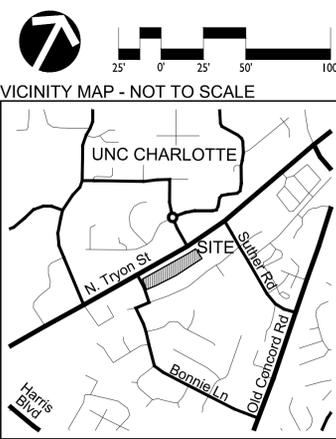


DEVELOPMENT INFORMATION	
SITE AREA	± 204,775.56 SQFT (4.701 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	04934207
EXISTING ZONING	MULTI-FAMILY RESIDENTIAL DISTRICT 'R-17MF'
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT (MUDD-O)
EXISTING USES	MULTI-FAMILY RESIDENTIAL
PROPOSED USES	RESIDENTIAL / COMMERCIAL
RESIDENTIAL UNITS AND TYPES	200 UNITS MAXIMUM - 3 BEDROOM MAX./UNIT MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS)
RESIDENTIAL DENSITY	43 DWELLING UNITS PER ACRE (43 DUA)
NON-RESIDENTIAL USES	5,000 SF COMMERCIAL
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	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)
NUMBER OR RATIO OF PARKING SPACES	MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF MAXIMUM: 600 TOTAL SPACES ON SITE
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

LEGEND	
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	SIGNALIZED INTERSECTION
	RESIDENTIAL GATED ACCESS
	POTENTIAL SOLID WASTE / RECYCLING LOCATIONS

NOTE:  
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

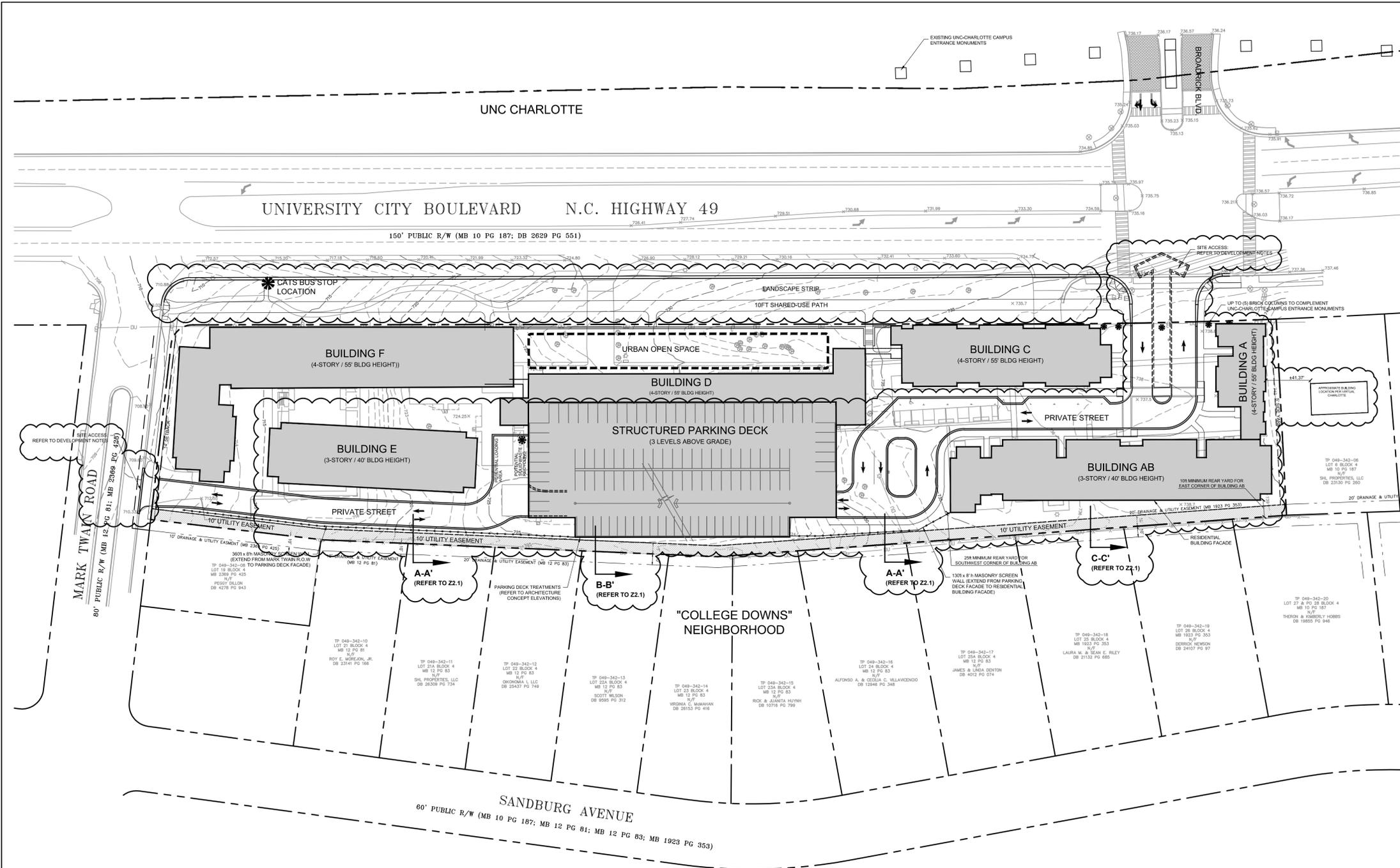


**CIRCLE AT UNC CHARLOTTE**  
**MIXED-USE DEVELOPMENT**  
 CRESCENT RESOURCES, CHARLOTTE, NC  
**TECHNICAL DATA SHEET**

REVISIONS:  
 DATE: NOVEMBER 28, 2011  
 DESIGNED BY: RJP  
 DRAWN BY: CHK  
 CHECKED BY: nlg  
 SCALE: 1" = 50'-0"  
 PROJECT #: 1010230  
 SHEET #:  
**Z-1.0**

