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

DEVELOPMENT INFORMATION

LEGEND

VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION

SIGNALIZED INTERSECTION

RESIDENTIAL GATED ACCESS

POTENTIAL SOLID WASTE / RECYCLING LOCATIONS

DEVELOPMENT INFORMATION

+/- 204,775.56 SQFT (4.701 ACRES)

MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"

MIXED USE DEVELOPMENT DISTRICT (MUDD-O)

MULTI-FAMILY RESIDENTIAL

RESIDENTIAL / COMMERCIAL

250 UNITS MAXIMUM - MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS)

54 DWELLING UNITS PER ACRE (54 DUA)

25,000 SF COMMERCIAL

N/A

70 FT MAXIMUM (AS MEASURED FROM THE AVERAGE FINAL GRADE)

RESIDENTIAL - 1.5/UNIT; RESTAURANT: 1/150 SF

ALL OTHERS USES 1/600 SF

PER ZONING ORDINANCE

(1 SF / 100 GSF OF PRIMARY USE)
1. DEVELOPMENT STANDARDS

A. ARCHITECTURAL STANDARDS:

All buildings shall be structured so that the development must meet the following standards:

1. The proposed building height and width of building shall be measured from the ground level.
2. The proposed building shall be designed in accordance with Section 12.109 of the City of Charlotte Zoning Ordinance.
3. The proposed building shall be designed to incorporate the methods suggested in this section.
4. The proposed building shall be designed to incorporate the following:
   a. A minimum of 10 square feet per person
   b. A minimum of 15 square feet per person
   c. A minimum of 20 square feet per person

B. VESTING:

The proposed building shall be designed in accordance with the requirements of this section.

C. LANDSCAPE MEDIAN ON MARK TWAIN ROAD:

The existing landscape median on Mark Twain Road shall be reconfigured to allow for the full movement access from the signalized intersection along with the proposed private street.

D. PROPERTY LINE:

The property line shall be reconfigured to allow for the full movement access from the signalized intersection.

E. BUILDING ENTRANCES:

The building entrance shall be designed in accordance with Section 12.109 of the City of Charlotte Zoning Ordinance.

F. BUILDING ACCESS:

The building access shall be designed in accordance with Section 12.109 of the City of Charlotte Zoning Ordinance.

G. BUILDING CORRIDOR ACCESS POINTS:

The building corridor access points shall be designed in accordance with Section 12.109 of the City of Charlotte Zoning Ordinance.

H. BUILDING ENTRANCE:

The building entrance shall be designed in accordance with Section 12.109 of the City of Charlotte Zoning Ordinance.

I. BUILDING ENTRANCE:

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J. BUILDING ENTRANCE:

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K. BUILDING ENTRANCE:

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L. BUILDING ENTRANCE:

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M. BUILDING ENTRANCE:

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N. BUILDING ENTRANCE:

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O. BUILDING ENTRANCE:

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P. BUILDING ENTRANCE:

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Q. BUILDING ENTRANCE:

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R. BUILDING ENTRANCE:

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S. BUILDING ENTRANCE:

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T. BUILDING ENTRANCE:

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U. BUILDING ENTRANCE:

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V. BUILDING ENTRANCE:

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W. BUILDING ENTRANCE:

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X. BUILDING ENTRANCE:

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Y. BUILDING ENTRANCE:

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Z. BUILDING ENTRANCE:

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NC HIGHWAY 49 ELEVATION

3-STORY UNITS

VEHICULAR ENTRY

ACCENT MATERIAL

4 STORY UNITS

PEDESTRIAN ACCESS TO NC HWY49

AMENITY CLUBHOUSE WITH POOL

GLASS FEATURE

MASONRY

SIGNIFICANT DROP IN GRADE

PEDESTRIAN ACCESS TO NC HWY49

4 STORY UNITS

STRUCTURED PARKING DECK ELEVATION ALONG SOUTH PROPERTY LINE