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REAL ESTATE  
DEVELOPMENT  
PARTNERS  
R E D  
1316-e6 central ave. # 704.334.3303  
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# Cedar Walk Rezoning Plan Rezoning (SPA) Petition #10-023

16700 Marvin Road Charlotte, NC

NO. DATE: BY: REVISIONS:

1 3/19/10 CC PER CITY COMMENTS

MAR 22 2010

Project No: 09-014  
Date: December 26, 2009  
Designed by: cc  
Drawn by: cc  
Scale: 1" = 60'  
Sheet No:

RZ-1

2010-023

## DEVELOPMENT SUMMARY

TAX PARCEL ID #: SEE LIST BELOW

TOTAL PROJECT AREA: 23.58 AC.

PROPOSED ZONING:  
NS SPA: 2.18 AC.  
UR-2 (CD) SPA: 6.88 AC.

PROPOSED USE:  
BLDG. AND PKG. ENVELOPES 1-5: TOWNHOME/CONDO (64 UNITS MAX.)

BLDG. ENVELOPE A: TOWNHOME (10 UNITS MAX.) OR  
LIVE/WORK (9 UNITS MAX.)

BLDG. ENVELOPE B: TOWNHOME (3 UNITS MAX.) OR  
LIVE/WORK (2 UNITS MAX.)

BLDG. ENVELOPE C: TOWNHOME (10 UNITS MAX.) OR  
LIVE/WORK (8 UNITS MAX.)

BLDG. ENVELOPE D: TOWNHOME (12 UNITS MAX.) OR  
LIVE/WORK (9 UNITS MAX.) OR  
OFFICE (9,000 SF MAX.)

PROPOSED PARKING:  
RESIDENTIAL: 1.5 SPACES PER UNIT  
MEDICAL OFFICE: 1 SPACE PER 200 SF  
ALL OTHER COMMERCIAL: 1 SPACE PER 300 SF

TAX PARCEL ID #s:			
223-08-238	223-08-114	223-08-326	223-08-346
223-08-239	223-08-301	223-08-327	223-08-347
223-08-240	223-08-302	223-08-328	223-08-348
223-08-241	223-08-303	223-08-329	223-08-349
223-08-242	223-08-304	223-08-330	223-08-350
223-08-243	223-08-305	223-08-331	223-08-376
223-08-244	223-08-306	223-08-332	223-08-377
223-08-245	223-08-307	223-08-333	223-08-380
223-08-246	223-08-308	223-08-334	223-08-381
223-08-247	223-08-309	223-08-335	223-08-382
223-08-248	223-08-316	223-08-336	223-08-383
223-08-249	223-08-317	223-08-337	223-08-384
223-08-250	223-08-318	223-08-338	223-08-385
223-08-251	223-08-319	223-08-339	223-08-386
223-08-252	223-08-320	223-08-340	Portion of
223-08-253	223-08-321	223-08-341	223-08-378
223-08-254	223-08-322	223-08-342	
223-08-255	223-08-323	223-08-343	
223-08-256	223-08-324	223-08-344	
223-08-257	223-08-325	223-08-345	

## LEGEND

PROPERTY LINE

SETBACK

BUFFER

PARCEL BOUNDARY

BUILDING AND  
PARKING ENVELOPE

REZONING BOUNDARY

EXISTING WATER  
QUALITY FACILITY

PID: 223-08-136  
LOT 5  
ZONING: R-3  
USE: SINGLE FAMILY  
JAMES P. MONTAGUE  
DB 9286, PG 933

PLAT OF EVERMAY  
MAP BOOK 26, PAGE 666

PID: 223-08-135  
LOT 4  
ZONING: R-3  
USE: SINGLE FAMILY  
SAJIAN S. DHALIWAL  
& KULDEEP K.  
DB 16257, PG 135

PID: 223-08-133  
LOT 2  
ZONING: R-3  
USE: VACANT  
JAS. AM. INC.  
DB 14248, PG 189

PLAT OF EVERMAY  
MAP BOOK 26, PAGE 666

PID: 223-08-132  
LOT 1  
ZONING: R-3  
USE: SINGLE FAMILY  
YANCEY THIGPEN  
& MARIA DUNBAR  
DB 17196, PG 301

15' EXCLUSIVE EASEMENT FOR TRACT 2  
15' EXCLUSIVE EASEMENT FOR TRACT 3  
15' EXCLUSIVE EASEMENT FOR TRACT 4  
15' EXCLUSIVE EASEMENT FOR TRACT 5  
15' EXCLUSIVE EASEMENT FOR TRACT 6  
15' EXCLUSIVE EASEMENT FOR TRACT 7

PID: 223-08-572  
ZONING: MX-2 (INNOV)  
USE: C.O.S.  
ARDREY KELL VILLAGES  
TOWNHOME ASSO., INC.

PID: 223-08-571  
ZONING: MX-2 (INNOV)  
USE: C.O.S.  
ARDREY KELL VILLAGES  
TOWNHOME ASSO., INC.

