

SITE DEVELOPMENT DATA

TOTAL AREA: 22.523 ACRES
 AREA TO BE REZONED: 10.0979 ACRES
 PROPOSED USE OF LAND:
 RESIDENTIAL UNITS: 340 MAX.
 (55' MAX HEIGHT)
 PARKING REQUIREMENT:
 340 MINIMUM AT 1/UNIT

PARCEL INFORMATION

PARCEL #: 083-031-01

CAR-CHI LLC
 400 E. 33RD STREET
 CHARLOTTE, NC 28205

EXISTING ZONING: I-2

EXISTING USE: WAREHOUSE

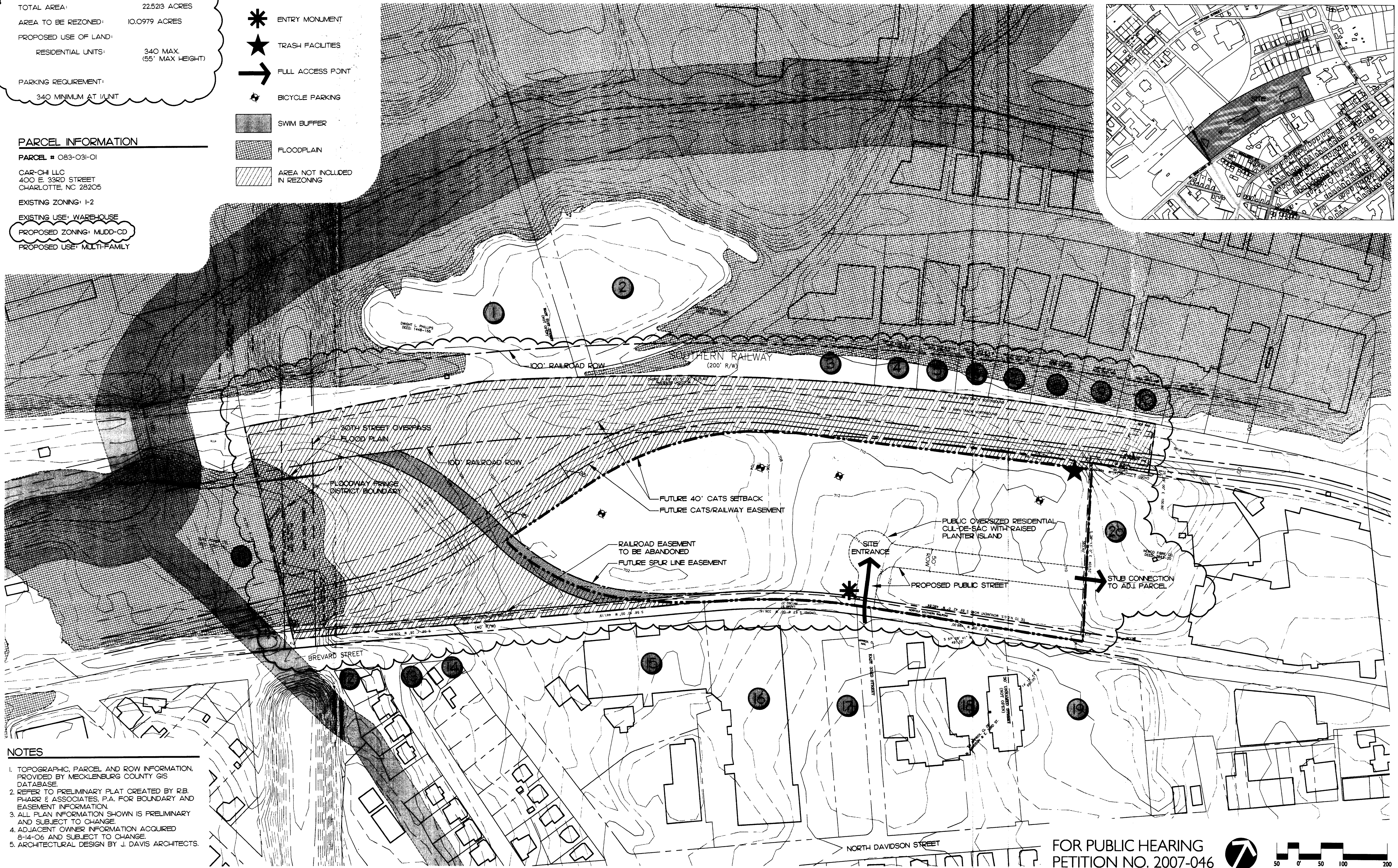
PROPOSED ZONING: MUDD-CD

PROPOSED USE: MULTI-FAMILY

LEGEND

- * ENTRY MONUMENT
- ★ TRASH FACILITIES
- ➔ FULL ACCESS POINT
- ⬇ BICYCLE PARKING
- SWIM BUFFER
- ▨ FLOODPLAIN
- ▨ AREA NOT INCLUDED IN REZONING

VICINITY MAP



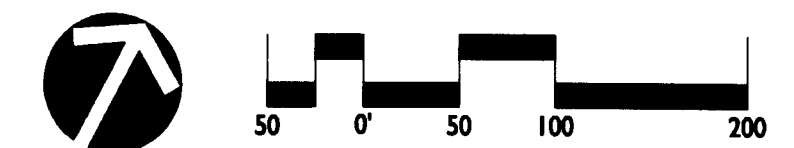
NOTES

1. TOPOGRAPHIC, PARCEL AND ROW INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE.
2. REFER TO PRELIMINARY PLAT CREATED BY R.B. PHILIP & ASSOCIATES, P.A. FOR BOUNDARY AND EASEMENT INFORMATION.
3. ALL PLAN INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
4. ADJACENT OWNER INFORMATION ACQUIRED 8-14-06 AND SUBJECT TO CHANGE.
5. ARCHITECTURAL DESIGN BY J. DAVIS ARCHITECTS.

ADJACENT OWNERS

- | | | | | | | | | | |
|--|--|--|--|--|---|---|---|---|--|
| 1. 0830201 FIRST INDUSTRIAL B & L 2420 BANK OF AMERICA PLAZA CHARLOTTE, NC 28280 EXISTING ZONING: I-1 EXISTING USE: VACANT | 3. 0830314 KODJEE LLC 3100 CULLMAN AVE CHARLOTTE, NC 28206 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 5. 0830312 DETREX CORP. PO BOX 5111 SOUTH-FIELD, MI 48086 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 7. 0830310 SHAW PROPERTIES 12501 JIM SOSSOMAN RD. MIDLAND, NC 28107 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 9. 0830308 425 TIMBERWALK CT #125 PONTE VEDRA BEACH, FL 32082 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 11. 0830182 FIRST INDUSTRIAL B & L 2420 BANK OF AMERICA PLAZA CHARLOTTE, NC 28280 EXISTING ZONING: I-1 EXISTING USE: VACANT | 13. 