CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES; CHARLOTTE, NC
NOVEMBER 28, 2011
PETITION NO. 2012-010

DEVELOPMENT INFORMATION

B-B' (REFER TO Z2.1)
A-A' (REFER TO Z2.1)
C-C' (REFER TO Z2.1)

SITE AREA
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED
EXISTING ZONING
PROPOSED ZONING
EXISTING USES
PROPOSED USES
RESIDENTIAL UNITS AND TYPES
RESIDENTIAL DENSITY
NON-RESIDENTIAL USES
FLOOR AREA RATIO
MAXIMUM BUILDING HEIGHT
NUMBER OR RATIO OF PARKING SPACES
AMOUNT OF OPEN SPACE

+/- 204,775.56 SQFT (4.701 ACRES)
04934207
MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"
MIXED USE DEVELOPMENT DISTRICT (MUDD-O)
MULTI-FAMILY RESIDENTIAL
RESIDENTIAL / COMMERCIAL
200 UNITS MAXIMUM - 3 BEDROOM MAX./UNIT
MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS)
43 DWELLING UNITS PER ACRE (43 DUA)
5,000 SF COMMERCIAL
N/A
55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE)
40 FT MAXIMUM: BUILDING AB, E, PARKING DECK (AS MEASURED FROM THE AVERAGE FINAL GRADE)
MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF
MAXIMUM: 600 TOTAL SPACES ON SITE

PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)
1. DEVELOPMENT INFORMATION

A. PET SERVICES INDOOR CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502

B. THE EXISTING LANDSCAPE MEDIAN ON MARK TWAIN ROAD SHALL BE RECONFIGURED TO ALLOW FOR A FULL MOVEMENT ACCESS

C. NO LOADING SPACES MAY BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED USE

D. DEVELOPMENT STANDARDS

1. PETITIONER REQUESTS A DEVIATION FROM PART 8.5: MIXED USE DEVELOPMENT DISTRICT (MUDD) AND PORTIONS OF THE

2. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (Z-2.0) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO

3. PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF SECTION 9.8507 OF THE CITY OF

4. A. VEHICULAR ACCESS TO THE SITE WILL BE FROM UNIVERSITY CITY BOULEVARD AND MARK TWAIN ROAD AS GENERALLY DEPICTED

5. B. THE PETITIONER ACKNOWLEDGES THAT OTHER SITE DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY

6. C. FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED BY THE THEN

7. D. CONDITIONS, AND AS ACCESSORY USES IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD):

8. E. THE PETITIONER ACKNOWLEDGES THAT OTHER EXISTING USES MUST MEET THE FOLLOWING MINIMUM STANDARDS:

9. F. PET SERVICES INDOOR CHILDCARE CENTERS

II. ARCHITECTURAL STANDARDS

A. ALL BUILDINGS AND USES DEVELOPED IN THIS DEVELOPMENT MUST MEET THE FOLLOWING MINIMUM STANDARDS:

1. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:

2. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND

3. VENTILATION GRATES OR EMERGENCY EXIT DOORS LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO

4. ALL BUILDINGS WITHIN THE BUILDING ENVELOPE SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN

5. ALL BUILDINGS AND USES DEVELOPED IN THIS DEVELOPMENT MUST MEET THE FOLLOWING MINIMUM STANDARDS:

6. NOTES:

7. DEVELOPMENT OF THE SITE MAY BE PHASED

III. ENVIRONMENTAL FEATURES

A. PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE

1. LIGHTING

2. FIRE PROTECTION

3. ENVIRONMENTAL FEATURES

IV. PHASING

A. ALL PHASING REQUIREMENTS MUST BE APPLIED TO THE PROPOSED DEVELOPMENT

B. PHASING OF THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL 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

