

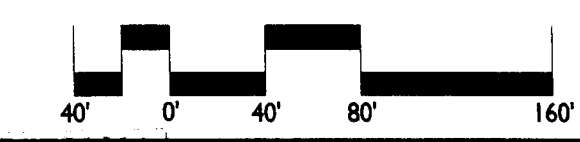
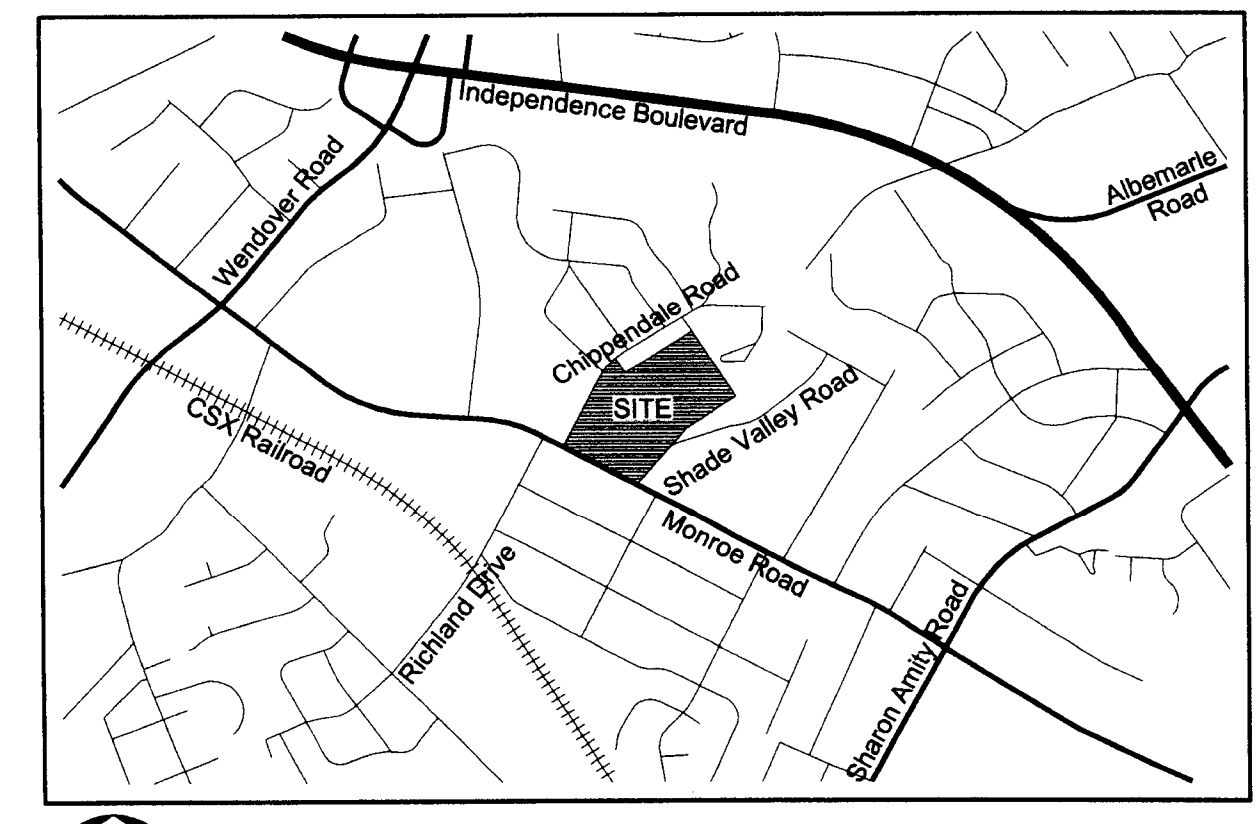
- SITE DEVELOPMENT SUMMARY:**
- 1) TAX PARCEL ID #:  
16104344, 16105208, 16105219, 16105220, 16105221, 16105222, 16105223, 16105224, 16105225
  - 2) THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE INDEPENDENCE BOULEVARD AREA PLAN (SEPTEMBER 2009 DRAFT) AND THE CHARLOTTE DISTRESSED BUSINESS DISTRICT. SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT OCCURRING ON THIS SITE.
  - 3) TOTAL SITE SF (ACREAGE): +/- 793,086.52 SF (18.2 AC)
  - 4) EXISTING ZONING & USES: GENERAL INDUSTRIAL DISTRICT (I-2)  
MULTI-FAMILY RESIDENTIAL DISTRICT (R-17MF)
  - 5) PROPOSED ZONING: NEIGHBORHOOD SERVICES DISTRICT (NS)
  - 6) DIMENSIONAL REQUIREMENT:  
MAXIMUM LOT AREA: NONE REQUIRED  
MINIMUM SETBACK REQUIREMENTS (FROM THE INDEPENDENCE BOULEVARD AREA PLAN):  
ALONG MONROE ROAD: 18 FEET FROM BACK OF CURB  
ALONG PRIVATE STREETS A AND C: 14 FEET FROM BACK OF CURB  
ALONG PRIVATE STREETS B: 20 FEET FROM BACK OF CURB  
MINIMUM SIDE YARD REQUIREMENTS: 0 FEET\*  
MINIMUM REAR YARD REQUIREMENTS: 0 FEET\*  
\*10 FOOT BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE

- PARKING REQUIREMENTS:**  
MINIMUM PARKING PER THE ORDINANCE
- DEVELOPMENT SUMMARY:**
- COMMERCIAL USES: 100,000 SQFT MAXIMUM
  - RESIDENTIAL USES: 300 UNITS MAXIMUM

