

# MOUNTAIN ISLAND PROMENADE REZONING PETITION

CHARLOTTE, NORTH CAROLINA

**OWNER/  
DEVELOPER**

Mountain Island Promenade, LLC  
1341 East Morehead St. Suite 201  
Charlotte, NC 28204  
704.344.1868

**DEVELOPER**

 **CAMBRIDGE PROPERTIES  
INCORPORATED**  
831 East Morehead Street, Suite 245 Charlotte, North Carolina 28204  
704/333-2393 Fax: 704/333-2394

**LANDSCAPE ARCHITECT  
CIVIL ENGINEER**

LandDesign, Inc.  
223 North Graham St.  
Charlotte, NC 28202  
704.333.0325

**SHEET INDEX:**

		SUBMITTED
RZ-1	Technical Data Sheet	11/21/07
RZ-2a	Schematic Site Plan A	11/21/07
RZ-2b	Schematic Site Plan B	11/21/07
RZ-2c	Schematic Site Plan C	11/21/07
RZ-2d	Schematic Site Plan D	11/21/07
RZ-3	Typical Cross Section (Mount Holly- Huntersville Road)	11/21/07
RZ-4	Pedestrian Circulation Plan	11/21/07
RZ-5	Development Standards (submitted as 8 1/2 x 11 only)	11/21/07
RZ-6	Roadway Improvements	11/21/07

**ARCHITECT**

One on One Design  
2719 Lilly Mill Rd.  
Charlotte, NC 28210  
704.643.8697

**TRANSPORTATION**

Kubilins Transportation Grp.  
800 West Hill Street  
Suite 202  
Charlotte, NC 28208  
980.321.0202

**ZONING CONSULTANT**

Kennedy, Covington, Lodbell,  
and Hickman, LLP  
Hearst Tower, 47th Floor  
214 N. Tryon St.  
Charlotte, NC 28202  
704.331.7400

For Public Hearing  
Petition No. 2008-031

REVISIONS  
DATE 11/21/07  
DRAWN BY: MRC  
CHECKED BY: MRC  
SCALE: AS SHOWN  
PROJECT #: 100743  
SHEET #:

Mountain Island Promenade Rezoning Petition  
Charlotte, North Carolina  
Withrow Capital, Investments, LLC

COVER SHEET

LandDesign  
223 N. Graham Street, Charlotte, NC 28202  
704.333.0325  
www.LandDesign.com



Total Site Area
Existing Zoning
Proposed Zoning

116 Ac.  
NS - LWPA, BD (CD) - LWPA  
NS - LWPA (Parcels A, B, D, D-1, E, F) \*site plan amendment  
BD (CD) - LWPA (Parcel C)

	Residential	Retail	Office	Climate Controlled Storage
Area 1 - Residential (50 Ac.)				
Parcel E	625 units (687,500 s.f)**			
Parcel F	140 units (175,000 s.f)**			
	**See R2.5 for specific development allowed for Parcel E and Parcel F			
Area 2 - Multi-Use (70 Ac.)				
Parcel A		245,000 s.f.		
Parcel B		72,500 s.f.		
Parcel C				127,000 s.f.
Parcel D, D-I		98,000 s.f.	165,000 s.f.	
Total	765 units (862,500 s.f.)	415,500 s.f.	165,000 s.f.	127,000 s.f.

Total Site Area	116 Ac.
Area 1 - Residential	56 Ac.
Area 2 - Multi-Use	60 Ac.
Proposed Treesave	+/-11.6
Area 1	6.11 Ac.
Area 2	5.79 Ac.
Proposed Open Space	29.75 A

\*Note:  
Tree save areas are approximate based on aerial  
topography information.