**LandDesign**  
 223 N Graham Street Charlotte, NC 28202  
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PETITION NO. 2012-010



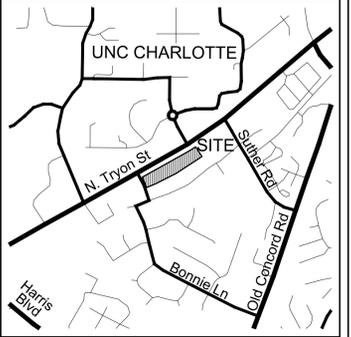
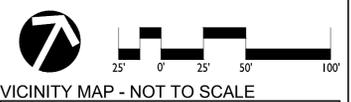
DEVELOPMENT INFORMATION	
SITE AREA	+/- 204,775.56 SQFT (4.701 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	04934207
EXISTING ZONING	MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT (MUDD-G)
EXISTING USES	MULTI-FAMILY RESIDENTIAL
PROPOSED USES	RESIDENTIAL / COMMERCIAL
RESIDENTIAL UNITS AND TYPES	200 UNITS MAXIMUM - 3 BEDROOM MAX/UNIT MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS)
RESIDENTIAL DENSITY	43 DWELLING UNITS PER ACRE (43 DUA)
NON-RESIDENTIAL USES	5,000 SF COMMERCIAL
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	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)
NUMBER OR RATIO OF PARKING SPACES	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)
AMOUNT OF OPEN SPACE	

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PETITION NO. 2012-010

**CIRCLE AT UNC CHARLOTTE**  
**MIXED-USE DEVELOPMENT**  
 CRESCENT RESOURCES, CHARLOTTE, NC  
**SCHEMATIC SITE PLAN**

NOTE:  
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



REVISIONS:  
 DATE: NOVEMBER 28, 2011  
 DESIGNED BY: RJP  
 DRAWN BY: CHK  
 CHECKED BY: nlg  
 SCALE: 1" = 50'-0"  
 PROJECT #: 1010230  
 SHEET #:  
**Z-2.0**



SECTION A-A'

not to scale



SECTION B-B'

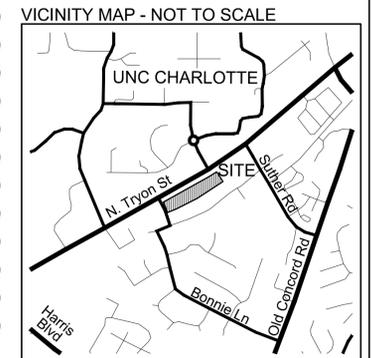
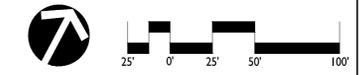
not to scale



SECTION C-C'

not to scale

NOTE:  
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



REVISIONS:  
DATE: NOVEMBER 28, 2011  
DESIGNED BY: RJP  
DRAWN BY: CHK  
CHECKED BY: ndg  
SCALE: 1/8" = 1'-0"  
PROJECT #: 1010230  
SHEET #:

Z-2.1

CIRCLE AT UNC CHARLOTTE  
MIXED-USE DEVELOPMENT  
CRESCENT RESOURCES, CHARLOTTE, NC  
SCHEMATIC SITE PLAN - SECTIONS

PETITION NO. 2012-010

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DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

Table with 2 columns: 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.

2. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT RESOURCES (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT TO BE KNOWN AS "CIRCLE AT UNC CHARLOTTE" ON AN APPROXIMATELY 4.701 ACRE SITE GENERALLY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF UNIVERSITY CITY BOULEVARD (NC HWY 49) AND MARK TWAIN 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 (THE "ORDINANCE"). UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD) ZONING CLASSIFICATIONS, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.
B. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (Z-2.0) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE REZONING PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THIS SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO REVISIONS PER CHAPTER 6 OF THE ORDINANCE.
C. 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, SETBACKS, TREES, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17-21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS.
D. FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED, IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- A. THE PETITIONER REQUESTS A DEVIATION FROM PART 8.5: MIXED USE DEVELOPMENT DISTRICT (MUDD) AND PORTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING:
1. SIGNAGE (CHAPTER 13 AND SECTION 9.8506 2.c) - PETITIONER MAY INSTALL BRICK COLUMNS TO COMPLEMENT THE EXISTING BRICK COLUMNS LOCATED AT THE MAIN ENTRANCE OF UNC-CHARLOTTE AT THE INTERSECTION OF NC HWY 49 AND BROADRICK BLVD. BRICK COLUMNS WILL BE ALLOWED TO BE CONSTRUCTED IN THE RIGHT-OF-WAY OF NC HWY 49. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT A MAXIMUM OF (5) BRICK COLUMNS. EACH COLUMN WILL BE A MAXIMUM OF 20 FEET IN HEIGHT AND HAVE A MAXIMUM 100sf FOR EACH FACE OF THE COLUMN. A MAXIMUM 25sf OF SIGNAGE MAY BE PLACED ON (1) COLUMN.
2. VESTED RIGHT (SECTION 1.110) - PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-386.1, DUE TO THE ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.
3. STREET WALLS (SECTION 9.8506 2.a) - WHILE BUILDINGS PROPOSED HAVE A POSITIVE ORIENTATION TO THE PUBLIC RIGHT-OF-WAY OF NC HWY 49, INDIVIDUAL UNITS SHALL NOT HAVE DOORS WHICH OPEN OUT TO NC HWY 49. BUILDINGS C, D, AND F SHALL HAVE EITHER BUILDING END ACCESS POINTS AND/OR MID BUILDING CORRIDOR ACCESS POINTS WHICH MAY OR MAY NOT CONNECT PEDESTRIANS DIRECTLY TO SIDEWALKS LOCATED ON NC HWY 49.

