

Berewick Development Notes

This petition proposes the rezoning +/-5.0 acres (Parcel 'B') to CC and the rezoning of 8.3 acres (Parcel 'A') to R-17MF(CD). The Master Plan has been developed to further the objectives of the adopted Westside Strategic Plan and the Dixie-Berewick Plan. It has been designed taking into account the difficult topography common to this part of the county. It is acknowledged that the City of Charlotte has amended the adopted Thoroughfare Plan to alter the alignment of 'New Dixie River Rd', which also results in other minor realignments of other roads within the Berewick District. The site plan is being modified to recognize the alterations of these roads.

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by Chapter 6 of the Zoning Ordinance during the design development and construction phases.
- The CC portion of the site (Parcel 'B') may be developed for any use allowed in the CC district as allowed by the ordinance in accordance with the standards of the district. The developer in keeping with the intent of the unified CC site, which includes petition 2006-78, will request an administrative approval to petition 2005-78. The administrative approval will reduce the number of auto oriented outparcels and independent uses allowed on petition 2006-78 by the number constructed on parcel 'B'. Presently petition 2006-78 allows five auto oriented parcels of which three can be independent uses. The total number of residential units and non-residential floor area will not be increased by the addition of Parcel B. Residential units or commercial floor area approved as part of rezoning petition 2006-78 may be transferred to the area defined as Parcel B of this petition. No additional density or square footage above what is permitted by 2006-78 will be approved.
- Since this site is part of a unified development the CC portion will be connected by both vehicular and pedestrian connections to the Town Center site.
- Buildings on Parcel 'B' will be oriented towards either internal or external streets. Circulation may occur around building but drive in windows will be located to the side or rear of building.
- The R-17MF(CD) portion of the site (Parcel 'A') will be developed with 108 residential units as allowed by the ordinance in accordance with the standards of the district and the restrictions of this site plan as noted below. The site may be developed with town homes, single-family, condominiums, active adult retirement community, nursing home, rest home, homes for the aged and elderly and disabled housing. If the site is developed with beds the maximum number of beds will be limited to the maximum allowed by the ordinance in the R-17MF district. If the site is developed for residential units, those units will be offered for sale.
- Buffer areas and project edges will be developed in accordance with the requirements of Sect. 12.302 respectively. Required buffers and project edges on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers or project edges are no longer required.
- The petitioner will work with CDOT to provide a six foot sidewalk with an eight foot planting strip on Dixie River Road.
- Any detached lighting on the site will be limited to 30 feet in height and will be shielded with "full cutoff fixture". No wall pack lighting will be allowed. Pedestrian lighting, as established throughout the Berewick community, will be installed as part of the development of areas included within this Petition.
- Signage will be permitted in accordance with applicable Zoning standards. Signage for the site will be designed as part of a master signage package to ensure a uniform appearance and compatibility throughout the Berewick District. No freestanding pole signs will be permitted.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
- Access points shown on the Technical Data Sheet in operation, type, number, or location are subject to further review and approval by CDOT and/or NCDOT.
- All dumpsters and recycling areas on the site will be screened with a solid enclosure with gates.
- The petitioner shall comply with the Lower Lake Wylie Watershed Regulations. The petitioner shall also comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance to the extent that those standards differ from the Lower Lake Wylie Watershed Regulations.
- Individual site layouts will be submitted to the Planning Department staff for review for compliance with this plan and the general development policies prior to submitting for building permit.
- The building facades facing Dixie River Road will be articulated to avoid blank walls by including windows, doors and other decorative elements. No parking will be permitted between the buildings and Dixie River Road. However, parking may be permitted on the sides of buildings on the site.
- The petitioner will construct a sidewalk system that connects buildings internally and to the sidewalk along Dixie River Road.
- Pedestrian access will be provided from Parcel A to the Private Drive. Exact location to be determined during the review phase.
- The petitioner shall submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction.
- 50' of right-of-way measured from the centerline of Dixie River Rd., as generally indicated on the site plan, will be dedicated prior to the issuance of any certificates of occupancy for any structures on the property rezoned pursuant to this site plan.
- The development of the property rezoned pursuant to this site plan will comply with the Post Construction Controls Ordinance but it is specifically noted that in reviewing development plans for the property, Stormwater Services will allow for natural areas that are part of the larger Berewick master plan for open spaces and drainage to be credited toward any open space or natural areas that may be otherwise required by the Ordinance on the properties rezoned pursuant to this site plan.
- Other development standard requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