03303713	INVESTMENT SERVICES LLC 3021 HANSON RD CHARLOTTE NC 28207 DEED 17390 PG 83	15)	033034174	CERYL AND RONALD WASKER 10177 CHASTAIN PARK SUITE 105 CHARLOTTE NC 28216 DEED 11616 PG 411	29)	033034113	HOLLY HANTER CHURCH 4116 HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 17175 PG 295	
2)	033031025	JODIE W MCLEAN MONTAN ISLAND LLC 1801 HAN ST #900 COLUMBIA SC 29201 DEED 11564 PG 061	16)	033034175	ROBERT AND LINDA REVELLEN 13081 VIA DEL VELADOR SAN DIEGO CA 92129 DEED 17345 PG 320	30)	033034122	WILLIAM AND BETTY ALLAN 4220 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 04503 PG 424
3)	033034106	WILLIAM DONNIE LANHAM 9501 MT HOLLY HUNTERVILLE RD. CHARLOTTE NC 28216 DEED 15914 PG 215	17)	033034176	REGINALD M KEITT 00931 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 12114 PG 620	31)	033034123	WILLIAM AND BETTY ALLAN 4220 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 04503 PG 424
4)	033034105	CHASTAN HOMEOWNERS ASSOC. INC. 5800 DOWLING CENTER DRIVE CHARLOTTE NC 28212 DEED 11073 PG 339	18)	033034501	DENNIS AND KWAN GRAHAM 1001 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 11724 PG 192	32)	033034124	WILLIAM AND BETTY ALLAN 4220 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 04503 PG218
5)	033034145	KEITH AND ELIZABETH DOWNING 10727 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 17462 PG 573	19)	033034150	AMANDA FERUGINO 11007 CHASTAIN PARK DR. CHARLOTTE NC 28216 DEED 15716 PG 885	33)	033034119	ANDREW AND CARINA RYENBARK 4200 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216
6)	033034166	LINDA W HARRIS 1100 S TRYON ST SUITE 100 CHARLOTTE NC 28203 DEED 12294 PG 470	20)	033034503	DONALD AND TAMMY KAZMERCHAK 11015 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 11114 PG 794	34)	033034120	EWELL COX CHARLOTTE NC 28216 DEED 17488 PG 38
7)	033034161	GEORGE S KARAPANOS AND WANDA F LOWREY 10729 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 13757 PG 599	21)	033034504	SHERY BARTLETT 11021 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 11370 PG 442	35)	033034117	ALVIN AND JUDITH RUCKETT 4132 MT HOLLY HUNTERVILLE R CHARLOTTE NC 28216 DEED 04542 PG 476
8)	033034168	JAN RONATYNE AND MATTHEW THOMAS HEFFERN 10825 CHASTAIN PARK DR CHARLOTTE NC 28208 DEED 16805 PG 839	22)	033034505	CRAC AND TINA RANEY 11029 CHASTAIN PARK DR. CHARLOTTE NC 28216 DEED 11141 PG 457	36)	033034121	DAVID METENEY 4019 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216
9)	033034161	ROBERT E CREAGER 10811 CHASTAIN PARK DR. CHARLOTTE NC 28216 DEED 12628 PG 335	23)	033034506	RAY AND NANCY BLUNTON 11101 CHASTAIN PARK DR. CHARLOTTE NC 28216 DEED 11806 PG 754	37)	033034125	JOSEPH H THOMPSON 4001 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 07193 PG 829
10)	033034170	KELLY AND GREGORY HEE 1817 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 13595 PG 890	24)	033034507	PAUL AND SHARON DAVIS 1017 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 11241 PG 621	38)	033034126	ERNEST WILMART REAL ESTATE BUSINESS AND LEGAL DEPT 2001 S 10TH ST BENTONVILLE AR 72717-0550 DEED 16885 PG 491
11)	033034171	BRYAN AND KARLINA GLETKA 10825 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 13782 PG 443	25)	033034508	KEITH AND CYNTHIA WIGGINS 11113 CHASTAIN PARK DR CHARLOTTE NC 28216 DEED 17814 PG 187	39)	033034127	ASSOCIATION BANK OF AMERICA NATIONAL AND DELTIC AND TOUCH PO BOX 2818 ALPHARETTA GA 30003 DEED 12876 PG 249
12)	033034172	OSIDIO CASTIGIONE 10953 CHASTIN PARK CHARLOTTE NC 28216 DEED 12024 PG 099	26)	033034108	DAVID AND CATHERINE RICE 4222 MT HOLLY HUNTERVILLE RD CHARLOTTE NC 28216 DEED 05689 PG 061	40)	033034128	ARCH AND PROPERTY LLC AND ANN STANTON 4379 BARN COVE LN CHARLOTTE NC 28216 DEED 17411 PG 904
13)	033034173	BACELLE PROPERTIES LLC 5514 FALLOUT CT CHARLOTTE NC 28226 DEED 17016 PG 700	27)	033034112	AMES AND VIRGINIA ROUTER 2625 JULY MLL RD SAN ANTONIO TX 78257 DEED 05651 PG 852	41)	033034129	WENDELL CORY MALCOM 4144 MACOZENIE CT CONCORD NC 28027 DEED 15041 PG 374

