

1. DEVELOPMENT DATA TABLE:

1a. TOTAL SITE ACREAGE: 6.050 AC, 263,520.50 SF - EXISTING
DEVELOPMENT AREA 1: 2.439 AC, 106,268.66 SF - PROPOSED
DEVELOPMENT AREA 2: 2.800 AC, 113,256.00 SF - PROPOSED
DEVELOPMENT AREA 3: 1.011 AC, 43,995.60 SF - PROPOSED
1b. TAX PARCEL: ID #07706201 - DEED BK. 22805, PG. 479, MECKLENBURG COUNTY REGISTRY DOUBLE OAKS DEVELOPMENT, LLC.
1c. EXISTING & PROPOSED ZONING: EXISTING ZONING R-22MF, PROPOSED ZONING UR-2(CD)
1d. EXISTING USES: VACANT LAND
1e. PROPOSED USES: RESIDENTIAL (MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY - ATTACHED OR DETACHED, BUSINESS/OFFICE)
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE: MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY (ATTACHED OR DETACHED) UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
1g. RESIDENTIAL DENSITY: DEVELOPMENT AREA 1: UP TO MAX. AS PRESCRIBED BY THE ORDINANCE. DEVELOPMENT AREA 2: 32.3 UNITS PER AC DEVELOPMENT AREA 3: UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: DEVELOPMENT AREA 1: NA DEVELOPMENT AREA 2: 4,000 SF, COMMUNITY SPACE - BUSINESS/SMALL ASSEMBLY OCCUPANCY (MF AMENITIES, LEASING OFFICE) - PROPOSED DEVELOPMENT AREA 3: UP TO 20,000 SF BUSINESS/OFFICE ASSOCIATED WITH RESIDENTIAL AS PRESCRIBED BY THE ORDINANCE.
1i. FLOOR AREA RATIO: DEVELOPMENT AREA 1: UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE. DEVELOPMENT AREA 2: 0.953 - 1 FAR DEVELOPMENT AREA 3: UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
1j. MAXIMUM BUILDING HEIGHT: NA
1k. NUMBER AND /OR RATIO OF PARKING SPACES: DEVELOPMENT AREA 1: NA DEVELOPMENT AREA 2: NA DEVELOPMENT AREA 3: NA
1l. AMOUNT OF OPEN SPACE: NA

2. GENERAL PROVISIONS:
2a. APPLICABILITY OF ORDINANCE NOTES: UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR THE UR-2 (CD) ZONING CLASSIFICATION SHALL BE FOLLOWED. ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL
2b. ALTERATIONS: NA

3. OPTIONAL PROVISIONS: NA

4. PERMITTED USES:
4a. ALLOWED USES: ANY/ALL ALLOWED USES AS PRESCRIBED BY THE ORDINANCE.
4b. PROHIBITED USES: NA

4. TRANSPORTATION:
4a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: ON-STREET PARKING SPACE SIGNS PROPOSED AND POSTED AS "NO PARKING HERE TO CORNER". LOCATIONS TO BE COORDINATED WITH CDOT
4b. PUBLIC VS. PRIVATE STREETS: NA
4c. PARKING LOCATION: NA
4d. TRANSIT FACILITIES: NA
4e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS: DEDICATION AREA OF 30'-0", AS MEASURED FROM BACK OF WALL @ 1-77 OFF-RAMP WITHIN DEV. AREA 1, TO MECKLENBURG COUNTY FOR FUTURE GREENWAY. (NIC)
4f. EXISTING THOROUGHFARES: STATESVILLE AVENUE/US HWY 21, LASALLE ST. / ATANDO ST. - NO PROPOSED CHANGES OR CURB-CUTS
4g. EXISTING RESIDENTIAL STREETS: NEWLAND RD. & SAMUEL ST.

5. ARCHITECTURAL STANDARDS:
5a. BUILDING MATERIALS: NA
5b. BUILDING SCALE AND NUMBER OF BUILDINGS: DEVELOPMENT AREA 1: BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE. DEVELOPMENT AREA 2: UP TO 6 (SIX) MULTI-FAMILY APT. OR SENIOR RESIDENTIAL OR SINGLE FAMILY (ATTACHED OR DETACHED), AS PRESCRIBED BY ORDINANCE, BUILDINGS & ACCESSORY STRUCTURES DEVELOPMENT AREA 3: UP TO 4 (FOUR) MULTI-FAMILY APT. OR MF/SENIOR RESIDENTIAL BUILDINGS & ACCESSORY STRUCTURES
5c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS: DEVELOPMENT AREA 1: UP TO 3 (THREE) BUSINESS/OFFICE BUILDINGS & ACCESSORY STRUCTURES DEVELOPMENT AREA 2: FOR ALL DEVELOPMENT AREAS, BUILDING WILL BE DESIGNED AS "FOUR-SIDED ARCHITECTURE" WITH NO LONG BLANK WALLS OF 20' OR MORE IN ACCORDANCE WITH STANDARDS SIMILAR TO ZOD ZONING SECTION 9.1209 FOR ALL DEV. AREAS. WALLS WILL BE BROKEN UP BY DIFFERENT MATERIAL TYPES, WINDOWS AND PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS. DEVELOPMENT AREA 3: NA
5d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES: ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.
5e. FENCE/WALL STANDARDS: NA

