1. DEVELOPMENT INFORMATION

EXISTING USES

AMOUNT OF OPEN SPACE

N/A

55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE)

20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS;

E. THE PETITIONER SHALL HAVE THE OPTION TO DEVELOP UP TO 5,000 SF OF COMMERCIAL DEVELOPMENT LOCATED ON THE SITE,

B. ALL OTHER USES PERMITTED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD) SHALL BE

C. ACCESS TO THE SITE FROM MARK TWAIN ROAD IS PROPOSED TO BE RIGHT-IN RIGHT-OUT ONLY SUBJECT TO CHANGES TO SUCH ACCESS

5. TRANSPORTATION

A. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE FOLLOWING USES PERMITTED BY RIGHT, UNDER PRESCRIBED CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN

A. IN RELATION TO THE STRUCTURED PARKING DECK, ALONG THE SOUTHERN PROPERTY LINE, ADJACENT TO THE SINGLE FAMILY HOME ALONG SANDBURG AVENUE, A MINIMUM 8-FOOT SCREENING WALL SHALL BE INSTALLED.  THE SCREENING WALL SHALL BE

6. STREETSCAPE AND LANDSCAPING

A. STREETS WITHIN SHALL BE PRIVATE AS INDICATED ON THE SCHEMATIC PLAN.  ALL PRIVATE STREETS WITHIN THE SITE SHALL

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FROM TIME TO TIME.

9. PARKS, GREENWAYS, AND OPEN SPACE

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE ZONING ORDINANCE.

7. ENVIRONMENTAL FEATURES

A. STREETS WITHIN SHALL BE PRIVATE AS INDICATED ON THE SCHEMATIC PLAN.  ALL PRIVATE STREETS WITHIN THE SITE SHALL

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

H. A GREENSCREEN OR DECORATIVE ARCHITECTURAL SCREENING TO BE INSTALLED AT ALL OPENINGS ON ALL LEVELS OF THE

I.1. VINYL SIDING (VINYL WINDOWS MAY BE USED)

I.7. FABRIC AWNINGS

I.8. METAL CANOPIES

I.9. HARDIE PLANK

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

D. THE PETITIONER SHALL BE RESPONSIBLE TO IMPLEMENT AN ADDITIONAL AND CONTINUOUS NC 49 NORTHBOUND THRU/RIGHT LANE APPROXIMATELY STARTING AT MARK TWAIN BLVD TO JOHN KIRK BLVD.  THIS CONTINUOUS THRU/RIGHT LANE SHALL

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

B. PLANTERS IN ANY EXISTING OR PROPOSED UTILITY EASEMENT SHALL CONFORM TO SUCH UTILITIES PLANTING REQUIREMENTS AND ARE SUBJECT TO CHANGES BY UTILITY COMPANY.

D. 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

I.7. FABRIC AWNINGS

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FROM TIME TO TIME.

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN

2. STREET WALLS (SECTION 9.8506.2.a) - WHILE BUILDINGS PROPOSED HAVE A POSITIVE ORIENTATION TO THE PUBLIC

4. RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 DISTRICT

2. DWELLING, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND PLANNED MULTI-FAMILY

B. 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

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FROM TIME TO TIME.

3. THE PETITIONER SHALL BE RESPONSIBLE TO IMPLEMENT AN ADDITIONAL AND CONTINUOUS NC 49 NORTHBOUND THRU/RIGHT LANE APPROXIMATELY STARTING AT MARK TWAIN BLVD TO JOHN KIRK BLVD.  THIS CONTINUOUS THRU/RIGHT LANE SHALL

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN

B. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE FOLLOWING USES PERMITTED BY RIGHT, UNDER PRESCRIBED

A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN

B. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE FOLLOWING USES PERMITTED BY RIGHT, UNDER PRESCRIBED
Circle at UNC Charlotte
Mixed-Use Development
Crescent Resources; Charlotte, NC

November 28, 2011

Sheet # 1010230

Opern NO. 2012-010

BB+M

NTS

01/20/2012 - PER REZONING COMMENTS
03/23/2012 - PER REZONING COMMENTS
04/19/2012 - PER REZONING COMMENTS

Z-5.0

NC Highway 49 Elevation
Structured Parking Deck Elevation Along South Property Line

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

40" Minimum Screen Wall (typical all levels)

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

GreenScreen or Decorative Architectural Screening

Landscape Screen

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

40' Maximum Height

Landscape Screen

Refer to Sheet Z2.1, Section C-C'

8' Masonry Wall

40" Minimum Screen Wall (typical all levels)
EXISTING CONDITIONS

1/20/2012 - PER REZONING COMMENTS
03/23/2012 - PER REZONING COMMENTS
04/19/2012 - 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

SENT TO CITY FOR REVIEW

NOVEMBER 28, 2011

PROJECT #:
1010230
PETITION NO. 2012-010

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES; CHARLOTTE, NC

EXISTING CONDITIONS