# Mountain Island Promenade Rezoning Petition

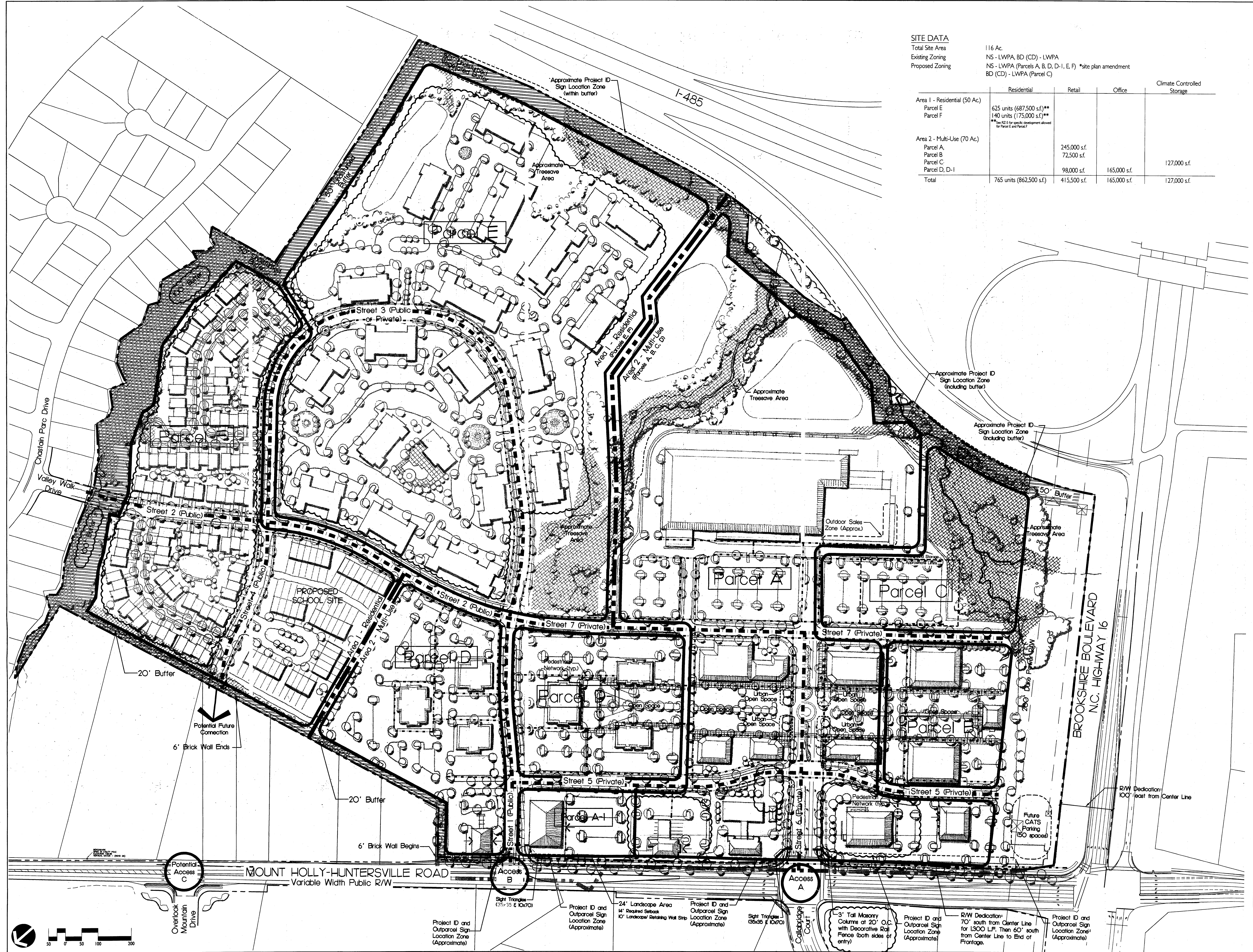
## Charlotte, North Carolina

# TECHNICAL DATA SHEET

DATE: 11-21-07  
DESIGNED BY: MRC  
DRAWN BY: MRC  
CHECKED BY: MRC  
QC BY: MRC  
SCALE: 1"=100'  
PROJECT # 1003742

SHEET #:  
D71





#### SITE DATA

Total Site Area 116 Ac.  
Existing Zoning NS - LWPA, BD (CD) - LWPA  
Proposed Zoning NS - LWPA (Parcels A, B, D, D-I, E, F) \*site plan amendment  
BD (CD) - LWPA (Parcel C)

	Residential	Retail	Office	Climate Controlled Storage
Area 1 - Residential (50 Ac.)				
Parcel E	625 units (687,500 s.f.)**			
Parcel F	140 units (175,000 s.f.)**			
	**See 10.2.2 for specific development allowed for Parcel E and Parcel F			
Area 2 - Multi-Use (70 Ac.)				
Parcel A,		245,000 s.f.		
Parcel B		72,500 s.f.		
Parcel C		98,000 s.f.	165,000 s.f.	127,000 s.f.
Parcel D, D-I		415,500 s.f.	165,000 s.f.	127,000 s.f.
Total	765 units (862,500 s.f.)	415,500 s.f.	165,000 s.f.	127,000 s.f.