**GENERAL NOTES:**  
SURVEY PROVIDED BY:  
A.G. ZOUBEWELLE SURVEYORS  
1418 EAST FIFTH STREET  
CHARLOTTE, NC 28204  
704.372.9444

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:  
2004 MECKLENBURG COUNTY DELD DATA

VICINITY MAP - NOT TO SCALE



RECEIVED  
APR 23 2010

2010-042

**LandDesign**  
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FOR PUBLIC HEARING  
PETITION NO. 2010-XXX

**OAKHURST**  
NEIGHBORHOOD SERVICES DEVELOPMENT  
DAVID R. KRUG ASSOCIATES, INC.; CHARLOTTE, NC

**SCHMATIC PLAN**

DATE: APRIL 26, 2010  
DESIGNED BY: RP / CHK  
DRAWN BY: RP / CHK  
CHECKED BY: RP  
SCALE: 1" = 80'-0"  
PROJECT #: 100730

SHEET #  
**Z-1.0**



DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVID R. KRUG ASSOCIATES, INC. (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE DEVELOPMENT TO BE KNOWN AS OAKHURST ON AN APPROXIMATELY 18.2 ACRE SITE GENERALLY LOCATED BETWEEN CHIPPENDALE ROAD AND SHADE VALLEY ROAD ON THE NORTH SIDE OF MONROE ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("ORDINANCE"). UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD SERVICES DISTRICT (NS) ZONING CLASSIFICATIONS, SUBJECT TO THE OPTIONAL PROVISION PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.
2. THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE INDEPENDENCE BOULEVARD AREA PLAN (SEPTEMBER 2009 DRAFT) AND THE CHARLOTTE DISTRESSED BUSINESS DISTRICT, SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT OCCURRING ON THIS SITE.

II. PERMITTED USES AND BUILDING AREA RESTRICTIONS.

1. THIS PROPOSAL IS INTENDED TO ACCOMMODATE A MIXED USE DEVELOPMENT PRINCIPALLY OF RESIDENTIAL, RETAIL, OFFICE, AND CIVIC USES WHICH WILL BE INTERCONNECTED WITH OPEN SPACES, PEDESTRIAN FEATURES AND VEHICULAR LINKAGES.
2. THE SITE MAY BE DEVOTED TO ANY OF THE FOLLOWING USES:
- RESIDENTIAL AND NON-RESIDENTIAL USES AS ALLOWED IN THE NS ZONING DISTRICTS;
  - PARKING AND PARKING STRUCTURES AS ALLOWED IN THE NS ZONING DISTRICT, AND
  - ACCESSORY USES AND STRUCTURES AS ALLOWED IN THE NS ZONING DISTRICT
3. THE SITE WILL CONSIST OF 4 PARCELS AS GENERALLY DEPICTED ON THE SCHEMATIC PLAN AS PARCELS A, B, C, AND D (EACH A "PARCEL" OR "COMPONENT", AND COLLECTIVELY THE "PARCELS" OR "COMPONENTS").
4. IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE PARCELS (AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ALL SUCH PARCELS), MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH PARCELS, SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR.
5. THE FOLLOWING USES WILL BE PERMITTED ON PARCELS A, B, AND C:
- RESIDENTIAL USES
  - RETAIL
  - RESTAURANTS
  - OFFICE
  - CIVIC
  - OPEN SPACE, AND
  - ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPAL USE.
6. THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCELS D AND E:
- RESIDENTIAL
  - OPEN SPACE
  - CIVIC
7. THE FOLLOWING ADDITIONAL PROVISIONS SHALL GOVERN USES ON THE SITE:
- THE FOLLOWING USES WILL NOT BE PERMITTED ON THE SITE: GASOLINE SALES FACILITIES, AUTOMOBILE SERVICE STATIONS, AUTOMOBILE SALES, BOARDING HOUSES, COMMERCIAL ROOMING HOUSES, SINGLE ROOM OCCUPANCY RESIDENCES (SRO), AND CAR WASHES.

III. UNIFIED DEVELOPMENT; SETBACKS, YARDS, AND PARKING

1. SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH THE INDEPENDENCE BOULEVARD AREA PLAN.
2. YARDS SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
3. PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH THE MAXIMUM AND MINIMUM PARKING RATIO REQUIREMENTS FOR RETAIL AND/OR RESTAURANT, RESIDENTIAL, OFFICE, CIVIC AND OTHER NON-RESIDENTIAL USES AS SET FORTH IN SECTION 12.201 OF THE ORDINANCE. PARALLEL PARKING WILL BE PROVIDED ALONG INTERNAL STREETS AS INDICATED ON THE SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS.
4. TO THE EXTENT NECESSARY THE PROVISIONS OF THIS SECTION III SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE NS APPLICATION SET FORTH IN SECTION IV BELOW.

