

SITE DEVELOPMENT DATA

TOTAL AREA: 22,523 ACRES
PROPOSED USE OF LAND:
PARCEL A:
RESIDENTIAL UNITS: 420 MAX.
PARCEL B:
RESIDENTIAL UNITS: 200 MAX.

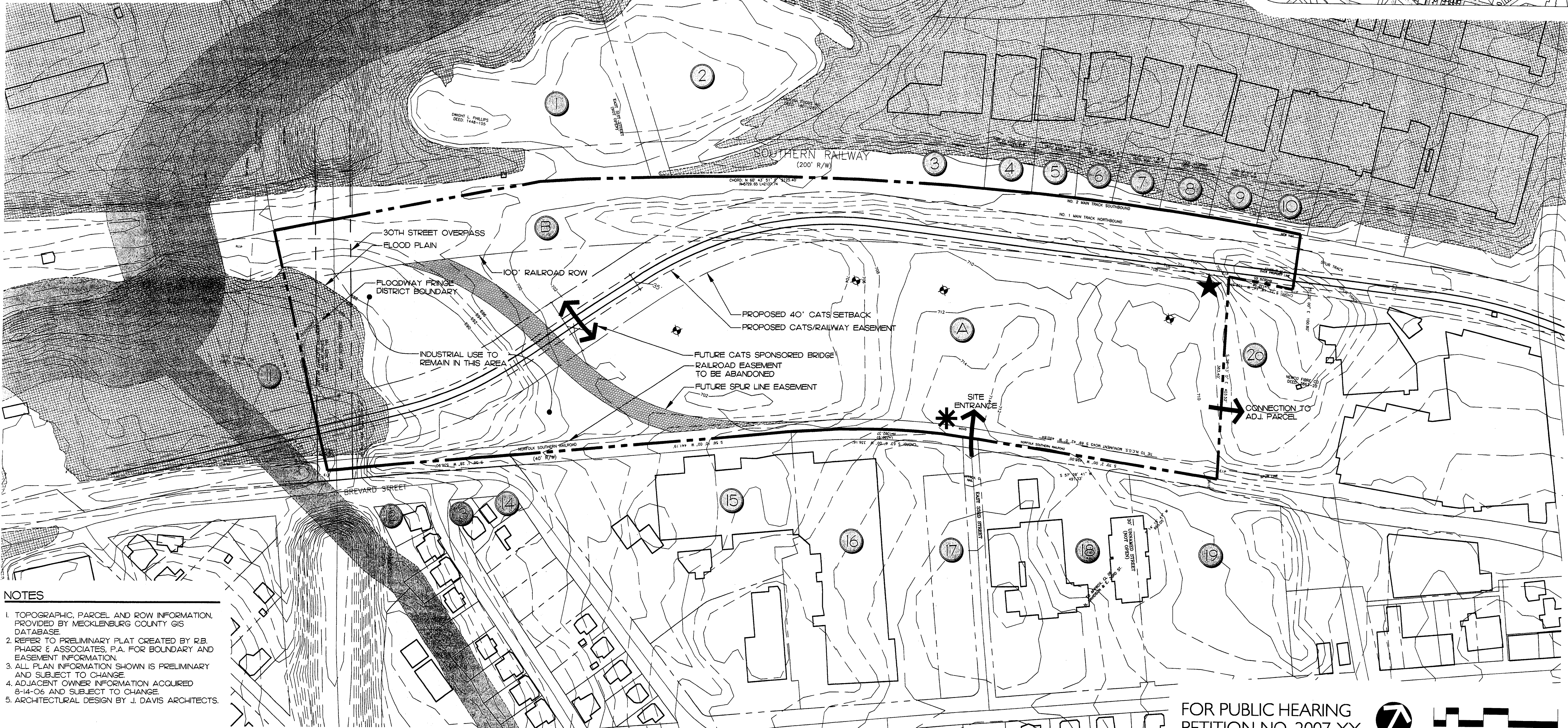
PARCEL INFORMATION

PARCEL # 083-031-01
CAR-CHI LLC
400 E. 33RD STREET
CHARLOTTE, NC 28205
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE
PROPOSED ZONING: MUDD
PROPOSED USE: MULTI-FAMILY,
INDUSTRIAL