4. PERMITTED USES

- A. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE FOLLOWING USES PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND AS ACCESSORY USES IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD):
1. BARBER AND BEAUTY SHOPS
2. DWELLINGS, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND PLANNED MULTI-FAMILY DEVELOPMENTS, AND MIXED USE BUILDINGS.
3. INDOOR COMMERCIAL AMUSEMENT, SUCH AS BOWLING ALLEYS, ARCADES, INDOOR PLAYGROUNDS.
4. PEST SERVICES INDOOR
5. POST OFFICES
6. PROFESSIONAL BUSINESSES AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS OFFICES, VETERINARY CLINICS, GOVERNMENT, POST OFFICES, OPTICIAN OFFICES, AND SIMILAR USES.
7. RESTAURANTS, INCLUDING OPEN AIR OR SIDEWALK CAFES
8. RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 DISTRICT
9. SERVICES SUCH AS BEAUTY SHOPS AND BARBER SHOPS, FUNERAL HOMES, LAUNDRIES AND DRY-CLEANING ESTABLISHMENTS UP TO 4,500 SQUARE FEET, AND LOCKSMITHS
10. STRUCTURED PARKING DECKS AS A PRINCIPAL OR ACCESSORY USE
11. STUDIOS FOR ARTISTS DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY
12. BUS STOP SHELTERS
13. CHILD CARE CENTERS, SUBJECT TO THE REGULATIONS OF SECTION 12.502
14. DUMPSTERS, TRASH HANDLING AREAS AND SERVICE ENTRANCES, SUBJECT TO THE REGULATIONS OF SECTION 12.403
15. OUTDOOR LIGHTING, SUBJECT TO REGULATIONS OF SECTION 12.402
16. VENDING MACHINES

- B. ALL OTHER USES PERMITTED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD) SHALL BE EXCLUDED FOR USE WITHIN THE SITE.
C. THE TOTAL RESIDENTIAL DENSITY FOR THE SITE SHALL NOT EXCEED 43 DWELLING UNITS PER ACRE (43 DUA).
D. PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF SECTION 9.8507 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
E. THE PETITIONER SHALL HAVE THE OPTION TO DEVELOP UP TO 5,000 SF OF COMMERCIAL DEVELOPMENT LOCATED ON THE SITE, AS A GROUND FLOOR COMMERCIAL USE LIMITED TO THOSE COMMERCIAL USES LISTED IN 4A AND ARE PERMITTED IN A RESIDENTIAL BUILDING AND/OR PARKING STRUCTURE.

5. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE WILL BE FROM UNIVERSITY CITY BOULEVARD AND MARK TWAIN ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 5.8. OF THE DEVELOPMENT STANDARDS.
B. THE PETITIONER, CDOT AND NCDOT ACKNOWLEDGE AND AGREE THAT ACCESS TO THE SITE FROM UNIVERSITY CITY BOULEVARD IS NEEDED AND APPROPRIATE TO SERVE THE PROPOSED DEVELOPMENT AND ITS CONNECTIVITY WITH THE UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE; BUT THE FINAL DESIGN AND CONFIGURATION OF SUCH ACCESS HAS NOT BEEN FINALIZED BY ALL SUCH PARTIES. THE FINAL LOCATION AND CONFIGURATION OF THE ACCESS TO THE SITE FROM UNIVERSITY CITY BOULEVARD, WILL BE DETERMINED BY, AND MUTUALLY ACCEPTABLE TO, CDOT, NCDOT AND PETITIONER, DURING THE URBAN REVIEW AND DRIVEWAY PERMIT PROCESS. IT IS THE PETITIONERS INTENT TO HAVE THE ACCESS TO THE SITE FROM UNIVERSITY CITY BOULEVARD BE A SIGNALIZED FULL MOVEMENT ACCESS OPPOSITE BROADRICK BOULEVARD GENERALLY DEPICTED AS ACCESS A (PRIMARY) ON THE REZONING PLAN. ANY ASSOCIATED OFF-SITE MITIGATION, IF REQUIRED, RESULTING FROM ACCESS SCENARIOS ALONG UNIVERSITY CITY BOULEVARD WILL BE DETERMINED DURING THE URBAN REVIEW AND DRIVEWAY PERMIT PROCESS.
C. ACCESS TO THE SITE FROM MARK TWAIN ROAD IS PROPOSED TO BE RIGHT-IN RIGHT-OUT ONLY SUBJECT TO CHANGES TO SUCH ACCESS (E.G. FULL MOVEMENT, DIRECTIONAL CROSS-OVER) THAT MAY BE REQUIRED BY CDOT AS PART OF THE URBAN REVIEW