## Mountain Island Promenade Rezoning Petition

Charlotte, North Carolina

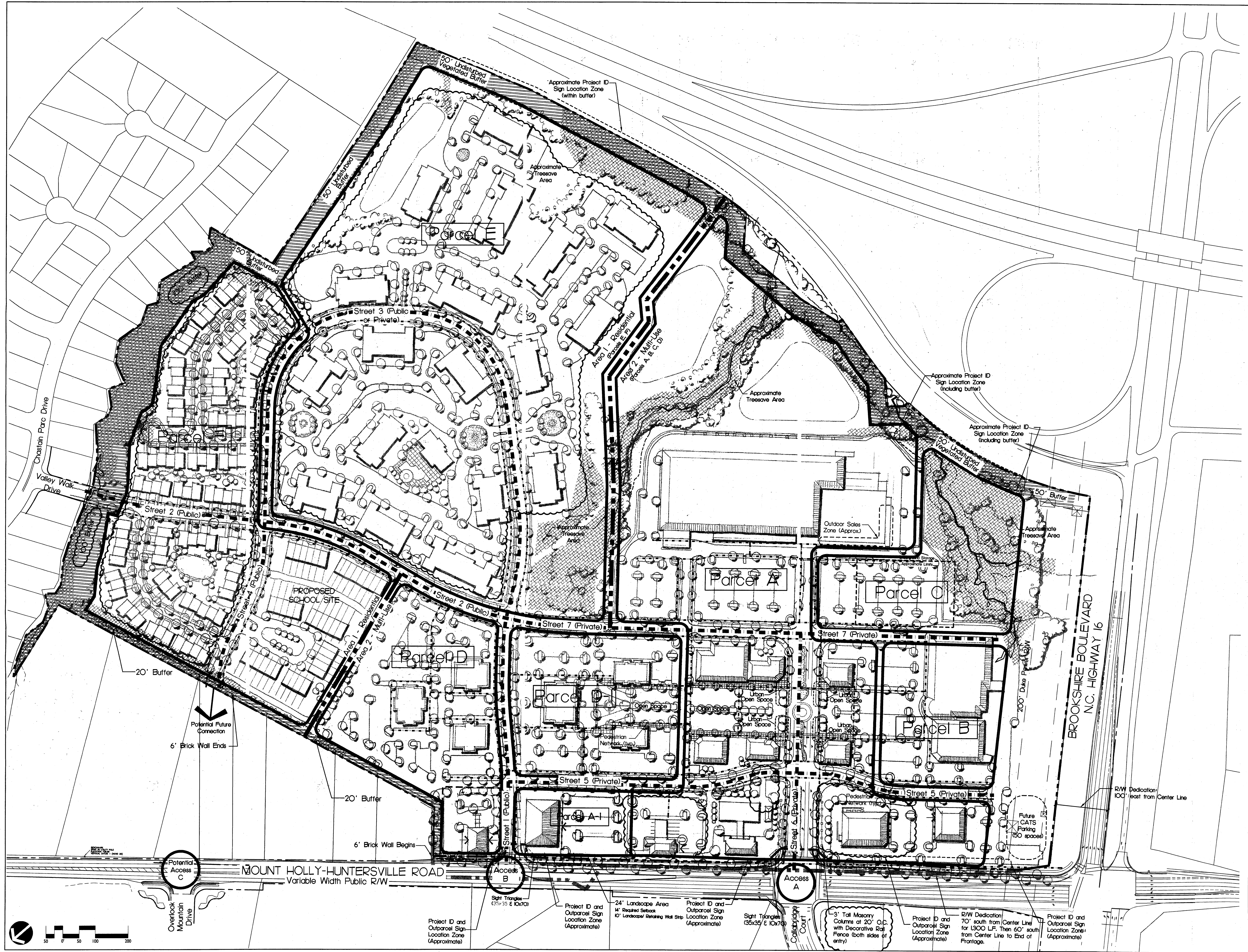
Withrow Capital Investments, LLC

SCHEMATIC SITE PLAN A

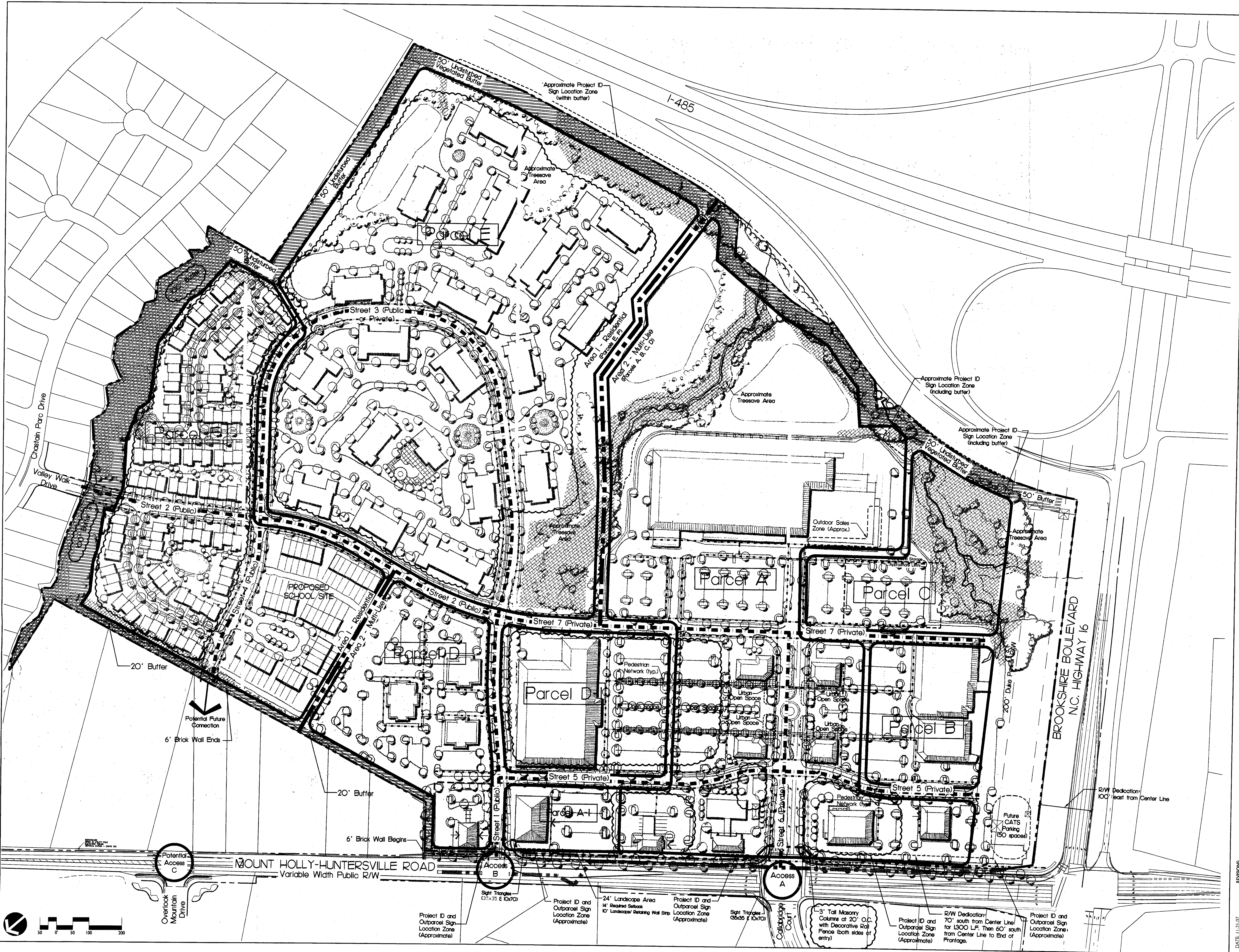
DATE: 11/2/07  