IV. OPTIONAL DEVELOPMENT PROVISIONS

1. THE PETITIONER SEEKS THE PROVISION TO ALLOW THE PROPOSED BUILDINGS WITHIN PARCEL C TO HAVE BUILDING WALLS ALONG THE REALIGNED CHIPPENDALE ROAD THAT PROVIDE LESS THAN 50% OF THE LENGTH OF THE FIRST FLOOR STREET LEVEL FRONTAGE WITH USES THAT ARE VISIBLE FROM THE STREET.
2. THE PETITIONER SEEKS THE PROVISION TO ALLOW MODIFICATIONS TO THE NS SIGNAGE STANDARDS TO PERMIT A VIBRANT, EXCITING SIGNAGE SYSTEM ON THE SITE. THIS SYSTEM SHALL IDENTIFY THE SITE AND THE TENANTS WITHIN THE BUILDING(S) LOCATED ON THE SITE AS AN URBAN MIXED-USE PROJECT INCLUDING, WITHOUT LIMITATION, RETAIL USES. ACCORDINGLY, AS PART OF THIS NS APPLICATION, THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS FROM THE NS SIGNAGE PROVISIONS:
- IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV(1), PETITIONER SHALL BE ENTITLED TO INCLUDE ALL SIGNS PERMITTED UNDER CHAPTER 13 OF THE ORDINANCE, INCLUDING AND/OR IN ADDITION TO:
    - DECORATIVE SIGNS
    - AWNING SIGNS
    - FABRICATED LETTERS, SYMBOLS AND/OR LOGOS
    - PROJECT AND PROJECT BUILDING IDENTIFICATION SIGNS (SIGNS THAT ADVERTISE THE PROJECT COMPONENTS)
    - TENANT IDENTIFICATION SIGNS FOR EACH TENANT
    - DIRECTIONAL AND WAYFINDING SIGNS
    - ADVERTISING BANNERS
3. THE PETITIONER SEEKS THE PROVISION TO ALLOW BUILDINGS WITHIN PARCEL A AND C WITH A USER/TENANT GREATER THAN 25,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW) TO NOT HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG CHIPPENDALE ROAD. IN THE EVENT THAT THE USER/TENANT OF THE 25,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE, THE RE-USE OF THE SPACE WITH A NEW USER/TENANT THAT OCCUPY LESS THAN 25,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE ADDITION OF NEW OPERABLE PEDESTRIAN ENTRANCES ALONG CHIPPENDALE ROAD.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH ABOVE, THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING, AND ANY ACCESSORY BUILDINGS OR STRUCTURES ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS. PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, OR RELATED ACCESS AREAS, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACES) PROVIDED, AREAS DEVOTED TO OUTDOOR DINING ARE NOT INTENDED TO BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA (BUT ANY SUCH OUTDOOR DINING AREAS SHALL BE CONSIDERED FOR PARKING PURPOSES)

4. MANEUVERING FOR LOADING SPACE IN RIGHT-OF-WAY OF PROPOSED PRIVATE STREET C (SECTION 9.8507 (2)) THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW LOADING DOCKS/SERVICE AREAS TO BE DESIGNED THAT REQUIRE VEHICLES TO MANUEVER WITHIN THE RIGHT-OF-WAY OF PROPOSED PRIVATE STREET C FOR BUILDINGS LOCATED ON PARCELS A, B, AND C.

IV. OPTIONAL DEVELOPMENT PROVISIONS (CONT')

5. MAXIMUM HEIGHT (SECTION 11.505.(8)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THE MAXIMUM HEIGHT FOR BUILDINGS LOCATED WITHIN EACH PARCEL TO BE DEFINED AS FOLLOWS, REGARDLESS OF THE BUILDING DISTANCE FROM ABUTTING SINGLE FAMILY RESIDENTIAL.
- BUILDINGS LOCATED IN PARCELS A, B, C, AND E SHALL HAVE A MAXIMUM HEIGHT OF 60 FEET, OR FOUR-STORIES
  - BUILDINGS LOCATED IN PARCEL D SHALL HAVE A MAXIMUM HEIGHT OF 48 FEET, OR THREE-STORIES AS MEASURED FROM THE ADJACENT SINGLE-FAMILY ZONED PROPERTY AND A MAXIMUM HEIGHT OF 60 FEET, OR FOUR-STORIES AS MEASURED FROM THE BACK OF SIDEWALK LOCATED ALONG PRIVATE STREET B. PETITIONER REQUESTS THIS PROVISION TO ACCOMMODATE A THREE-STORY/FOUR-STORY SPLIT BUILDING TYPE WITHIN PARCEL D.
- BUILDING HEIGHT WILL BE MEASURED AS DEFINED IN THE ORDINANCE PROVIDED THE FOLLOWING WILL NOT BE INCLUDED IN THE CALCULATION OF MAXIMUM BUILDING HEIGHT: SKYLIGHTS, AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS, TANKS, HEATING, VENTILATION AND AIR-CONDITIONING EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING AND ANY DEVICE USED TO SCREEN SUCH STRUCTURES AND EQUIPMENT.
6. THE PETITIONER SEEKS THE PROVISION TO ALLOW FOR RESTAURANTS, BANKS, OR PHARMACIES THAT INCLUDE DRIVE-IN SERVICE/ WINDOWS. DRIVE-IN WINDOWS SHALL ADHERE TO THE REQUIREMENTS OF B-2 ZONING DISTRICT. THE PETITIONER SHALL ALLOW NO MORE THAN A TOTAL OF (2) TWO DRIVE-IN WINDOWS IN PARCELS A AND/OR B. UP TO (4) FOUR DRIVE-IN STATIONS, INCLUDING ATMS, PER BUILDING SHALL BE PERMITTED. THE DESIGN OF ALL DRIVE-IN LANES AND VEHICULAR CIRCULATION SHALL BE SUCH THAT NO VEHICLE MANEUVERING SHALL BE PERMITTED BETWEEN THE RIGHT-OF-WAY OF MONROE ROAD AND THE PRINCIPAL USE BUILDING. DRIVE-IN WINDOWS SHALL BE LOCATED ON EITHER SIDE OR TO THE REAR OF THE PRINCIPAL USE BUILDING (REFER TO SCHEMATIC DRIVE-IN CIRCULATION DIAGRAMS ON SHEET Z-3.0).
7. DWELLING UNITS GREATER THAN 12 UNITS TO A BUILDING (SECTION 9.802.(28)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW FOR BUILDINGS TO INCLUDE MULTI-FAMILY DWELLING UNITS GREATER THAN 12 UNITS PER BUILDING. THE MAXIMUM NUMBER OF UNITS PER BUILDING SHALL BE 24 UNITS.