0830692 C. T. BROOKS 15902 HIGHWAY 218 INDIAN TRAIL, NC 28079 EXISTING ZONING: I-1 EXISTING USE: VACANT | 15. 08307803 HIGHLAND MILL RESIDENTIAL 7 PIEDMONT CENTER SUITE 300 ATLANTA, GA 30305 EXISTING ZONING: MUDD-O EXISTING USE: WAREHOUSE | 17. 08307804 HIGHLAND MILL RESIDENTIAL 7 PIEDMONT CENTER SUITE 300 ATLANTA, GA 30305 EXISTING ZONING: MUDD-O EXISTING USE: VACANT | 19. 08308402 THE YMCA OF CHARLOTTE 3025 N. DAVIDSON STREET CHARLOTTE, NC 28205 EXISTING ZONING: I-1 EXISTING USE: OFFICE |
| 2. 0830315 FIRST INDUSTRIAL B & L 2420 BANK OF AMERICA PLAZA CHARLOTTE, NC 28280 EXISTING ZONING: I-1 EXISTING USE: VACANT | 4. 0830313 PATRICK SPECKMAN 310 CULLMAN AVE CHARLOTTE, NC 28206 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 6. 0830311 FIRST INDUSTRIAL B & L 2420 BANK OF AMERICA PLAZA CHARLOTTE, NC 28202 EXISTING ZONING: I-1 EXISTING USE: VACANT | 8. 0830309 MECKLENBURG COUNTY 600 E. FOURTH STREET CHARLOTTE, NC 28202 EXISTING ZONING: I-1 EXISTING USE: VACANT | 10. 0830307 MECKLENBURG COUNTY 600 E. FOURTH STREET CHARLOTTE, NC 28202 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE | 12. 08306801 RUSSELL C. SMITH 400 FAISON STREET CHARLOTTE, NC 28208 EXISTING ZONING: I-1 EXISTING USE: SINGLE-FAM | 14. 0830691 C. T. JR & FRANCES P. BROOKS 15902 HIGHWAY 218 INDIAN TRAIL, NC 28079 EXISTING ZONING: I-1 EXISTING USE: COMMERCIAL | 16. 08307801 HIGHLAND MILL RESIDENTIAL 7 PIEDMONT CENTER SUITE 300 ATLANTA, GA 30305 EXISTING ZONING: MUDD-O EXISTING USE: MULTI-FAMILY | 18. 08308401 THE YMCA OF CHARLOTTE 3025 N. DAVIDSON STREET CHARLOTTE, NC 28205 EXISTING ZONING: I-1 EXISTING USE: COMMERCIAL | 20. 0830303 WEIR ASSOCIATES LP 145 LANSLOWNE ROAD CHARLOTTE, NC 28270 EXISTING ZONING: I-1 EXISTING USE: WAREHOUSE |

FOR PUBLIC HEARING
 PETITION NO. 2007-046



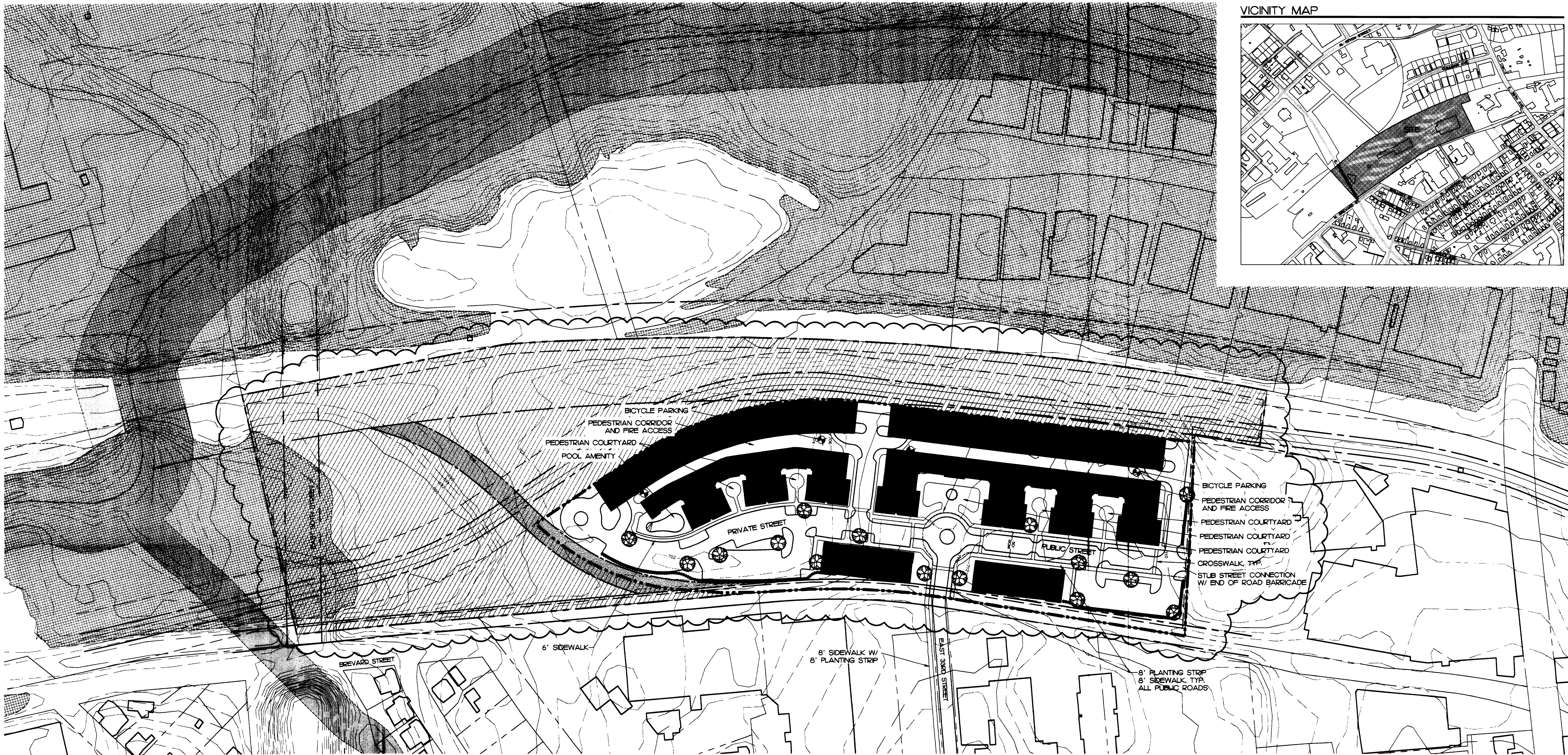
BREVARD STREET SITE MULTI-FAMILY COMMUNITY GATEWAY HOMES, CHARLOTTE, NC TECHNICAL DATA SHEET

REVISIONS:
 03/16/07 REVISIONS FOR PLANNING AND
 04/13/07 REVISIONS FOR CLIENT COMMENTS
 04/23/07 REVISED PER CITY COMMENTS

DATE: JANUARY 22, 2007
 DRAWN BY: CCY
 CHECKED BY:
 Q.C. BY:
 SCALE: 1" = 100'
 PROJECT #: 1006190

SHEET #
RZ-1

LandDesign
 223 N Graham Street Charlotte, NC 28202
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 www.LandDesign.com



VICINITY MAP



DEVELOPMENT STANDARDS

SITE DATA:

Acreage: 10.0979 Acres
Existing Zoning: I-2, Truck Yard / Warehouse Use
Proposed Zoning: MUDD-CD, Multifamily
Total Units: 340 Max.

DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet (Sheet RZ-1), the Schematic Master Plan (Sheet RZ-2), the Building Elevations (Sheet RZ-3), or by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district classification shall be followed in connection with development taking place on the Site.

A. PERMITTED USES

1. Permitted uses shall be those allowed in the MUDD zoning classification.
2. The maximum number of units constructed on the Site may not exceed 340.

B. SETBACKS, SIDE YARDS AND REAR YARDS

1. No Sideyard, or Rearyard is required, but a 10' building separation is required adjacent to residential uses.
2. Setbacks shall be 14 feet off the back of curb of any public street.

C. SCREENING

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.
3. The Site shall comply with the City of Charlotte Tree Ordinance.
4. Roof-top mechanical equipment shall be screened from public view.

D. OPEN SPACE

1. The Open Space provided shall meet or exceed the requirement set forth in the MUDD zoning district in the Ordinance.

E. DESIGN AND PERFORMANCE STANDARDS

1. The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets RZ-3.
2. Parking deck elevations will be designed in a manner that aesthetically screens the parking and coordinates with the architectural style of the principal buildings.

F. LIGHTING

1. All freestanding lighting fixtures will be uniform in design, fully shielded, and have a maximum height of 25 feet.
2. Parking lot light poles shall not be placed in the tree islands.
3. Wall "PAK" lighting will not be allowed.

G. SIGNS

1. Signage shall conform to the provisions of the Ordinance.
2. No more than two detached monumental project identification signs shall be permitted and shall be located within the areas generally depicted on the Technical Data Sheet. These signs may not exceed 5 feet in height and the actual signage area may not exceed 20 square feet on either side.
3. Directional signs shall be allowed as permitted in the ordinance and shall be 5 feet behind proposed right-of-way and out of any sight distance triangles.
4. Signs shall be located behind the minimum setback.

H. PARKING

1. Off street parking spaces will, at a minimum, satisfy the requirements of the MUDD zoning district in the Ordinance.
2. Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on the Sheet RZ-2 in accordance with the Ordinance.

I. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

1. Sidewalks will be provided within the site where applicable, at a width of no less than 6'.
2. Planting strips and sidewalks may be located within the setback and/or the rights-of-ways subject to any necessary government approval.
3. Sidewalk connection to adjacent parcels will be provided where possible along the eastern property boundary.
4. An 8' planting strip and an 8' sidewalk will be provided on all new public roads and along one side of 33rd street from the site to North Davidson street.

J. ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet. Additional access points may be allowed as needed and are subject to CDOT approval.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

K. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

L. AMENDMENTS TO REZONING PLAN

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

M. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

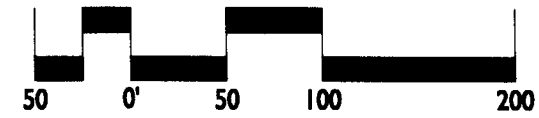
N. STORM WATER QUALITY

1. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) is optional.
2. BMPs will be located on I-2 zoned area of the site. Final locations and sizes to be determined during the subdivision process.

NOTE:

The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

FOR PUBLIC HEARING
PETITION NO. 2007-046



**BREVARD STREET SITE
MULTI-FAMILY COMMUNITY**
GATEWAY HOMES, CHARLOTTE, NC
ILLUSTRATIVE PLAN

REVISIONS:
03/16/07 DESIGNED BY: CCY
04/13/07 REVISED PER PLANNING AND
04/25/07 REVISED PER CITY COMMENTS

DATE: JANUARY 22, 2007
DESIGNED BY: CCY
CHECKED BY: CCY
Q.C. BY: CCY
SCALE: 1" = 100'
PROJECT #: 1066190

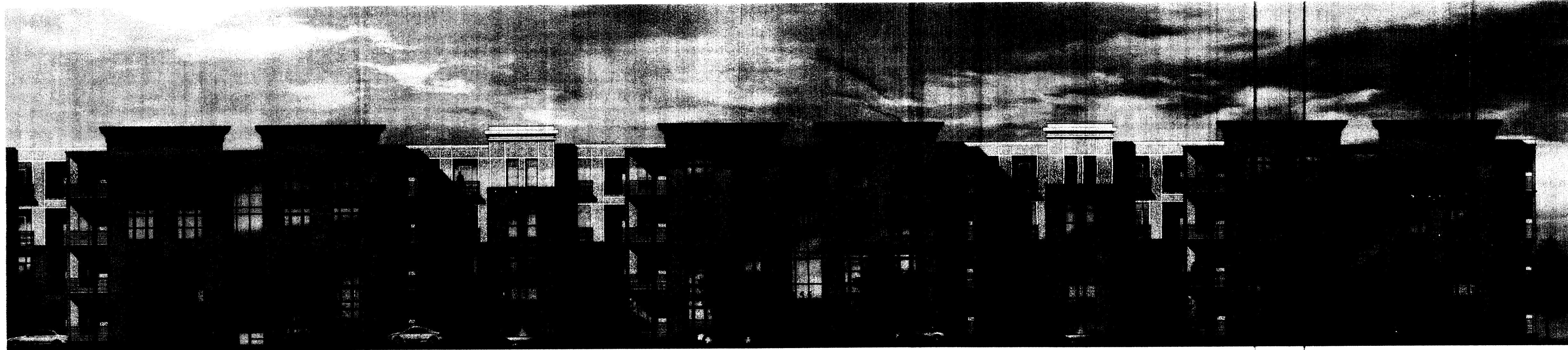
SHEET #:
RZ-2



CONCEPTUAL ELEVATION
SUBJECT TO CHANGE

NOT TO SCALE

VICINITY MAP



CONCEPTUAL ELEVATION
SUBJECT TO CHANGE

NOT TO SCALE



PARKING DECK ELEVATION
SUBJECT TO CHANGE

FOR PUBLIC HEARING
PETITION NO. 2007-046

LandDesign

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BREVARD STREET SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
ILLUSTRATIVE ELEVATIONS

REVISIONS:
03/16/07 REVISIONS
04/13/07 REVISED PER PLANNING AND
CLIENT COMMENTS
04/25/07 REVISED PER CITY COMMENTS

DATE: JANUARY 22, 2007
DESIGNED BY: CCM
DRAWN BY: CCM
CHECKED BY:
C.C. BY: 1/2/1007
PROJECT #: 1006190
SHEET #:

RZ-3