DESIGNED BY: HRC  
CHECKED BY: HRC  
SCALE: 1" = 100'  
PROJECT #: 100743

SHEET #:  
**RZ-2a**





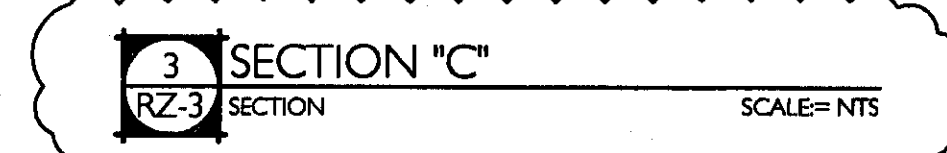
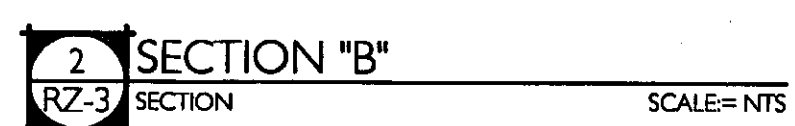
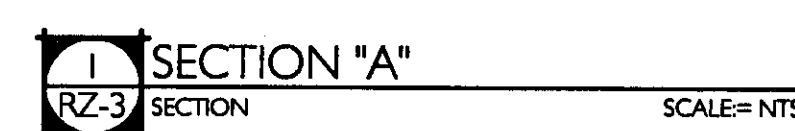