V. DESIGN AND PERFORMANCE STANDARDS

1. STREETS WITHIN THE SITE MAY BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE SCHEMATIC PLAN. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.
2. A UNIFIED STREETScape TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE, INCLUDING THE SITE'S FRONTAGE ON MONROE ROAD, CHIPPENDALE ROAD, AND SHADE VALLEY ROAD. THE PROPOSED STREETScape TREATMENT IS SPECIFIED ON SHEET Z-3.0 TITLED "TYPICAL STREET CROSS SECTIONS," SUBJECT, HOWEVER, TO ANY CONFLICTS WITH EXISTING UTILITY EASEMENTS LOCATED WITHIN SUCH AREAS.
3. AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.
- ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULLY CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL-"PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET.
4. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
5. OFF-STREET VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE RATIO REQUIREMENTS OF THE ORDINANCE.
6. SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PHASES AS THE PROJECT DEVELOPS.

VI. ACCESS POINTS

1. THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE SCHEMATIC PLAN, EXCEPT TO THE EXTENT MORE ACCESS POINTS ARE PERMITTED BY CDOT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON FINAL DESIGN AND LOCATIONAL REQUIREMENTS AS REGULATED BY CDOT AND NCDOT.
2. THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSSES HAVE BEEN COMPLETED. AS EACH PARCEL WITH EXISTING DRIVEWAYS IS REDEVELOPED EXISTING DRIVEWAYS WILL BE REMOVED OR RECONSTRUCTED TO MEET CURRENT DRIVEWAY STANDARDS AND THE CONDITIONS OF THIS CONDITIONAL PLAN.

VII. SCREENING, LANDSCAPING, AND OPEN SPACE AREAS

1. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.
2. LANDSCAPING SHALL SATISFY THE REQUIREMENTS OF THE ORDINANCE FOR THE NS ZONING DISTRICT AND THE CITY OF CHARLOTTE TREE ORDINANCE.
3. SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS ESTABLISHED AND DEFINED UNDER SECTION 9.8506.(4) OF THE ORDINANCE WILL BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON PARCEL E THAT EXCEEDS THE URBAN OPEN SPACE REQUIREMENTS FOR PARCEL E MAY BE USED TO SATISFY THE URBAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH PARCEL A. TO THE EXTENT NECESSARY THE PROVISIONS OF THIS SUBSECTION SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE NS APPLICATION SET FORTH IN SECTION IV ABOVE.
4. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

VIII. SIGNS

1. EXCEPT AS SET FORTH IN SECTION IV REGARDING THE OPTIONAL PROVISIONS, SIGNAGE WITHIN THE COMPONENTS OF THE SITE SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE FOR THE NS ZONING DISTRICTS.

IX. SOLID WASTE MANAGEMENT PLAN

1. THE PETITIONER SHALL SUBMIT TO THE MECKLENBURG COUNTY SOLID WASTE DEPARTMENT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE SOLID WASTE MANAGEMENT PLAN WILL INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE SOLID WASTE MANAGEMENT PLAN WILL SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO INCLUDE A REQUIREMENT THAT A MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

X. AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE SCHEMATIC PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED, IN ACCORDANCE WITH CHAPTER SIX OF THE ORDINANCE.

XI. BINDING EFFECT

1. IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH PARCEL WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

XII. VESTING -- G.S. §160A-385.1; SECTIONS 6.208

1. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-385.1, DUE TO THE SIZE OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, THE SCOPE AND TIMING OF GOVERNMENTAL INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.
2. IT IS UNDERSTOOD THAT THE PROVISIONS OF SECTION 6.208 OF THE ORDINANCE REGARDING A REVIEW OF APPROVAL OF A CONDITIONAL ZONING DISTRICT ARE INTENDED TO APPLY ONLY WITH RESPECT TO THOSE PARCELS OF THE SITE UPON WHICH NO PROGRESS HAS BEEN MADE TOWARD DEVELOPING THE APPLICABLE PARCEL(S) IN ACCORDANCE WITH THE APPROVED PETITION.

REVISIONS:

DATE: APRIL 26, 2010  
DESIGNED BY: RJP  
DRAWN BY: DAW / CHK  
CHECKED BY: RJP  
Q.C. BY: RJP  
SCALE: NTS  
PROJECT #: 100720  
SHEET #:

Z-2.0

OAKHURST  
NEIGHBORHOOD SERVICES DEVELOPMENT

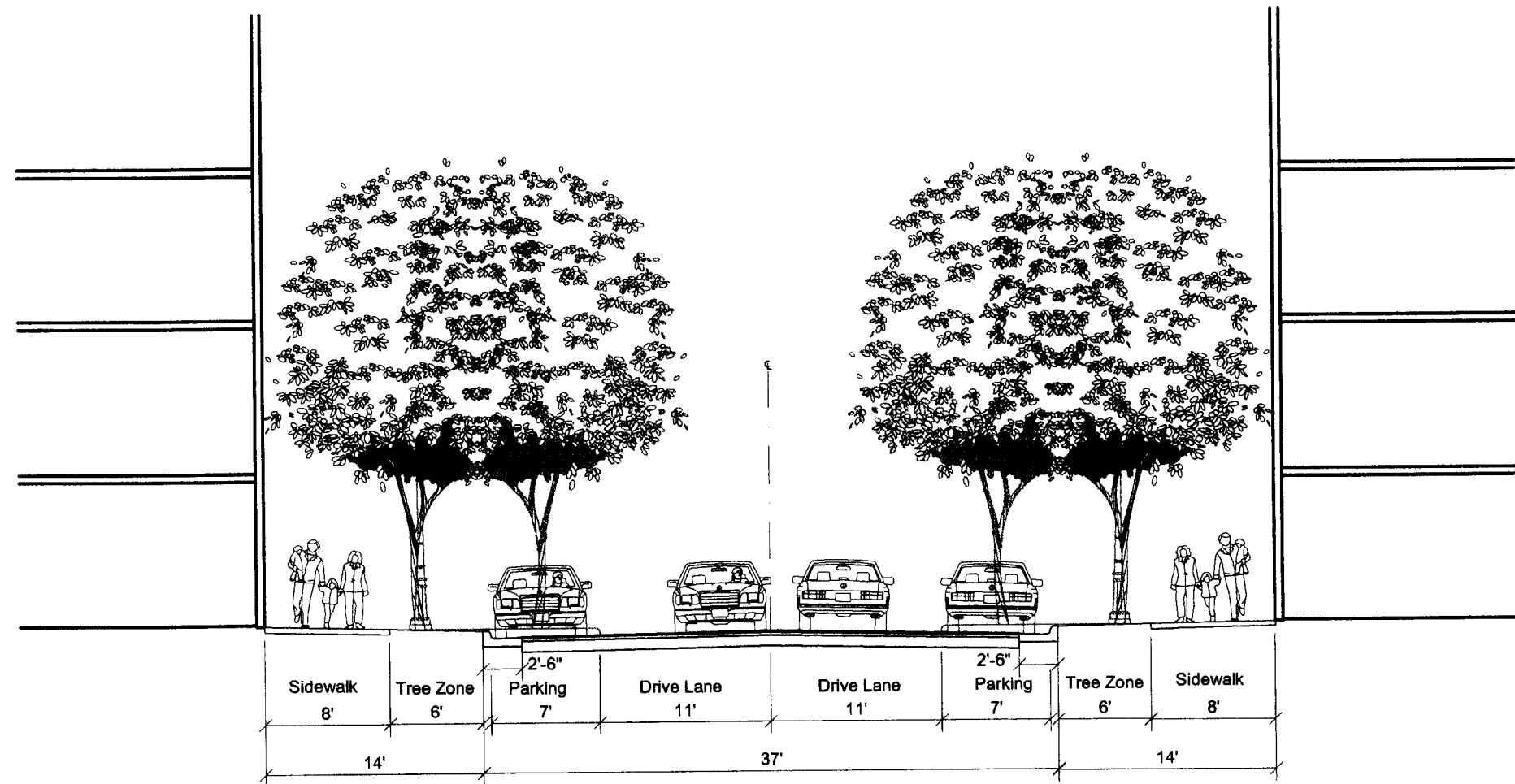
DAVID R. KRUG ASSOCIATES, INC.; CHARLOTTE, NC

DEVELOPMENT NOTES

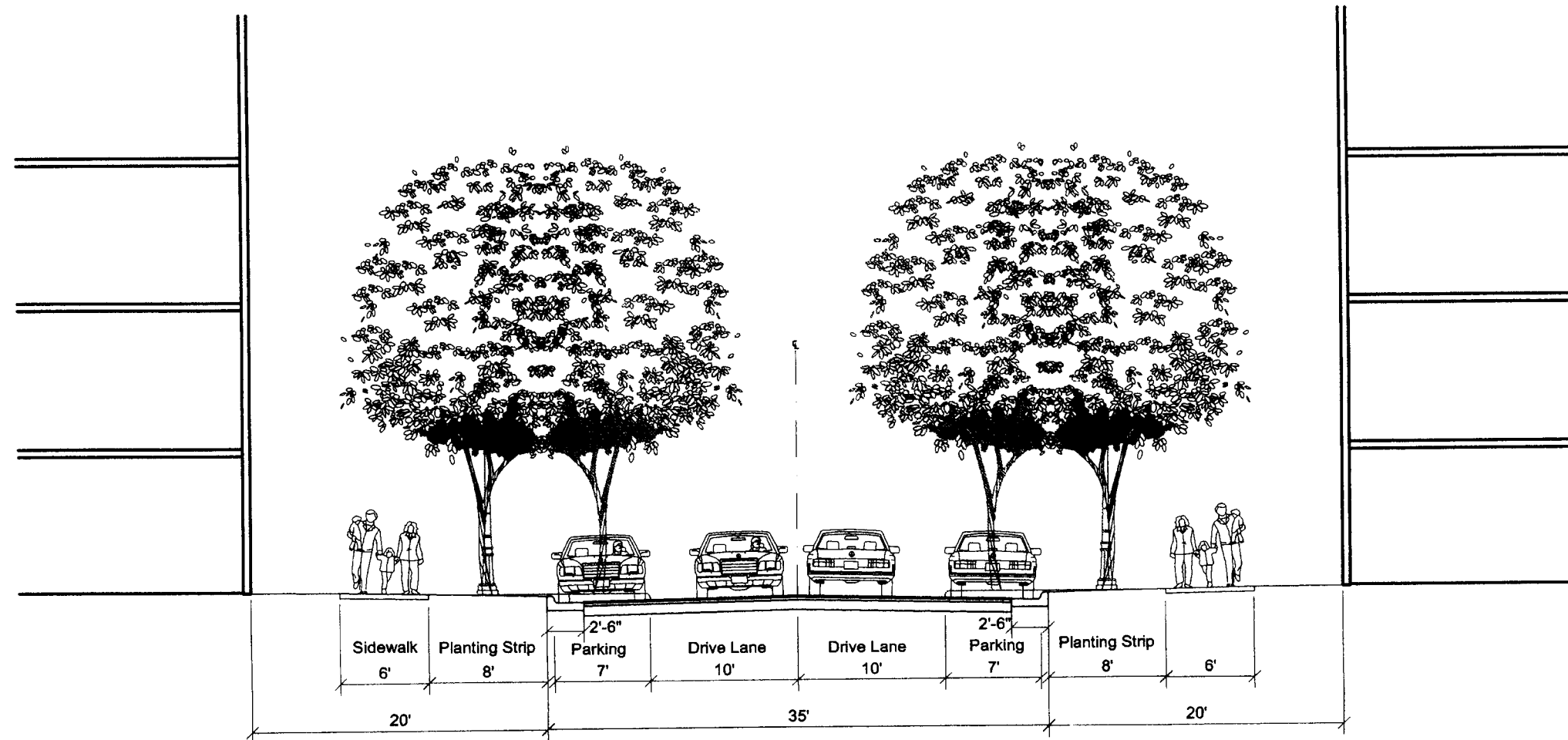
FOR PUBLIC HEARING  
PETITION NO. 2010-XXX