PROCESS OR THE DRIVEWAY PERMIT PROCESS OR OTHERWISE AS ALLOWED BY APPLICABLE REGULATIONS, IF MODIFICATIONS TO THE MEDIAN ARE REQUIRED BY CDOT FOR SITE ACCESS, THE PETITIONER SHALL EXTEND THE MEDIAN FROM THE EXISTING LOCATION TO THE RIGHT-OF-WAY ALONG UNIVERSITY CITY BOULEVARD AND REPLACE AND/OR TRANSPLANT ANY EXISTING VEGETATION IMPACTED BY CONSTRUCTION TO THE PROPOSED MEDIAN EXTENSION.

A. FULL COORDINATION WILL OCCUR FOR ITEMS PERTAINING TO THE FULL MOVEMENT ACCESS AT THE SIGNALIZED INTERSECTION OF NC HWY 49 AND BROADRICK BLVD., NC HWY 49 R.O.W RELOCATION, OVERHEAD UTILITY RELOCATION, AND CURB EXTENSION ALONG NC HWY 49 AT SIGNALIZED INTERSECTION ALONG THE PETITIONERS PROPERTY FRONTAGE OF NC HWY 49 DURING THE PERMITTING PROCESS.

B. THE PROPOSED BUILDINGS AND PRIVATE STREET DESIGN SHALL NOT PRECLUDE THE POSSIBILITY OF A FUTURE VEHICULAR AND PEDESTRIAN CONNECTION FROM THE PROPOSED PRIVATE STREET BETWEEN BUILDING AB AND THE PARKING STRUCTURE THROUGH TO SANDBURG AVENUE. THIS FUTURE CONNECTION IS NOT THE RESPONSIBILITY OF THIS PETITIONER OR FUTURE PROPERTY OWNERS. THE PETITIONER/OWNER SHALL PROVIDE ADEQUATE SPACE FOR A POTENTIAL FUTURE CONNECTION POINT OF AT LEAST 40' IN WIDTH AND ALLOW FOR THE CONSTRUCTION OF THE CONNECTION BY OTHERS. ANY MODIFICATION OF PROPOSED LANDSCAPE SCREENING, SCREENING WALLS, FAVING, OR OTHER SITE IMPROVEMENTS ON THE PROPERTY TO FACILITATE THIS CONNECTION MUST BE APPROVED BY THE OWNER. THIS CONNECTION SHALL BE A PUBLIC ACCESS THROUGH THE PROPERTY AT SUCH TIME AS WHEN COMPLETED.

C. THE EXISTING LANDSCAPE MEDIAN ON MARK TWAIN ROAD SHALL BE RECONFIGURED TO ALLOW FOR A FULL MOVEMENT ACCESS FROM MARK TWAIN ROAD TO THE SITE. ALL SIGNAGE WILL BE RELOCATED AS NECESSARY.

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

A. ANY PROPOSED BUILDING ENTRANCE FACING THE PUBLIC RIGHT-OF-WAY MUST BE DISTINGUISHABLE FROM THE REST OF THE BUILDING. SUCH ENTRANCES MUST BE RECESSED INTO THE FACE OF THE BUILDING WITH A MINIMUM 15 SQUARE FOOT AREA TO PROVIDE A SENSE OF ENTRY AND TO ADD VARIETY TO THE STREETScape. NO NEW DOORS WILL BE ALLOWED TO SWING INTO THE MINIMUM SETBACK, EXCEPT FOR EMERGENCY EXIT DOORS.

B. FOR ALL BUILDINGS, EXPANSES OF BLANK WALLS MAY NOT EXCEED 20 FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOORS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION.

C. THE EXCLUSION OF BLANK WALLS IS INTENDED TO BE ACCOMPLISHED PRINCIPALLY BY THE USE OF TRANSPARENT WINDOWS AND/OR DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 25% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE. WHEN THIS APPROACH IS NOT FEASIBLE, A COMBINATION OF DESIGN ELEMENTS MUST BE USED ON THE BUILDING FACADE AND/OR IN RELATIONSHIP TO THE BUILDING AT STREET LEVEL TO ANIMATE AND ENLIVEN THE STREETScape. THESE DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION, MOLDING, STRING COURSES, BELT COURSES, CHANGES IN MATERIAL OR COLOR, ARCHITECTURAL LIGHTING, WORKS OF ART, FOUNTAINS AND POOLS, STREET FURNITURE, LANDSCAPING AND GARDEN AREAS, AND DISPLAY AREAS.

D. IN RELATION TO THE STRUCTURED PARKING DECK, ALONG THE SOUTHERN PROPERTY LINE, ADJACENT TO THE SINGLE FAMILY HOMES ALONG SANDBURG AVENUE, A MINIMUM 8-FOOT SCREENING WALL SHALL BE INSTALLED. THE SCREENING WALL SHALL BE EITHER THE EXTERIOR WALL OF THE STRUCTURED PARKING DECK OR A SOLID, FREE-STANDING WALL.

E. VENTILATION GRATES OR EMERGENCY EXIT DOORS LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO ANY PUBLIC STREET MUST BE DECORATIVE.

F. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

G. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

H. MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:
1.1. MASONRY (I.E. BRICK, STONE, GRANITE, ETC.)
1.2. TILE (CERAMIC, PORCELAIN, ETC.)
1.3. STUCCO OR SYNTHETIC STUCCO
1.4. PRECAST CONCRETE
1.5. METAL PANEL
1.6. ALUMINUM CURTAIN WALL
1.7. FABRIC AWNINGS
1.8. METAL CANOPIES
1.9. HARDIE PLANK

I. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:
1.1. VINYL SIDING FOR COMMERCIAL USES (VINYL WINDOWS MAY BE USED)

J. THERE SHALL NOT BE A MINIMUM LOT AREA.

K. LIMIT BASE BUILDING HEIGHT TO 40 FEET AT THE 10' REAR YARD EASEMENT. ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REAR YARD BUFFER, UP TO A MAXIMUM HEIGHT OF 70 FEET AS MEASURED FROM THE AVERAGE FINAL GRADE. MAXIMUM BUILDING STORIES SHALL NOT EXCEED 4.

7. STREETScape AND LANDSCAPING
A. STREETS WITHIN SHALL BE PRIVATE AS INDICATED ON THE SCHEMATIC PLAN. ALL PRIVATE STREETS WITHIN THE SITE SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC, HOWEVER, PUBLIC ACCESS TO THE PARKING STRUCTURE MAY BE RESTRICTED IN WHOLE OR IN PART.

B. PRIVATE STREETS LOCATED WITHIN THE SITE OR IMPROVED AS A RESULT OF DEVELOPMENT RELATED TO THE SITE SHALL FOLLOW THE GUIDELINES FOR PUBLIC STREETS DESIGNATED BY THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDPM) AND ASSOCIATED DETAILS.

C. NO SURFACE PARKING OR MANEUVERING FOR PARKING IS PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK OR

BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE PARKING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS BE AS NEARLY PERPENDICULAR TO THE STREET RIGHT OF WAY AS POSSIBLE.

D. NO LOADING SPACES MAY BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE LOADING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS ARE AS NEARLY PERPENDICULAR TO THE STREET RIGHT-OF-WAY AS POSSIBLE.

E. PLANTINGS IN ANY EXISTING OR PROPOSED UTILITY EASEMENT SHALL CONFORM TO SUCH UTILITIES PLANTING REQUIREMENTS AND ARE SUBJECT TO CHANGE BY UTILITY COMPANY.
DUKE ENERGY CAROLINAS WILL NOT OBJECT TO CERTAIN VEGETATION PLANTINGS AS LONG AS:
1. IT DOES NOT INTERFERE WITH THE ACCESS OF EXISTING STRUCTURES OR THE SAFE AND RELIABLE OPERATION AND MAINTENANCE OF THE LINE.
2. WITH PRIOR WRITTEN APPROVAL, DUKE ENERGY CAROLINAS DOES NOT OBJECT TO PLANTS, SHRUBS AND TREES THAT ARE OF A SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.
3. DUKE ENERGY CAROLINAS RESERVES THE RIGHT TO OBJECT TO THE PLANTING OF ALL PLANTS, SHRUBS AND TREES WITHIN THE IGH OF WAY EASEMENT THAT MAY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE LINE.
4. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED BY THE RIGHT OF WAY AGREEMENT APPLICABLE TO THE SUBJECT PROPERTY AND AS REQUIRED TO PROPERLY MAINTAIN AND OPERATE THE TRANSMISSION LINE.

8. ENVIRONMENTAL FEATURES
A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.

B. THE SITE SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE
A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN SPACE WITHIN THIS DEVELOPMENT AREA.

10. FIRE PROTECTION
A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT FOR THIS DEVELOPMENT AREA.

11. SIGNAGE
A. WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATION ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

12. LIGHTING
A. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.

B. ALL OUTDOOR LIGHTING WILL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE CAN NOT BE SEEN FROM ANY ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.