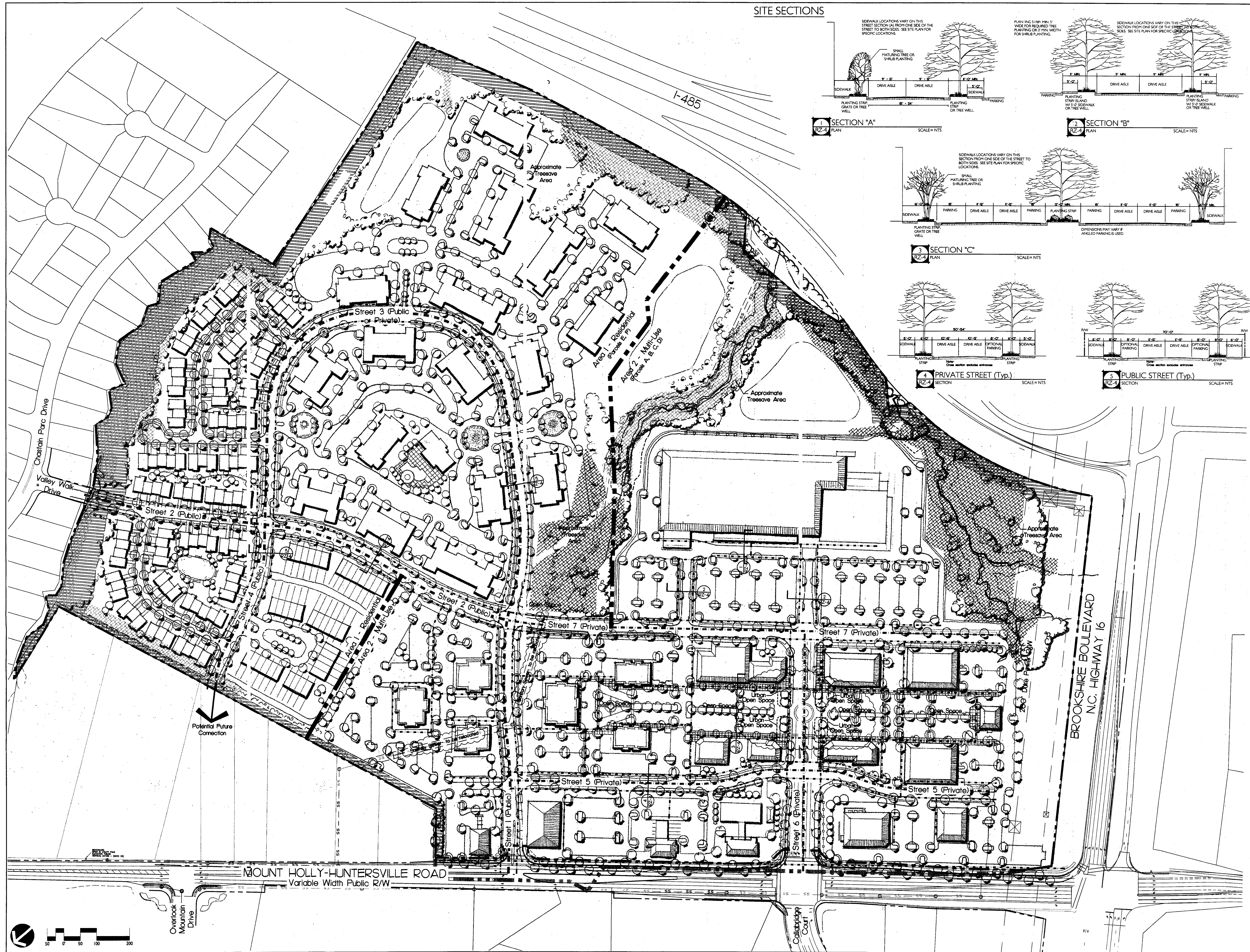




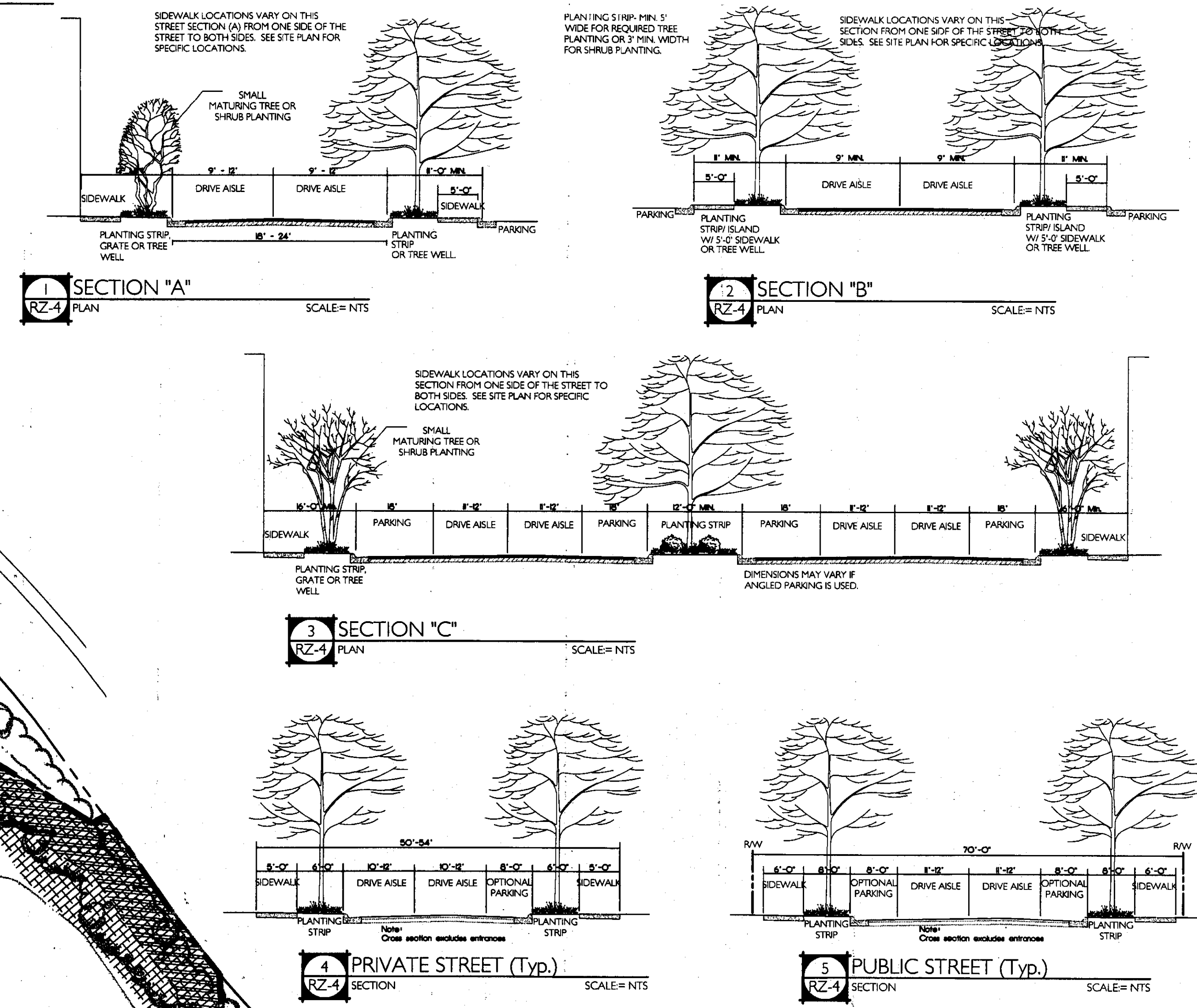








# SITE SECTIONS

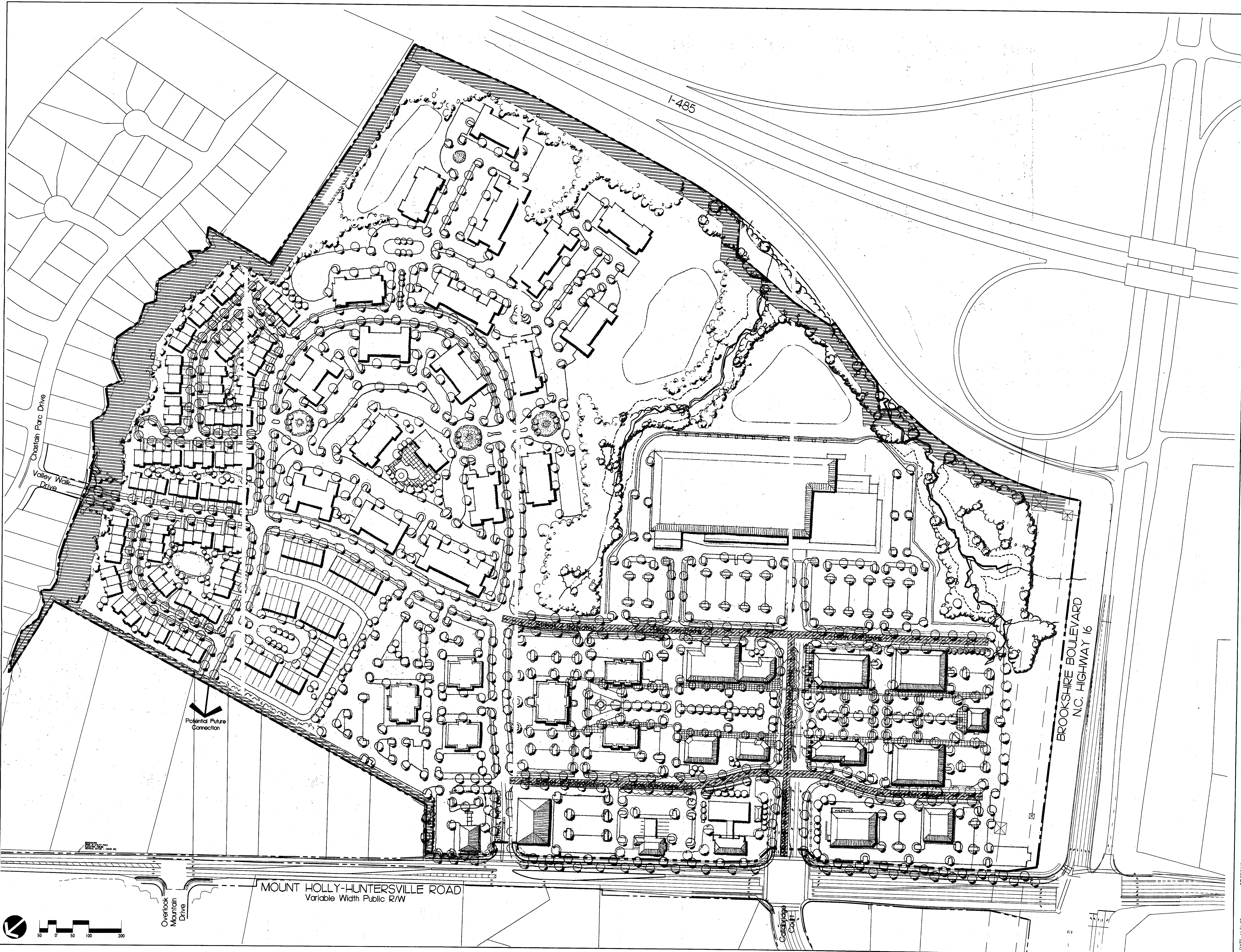


**Mountain Island Promenade Rezoning Petition**  
 Charlotte, North Carolina  
 Withrow Capital Investments, LLC  
 PEDESTRIAN CIRCULATION PLAN

DATE: 11.13.07  
 DESIGNED BY: HRC  
 DRAWN BY: HRC  
 CHECKED BY: HRC  
 SCALE: 1"=100'  
 PROJECT #: 100763  
 SHEET #:  
**RZ-4**

**LandDesign**  
 223 N Graham Street, Charlotte, NC 28202  
 P: 704.333.1235 F: 704.333.1246  
 www.landdesign.com





DATE: 11/21/07  
DESIGNED BY: MRC  
CHECKED BY: MRC  
PROJECT #: 100783

**Mountain Island Promenade Rezoning Petition**  
Charlotte, North Carolina