LandDesign

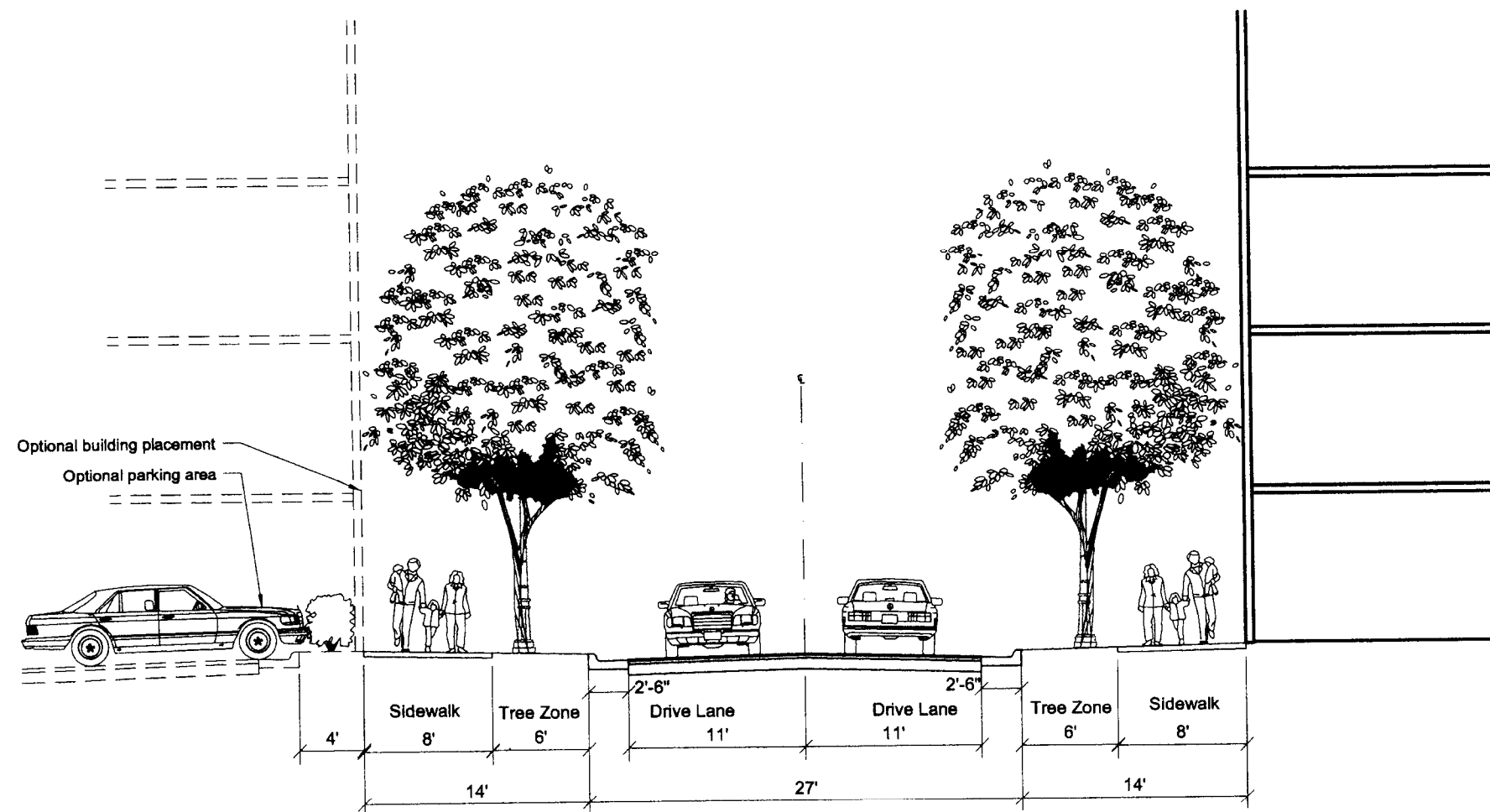
223 N Graham Street, Charlotte, NC 28202  
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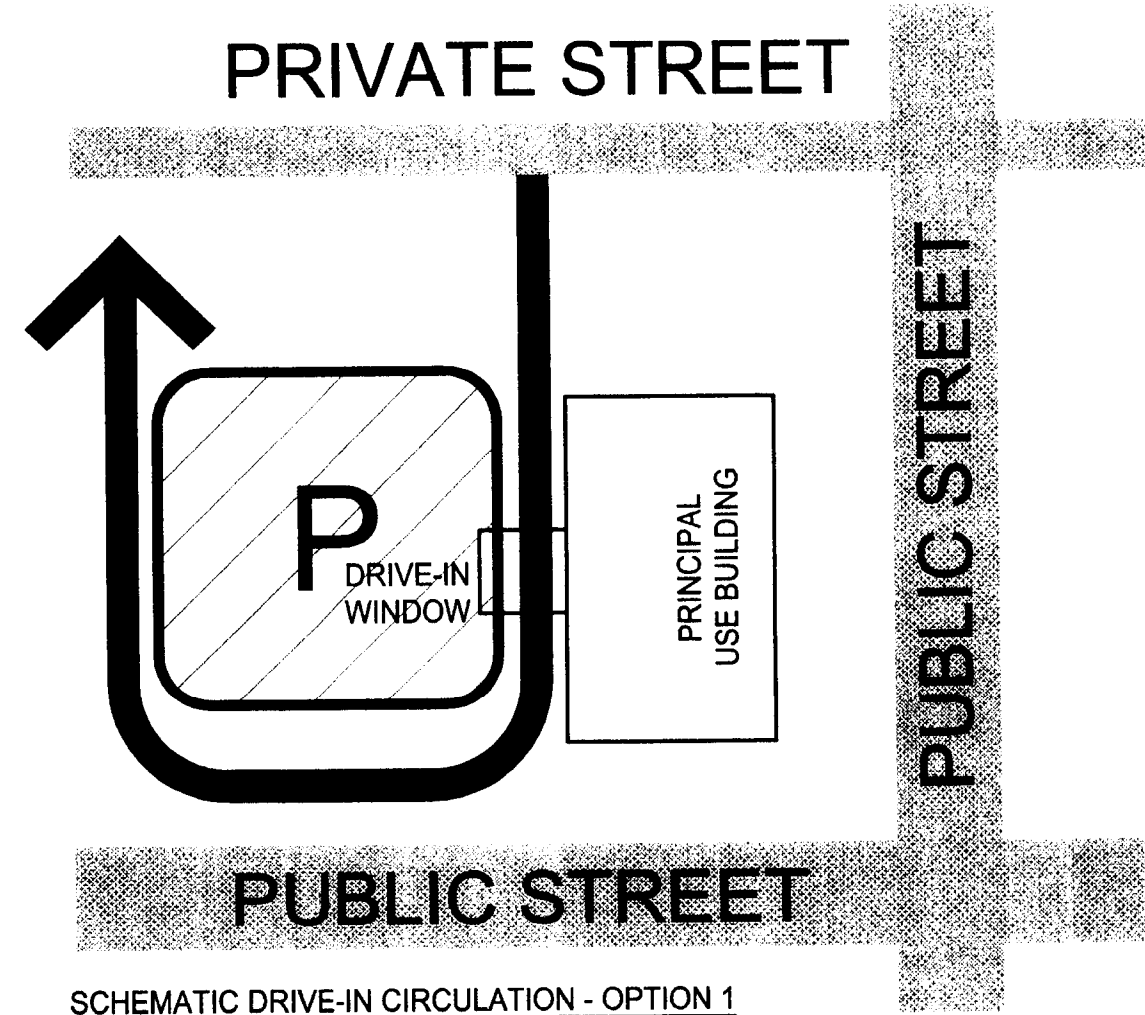
CROSS SECTION 'A'  
- PROPOSED PRIVATE STREET (A)  
(INDEPENDENCE BOULEVARD AREA PLAN RECOMMENDATIONS)



