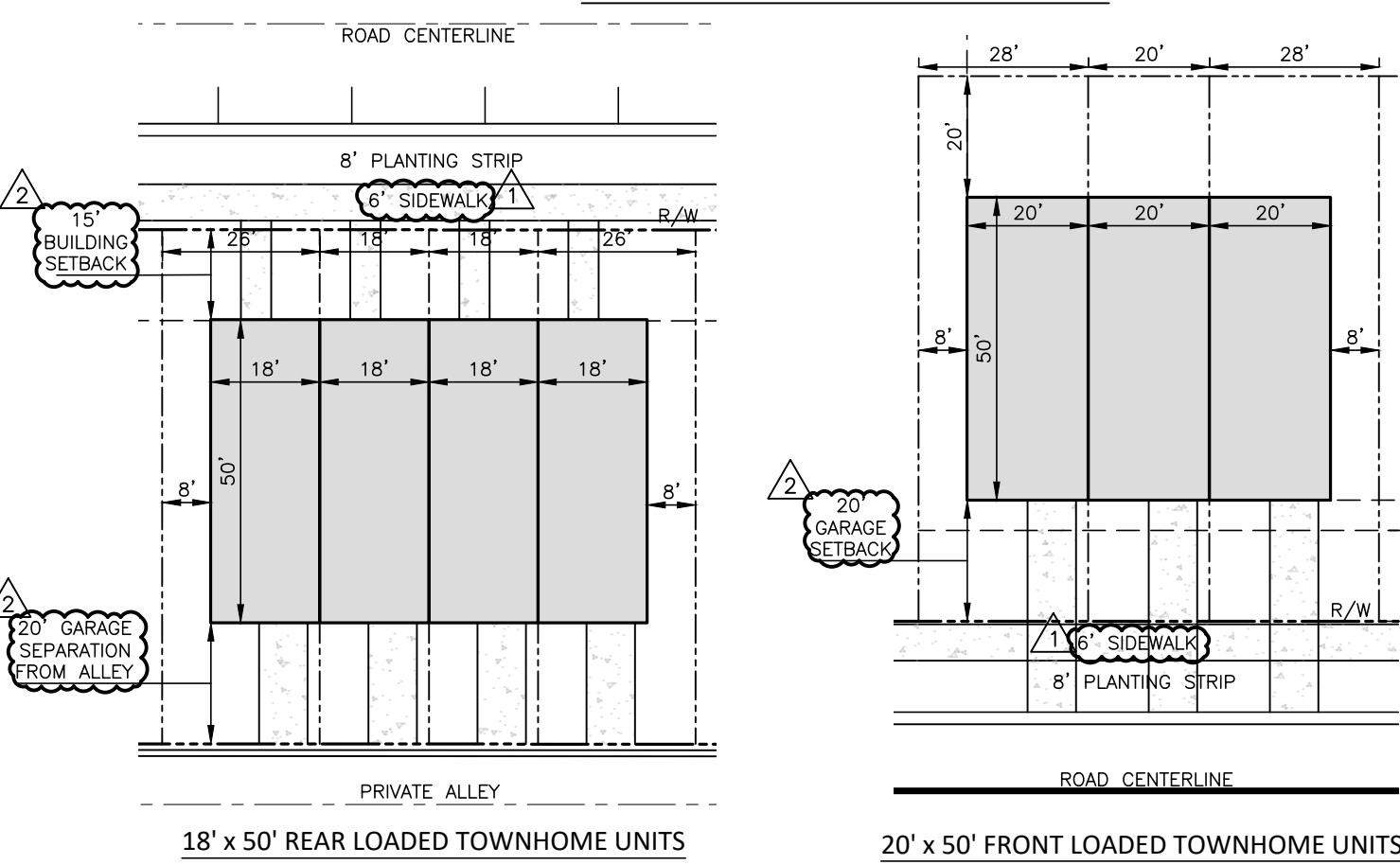
SITE DATA

PREPARED BY:
MCADAMS
3430 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277