March 28, 2009, initial submission. 1e
 April 17, 2009, revisions
 May 14, 2009, revisions
 May 22, 2009, revisions

MULTI-FAMILY PARCEL 'A'

TOTAL AREA: ± 8.3 AC TOTAL
 ± 7.4 AC NET (MINUS 100' ROW DEDICATION)
 EXISTING ZONING: MX-1 & CC LLWPA
 PROPOSED ZONING: R-17MF(CD) LLWPA
 PROPOSED USES: MULTI-FAMILY, 108 UNITS
 PROPOSED OPEN SPACE: 3.33 AC (45%) MINIMUM
 PROPOSED TREE SAVE AREA: 10%
 PROPOSED DUA: ± 15 DUA
 PROPOSED BUILDING HEIGHT: 40' MAXIMUM

TOWN CENTER PARCEL 'B'

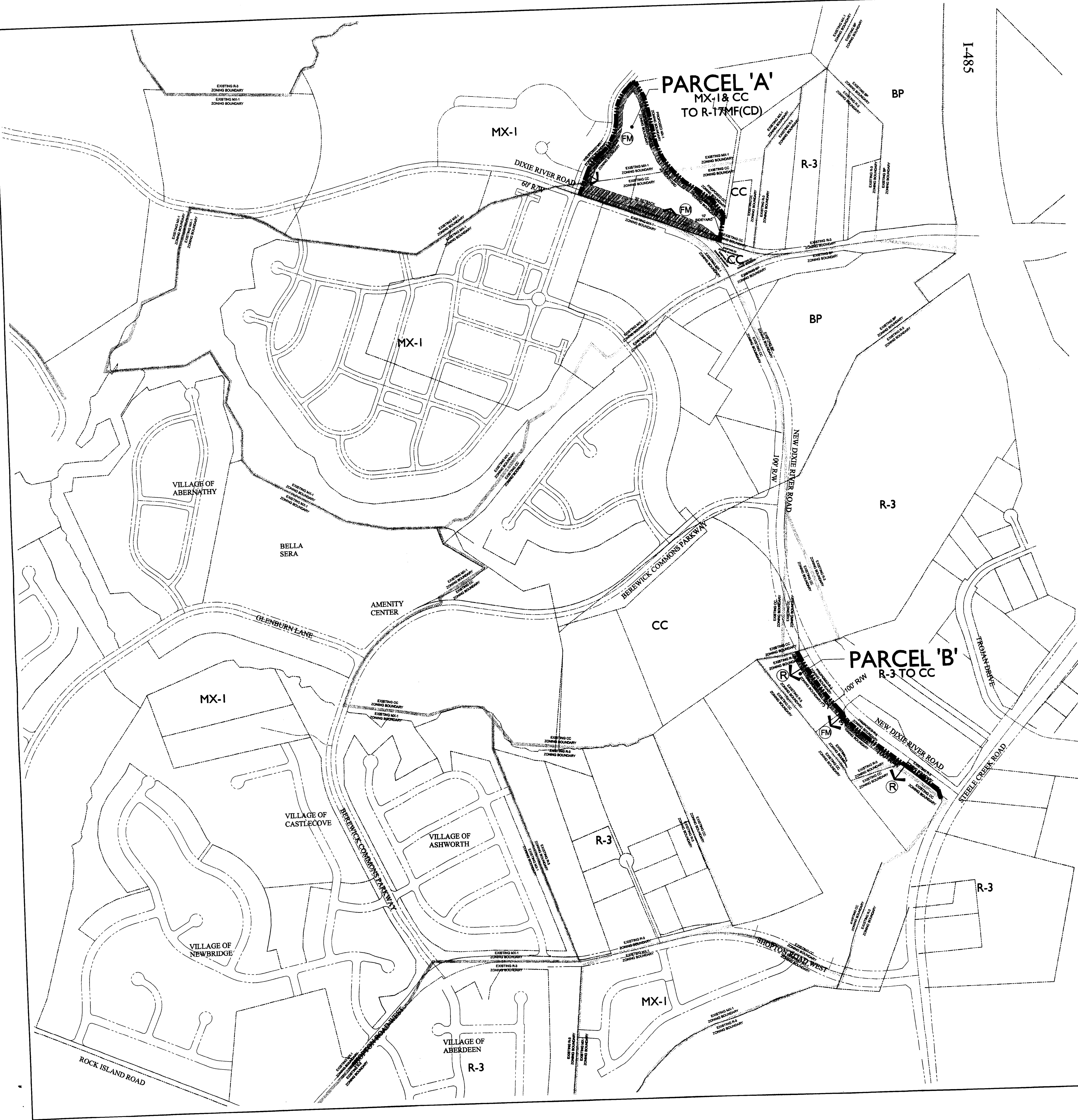
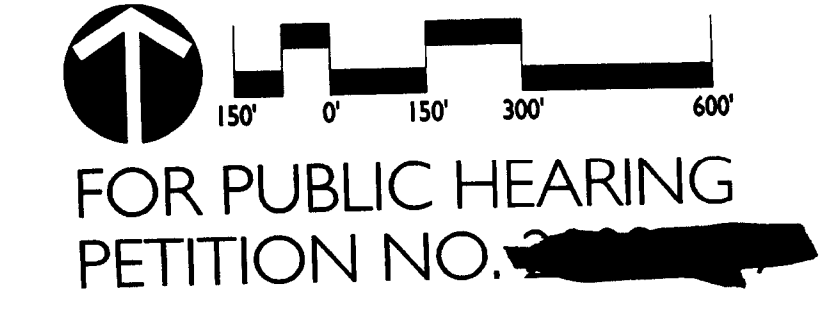
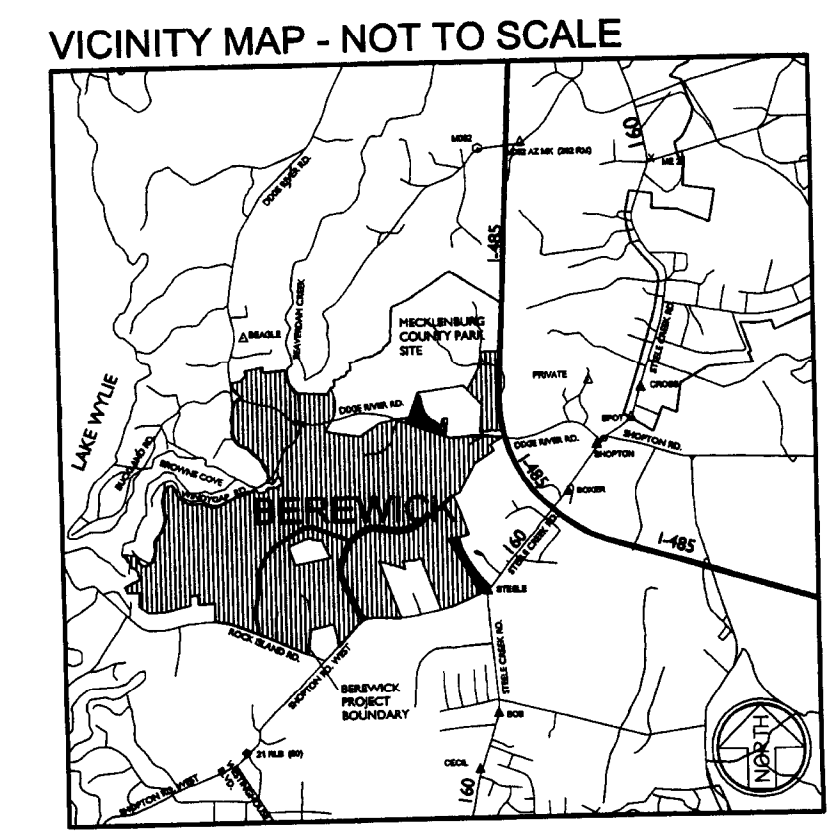
TOTAL AREA: ± 5.0 AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: CC (See development note 2 above.)

