

VICINITY MAP
NOT TO SCALE

Legend

Proposed Roadway



Proposed Connection Point



General Provisions

- The development and use of the site will be governed by the rezoning plan, these development standards and the applicable provisions of the City of Charlotte Zoning Ordinance for the TOD-M district. Future amendments to the rezoning plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the rezoning plan are subject to Section 6.207 of the Ordinance.

Development Notes

- Proposed roadway connection points will be required and provided as follows to existing road rights-of-way & adjacent parcels:

- One connection to West Rocky River Road (Connection Point "A"), either within the +/- 225 feet of roadway frontage, or at a location to align with the planned future extension of Carolyn Lane, between Newell Elementary School and the adjacent multi-family site. The preferred location is the extension of future Carolyn Lane; this will be the required location should the necessary right-of-way across adjacent parcel 04918109 be available. In the event that right-of-way across 04918109 is unavailable to complete this connection, the Property owner will be allowed to connect West Rocky River at a location that aligns with the existing Newell Elementary Access. If mutually agreeable to the City and the Property owner, the City may seek to acquire the necessary off-site right-of-way to connect in order to allow connection at the preferred location (future extension of Carolyn Lane). The Property owner will have no responsibility for obtaining necessary easements and rights of way from third parties.
- One connection total to either or both adjacent parcels 04918108 and 04918109 (Connection Point "B"). The alignment of this stub would be configured such as to provide future continuation through these referenced parcels to intersect with West Rocky River Road at its intersection with Twitter Lane. This connection will be aligned to match the approved plan for Twitter Lane on adjacent parcel 04918109 (owned by Sanctuary Holdings Charlotte, LLC). There will be no requirement upon the owner or developer of this Property to acquire right-of-way or to construct any portion of Twitter Lane across the adjacent properties.

- One connection to North Tryon Street (NC Highway 29) at a point approximately opposite of the existing road connection with North Tryon Street and Stetson Drive (Connection Point "C"). Exact alignment with Stetson Drive will not be required. This connection will be restricted to right turns only, in and out, due to existing physical constraints. The exact location of this connection may be within 150' in either direction of the point where the extension of the Stetson Drive centerline extension would intersect the frontage R/W of this parcel.

- One connection to the remainder of parcel 04918104 which is a part of the Property, at the approximate midpoint between the right-of-way of North Tryon Street, and the 100' Undisturbed Post Construction Buffer, +/- 150 feet (Connection Point "D").

- The proposed roadway layout will be configured based upon the following criteria:

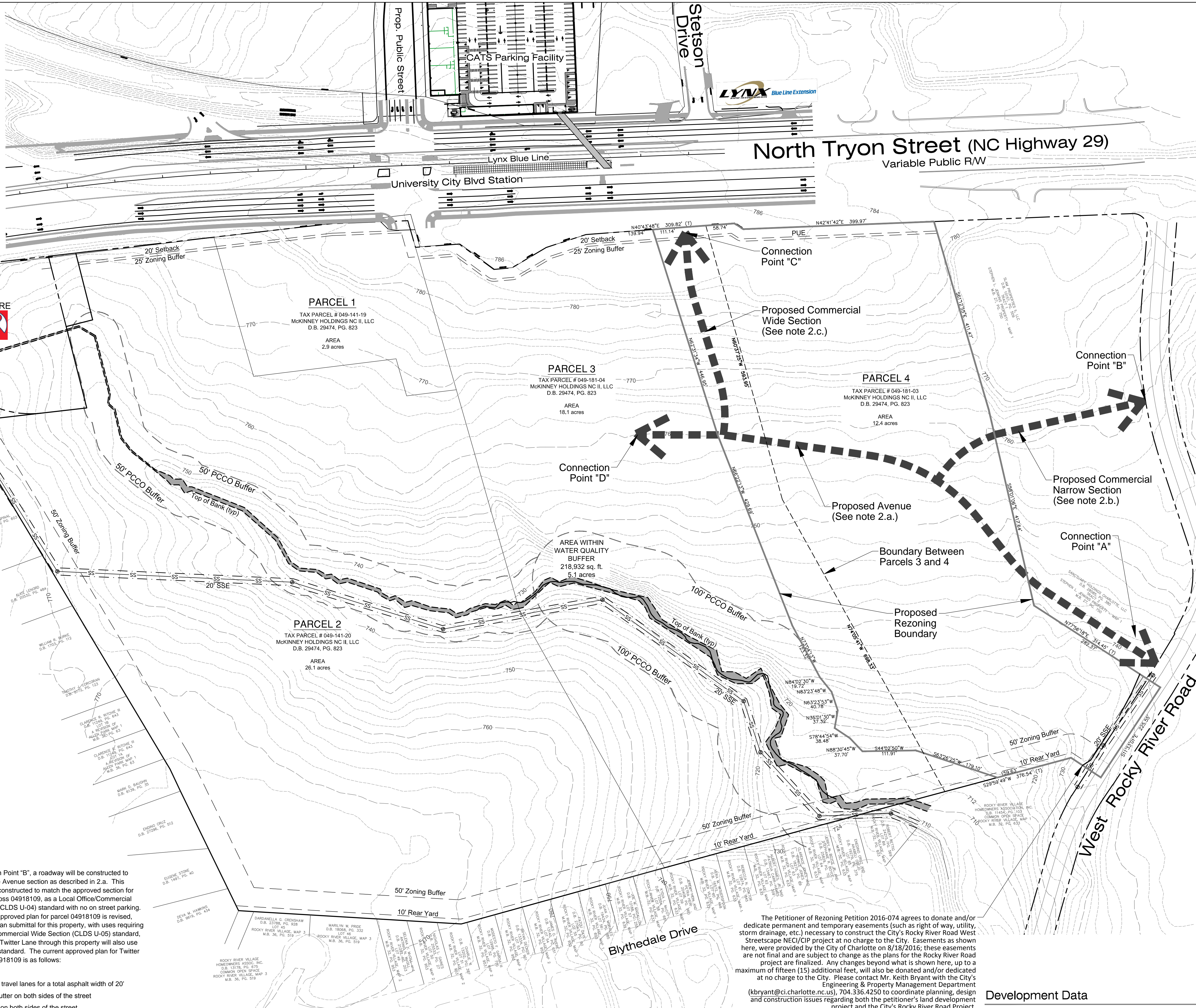
- A continuous roadway will be created between Connection Point "A" and Connection Point "D". The roadway section for this roadway will be an Avenue with the following section:
 - Two 11' travel lanes, one in each direction, and a 10' center vegetated median, with breaks for turn lanes as needed for driveway connections.
 - Two 5' bicycle lanes, one in each direction.
 - 2'6" curb and gutter on each side of the street.
 - 8' planting strips, and 8' sidewalks on both sides of the street.
 - Total right-of-way of 80'.
 - No on-street parking will be required along this roadway.