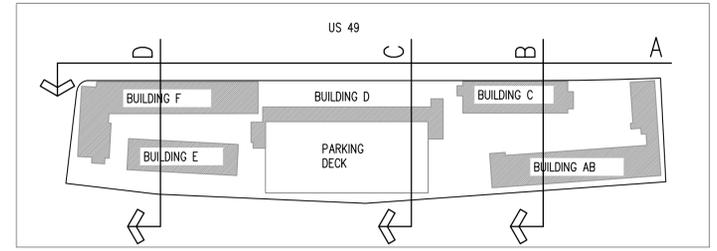
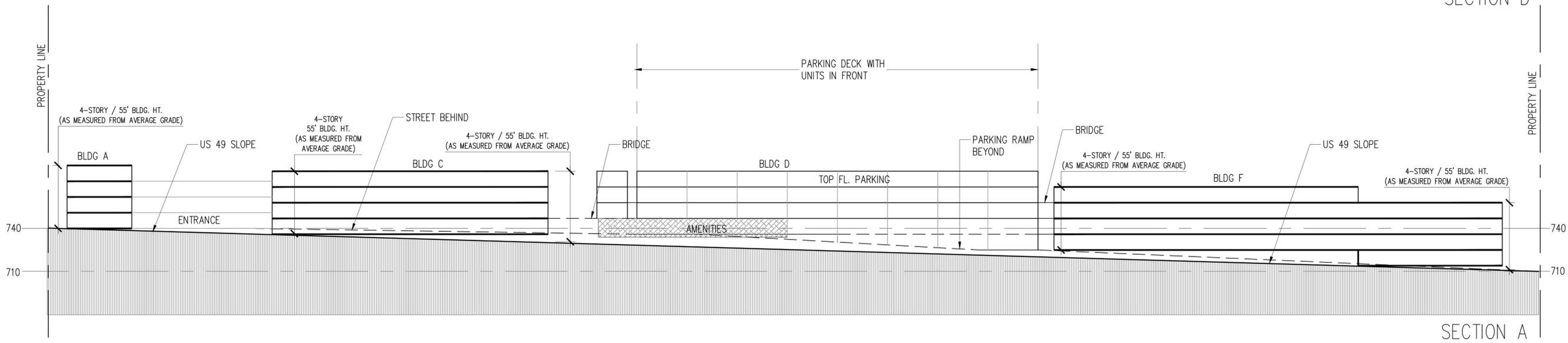
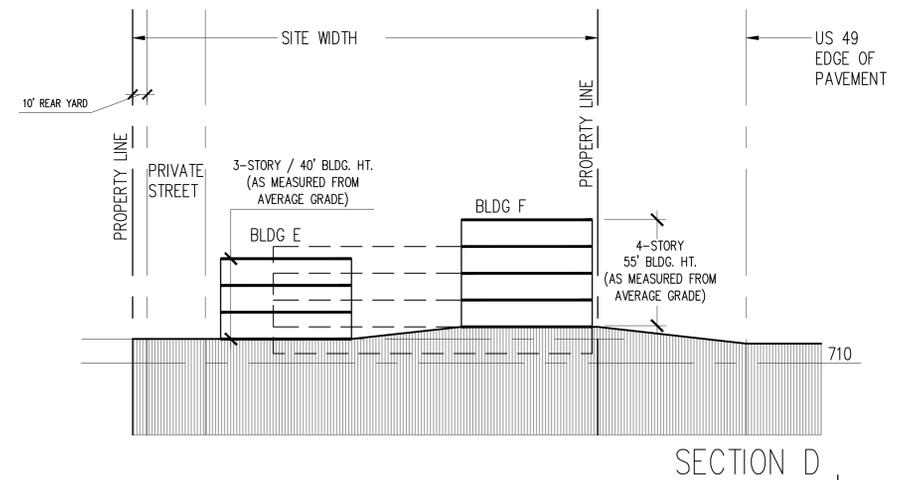
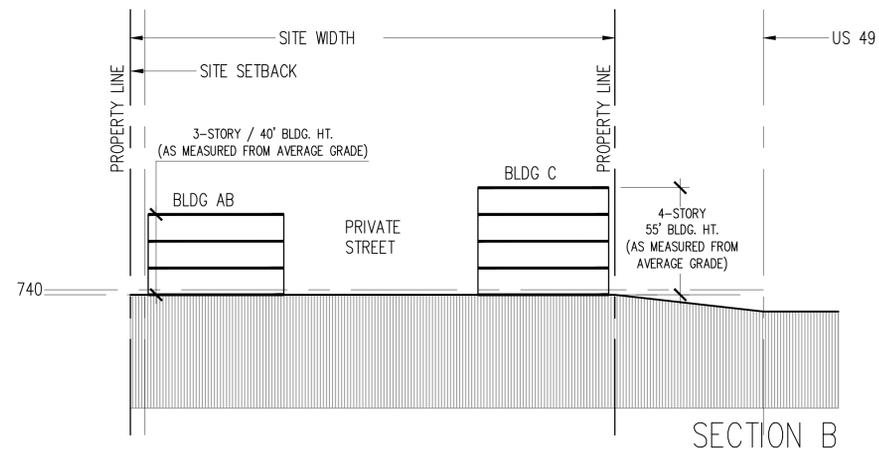
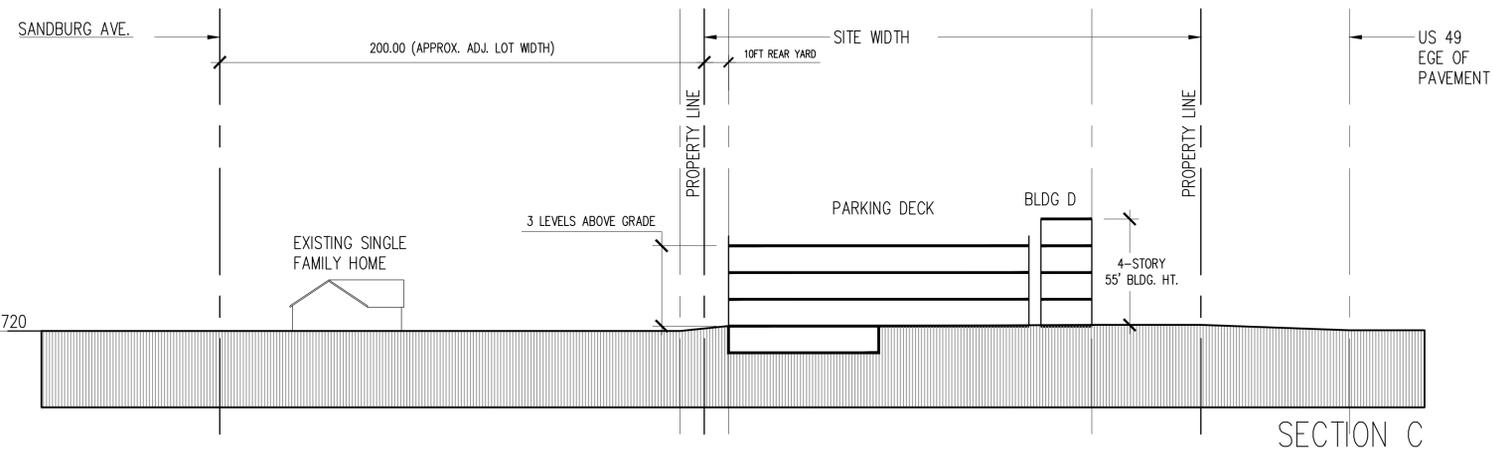
ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULL CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED.

C. AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

13. PHASING
A. DEVELOPMENT TO BE BUILT IN ONE PHASE. SHOULD THE PETITIONER SO CHOOSE, DEVELOPMENT OF THE SITE MAY BE PHASED TO RESPOND TO MARKET CONDITIONS; HOWEVER, ANY PHASING REQUIREMENTS WILL NOT CREATE A SITUATION WHERE PARKING AND/OR MANEUVERING IS LOCATED BETWEEN THE BUILDING AND THE STREET. ALSO, BUILDING D MUST BE CONSTRUCTED AT THE TIME THE STRUCTURED PARKING IS CONSTRUCTED.

14. OTHER
A. 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.

B. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH TRACT 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.



NOTE:  
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE  
AND IS INTENDED TO DEPICT BUILDING, PARKING  
AND CIRCULATION RELATIONSHIPS.



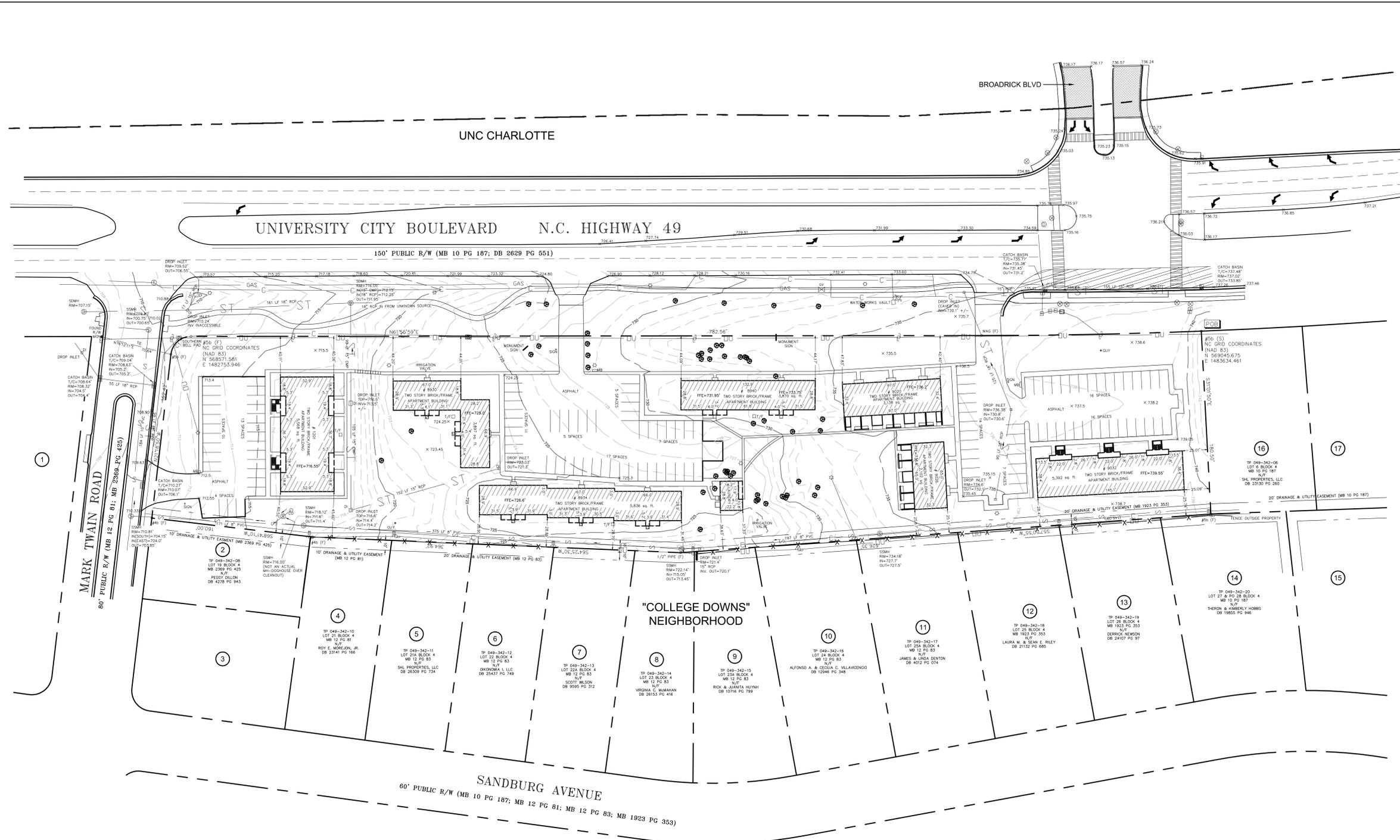
Brick columns subject to NCDOT approval inside right-of-way

NC HIGHWAY 49 ELEVATION



STRUCTURED PARKING DECK ELEVATION ALONG SOUTH PROPERTY LINE

NOTE:  
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE  
 AND IS INTENDED TO DEPICT BUILDING, PARKING  
 AND CIRCULATION RELATIONSHIPS.