ROAD LEGEND

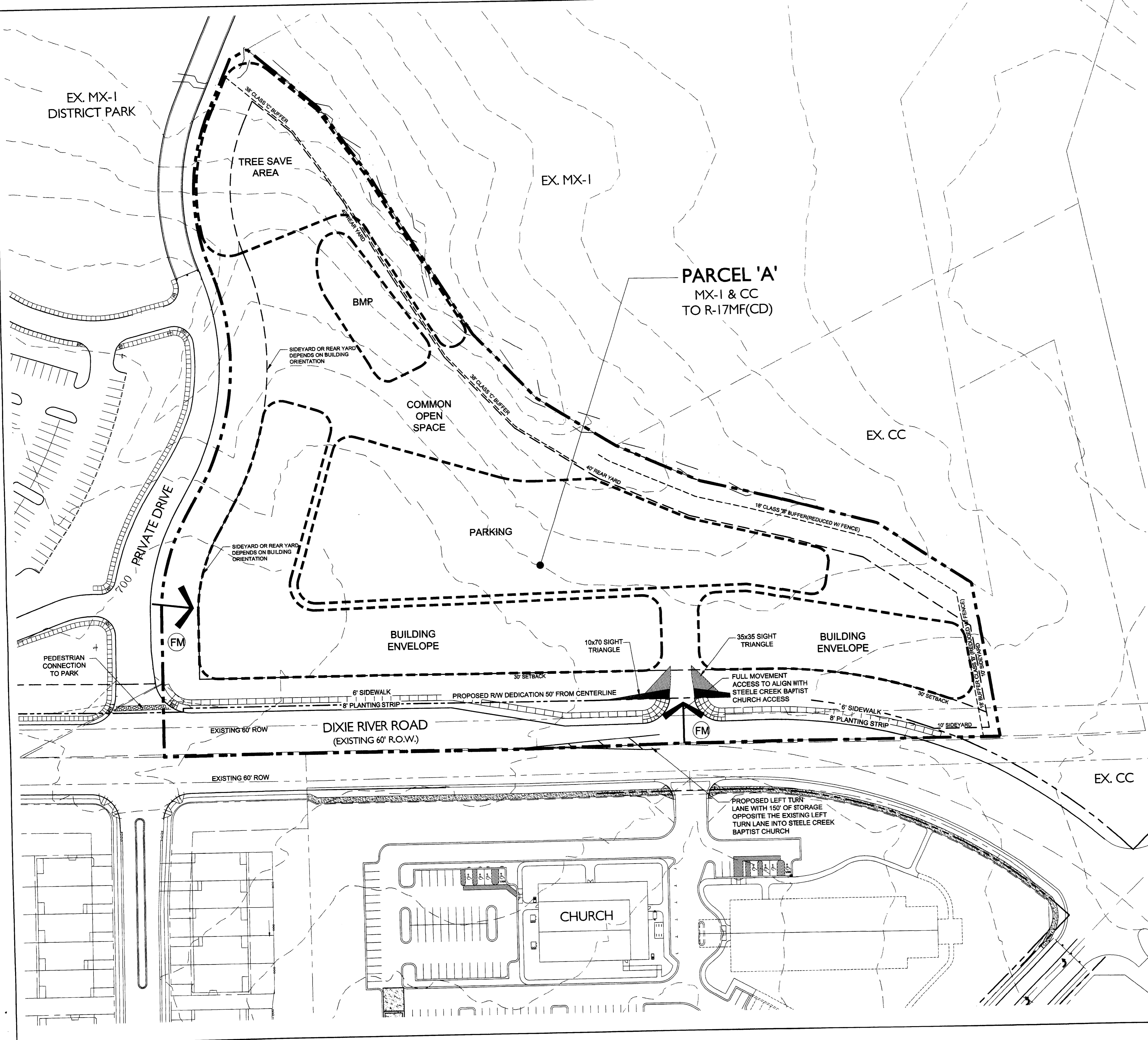
- (R) RIGHT IN/RIGHT OUT ACCESS
- (FM) FULL MOVEMENT ACCESS