PID:	04545221, 04545222, 04545224, 04545101, 04545102, 04544103, 04545105, 04544107
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-SMF (CD)
AREA:	± 39.02 AC
TOWNHOMES:	287 UNITS
TOTAL UNITS:	7.35 UNITS/AC
DENSITY:	50% OF TOTAL SITE AREA PER ORDINANCE
OPEN SPACE REQUIRED:	MIN. 400 SF PER SUBLOT
PRIVATE OPEN SPACE REQUIRED:	± 5.85 AC
TREE SAVE (15% OF SITE):	± 2.41 AC
TREE SAVE (15% OF SOUTH PARCEL):	± 3.41 AC
PARKING PROVIDED:	574 SPACES + 56 ON-STREET SPACES

NOTE: SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE

TYPICAL SUBLOT DIMENSIONS



McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MATT KEARNS
MUNGO HOMES
441 WESTERN LANE
IRMO, SOUTH CAROLINA 29063

GIBBON ROAD TOWNS
REZONING PETITION # 2022-123
GIBBON ROAD
CHARLOTTE, NORTH CAROLINA 28269

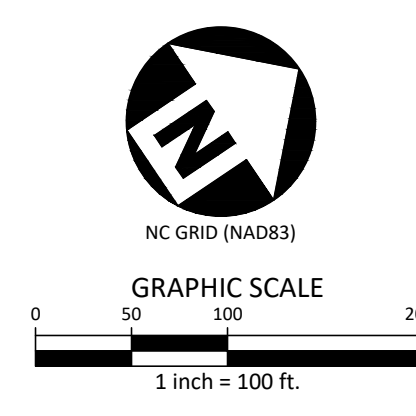
REVISIONS

NO.	DATE	PER CITY COMMENTS
1	01.17.2023	PER CITY COMMENTS
2	02.13.2023	PER CITY COMMENTS
3	03.23.2023	PER CITY COMMENTS
4	04.06.2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. SPEC-22232
FILENAME SPEC22232-MNG22007-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE 1" = 100'
DATE 11.23.2022

REZONING PLAN
RZ.01



Parcel #: 045-452-21, 045-452-22, 045-452-24, 045-451-01, 045-451-02, 045-441-03, 045-451-05 and 045-441-07
Existing Zoning: R-3
Proposed Zoning: R-8MF(CD)
Existing Uses: Vacant
Proposed Uses: Up to 287 single-family attached residential dwelling units together with accessory uses, as allowed in the R-8MF zoning district.
Maximum Building Height: As allowed per the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Mungo Homes ("Petitioner") to accommodate the development of a residential community on approximately 39.02-acre site generally located on Gibbon Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance in existence as of the date of approval of the Rezoning (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-8MF zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed seventy-two (72). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to two hundred eighty-seven (287) single-family attached residential dwelling units together with accessory uses allowed in the R-8MF zoning district as generally depicted on the Rezoning Plan.

3. Access and Transportation Improvements:

- a. Access to the Site shall be from Gibbon Road, Oak Drive and Easy Street as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.
- b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with published standards.
- c. The Petitioner shall dedicate forty-one (41) feet of right-of-way from the centerline of Gibbon Road.
- d. Location of curb and gutter shall be nineteen (19) feet from roadway centerline.
- e. The Petitioner shall upgrade existing Easy Street to meet the CLDSM Standard U-02.
- f. The Petitioner shall dedicate and fee simple convey all rights-of-way along Gibbon Road to the City prior to the issuance of the first certificate of occupancy for the Site. The Petitioner shall provide an additional two (2) feet of right-of-way behind the sidewalk where feasible. On public streets internal to the site, a sidewalk utility easement will be provided two (2) feet behind the sidewalk.
- g. The Petitioner shall dedicate and fee simple convey twenty-eight (28) feet of right-of-way as measured from road centerline along Wanamassa Drive in coordination per CLDSM Local Residential and thirty (30) feet of right-of-way from the road centerline along Oak Drive in coordination per CLDSM Residential Collector to the City prior to the issuance of the first certificate of occupancy for the Site.

- h. Site will be developed in multiple phases. All transportation improvements that are the responsibility of the Petitioner, per phase in accordance with the Subdivision Ordinance, shall be approved and constructed prior to the issuance of the first certificate of occupancy and subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

- i. 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- j. All on-site right-of-way dedication will be completed as required by the Subdivision Ordinance. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

- k. Petitioner will advise and work in good faith with the owner of Parcel ID 045-441-10 to eliminate existing Stardust Drive right-of-way encroachments and extend Stardust Drive per the Rezoning Plan. It is understood that the completion of the Stardust Drive extension shall not prevent the release of certificates of occupancy.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

- a. A fifteen (15) foot building setback as measured from the right-of-way on internal Public Streets will be allowed as provided for in Section 9.303.(19)(f) of the Ordinance. Garages must be located twenty (20) feet from the back of sidewalk.
- b. A thirty (30) foot setback will be provided as measured from the future right-of-way of Gibbon Road will be provided as generally depicted on the Rezoning Plan.
- c. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along all internal roadways and the Site's frontage on Oak Drive and Wanamassa Drive as generally depicted on the Rezoning Plan.
- d. An eight (8) foot planting strip and a twelve (12) foot multi-use path will be provided along Gibbon Road as generally depicted on the Rezoning Plan.
- e. A fifty (50) foot Class C Buffer will be provided along the Site's property line as generally depicted. The buffer may be reduced to 37.5' with a 6' solid fence.

- f. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation.

5. General Design Guidelines:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, vinyl and/or wood.
- b. Meter banks will be screened from adjoining properties and from the abutting public streets at grade.
- c. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
- d. 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.

- e. Garage doors proposed along public or private streets shall minimize the visual impact by providing one or more of the following:

- i. a setback of twelve (12) to twenty-four (24) inches from the front wall plane;
- ii. architectural treatments such as translucent windows and projecting elements over the garage door opening;
- iii. a garage door with windows and light fixtures on either side or above the garage door

- f. No more than nineteen (19) buildings on the site may have a max of five (5) units per building; all other buildings must have four (4) units or less. Applicant to provide calculations during plan review to reflect compliance with this requirement.

- g. Covered porches or stoops shall be provided that are a minimum of three (3) feet deep.

6. Environmental Features:

- a. The Site will comply with Post Construction 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.

- b. The Site shall comply with the City of Charlotte Tree Ordinance.

- c. For adjoining parcels receiving storm water discharge the petitioner shall analyze the adequacy of the existing storm water conveyance on the adjoining parcels to Wanamassa and Stardust. If the existing storm water 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 storm water conveyance or mitigate the storm water discharge onto the adjoining parcels.

- d. The Petitioner shall dedicate and convey to Mecklenburg County an easement for the "Seam Trail" as generally depicted on the Rezoning Plan.

- e. The Petitioner shall provide open space as required by Ordinance. The open space shall include amenities to promote gathering included but not limited to specialty landscaping, pavers, dog park, seating, and/or gazebos.