V. TRANSPORTATION

A. TRANSPORTATION

B. THE PETITIONER ACKNOWLEDGES THAT OTHER EXISTING USES MUST MEET THE FOLLOWING MINIMUM STANDARDS:

C. ACCESS TO THE SITE FROM MARK TWAIN ROAD IS PROPOSED TO BE RIGHT IN RIGHT OUT ONLY SUBJECT TO CHANGE TO SUCH
Brick columns subject to NCDOT approval inside right-of-way

Exposed parking deck face shall be a balance of brick, pre-cast, and EFIS

40" Minimum Screen Wall (typical all levels)

Landscape Screen
(Refer to Sheet Z2.1, Section C-C')

8' Masonry Wall

NC HIGHWAY #9 ELEVATION

GREEN SCREEN

STRUCTURED PARKING DECK ELEVATION ALONG SOUTH PROPERTY LINE
EXISTING CONDITIONS

1/20/2012 - PER REZONING COMMENTS
03/23/2012 - PER REZONING COMMENTS

SITE INFORMATION
SITE ADDRESS: 9000 UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28262

PROPERTY OWNER(S): CENTURY PARTNERS, LLC
100 SOUTH LINK AVENUE
SALISBURY, NC 28144

TAX PARCEL ID #: 04934207
EXISTING ZONING: MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"

TOTAL SITE SF (ACREAGE): +/- 204,775.56 (4.701 AC)

AREA PLANS:
- UNIVERSITY CITY AREA PLAN
  - ADOPTED 2007
- NORTHEAST DISTRICT PLAN
  - ADOPTED 1996

SURVEY PROVIDED BY:
LUCAS-FORMAN INCORPORATED
4000 STUART ANDREW BOULEVARD
CHARLOTTE, NC 28217
704.527.6626

ADJACENT OWNERS

#04934101
ADVENT LUTHERAN CHURCH
8840 UNIVERSITY CITY BV.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3 & R-17MF
EXISTING USE: GOV'T - INST

#04934208
PEGGY A. DILLON
342 HORTON GROVE RD.
FORT MILL, SC 29715
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934209
JY SHING WU AND LIHWA LIAW WU
1215 MARK TWAIN RD.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934210
ROY E. MOREJON JR.
9105 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934211
SHL PROPERTIES, LLC
PO BOX 307
NEWELL, NC 28126
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934212
OIKONOMIA I LLC
9154 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934213
SCOTT A. WILSON
9121 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934214
VIRGINIA C. MCMAHAN
9127 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934215
RICK N. HUYNH AND JUANITA S, HUYNH
402 KEMP LN.
CHESAPEAKE, VA 23325
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934216
ALFONSO A. VILLAVICENCIO
AND CECILIA C. VILLAVICENCIO
9205 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934217
JAMES C. DENTON AND LINDA K. DENTON
9211 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934218
LAURA MANNING RILEY AND SEAN EDWARD RILEY
9223 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934219
DERRICK NEWSON
9227 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934220
THERON R. HOBBS AND KIMBERLY C. HOBBS
9233 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934221
THERON R. HOBBS AND KIMBERLY C. HOBBS
9233 SANDBURG AVE.
CHARLOTTE, NC 28213
EXISTING ZONING: R-3
EXISTING USE: VACANT

#04934206
SHL PROPERTIES LLC
9100 UNIVERSITY CITY BLVD
CHARLOTTE, NC 28213
EXISTING ZONING: R-17MF
EXISTING USE: SINGLE-FAMILY RESIDENTIAL

#04934203
UNIVERSITY CITY CHURCH OF GOD
PO BOX 560821
CHARLOTTE, NC 28256
EXISTING ZONING: R-17MF
EXISTING USE: GOV'T - INST

REVISIONS:
DATE: NOVEMBER 28, 2011
DESIGNED BY: CRESCENT RESOURCES; CHARLOTTE, NC
DRAWN BY: CHECKED BY: Q.C. BY:
PROJECT #: SHEET #: SCALE:
PETITION NO. 2012-010
CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES; CHARLOTTE, NC
EXISTING CONDITIONS