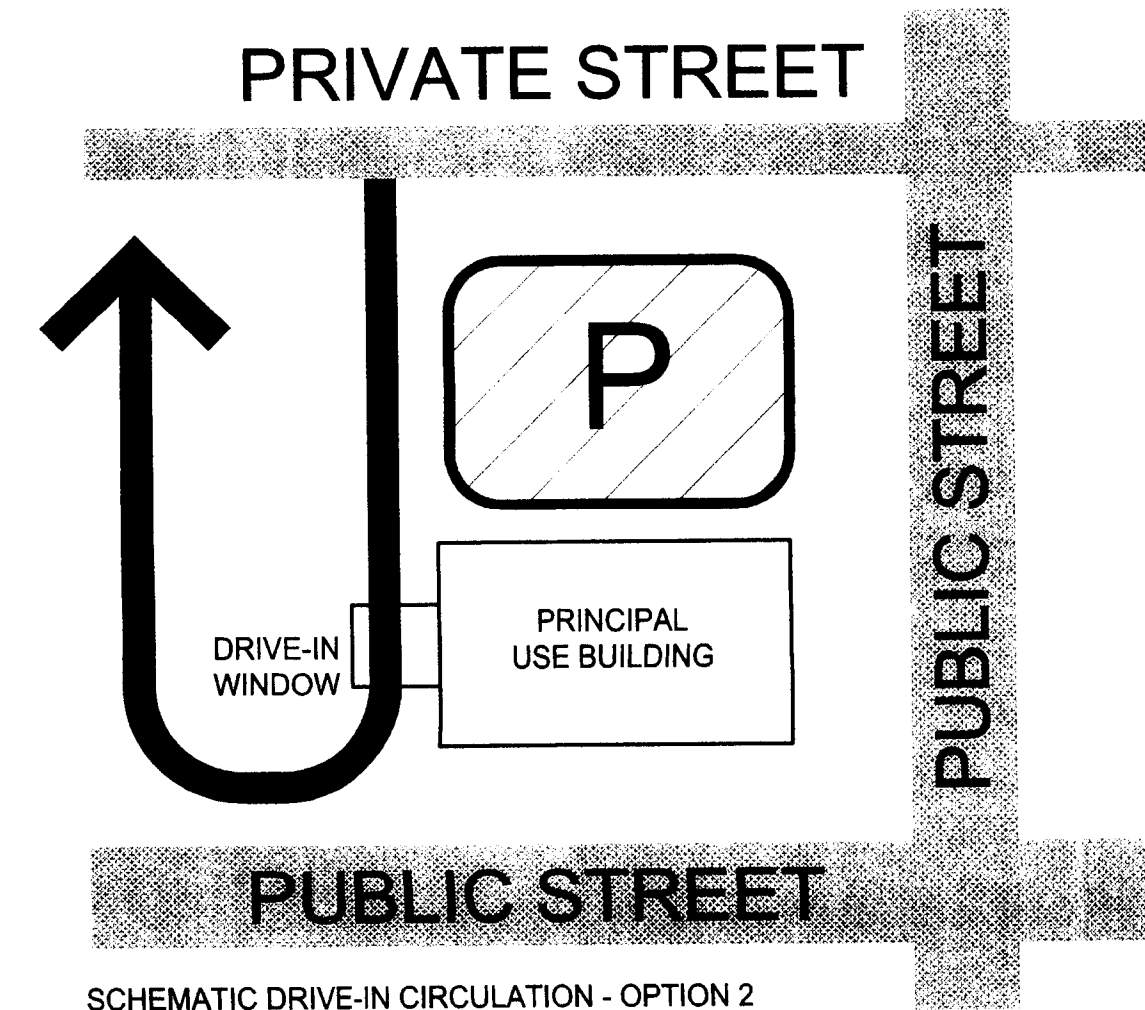
CROSS SECTION 'B'  
- PROPOSED PRIVATE STREET (B)  
(INDEPENDENCE BOULEVARD AREA PLAN RECOMMENDATIONS)