7. Lighting:

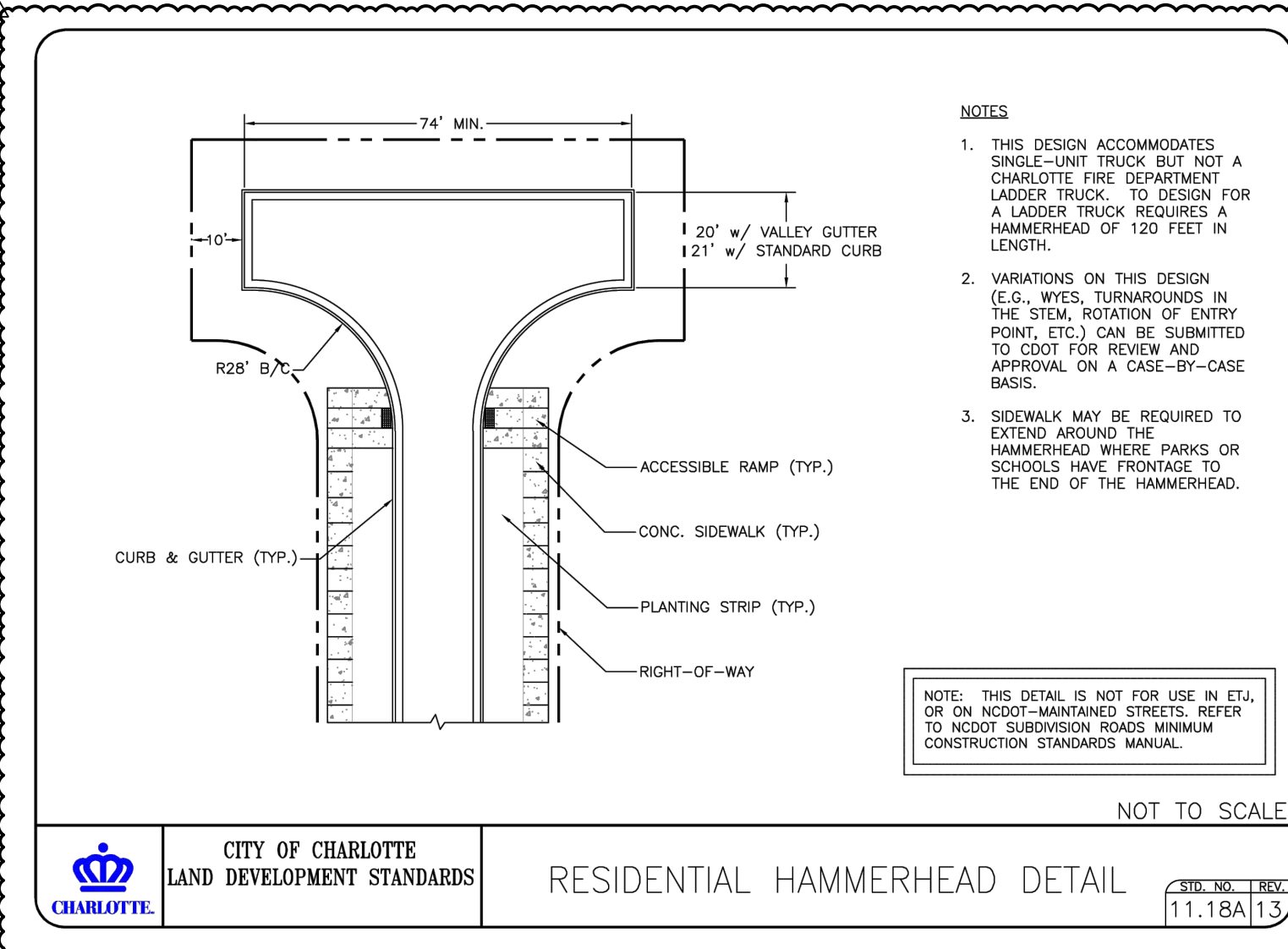
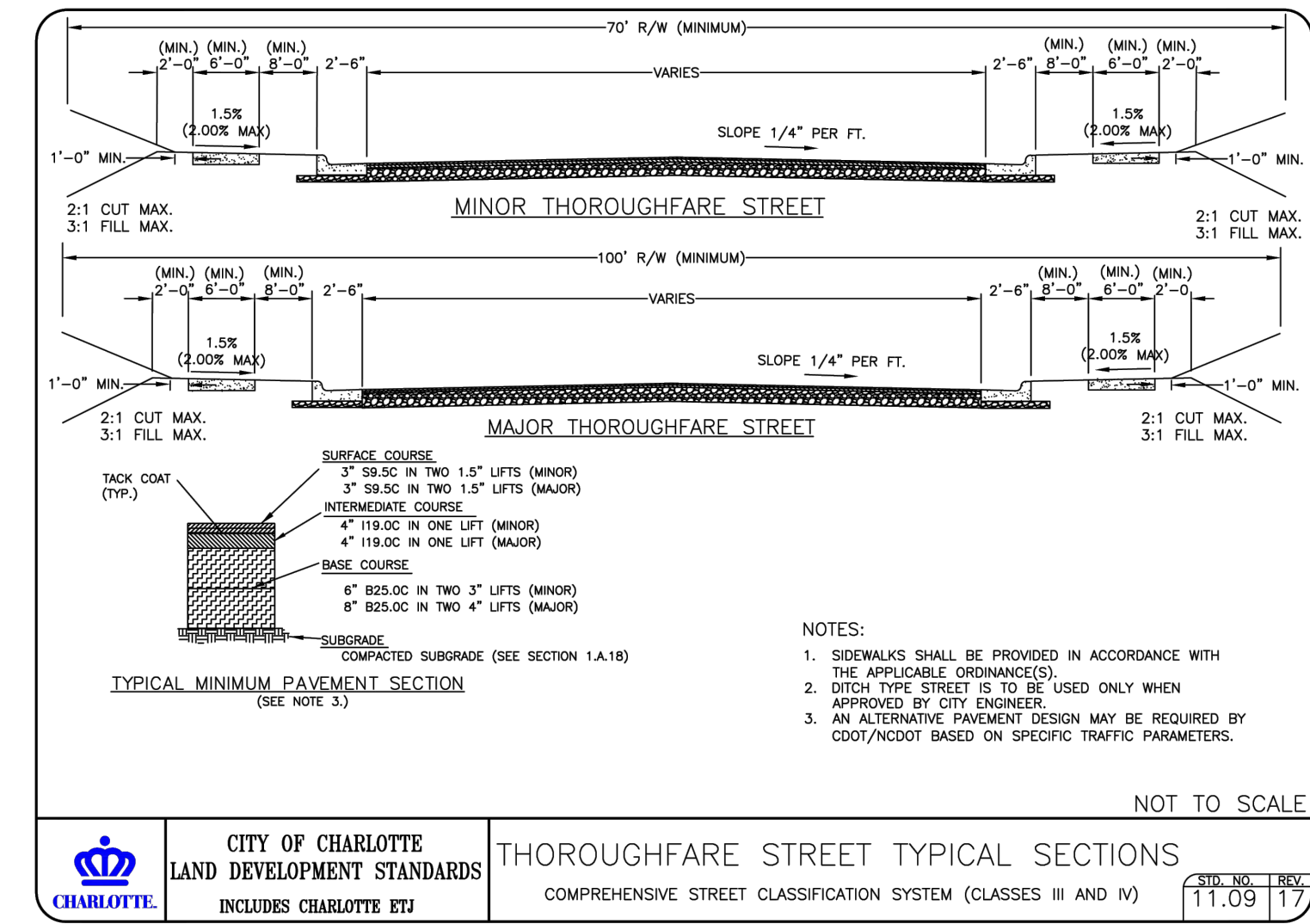
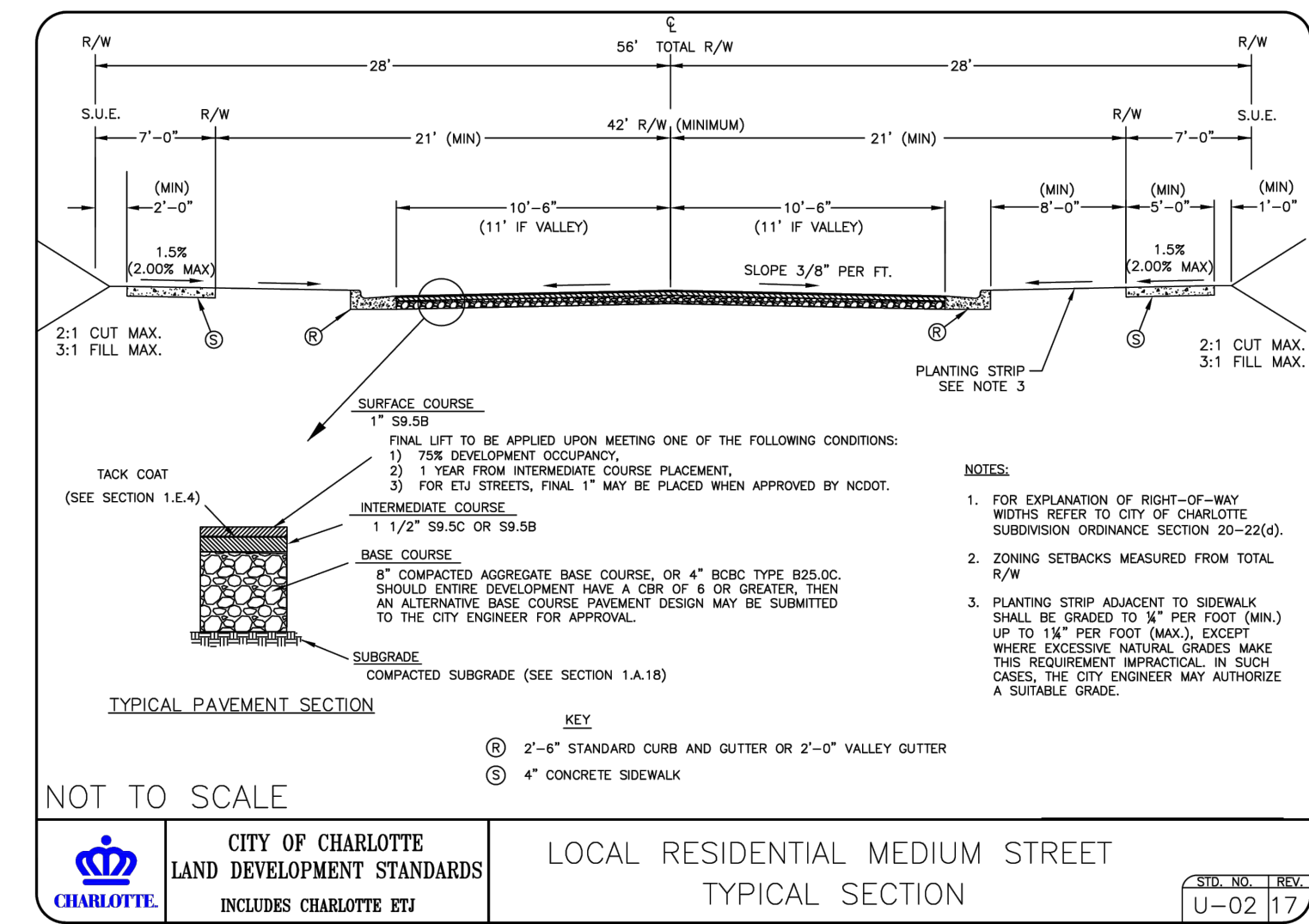
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to twenty-one (21) feet in height.

8. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.



CLIENT
MATT KEARNS
MUNGO HOMES
 441 WESTERN LANE
 IRMO, SOUTH CAROLINA 29063

GIBBON ROAD TOWNS
REZONING PETITION # 2022-123
GIBBON ROAD
 CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	01.17.2023	PER CITY COMMENTS
2	02.13.2023	PER CITY COMMENTS
3	03.23.2023	PER CITY COMMENTS
4	04.06.2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. SPEC-22232
 FILENAME SPEC22232-MNG22007-RZ1
 CHECKED BY EM
 DRAWN BY JDS
 SCALE
 DATE 11.23.2022
SHEET

REZONING NOTES

RZ.02