ZONING LEGEND
 ■■■■■ PROPOSED ZONING BOUNDARY
 - - - - - EXISTING ZONING BOUNDARY

APPROVED BY
 CITY COUNCIL
 MAY 11, 2009

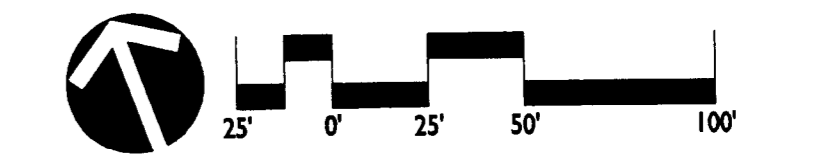
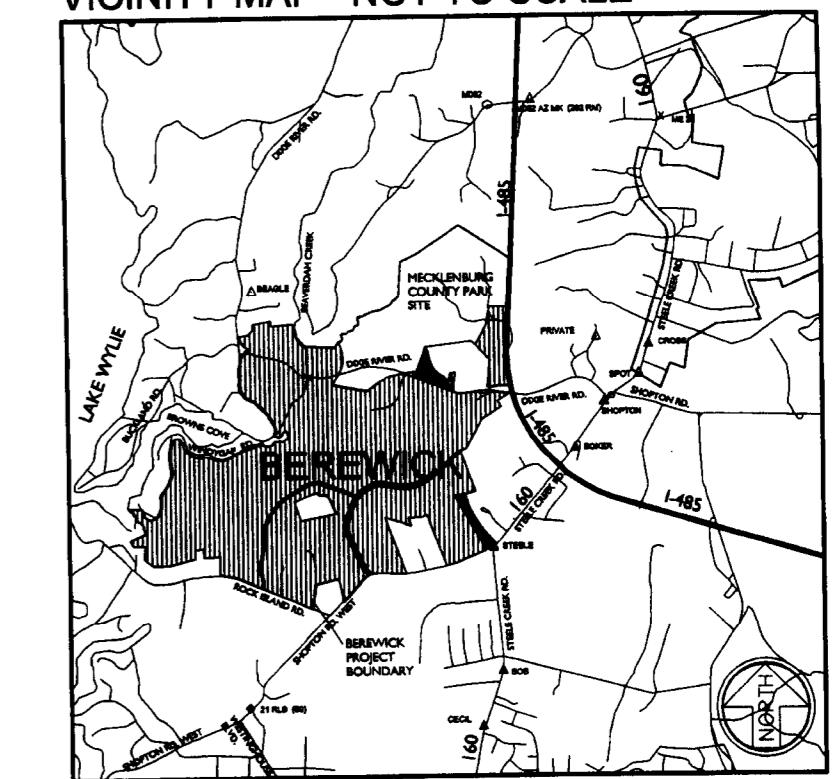


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APPROVED BY
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VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
 PETITION NO. 2009-037

