

06-54

DEVELOPMENTAL DATA SUMMARY

TAX PARCEL ID #S: 071-041-11  
071-041-10

TOTAL SITE AREA: 20.98 ACRES

EXISTING ZONING: INDUSTRIAL I-2  
PROPOSED ZONING: MIXED USE DEVELOPMENT DISTRICT (MUDD-CD)

PROPOSED USE: MAXIMUM 500 DWELLING UNITS AND 20,000 SF OF OFFICE

REQUIRED PARKING: 1 SPACE PER DWELLING UNIT/ 1 SPACE PER 600 FT. OFFICE

PROPOSED PARKING: UNDERGROUND AND SURFACE PARKING TO MEET OR EXCEED MIN. PARKING REQUIREMENTS. 500 MIN. SPACES FOR RESIDENTIAL 33 MIN. SPACES FOR OFFICE

MAXIMUM BUILDING HEIGHT: 120'  
MINIMUM SETBACK: 14' FROM BACK OF CURB  
MINIMUM SIDEYARD: 0 FEET  
MINIMUM REAR YARD: 0 FEET EXCEPT 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE

PROPOSED BUFFER AT ADJACENT INDUSTRIAL USES  
9 TREES/20 SHRUBS PER 100 LINEAL FEET

Development Standards

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
- Access to the site will be provided by new public roadway from Thrift Road as shown on this site plan.
- The proposed use of the property will be for mixed use office and residential uses along with associated parking, accessory uses, and service areas.
- All dumpsters will be screened with solid enclosures and gates. Petitioner agrees to meet all requirements as stated in Chapters 9 & 12 of the Charlotte City Code regarding solid waste, compactor and recycling areas.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare. Lighting shall be fully shielded and no wall up lighting.
- The project will comply with all MUD standards and review processes.
- Building shall have minimum 10' separation from each other.
- Internal street trees along public Rights-of-Way and internal drives shall be planted at 40' O.C.
- The petitioner agrees to construct the trail and bridge connection to the Stewart Creek Greenway. The petitioner will dedicate 0.5Ac to the county at such time when this connection is made. The trail and bridge will be constructed in county standards. (The petitioner will work with MCDPR and field locate the bridge and associated trail dedication prior to MUDD approval)
- Storm Water Quality Treatment**  
For projects with defined watersheds greater than 24% built-up area, the petitioner shall construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solids (TSS) removal for the entire post development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs shall be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (design standards shall be met according to the City of Charlotte Best Management Practices Manual, when available).
- Volume and Peak Control**  
For projects with greater than 24% BUA, built-up area, the petitioner agrees to control the entire volume for the 1 year, 24 hours storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.  
For residential projects great than 24% BUA, the petitioner agrees to control the peak to match the pre-development runoff rates for the 10-year and 25-year, 6-hour storm or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
- Tree Save Note:** Petitioner will remove existing paved/developed areas within the SWIM buffer zones and revegetate to establish new tree cover. These revegetated zones plus tree save areas will attain the min. 10% tree save requirements.
- Off of Public Road 'A', the first full movement access will be 450 feet from Thrift Road. The two driveways closest to Thrift Road will be restricted to right in/right out movements. Other driveways will be full access.

14. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THRIFT ROAD CONSTRUCTION IS COMPLETED

RECYCLING STATION  
(ALL SOLID WASTE REQUIREMENTS TO BE MET)

PUBLIC ROAD CONNECTION TO JAY STREET

CROSSWALKS WITH STAMPED ASPHALT AT INTERSECTIONS

TREE SAVE AREA (TYPICAL)

STORMWATER BMP'S (TYPICAL) IN UPLAND & MANAGED USE ZONES

CITY OF CHARLOTTE  
D.B. 4234 Pg. 460  
Tract 2

CITY OF CHARLOTTE  
D.B. 4234 Pg. 460  
Tract 3

WESLEY VILLAGE GREEN  
HARDSCAPE, LANDSCAPE, OPEN LAWN AREAS AND FOCAL POINTS

150' STACKING LENGTH FOR EGRESS LANES

RAISED MEDIAN TO RESTRICT TRAFFIC MOVEMENTS - SEE NOTE #13

URBAN POCKET PARK  
HARDSCAPE, LANDSCAPE, LAWN AND FOCAL POINT  
(POSSIBLE WATER FEATURE)

REALIGNED INTERSECTION  
BY CITY & STATE  
PROJECT # MA 10195R

POTENTIAL AREA FOR  
NEW NEIGHBORHOOD  
GATEWAY (BY OTHERS)

CONNECTION TO FREEDOM  
DRIVE SIDEWALK AND TO  
STEWART CREEK GREENWAY

Freedom Drive

LELA COURT, LLC  
DB 14895 Pg. 189

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DB 14895 Pg. 189

LELA COURT, LLC  
DB 14895 Pg. 189

Site Plan  
**WESLEY VILLAGE**

Date: January 20, 2006	
Revisions	Re: For Staff Review Comments
1 Date: April 21, 2006	Re: For Staff Review Comments
2 Date: May 10, 2006	Re: For Staff Review Comments
3 Date: June 14, 2006	Re: For Staff Review Comments
4 Date:	Re:

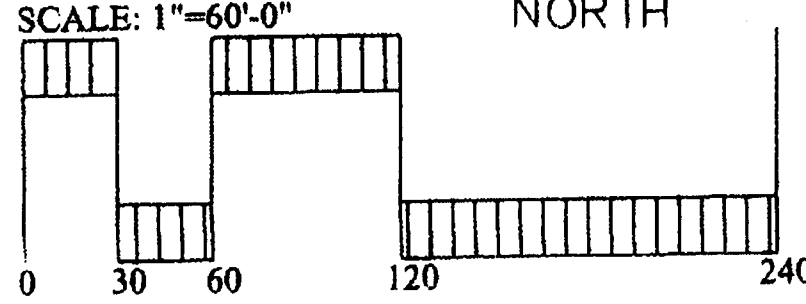
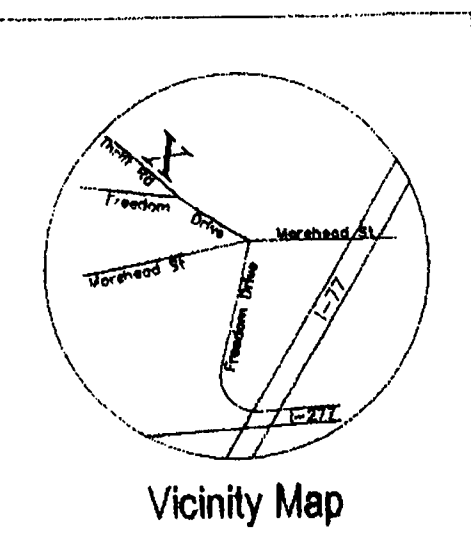
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PETITIONER:



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For Public Hearing  
Petition No. 2006-054