**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**

1	#04934101 ADVENT LUTHERAN CHURCH 8840 UNIVERSITY CITY BV. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 & R-17MF EXISTING USE: GOV'T - INST	10	#04934216 ALFONSO A. VILLAVICENCIO AND CELIA C. VILLAVICENCIO 9205 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
2	#04934208 PEGGY A. DILLON 342 HORTON GROVE RD. FORT MILL, SC 29715 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	11	#04934217 JAMES C. DENTON AND LINDA K. DENTON 9211 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
3	#04934209 JY SHING WU AND LIHWA LIHW WU 1215 MARK TWAIN RD. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	12	#04934218 LAURA MANNING RILEY AND SEAN EDWARD RILEY 9223 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
4	#04934210 ROY E. MOREJON JR. 9105 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	13	#04934219 DERRICK NEWSON 9227 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
5	#04934211 SHL PROPERTIES, LLC PO BOX 307 NEWELL, NC 28126 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	14	#04934220 THERON R. HOBBS AND KIMBERLY C. HOBBS 9233 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
6	#04934212 OKIONOMIA LLC 9154 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	15	#04934221 THERON R. HOBBS AND KIMBERLY C. HOBBS 9233 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: VACANT
7	#04934213 SCOTT A. WILSON 9121 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	16	#04934206 SHL PROPERTIES LLC 9100 UNIVERSITY CITY BLVD CHARLOTTE, NC 28213 EXISTING ZONING: R-17MF EXISTING USE: SINGLE-FAMILY RESIDENTIAL
8	#04934214 VIRGINIA C. MCMAHAN 9127 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL	17	#04934203 UNIVERSITY CITY CHURCH OF GOD PO BOX 560821 CHARLOTTE, NC 28256 EXISTING ZONING: R-17MF EXISTING USE: GOV'T - INST
9	#04934215 RICK N. HUYNH AND JUANITA S. HUYNH 402 KEMP LN. CHESAPEAKE, VA 23325 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL		

**ADJACENT OWNERS**

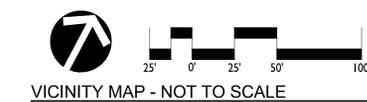
16	TP 049-342-06 LOT 6 BLOCK 4 MB 10 PG 187 SHL PROPERTIES, LLC DB 2330 PG 309
17	TP 049-342-07 LOT 7 BLOCK 4 MB 10 PG 187

**ADJACENT OWNERS**

14	TP 049-342-20 LOT 27 & 28 BLOCK 4 MB 10 PG 187 THERON & KIMBERLY HOBBS DB 19805 PG 946
15	TP 049-342-19 LOT 26 BLOCK 4 MB 10 PG 187 DERRICK NEWSON DB 24107 PG 97
16	TP 049-342-18 LOT 25 BLOCK 4 MB 10 PG 187 LAURA M. & SEAN E. RILEY DB 21150 PG 806
17	TP 049-342-17 LOT 24 BLOCK 4 MB 12 PG 83 JAMES & LINDA DENTON DB 4012 PG 074

**ADJACENT OWNERS**

18	TP 049-342-16 LOT 24 BLOCK 4 MB 12 PG 83 ALFONSO A. & CELIA C. VILLAVICENCIO DB 12546 PG 348
19	TP 049-342-15 LOT 23 BLOCK 4 MB 12 PG 83 RICK & JUANITA HUYNH DB 10716 PG 799
20	TP 049-342-14 LOT 22 BLOCK 4 MB 12 PG 83 VIRGINIA C. MCMAHAN DB 28153 PG 416
21	TP 049-342-13 LOT 21 BLOCK 4 MB 12 PG 83 SCOTT WILSON DB 5955 PG 312
22	TP 049-342-12 LOT 20 BLOCK 4 MB 12 PG 83 OKIONOMIA LLC DB 25437 PG 749
23	TP 049-342-11 LOT 19 BLOCK 4 MB 12 PG 83 SHL PROPERTIES, LLC DB 26309 PG 724
24	TP 049-342-10 LOT 18 BLOCK 4 MB 12 PG 83 ROY E. MOREJON JR. DB 33741 PG 166
25	TP 049-342-08 LOT 16 BLOCK 4 MB 2409 PG 425 REGGY DILLON DB 4270 PG 943



**REVISIONS:**  
01/20/2012 - PER REZONING COMMENTS  
03/23/2012 - PER REZONING COMMENTS

DATE: NOVEMBER 28, 2011  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
SCALE: 1"=50'  
PROJECT #: 1010230  
SHEET #:

**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V. 704.333.0235 F. 704.333.3246  
www.LandDesign.com

PETITION NO. 2012-010

**CIRCLE AT UNC CHARLOTTE  
MIXED-USE DEVELOPMENT**  
CRESCENT RESOURCES, CHARLOTTE, NC  
EXISTING CONDITIONS

**X-1.0**