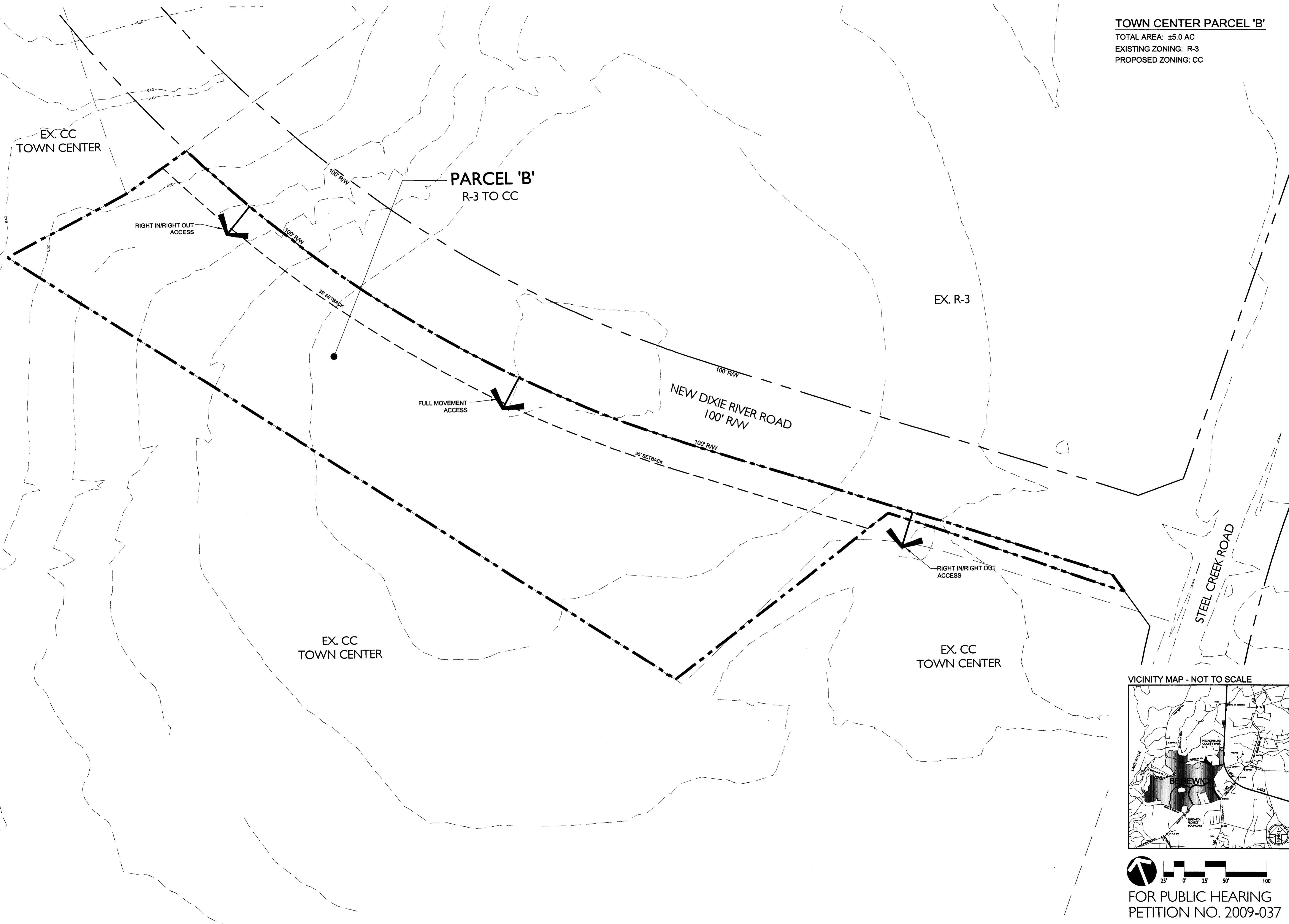
BEREWICK

PAPPAS PROPERTIES, CHARLOTTE, NORTH CAROLINA
 SITE PLAN - MULTI-FAMILY PARCEL 'A'

- REVISIONS:
- 04/17/09 REVISIONS PER CITY COMMENTS
 - 05/04/09 REVISIONS PER PLANNING COMMENTS
 - 05/14/09 REVISIONS PER CITY COMMENTS
 - 05/22/09 REVISIONS PER CITY COMMENTS

DATE: 04/17/09
 DESIGNED BY: DAH
 DRAWN BY: AM
 CHECKED BY: DAH
 O.C. BY: DAH
 PROJECT NO.: 09-037
 PROJECT #: 1008387

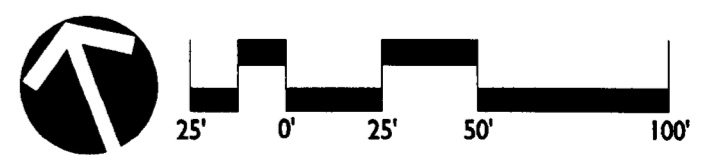
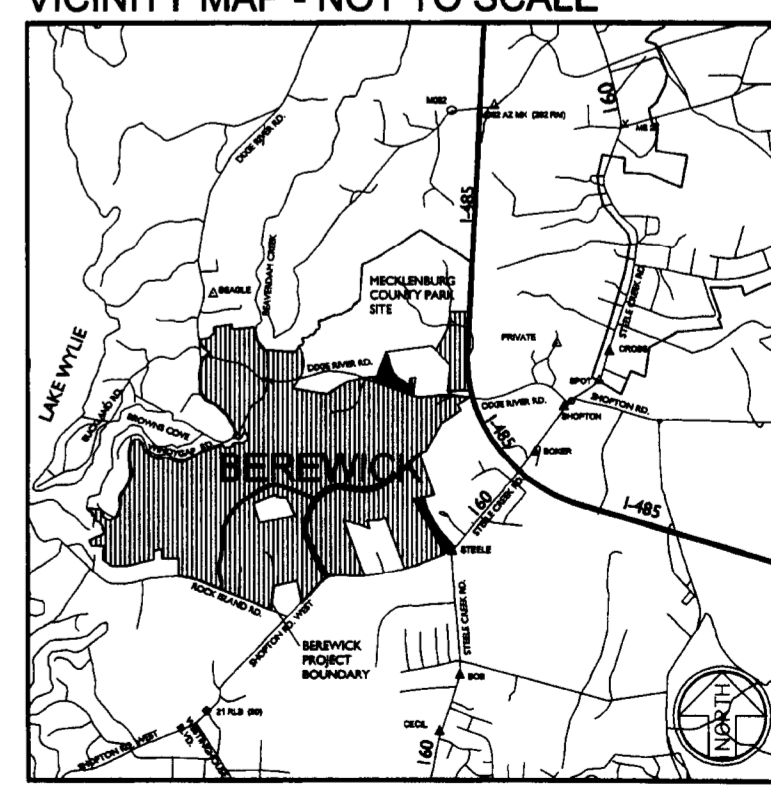
TOWN CENTER PARCEL 'B'
 TOTAL AREA: ±5.0 AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: CC



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 SITE PLAN - TOWN CENTER PARCEL 'B'

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DATE: 04/17/09
 DESIGNED BY: DAH
 DRAWN BY: AM
 CHECKED BY: DAH
 SCALE: 1"=50'-0"
 PROJECT #: 1008387
 SHEET #: