CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
ORCHARD HILLS, CHARLOTTE, NC
TECHNICAL DATA SHEET

DEVELOPMENT INFORMATION

DATE: NOVEMBER 28, 2011
DESIGNED BY: DRAWN BY: CHECKED BY: Q.C. BY: SHEET #: SCALE:

PROJECT #: 1010230
PETITION NO. 2012-010

DEVELOPMENT INFORMATION

LEGEND

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

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

DEVELOPMENT INFORMATION

DATE: PER REZONING COMMENTS
01/20/2012
03/23/2012
04/19/2012
06/15/2012

REVISED:

SCALE:

5,000 SF COMMERCIAL
55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE)
40 FT. MAXIMUM; BUILDING E AND PARKING DECK (AS MEASURED FROM THE AVERAGE FINAL GRADE) FOR BUILDING AB THE MAXIMUM BUILDING HEIGHT WILL BE 40 FEET FOR THE PORTION OF THE BUILDING FACING HWY. 49; FOR THE REAR PORTION OF THE BUILDING ABUTTING THE REAR PROPERTY LINE THE MAXIMUM BUILDING HEIGHT WILL BE 24 FEET (AS MEASURED TO THE BOTTOM OF THE EAVE FROM THE AVERAGE FINAL GRADE)

MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF
MAXIMUM: MULTI-FAMILY - 1 SPACE/BEDROOM MINUS 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; RESTAURANT - 1/150 SF; OTHER USES - 1/600 SF

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

SITE INFORMATION

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
ORCHARD HILLS, CHARLOTTE, NC
TECHNICAL DATA SHEET

Z.1.0
CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES; CHARLOTTE, NC

NOVEMBER 28, 2011

+/- 204,775.56 SQFT (4.701 ACRES)
MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"
MIXED USE DEVELOPMENT DISTRICT (MUDD-O)
MULTI-FAMILY RESIDENTIAL
RESIDENTIAL / COMMERCIAL
200 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS). THE PROPOSED UNITS WILL BE A MIX OF ONE, TWO, THREE AND FOUR BEDROOM UNITS. HOWEVER, THE TOTAL NUMBER OF BEDROOMS IN EACH UNIT MAY NOT EXCEED THE NUMBER OF BEDROOMS ALLOWED PER UNIT CONSTRUCTED (E.G. IF 150 UNITS ARE CONSTRUCTED ON THE SITE THE TOTAL NUMBER OF BEDROOMS ALLOWED ON THE SITE WHEN THE TOTAL NUMBER OF BEDROOMS IN EACH OF THE UNITS IS ADDED TOGETHER MAY NOT EXCEED 450 (150X3))

43 DWELLING UNITS PER ACRE (43 DUA)
5,000 SF COMMERCIAL

MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF
MAXIMUM: MULTI-FAMILY - 1 SPACE/BEDROOM MINUS 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; RESTAURANT - 1/150 SF; OTHER USES - 1/600 SF

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

1010230
PETITION NO. 2012-010

REVISED: 04/19/2012 - PER REZONING COMMENTS
06/15/2012 - PER REZONING COMMENTS
03/23/2012 - PER REZONING COMMENTS
01/20/2012 - PER REZONING COMMENTS

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
SCHEMATIC SITE PLAN - SECTIONS
RJP
CHK
RJP
nts
03/23/2012 - PER REZONING COMMENTS
04/19/2012 - PER REZONING COMMENTS
06/15/2012 - PER REZONING COMMENTS
Z-2.1
REVISIONS:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #:
SCALE:
PROJECT #:
CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES; CHARLOTTE, NC
NOVEMBER 28, 2011
PETITION NO. 2012-010

SECTION A-A'

SECTION B-B'

SECTION C-C'

BUILDING AB 2-STORY ALONG SOUTH PROPERTY LINE
DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT

NON-RESIDENTIAL USES

PROPOSED ZONING

TAX PARCEL(S) INCLUDED WITHIN

MIXED USE DEVELOPMENT DISTRICT (MUDD-O)

MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"

- MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL UNITS WILL BE A MIX OF ONE, TWO, THREE AND FOUR BEDROOMS BE PER UNIT
- SITE MAY NOT EXCEED IN THE AGGREGATE A TOTAL OF THREE (3) BEDROOMS PER UNIT
- 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; TWO (2) PARKING SPACES AT THE REAR PROPERTY LINE THE MAXIMUM PERMITTED AVENUE WIDTH

D. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COLOR AND MATERIALS. BUILDINGS C, D, AND F SHALL HAVE EITHER A TRANSITIONAL OR MODERNIST ARCHITECTURAL STYLE, AND DECORATIVE ARCHITECTURAL SCREENING BE USED ON THE REAR YARD FACADE OF THE STRUCTURED PARKING DECK, IT MUST BE REVIEWED AND ALTERNATED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES AS SHOWN ON THE REZONING PLAN.

I. THE FINAL DESIGN OF THE BUILDING WILL INCLUDE A VARIETY OF COLORS AND MATERIALS IN THE FAÇADES TO HELP BREAK UP THE BUILDING MASSING AND HELP CREATE A QUALITY ARCHITECTURAL TREATMENT THAT RELATES TO THE UNC CHARLOTTE CAMPUS. IN ADDITION THE SITE DESIGN WILL PROVIDE FOR PUBLIC ART AND DECORATIVE ACCENTS, A MINIMUM OF TWO COLORS OF STUCCO FINISHES, DECORATIVE ALUMINUM FENESTRATION AT ALL OPENING AREAS THAT WILL SCREEN EXTERIOR VIEW OF BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH MATERIALS AND ACCESSORIES SHALL BE APPLICABLE TO THE SUBJECT PROPERTY AND ARE REQUIRED TO PROPERLY MAINTAIN AND REPAIR AS PROVIDED IN THE DEVELOPMENT PLAN.

ARCHITECTURAL STANDARDS

A. DEVELOPMENT TO BE BUILT IN ONE PHASE.

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 OF THE SITE.

C. ACCESS TO THE SITE FROM MARK TWAIN ROAD IS PROPOSED AS FULL ACCESS WITH A MEDIAN OPENING. THE PETITIONER SHALL OPEN THE MEDIAN AS REQUIRED DURING THE DRIVEWAY AND CONSTRUCTION PLAN APPROVAL PROCESS. 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 MODIFICATIONS AND ALTERATIONS MUST BE SUBMITTED TO THE UNIVERSITY CITY AND DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.

D. THE LIGHTING STANDARDS LISTED ABOVE WILL ALSO APPLY TO THE LIGHT FIXTURES LOCATED ON THE UPPER LEVELS OF THE PARKING DECK. LIGHT FIXTURES WILL BE DESIGNED TO MAXIMIZE THE AESTHETICS OF THE FAÇADES AND MIMIC THE SCALE AND DESIGN OF THE ARCHITECTURAL SCREENING DETAIL TO THE MAXIMUM EXTENT PERMITTED BY THE ORDINANCE.

E. THERE SHALL NOT BE A MINIMUM LOT AREA.

F. MATERIALS THAT ARE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY BE USED BUT ARE NOT LIMITED TO:
- 11. V. SIDINGS (VINYL, STONE, BRICK, ETC.)
- 12. WOOD RELIEF ELEVATIONS, WOOD RELIEF TRIM OR TRIM DETAILS (APP. 1/2" LIMIT TO EXISTING PERPENDICULAR WALLS)
- 13. ENRAINT CONCRETE
- 14. ALUMINUM RELIEF SCREENS
- 15. VERTICAL ACCENTS
- 16. HAND HELD VENTS

G. THERE SHALL NOT BE A MINIMUM LOT AREA.

1. THE PROPOSED UNITS WILL ONLY BE LEASED TO REGISTERED STUDENTS OF A COLLEGE, UNIVERSITY, JUNIOR COLLEGE, VOCATIONAL SCHOOL OR ANY OTHER INSTITUTION OF HIGHER LEARNING.

2. WITH PRIOR WRITTEN APPROVAL, DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

3. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

4. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

5. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

6. BARBER AND BEAUTY SHOPS

7. RESTAURANTS; INCLUDING OPEN AIR OR SIDEWALK CAFES

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

9. STRUCTURED PARKING DECKS AS A PRINCIPAL OR ACCESSORY USE

10. THROUGH THE USE OF VINYL SIDING (VINYL WINDOWS MAY BE USED) OR METAL PANELS (NO VINYL SIDING ON WINDOWS AND SOFFITS)

11. SIGNAGE

12. LIGHTING

13. LANDSCAPING

14. OTHER

14.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 UNIVERSITY CITY AND DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE.


14.C. THE PROPOSED UNITS WILL ONLY BE LEASED TO REGISTERED STUDENTS OF A COLLEGE, UNIVERSITY, JUNIOR COLLEGE, VOCATIONAL SCHOOL OR ANY OTHER INSTITUTION OF HIGHER LEARNING.


14.E. THERE SHALL NOT BE A MINIMUM LOT AREA.

14.F. MATERIALS THAT ARE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY BE USED BUT ARE NOT LIMITED TO:
- 11. V. SIDINGS (VINYL, STONE, BRICK, ETC.)
- 12. WOOD RELIEF ELEVATIONS, WOOD RELIEF TRIM OR TRIM DETAILS (APP. 1/2" LIMIT TO EXISTING PERPENDICULAR WALLS)
- 13. ENRAINT CONCRETE
- 14. ALUMINUM RELIEF SCREENS
- 15. VERTICAL ACCENTS
- 16. HAND HELD VENTS

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

I.2. WITH PRIOR WRITTEN APPROVAL, DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

I.3. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

I.4. DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.

I.5. METAL PANEL

1. BARBER AND BEAUTY SHOPS

2. RESTAURANTS; INCLUDING OPEN AIR OR SIDEWALK CAFES

3. THROUGH THE USE OF VINYL SIDING (VINYL WINDOWS MAY BE USED) OR METAL PANELS (NO VINYL SIDING ON WINDOWS AND SOFFITS)

4. THROUGH THE USE OF VINYL SIDING (VINYL WINDOWS MAY BE USED) OR METAL PANELS (NO VINYL SIDING ON WINDOWS AND SOFFITS)

5. THROUGH THE USE OF VINYL SIDING (VINYL WINDOWS MAY BE USED) OR METAL PANELS (NO VINYL SIDING ON WINDOWS AND SOFFITS)
C. 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)

Decorative Architectural Screening

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

40' Maximum Height

Landscape Screen

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

8' Masonry Wall