- From Connection Point "B", a roadway will be constructed to intersect with the Avenue section as described in 2.a. This roadway will be constructed to match the approved section for Twitter Lane across 04918109, as a Local Office/Commercial Narrow Section (CLDS U-04) standard with no on street parking. However, if the approved plan for parcel 04918109 is revised, prior to design plan submitted for this property, with uses requiring a Local Office/Commercial Wide Section (CLDS U-05) standard, the extension of Twitter Lane through this property will also use the CLDS U-05 standard. The current approved plan for Twitter Lane through 04918109 is as follows:

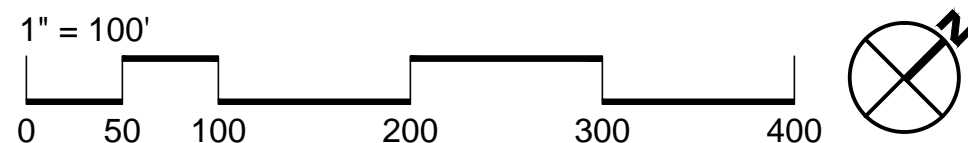
- 51' right-of-way
- Two (2) 10' wide travel lanes for a total asphalt width of 20'
- 2'- 6" curb and gutter on both sides of the street
- 8' planting strips on both sides of the street
- 5' sidewalks on both sides of the street.

- From Connection Point "C", a roadway will be constructed to intersect with the Avenue section as described in 2.a. This roadway will be constructed per the Local Office/Commercial Wide Section (CLDS U-05) with on street parking.

- All new roadways proposed here will be dedicated as public roads.



The Petitioner of Rezoning Petition 2016-074 agrees to donate and/or dedicate permanent and temporary easements (such as right of way, utility, storm drainage, etc.) necessary to construct the City's Rocky River Road West Streetscape NECI/CIP project at no charge to the City. Easements as shown here, were provided by the City of Charlotte on 8/18/2016; these easements are not final and are subject to change as the plans for the Rocky River Road project are finalized. Any changes beyond what is shown here, up to a maximum of fifteen (15) additional feet, will also be donated and/or dedicated at no charge to the City. Please contact Mr. Keith Bryant with the City's Engineering & Property Management Department (kbryant@ci.charlotte.nc.us), 704.336.4250 to coordinate planning, design and construction issues regarding both the petitioner's land development project and the City's Rocky River Road Project.



Development Data

Location: North Tryon & I-85 Connector
Owner: McKinney Holdings NC, LLC
Jurisdiction: City of Charlotte
Tax Parcels: A portion of Parcels 04918104 & 04918103
Total Area: 15.00 acres
Current Zoning: B-2(CD)
Proposed Zoning: TOD-M(CD)

MERRICK & COMPANY
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McKinney Holdings NC, LLC
5411 N Tryon Street
Charlotte, NC 28213

REVISIONS:		DATE:	BY:	REVISION DESCRIPTION:
1	Revision per Staff Comments	8/22/16	JLM	

DESIGN BY:	DATE:	
EGH	07/13/16	
DRAWN BY:	EGH	
07/13/16		
CHECKED BY:	JLM	
07/13/16		
APPROVED BY:	JLM	
07/13/16		

UNIVERSITY CITY GATEWAY
City of Charlotte, North Carolina

Technical Data Sheet

JOB NO: TBD	DATE: 07/15/16
SHEET 1	