LEGEND

- * FULL ACCESS POINT
- ★ TRASH FACILITIES
- ➔ FULL ACCESS POINT
- 🚲 BICYCLE PARKING
- SWIM BUFFER
- FLOODPLAIN

VICINITY MAP

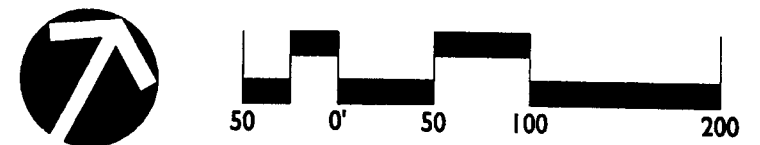


- NOTES
1. TOPOGRAPHIC, PARCEL AND ROW INFORMATION, PROVIDED BY MECKLENBURG COUNTY GIS DATABASE.
 2. REFER TO PRELIMINARY PLAT CREATED BY R.B. PHARR & ASSOCIATES, P.A. FOR BOUNDARY AND EASEMENT INFORMATION.
 3. ALL PLAN INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
 4. ADJACENT OWNER INFORMATION ACQUIRED 8-14-06 AND SUBJECT TO CHANGE.
 5. ARCHITECTURAL DESIGN BY J. DAVIS ARCHITECTS.

ADJACENT OWNERS

- | | | | | | | | | | |
|--|---|--|--|--|---|---|---|---|--|
| 1 0830201
FIRST INDUSTRIAL B & L
2420 BANK OF AMERICA PLAZA
CHARLOTTE, NC 28280
EXISTING ZONING: I-1
EXISTING USE: VACANT | 3 0830314
KODGEE LLC
300 CULLMAN AVE.
CHARLOTTE, NC 28206
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 5 0830312
DETREX CORP.
PO BOX 511
SOUTH-FIELD, MI 48066
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 7 0830310
SHAW PROPERTIES
12501 JIM SOSSOMAN RD.
MIDLAND, NC 28107
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 9 0830308
425 TIMBERWALK CT #125
POINTE VEDRA
BEACH, FL 32082
EXISTING ZONING: I-1
EXISTING USE: VACANT | 11 0830132
FIRST INDUSTRIAL B & L
2420 BANK OF AMERICA PLAZA
CHARLOTTE, NC 28280
EXISTING ZONING: I-1
EXISTING USE: VACANT | 13 0830692
C T BROOKS
15902 HIGHWAY 28
INDIAN TRAIL, NC 28079
EXISTING ZONING: I-1
EXISTING USE: VACANT | 15 08307803
HIGHLAND MILL RESIDENTIAL
7 PIEDMONT CENTER SUITE 300
ATLANTA, GA 30305
EXISTING ZONING: MUDD-O
EXISTING USE: WAREHOUSE | 17 08307804
HIGHLAND MILL RESIDENTIAL
7 PIEDMONT CENTER SUITE 300
ATLANTA, GA 30305
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT | 19 08308402
THE YMCA OF CHARLOTTE
3025 N. DAVIDSON STREET
CHARLOTTE, NC 28205
EXISTING ZONING: I-1
EXISTING USE: OFFICE |
| 2 0830315
FIRST INDUSTRIAL B & L
2420 BANK OF AMERICA PLAZA
CHARLOTTE, NC 28280
EXISTING ZONING: I-1
EXISTING USE: VACANT | 4 0830313
PATRICK SPECKMAN
310 CULLMAN AVE.
CHARLOTTE, NC 28206
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 6 0830311
FIRST INDUSTRIAL B & L
2420 BANK OF AMERICA PLAZA
CHARLOTTE, NC 28280
EXISTING ZONING: I-1
EXISTING USE: VACANT | 8 0830309
MECKLENBURG COUNTY
600 E. FOURTH STREET
CHARLOTTE, NC 28202
EXISTING ZONING: I-1
EXISTING USE: VACANT | 10 0830307
MECKLENBURG COUNTY
600 E. FOURTH STREET
CHARLOTTE, NC 28202
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE | 12 08306801
RUSSELL C SMITH
400 FAISON STREET
CHARLOTTE, NC 28208
EXISTING ZONING: I-1
EXISTING USE: SINGLE-FAM | 14 0830691
C T JR & FRANCES P BROOKS
15902 HIGHWAY 28
INDIAN TRAIL, NC 28079
EXISTING ZONING: I-1
EXISTING USE: COMMERCIAL | 16 08307801
HIGHLAND MILL RESIDENTIAL
7 PIEDMONT CENTER SUITE 300
ATLANTA, GA 30305
EXISTING ZONING: MUDD-O
EXISTING USE: MULTI-FAMILY | 18 08308401
THE YMCA OF CHARLOTTE
3025 N. DAVIDSON STREET
CHARLOTTE, NC 28205
EXISTING ZONING: I-1
EXISTING USE: COMMERCIAL | 20 0830303
WEIR ASSOCIATES LP
145 LANSLOWNE ROAD
CHARLOTTE, NC 28270
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE |

FOR PUBLIC HEARING
PETITION NO. 2007-XX



BREVARD STREET SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
TECHNICAL DATA SHEET

REVISIONS
DATE: JANUARY 22, 2007
DESIGNED BY: CCM
CHECKED BY: CCM
SCALE: 1"=100'
PROJECT #: 000260

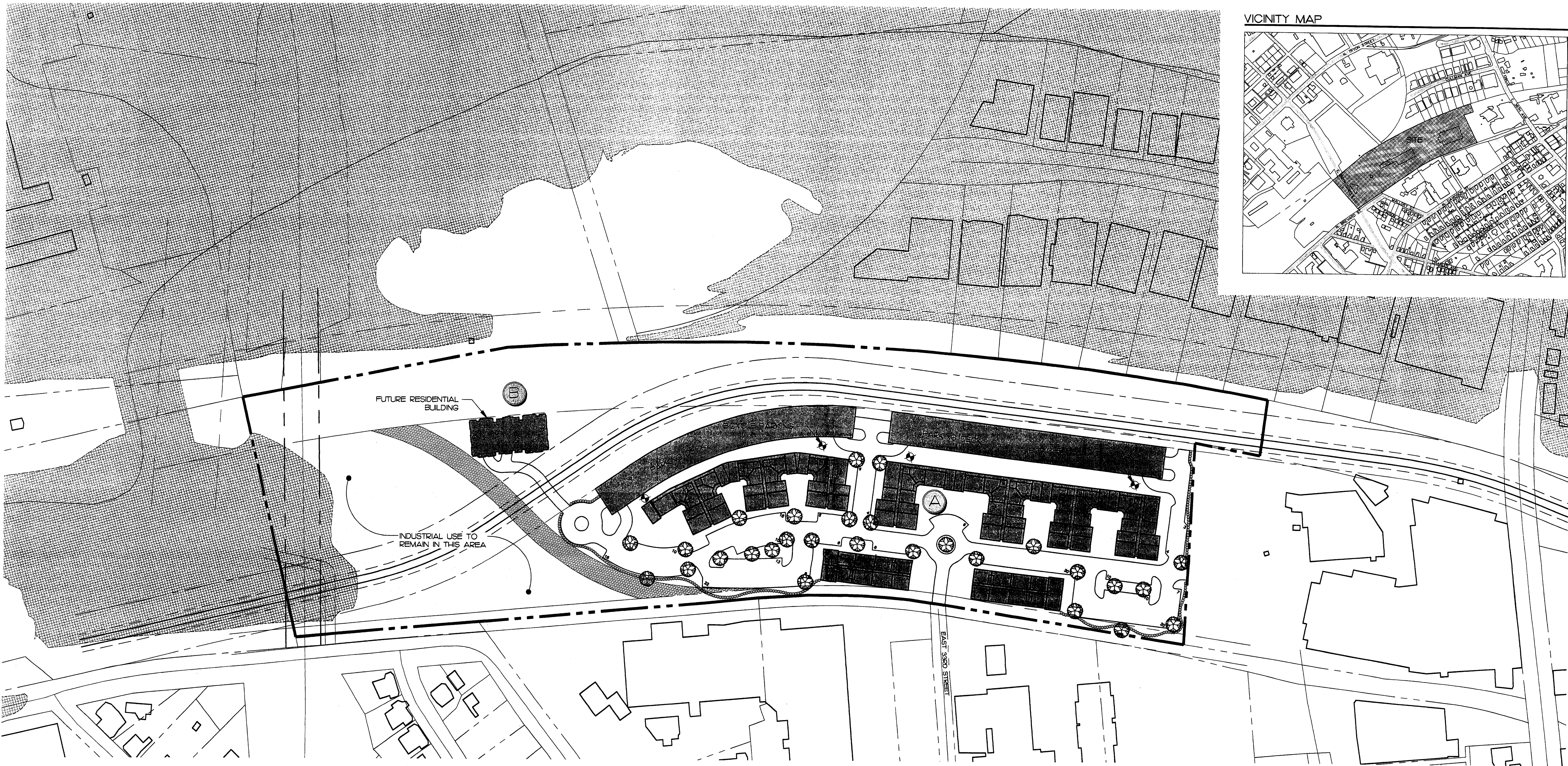
SHEET #

2007-044

RZ-1

LandDesign

223 N Graham Street Charlotte, NC 28202
T: 704.333.0325 F: 704.332.3246
www.LandDesign.com



VICINITY MAP



DEVELOPMENT STANDARDS

SITE DATA:

Acres: 22.52 acres
Existing Zoning: I-2, Truck Yard / Warehouse Use
Proposed Zoning: MUDD, Multifamily and Industrial Use
Total Units: 620 Max.

DEVELOPMENT STANDARDS

Unless more stringent standards are established by the Technical Data Sheet (Sheet RZ-1), the Schematic Master Plan (Sheet RZ-2), the Building Elevations (Sheet RZ-3), or by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district classification shall be followed in connection with development taking place on the Site.

A. PERMITTED USES

1. Permitted uses shall be those allowed in the MUDD and I-2 zoning classifications.
2. The maximum number of units constructed on the Site may not exceed 620.

B. SETBACKS, SIDE YARDS AND REAR YARDS

1. No Setback, Sideyard, or Rearyard is required, but a 10' building separation is required adjacent to residential uses.

C. SCREENING

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.
3. The Site shall comply with the City of Charlotte Tree Ordinance.
4. Roof-top mechanical equipment shall be screened from public view.

D. DESIGN AND PERFORMANCE STANDARDS

1. The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets RZ-3.

F. LIGHTING

1. All freestanding lighting fixtures will be uniform in design.
2. Parking lot light poles shall not be placed in the tree islands.

G. SIGNS

1. Signage shall conform to the provisions of the Ordinance.
2. No more than two detached monumental project identification signs shall be permitted and shall be located within the areas generally depicted on the Technical Data Sheet. These signs may not exceed 7 feet in height and the actual signage area may not exceed 50 square feet on either side.
3. Directional signs shall be allowed as permitted in the ordinance but may not exceed 30" in height in the sight triangles.

H. PARKING

1. Off street parking spaces will, at a minimum, satisfy the requirements of the MUDD zoning district in the Ordinance.

2. Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on the Sheet RZ-2 in accordance with the Ordinance.

I. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS

1. Sidewalks will be provided within the site where applicable, at a width of no less than 5'.
2. Planting strips and sidewalks may be located within the setback and/or the rights-of-ways subject to any necessary government approval.

J. ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet. Additional access points may be allowed as needed and are subject to CDOT approval.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

K. FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

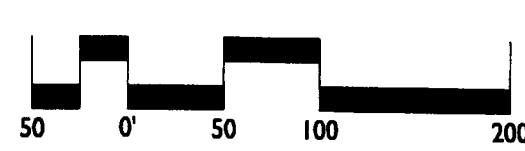
L. AMENDMENTS TO REZONING PLAN

Future amendments to this Technical Data Sheet and 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.

M. BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

FOR PUBLIC HEARING
PETITION NO. 2007-XX



REVISIONS:

