

Berewick  
Master Planned Community  
Development Notes

This petition proposes the development of a master planned community containing a mixture of residential, employment, retail, and open space uses organized around a newly created Town Center. This concept has been developed to further the objectives of the adopted Westside Strategic Plan and to be consistent with the emerging Dixie-Berryhill Plan. It incorporates the extension of needed thoroughfares and a realignment of portions of Dixie River Road through a portion of the site. It has been designed taking into account the difficult topography common to this part of the county and has incorporated open space elements to protect environmentally sensitive areas. The Town Center is a vibrant, walkable community fabric, with higher density uses, and lower densities transitioning to the existing types and densities, with higher density uses for Mecklenburg County to develop a significant district park well situated to serve the new residents of this development, the site as well as entire Dixie-Berryhill community.

1. 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 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. This proposal is intended to enable the development of a master planned community comprised of retail and service uses, employment and office uses, multifamily housing, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
2. The site may be developed for any use allowed in the MX-1, BP, and CC districts as allowed by the ordinance in accordance with the standards of those districts and the restrictions of this site plan as noted below. The Petitioner will construct a mixed-use development in general conformity with the schematic plan that will include portions of the new Dixie River Rd. to be constructed within the site. Further, the Petitioner will provide pedestrian connections within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail center in order to further the mixed-use nature of the site. Retail floor area located within office buildings will not be counted toward the total retail floor area located elsewhere on the site. Any such retail space will be limited to 75% of the first floor area of the building and may only be located in multistory buildings of at least 15,000 square feet of total floor area.
3. Residential densities may vary in different portions of the site in keeping with the various dwelling types. However, within the CC area of the site the residential density shall be controlled by the standards of that district and the density of the areas within the MX-1 portion of the site will be limited to the number specified by this site plan. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Retail uses within the Town Center portion of the site may include uses such as supermarket, general merchandise, hardware, business services, banks, civic, dry cleaners, personal services, restaurant, gas station, or similar uses designed and intended to serve not only the residents in this mixed-use community, but the residents in the surrounding areas as well. The uses that may locate on an out parcel will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate on an out parcel so long as the uses are located within the same structure. Within the Town Center area, the Petitioner will establish a master owners association that will develop and administer site and building design standards that will guide the design and development of uses within the Town Center area. The Petitioner will make their best efforts, through the development of these design standards, to articulate and/or otherwise design the facades of buildings that front along and directly relate to the thoroughfares that pass through the site. This commitment recognizes the need to create an attractive and pedestrian friendly streetscape and applies to all sites with structures, but not parking areas, that directly adjoin the pedestrian areas along the thoroughfares.
4. Buffer areas and project edges will be developed in accordance with the requirements of Sect. 12.302 and Sect. 9.805-9.710, respectively. Required buffers and project edges on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers or project edges are no longer required.
5. Stormwater facilities have been designed and implemented as further described below.
6. Any detached lighting on the site will be limited to 30 feet in height.
7. Signage will be permitted in accordance with applicable Zoning standards. Signage for the site will be designed as part of a master signage package to ensure a uniform appearance and compatibility throughout the site. No freestanding pole signs will be permitted. Signs for office uses within the Town Center will meet the design standards and out parcels will utilize ground mounted (monument) type signs. Pylon signs may be utilized to identify the project and tenants within the project.
8. Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Parking areas to serve uses on the site will be sited generally toward the center of development sites so that buildings may orient to either internal or external streets.
9. The Petitioner will dedicate 70' right-of-way for the new alignments of new Dixie River Rd. and the extension of New Shopton Rd. West that falls on the site as the site develops or in conjunction with a public/private venture for the construction of any or all of these roads. If the MUMPO determines that the existing proposed thoroughfare alignment is to be relocated to another alignment, then the Petitioner may reduce the New Shopton Rd. right-of-way to 40'. The Petitioner will dedicate additional right-of-way for any portions of any existing public streets that may remain within or adjoin the site as normally prescribed by and administered under the Charlotte Subdivision Ordinance. The Petitioner reserves the right to seek the abandonment of existing public streets that may fall within the site if those streets are not needed for the development of the site. The Petitioner also reserves the right to construct on-street parking along both public and private streets that may include parallel or angled spaces.
- The Petitioner will, through the subdivision and site development process, develop a series of interconnections between various components of the overall site that will provide for increased connectivity within and through the development. However, the Petitioner reserves the right to develop such connections in a fashion that will not be overly costly (such as stream crossings) or that will not be disruptive to the development (such as connecting non-residential uses to residential uses so as to create cut through traffic). The Petitioner will provide street connections to adjoining tracts where the anticipated uses are expected to be complementary to the uses on the Petitioner's site.
10. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
11. The site may be developed for any use allowed in the CC, MX-1, or BP districts in accordance with the standards of those districts and the restrictions of this site plan.
12. Within the CC (Town Center) portion of the site, the Petitioner reserves the right to increase the authorized number of residential units by converting authorized retail and/or office area to residential units at the rate of one residential unit for each 500 square feet of retail and/or office area so converted. Further, the Petitioner reserves the right to include up to 300 hotel rooms within the Town Center area, and to substitute residential units from the Town Center area for additional hotel rooms at the rate of one dwelling unit for one hotel room, or to substitute office floor area for additional hotel rooms at the rate of 300 square feet of office floor area for each hotel room, for up to 100 additional hotel rooms, resulting in a total of 400 hotel rooms within the CC district.
13. The Petitioner will comply with the Lower Lake Wylie Watershed regulations. In accordance with watershed regulations, the Petitioner reserves the right to utilize either or both of the low density and/or the high-density watershed development standards. Further, the Petitioner reserves the right to utilize individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities.
14. A pedestrian and bicycle network to connect the various elements within the site will be developed as the various site elements are constructed. Linkages will be established to connect buildings and uses on the site to this pedestrian network.
15. Within the Town Center area the total amount of retail floor area will be 250,000 sq. ft. and the retail floor area for a single tenant structure will be limited to 85,000 square feet. The site will also be permitted to construct up to 352,000 sq. ft. of office floor area. In addition, the petitioner will limit the number of out parcels that may accommodate "auto oriented" uses such as gas stations and restaurants with drive in windows to a total of five. Further, the Petitioner may add an additional 25,000 sq. ft. of retail floor area within the Town Center on the second floor of other structures uses for retail use. Building heights will be limited to 75' measured to the bottom of the highest habitable floor. Individual site development plans will be reviewed by the Planning Staff for compliance with the conditions of this plan.
16. Within the MX-1 portion of the site, open space areas depicted on the site plan represent the approximate location and extent to the areas set aside to meet the open space requirement of the district. The exact location and extent of the open space areas will be determined through the detailed design and subsequent public review of development plans. The open space areas will be developed with a combination of active and passive recreation areas, trails, pathways, and other amenities consistent with the purpose and provisions of this Petition. Further, the area devoted to open space will not be reduced through the Innovative Review process.
17. Within the Business Park portion of the site, front loaded buildings will not be permitted and the arrangement of the uses on these sites will locate office uses or the office portion of mixed-use buildings will be oriented toward the street. The area of the site designated as BP that lies south of Dixie River Rd. will be restricted from use for bulk warehouse uses.
18. Reasonable efforts shall be made to limit the size of development areas, excluding road, utility, and stormwater control construction areas, to be exposed at any one time and also to limit the exposure to the shortest feasible time. Specific grading plans include at cut/fill analysis, the construction sequencing and construction phasing to justify the time and amount of exposure. The plans shall specifically identify techniques to be used to prevent potential sedimentation loss associated with larger disturbed areas.
19. The Petitioner has cooperated with Charlotte Mecklenburg Stormwater Services and Mecklenburg County Department of Environmental Protection in regard to erosion control and stormwater management including development of a watershed management strategy for the entire site utilizing water quality modeling providing assistance with an inventory of existing conditions of Brown's Cove (sediment level) and Beaver Dam Creek. The Petitioner is cooperating with MCDWP by providing a site water quality monitoring station that provided by MCDWP, both to be maintained and monitored by MCDWP, and cooperated with MCDWP in erosion control watershed protection education efforts of contractors, builders, and homeowners.
20. The Petitioner agrees to add walking trails along the Multifamily Town Center Parcel to encourage pedestrian activity between the Multifamily and the mixed use Town Center.
21. The Petitioner agrees to work with CDOT to develop a cross section that includes a minimum of 8 ft planning strip from the back of the curb to the sidewalk on New Dixie River Rd.
22. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
23. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from site to time.
24. Within the MX-1 portion of the site, the Petitioner, in accordance with the provisions of Section 11.2.08, "Innovative Development Standards", may propose modifications to the following standards:
- Street right-of-way widths,
  - Street type and construction standards,
  - Minimum lot size,
  - Setbacks and yards,
  - Off street parking, and
  - Lot width.
- The Petitioner acknowledges that the Innovative process is a separate process that may be pursued after the rezoning has been approved.
- March 27, 2006, initial submission. 1e

TOTAL AREA: 141.79  
EXISTING ZONING: CC AND R.3  
PROPOSED ZONING: CC,CC.SPA  
PROPOSED USES:  
-RESIDENTIAL ATTACHED  
-RETAIL: 250,000 SF  
-OFFICE: 325,000 SF

TOTAL AREA: ±103.8 AC  
EXISTING ZONING: CC (TOWNCENTER)  
PROPOSED ZONING: MX-1  
PROPOSED USES:  
-SINGLE FAMILY LOTS: 250  
-CHURCH (±7.9AC)

TOTAL AREA: ±21.4 AC  
EXISTING ZONING: BP  
PROPOSED ZONING: BP-SPA  
PROPOSED USES: ALL BUSINESS  
-PARK USES EXCLUDING BULK  
WAREHOUSING

[illegible]

## NTS