6. STREETScape & LANDSCAPING:
6a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS: SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY. REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.
6b. BUFFER/SCREENING TREATMENT: NA

7. ENVIRONMENTAL FEATURES:
7a. TREE SAVE AREAS: NA
7b. SITE INTERIOR TREES & LANDSCAPE: NA
7c. PCCO TREATMENT: NA

8. PARKS, GREENWAYS & OPEN SPACE:
8a. CONNECTIONS TO PARK & OR GREENWAY: PETITIONER WILL DEDICATE A PORTION OF DEV. AREA 1, ADJACENT TO THE EXISTING WALL ALONG THE NORTHWEST PROPERTY LINE BOUNDARY WITH I-77 TO A WIDTH OF 30' (THIRTY FEET) AS MEASURED FROM THE BACK OF THE EXISTING WALL, TO MECKLENBURG COUNTY FOR PARKS & RECREATION FUTURE GREENWAY CONNECTION. GREENWAY DEDICATION WILL TAKE PLACE PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY (CO) FOR ANY BUILDING.

9. FIRE PROTECTION:
9a. FIRE LANE TREATMENT: PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM

10. SIGNAGE:
10a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION: ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

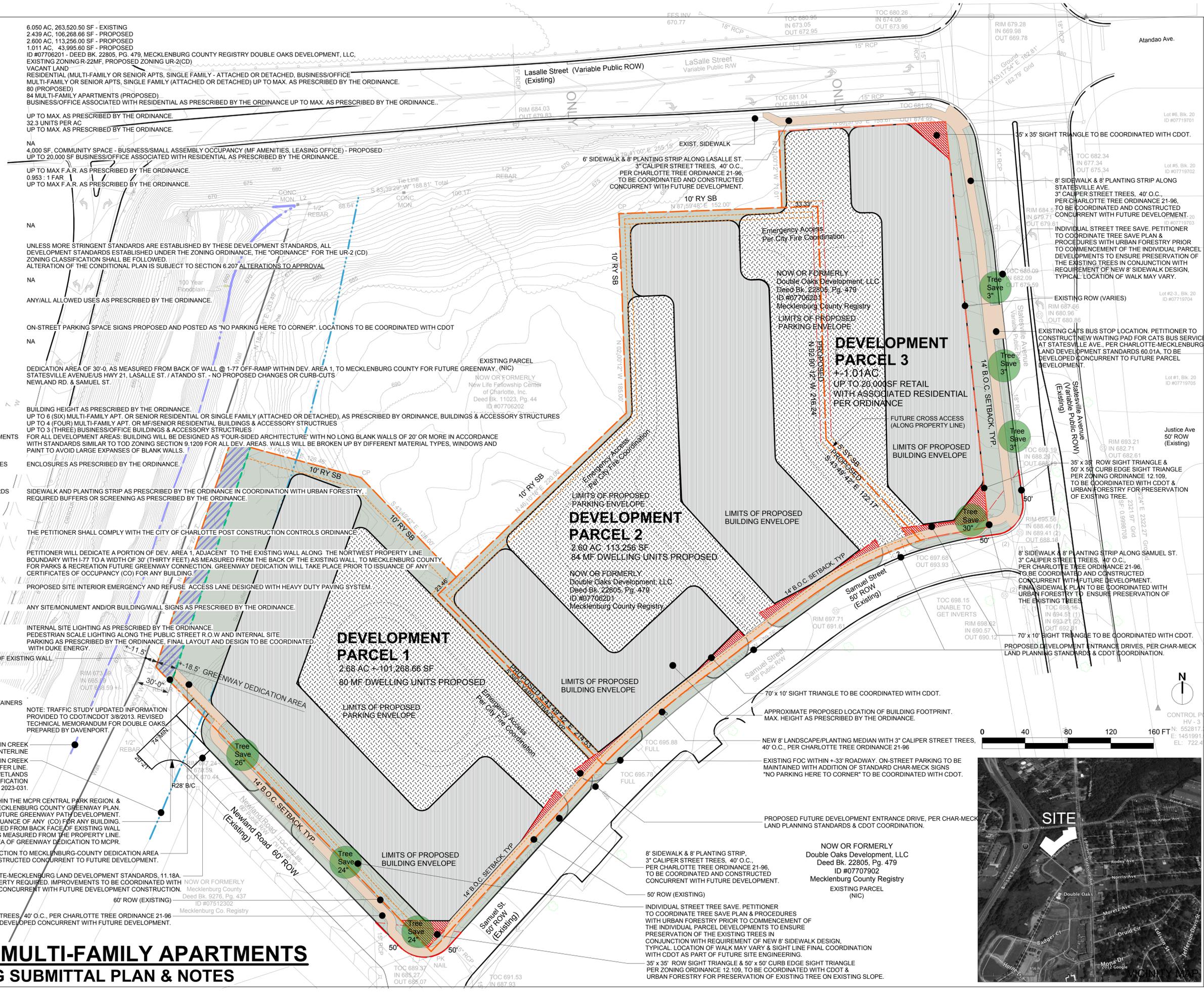
11. LIGHTING:
11a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING: INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE.
11b. PEDESTRIAN SCALE LIGHTING: PEDESTRIAN SCALE LIGHTING ALONG THE PUBLIC STREET R.O.W AND INTERNAL SITE PARKING AS PRESCRIBED BY THE ORDINANCE. FINAL LAYOUT AND DESIGN TO BE COORDINATED WITH DUKE ENERGY.