PID: 223-08-260  
ZONING: NS  
USE: COMMERCIAL  
CHARLOTTE METRO CREDIT UNION

PID: 223-08-261  
ZONING: NS  
USE: COMMERCIAL  
ARDREY KELL RETAIL, LLC

ARDREY KELL ROAD  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
N.C.D.O.T. PROJECT NO. 8100394  
BOOK 3, PAGES 386-388  
RIGHT-OF-WAY CONVEYANCE FOUND IN DEED BOOK 11835, PAGE 797

GRAPHIC SCALE  
60 0 30 60 120  
1" = 60 FEET

1. THE REZONING PLAN CONSISTS OF THE DEVELOPMENT STANDARDS AND THE SITE PLAN. THE DEVELOPMENT STANDARDS CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PARKING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE CONDITIONAL NOTES. HOWEVER, OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT, WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. SUCH CHANGES SHALL STILL REFLECT THE "NEIGHBORHOOD SERVICES" OR "URBAN RESIDENTIAL" STYLE LAYOUT OF THE SITE AS GENERALLY DEPICTED ON THE PLAN.

3. STORM WATER DETENTION AND WATER QUALITY FACILITIES MAY BE LOCATED IN ABOVE-GROUND OR UNDERGROUND FACILITIES. ABOVE-GROUND WATER QUALITY FACILITIES WHICH ALSO PROVIDE HIGH AESTHETIC VALUE SUCH AS RAINGARDENS, BIORETENTION, OR WET PONDS MAY BE LOCATED BETWEEN BUILDINGS AND PUBLIC STREETS INCLUDING ARDREY KELL.

5. ALL DUMPSTERS SHALL BE LOCATED WITHIN A SOLID BRICK ENCLOSURE WITH GATES.

**7. THE PETITIONER/DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP ALONG ALL PUBLIC STREETS**

AUTOMOTIVE SERVICE STATIONS, OFF STREET PARKING AS A PRINCIPAL USE, PEST CONTROL/DISINFECTING SERVICES, LABORATORIES, EQUIPMENT RENTAL, AUCTION SALES, OUTDOOR COMMERCIAL AMUSEMENT, FAST FOOD WITH DRIVE THRU, ARMORIES, GASOLINE SALES BAR OR ESTABLISHMENT WHERE LIQUOR SALES IS THE MAJOR SOURCE OF INCOME, ESTABLISHMENTS WHERE FOOD DELIVERY IS THE MAIN PART OF THE BUSINESS. THERE WILL BE A MAXIMUM OF TWO (2) USES WITH DRIVE THRU ON THE SITE. NO SINGLE RETAIL TENANT TO BE GREATER THAN 15,000 SF.

10. THE PETITIONER/DEVELOPER WILL MAKE THE STREETS LOOK LIKE PUBLIC STREETS WITH SIDEWALKS ON BOTH SIDES AND ADEQUATE PLANTING STRIPS COMPLETE WITH APPROPRIATE SIZED TREES AND SPACINGS.

12. THE HOURS OF OPERATION FOR THE RETAIL BUSINESS SHALL NOT BE LATER THAN 12:00 AM. THERE WILL BE NO DELIVERIES OR GARBAGE PICK UP BETWEEN THE HOURS OF 10 PM AND 7 AM.

15. THE PETITIONER/DEVELOPER AGREES TO INSTALL LANDSCAPING THAT IS GREATER THAN WHAT IS REQUIRED BY THE ORDINANCE. CONTRIBUTING PLANTINGS ARE SHOWN SCHEMATICALLY ON THE REZONING PLAN; HOWEVER THE EXACT CONFIGURATION AND LAYOUT IS SUBJECT TO CHANGE FROM WHAT IS SHOWN.

17. BUILDINGS DEVELOPED ON THE AREA ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #1" MAY BE ORIENTED TOWARDS EITHER CEDAR WALK LANE OR THE EXISTING WET POND.

19. DEVELOPMENT OCCURRING ON THE AREAS ILLUSTRATED AS "BUILDING AND PARKING ENVELOPE #4" AND "BUILDING AND PARKING ENVELOPE #5" IS LIMITED TO TOWNHOMES. PARKING WILL BE DESIGNED AS REAR-LOADED INTERNAL OR DETACHED GARAGE OR SURFACE PARKING. ALL SURFACE PARKING WILL BE LOCATED BEHIND THE BUILDINGS. ALL PARKING WILL BE ACCESSED FROM EXISTING OR PROPOSED ALLEYS.

**1** 21. DEVELOPMENT OCCURRING ON "BUILDING ENVELOPE B" WILL BE LIMITED TO TWO LIVE/WORK UNITS OR THREE TOWNHOMES.

23. DEVELOPMENT OCCURRING ON "BUILDING ENVELOPE D" WILL BE LIMITED TO OFFICE AND/OR LIVE/WORK UNITS AND/OR TOWNHOMES. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT THIS AS ONE OR MULTIPLE BUILDINGS.

25. PARKING WILL BE PROVIDED AT THE FOLLOWING MINIMUM RATES:

RESIDENTIAL:	1.5 SPACES PER UNIT
MEDICAL OFFICE:	1 SPACE PER 200 GSF
ALL OTHER OFFICE/RETAIL:	1 SPACE PER 300 GSF