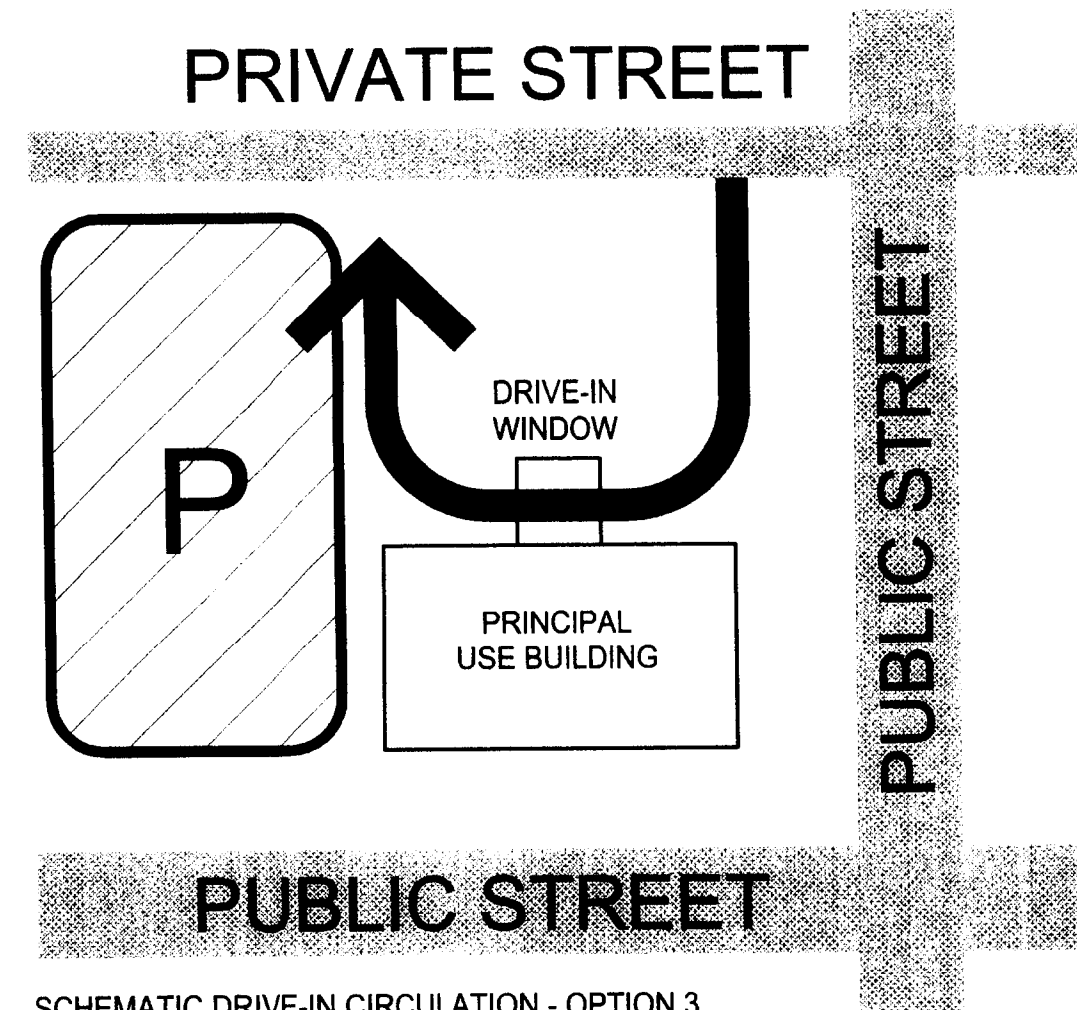
CROSS SECTION 'C'  
- PROPOSED PRIVATE STREET (C)  
(INDEPENDENCE BOULEVARD AREA PLAN RECOMMENDATIONS)



SCHEMATIC DRIVE-IN CIRCULATION - OPTION 1  
NOT TO SCALE



SCHEMATIC DRIVE-IN CIRCULATION - OPTION 2  
NOT TO SCALE



SCHEMATIC DRIVE-IN CIRCULATION - OPTION 3  
NOT TO SCALE

VICINITY MAP - NOT TO SCALE