12. PHASING:
12a. DEVELOPMENT PHASING BY USE OR AREA: DEVELOPMENT AREA 1: FACE OF EXISTING WALL DEVELOPMENT AREA 2: DEVELOPMENT AREA 3: NA

13. OTHER:
13a. UNDERGROUNDING OF UTILITIES: NA
13b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS: NA
13c. TRAFFIC STUDY: NOTE: TRAFFIC STUDY UPDATED INFORMATION PROVIDED TO CDOT/CDOT 3/8/2013. REVISED TECHNICAL MEMORANDUM FOR DOUBLE OAKS PREPARED BY DAVENPORT.

THE PROPERTY IS LOCATED WITHIN THE MCPR CENTRAL PARK REGION, & BORDERS IRWIN CREEK, IDENTIFIED ON THE 2008 MECKLENBURG COUNTY GREENWAY PLAN. MECKLENBURG-COUNTY DEDICATION AREA FOR FUTURE GREENWAY PATH DEVELOPMENT. GREENWAY DEDICATION WILL TAKE PLACE PRIOR TO ISSUANCE OF ANY (CO) FOR ANY BUILDING. AREA TO BE DEDICATED TO BE 30'-0" WIDE AS MEASURED FROM BACK FACE OF EXISTING WALL AND +/-18.5' AS MEASURED FROM THE PROPERTY LINE. ALL FUTURE BMP AREA(S) TO BE LOCATED OUTSIDE THE AREA OF GREENWAY DEDICATION TO MCPR. FUTURE 8' SIDEWALK CONNECTION TO MECKLENBURG-COUNTY DEDICATION AREA FOR FUTURE GREENWAY PATH TO BE COORDINATED AND CONSTRUCTED CONCURRENT TO FUTURE DEVELOPMENT. HAMMERHEAD AT END OF EXIST. NEWLAND AVE. PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, 11.18A. ENCROACHMENT EASEMENT ON COUNTY OWNED PROPERTY REQUIRED. IMPROVEMENTS TO BE COORDINATED WITH CDOT AND DEVELOPED CONCURRENT WITH FUTURE DEVELOPMENT CONSTRUCTION. CDOT AND DEVELOPED CONCURRENT WITH FUTURE DEVELOPMENT CONSTRUCTION.

NEWLAND ROAD MULTI-FAMILY APARTMENTS TECHNICAL REZONING SUBMITTAL PLAN & NOTES



LandDesign THE HOUSING PARTNERSHIP

shook kelley THE HOUSING PARTNERSHIP

Newland Road Multi-family Apartments Newland Ave. & Samuel St. - Double Oaks The Housing Partnership, 4601 Charlotte Park Dr., STE 350, Charlotte, NC, 28217 704-342-0933 p / 704-342-2745 f, EMAIL - fhdson@cmhp.org REZONING SUBMITTAL PETITION # 2013-031

REVISIONS: 02/22/2013 Planning Requested Revisions 03/22/2013 Planning Requested Revisions
DATE: 11/21/2012
DESIGNED BY: Shook/Kelley
DRAWN BY: Shook/Kelley
CHECKED BY: Shook/Kelley
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SHEET #: SP001