DATE: JANUARY 22, 2007
DESIGNED BY: CCM
DRAWN BY: CCM
CHECKED BY:
O.C. BY:
SCALE: 1"=100'
PROJECT #: 1006190

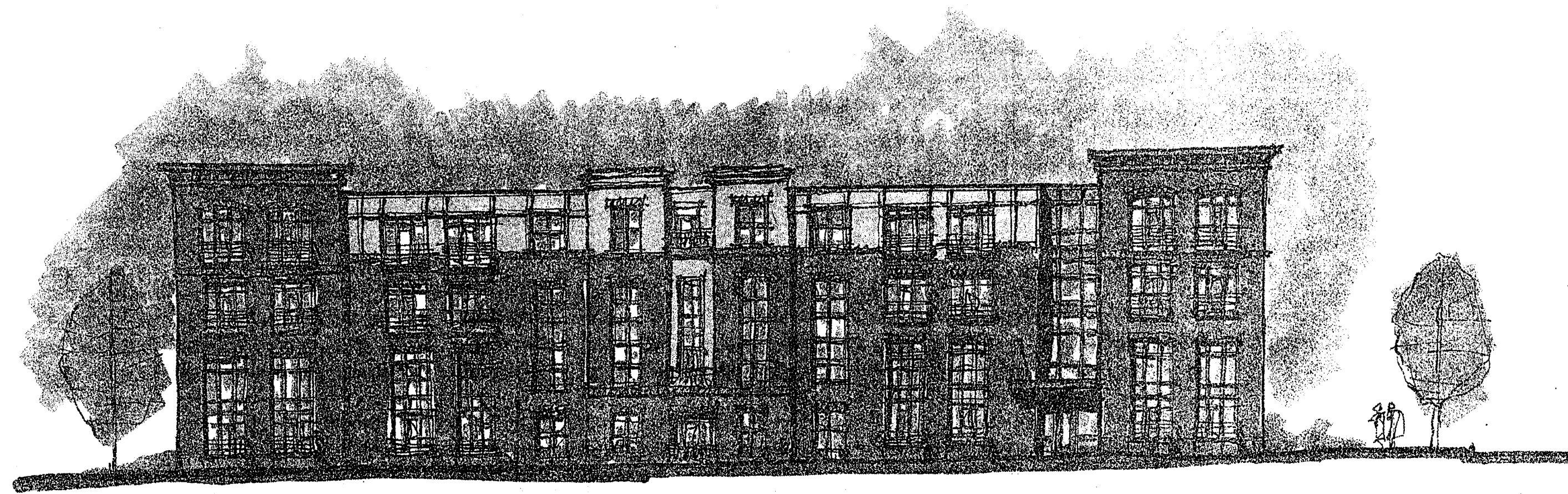
SHEET #:

RZ-2

BREVARD STREET SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
ILLUSTRATIVE PLAN