Withrow Capital Investments, LLC

ROADWAY IMPROVEMENTS PLAN (for NC 16/ Mt. Holly Huntersville Rd)

**LandDesign**

23 N Graham Street, Charlotte, NC 28202  
704.333.2146  
www.LandDesign.com

SHEET #  
**RZ-6**



PARCEL 10 (TOWNHOME)

\*TOTAL SITE AREA: ±8.0 AC.

\*TOTAL UNITS: 65

TOTAL PARK: 20

TEMPORARY DISTURBED BUFFER  
(PURPLE LONG DASHED LINE)

PROPOSED SUPPLEMENTAL EVERGREEN  
PLANTINGS WITHIN DISTURBED BUFFER  
(RED CROSS-HATCHED)

PROPOSED PERMANENT BUFFER LINE  
(WHITE SHORT DASHED LINE)

BUFFER TO BE GRADED AND  
REPLANTED WITH EVERGREENS

CHASTAIN PARC

PROPOSED SUPPLEMENTAL EVERGREEN  
PLANTINGS WITHIN DISTURBED BUFFER

PROPOSED PERMANENT BUFFER LINE

PROPOSED ADDITION TO BUFFER LINE  
(GREEN CROSS-HATCHED)

TEMPORARY DISTURBED BUFFER  
(PURPLE LONG DASHED LINE)

PROPOSED PERMANENT BUFFER LINE  
(WHITE SHORT DASHED LINE)

CHASTAIN PARC

PROPOSED PERMANENT BUFFER LINE

PROPOSED SUPPLEMENTAL EVERGREEN  
PLANTINGS WITHIN DISTURBED BUFFER  
(RED CROSS-HATCHED)

PROPOSED BUFFER REDUCTION  
DISTANCE IS OFFSET FROM CENTERLINE  
OF STREAM TO NEW BUFFER LINE

PROPOSED PERMANENT BUFFER LINE  
(WHITE SHORT DASHED LINE)

PARCEL 9 (TOWNHOME)

\*TOTAL SITE AREA: ±4.8 AC.

TOTAL UNITS: 40

TOTAL PARK: 18

1"=100'

PUBLIC STREET 3

PUBLIC STREET 2

PUBLIC STREET 4

STREET A  
PUBLIC

STREET A  
PUBLIC