LandDesign

223 N Graham Street Charlotte, NC 28202
P: 704.332.0325 F: 704.332.3546
www.LandDesign.com



NODA CONCEPT ELEVATION

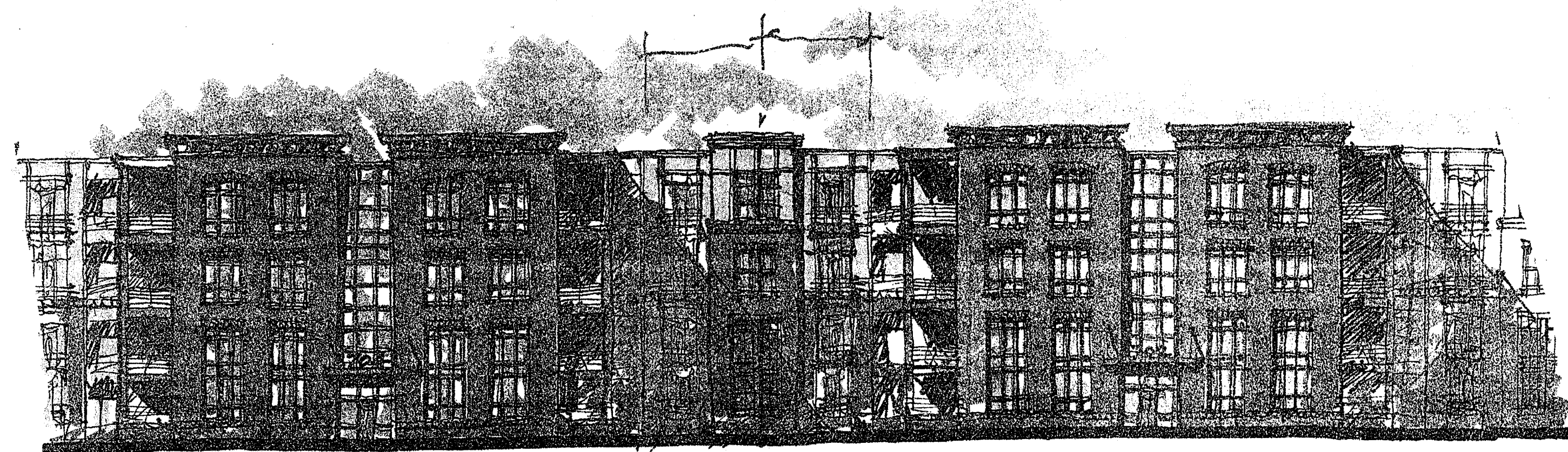
12 JAN 2007

GATEWAY HOMES

Haus Architects

PARCEL A CONCEPTUAL ELEVATION
SUBJECT TO CHANGE

NOT TO SCALE



NODA CONCEPT ELEVATION

12 JAN 2007

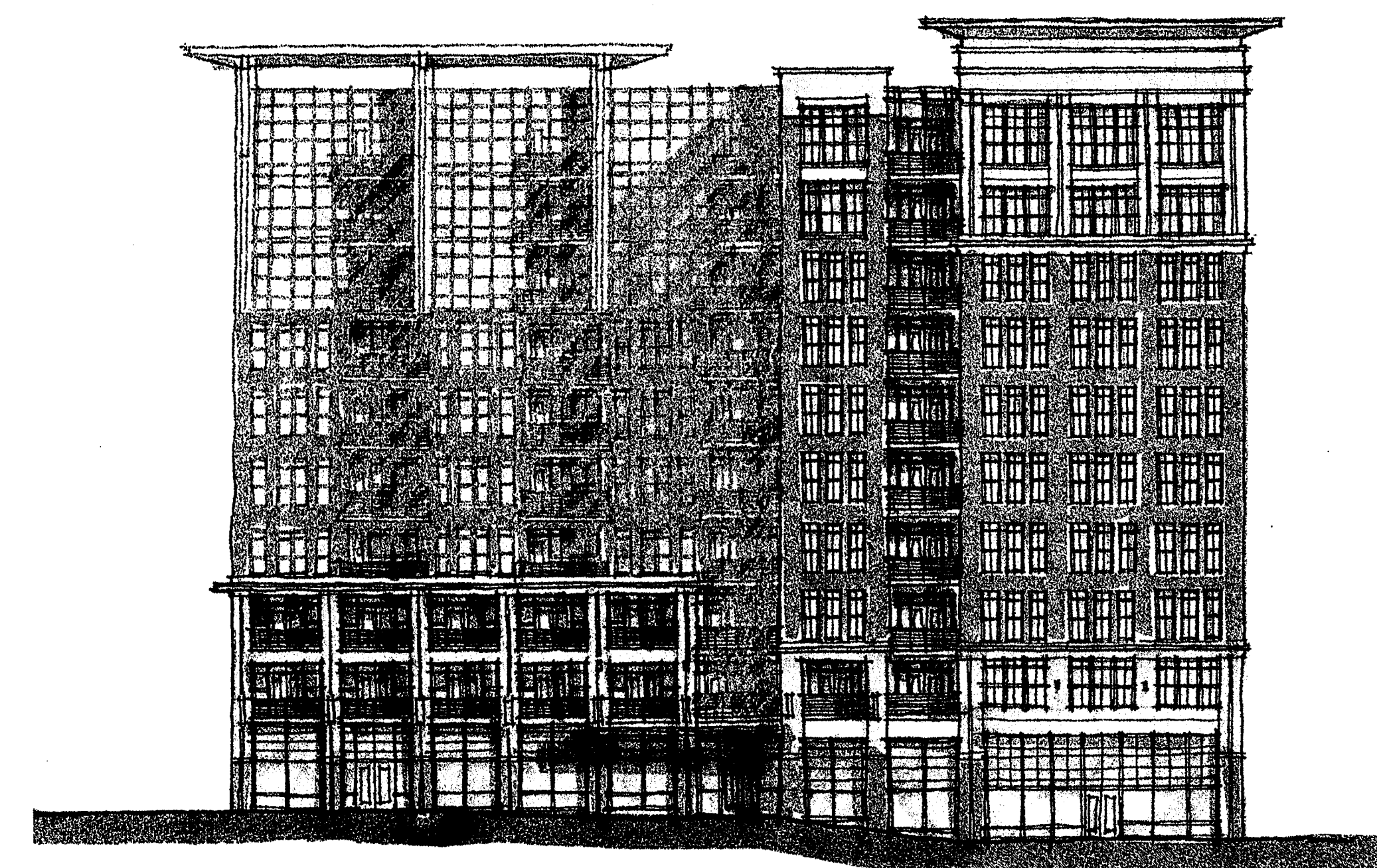
GATEWAY HOMES

Haus Architects

PARCEL B CONCEPTUAL ELEVATION
SUBJECT TO CHANGE

NOT TO SCALE

VICINITY MAP



PARCEL B CONCEPTUAL ELEVATION
SUBJECT TO CHANGE

NOT TO SCALE

FOR PUBLIC HEARING
PETITION NO. 2007-XX

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BREVARD STREET SITE
MULTI-FAMILY COMMUNITY
GATEWAY HOMES, CHARLOTTE, NC
ARCHITECTURAL ELEVATIONS

REVISIONS:

DATE: JANUARY 22, 2007
DESIGNED BY: CCM
CHECKED BY: CCM
SCALE: N.T.S.
PROJECT #: 1006190

SHEET #:
RZ-3