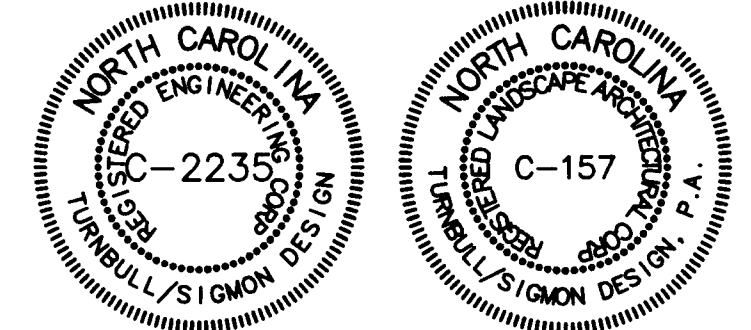




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LAND DEVELOPMENT DESIGN SERVICES



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**CAMBRIDGE PROPERTIES**  
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**For Public Hearing**

**Pavilion Pointe**

**Petition # 07-079**

CITY OF CHARLOTTE

**Rezoning Plan**

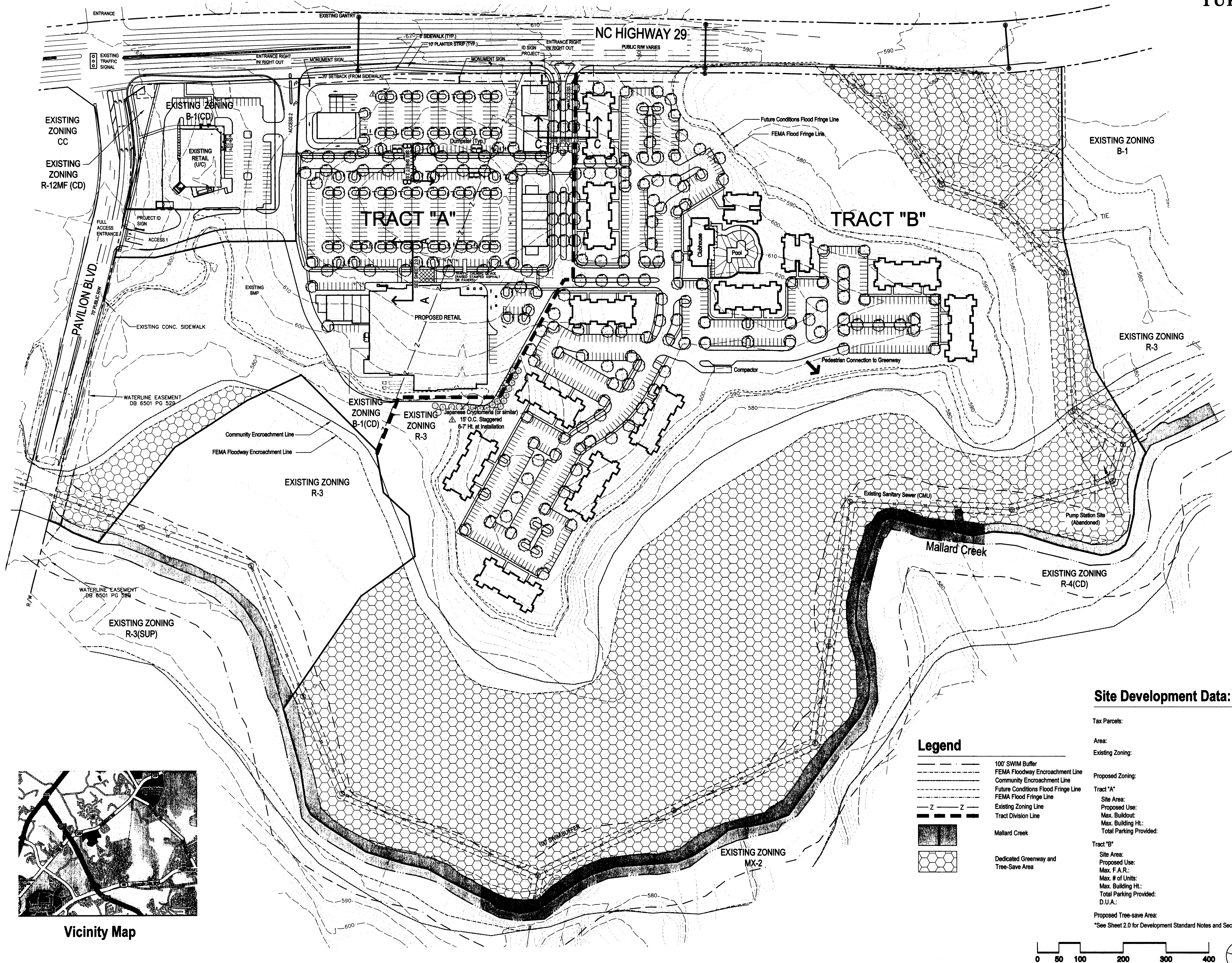
PROJECT NUMBER: 06-099

DRAWN BY: JKG

DESIGNED BY: BCS

ISSUE DATE: 03-26-2007

9-21-2007	JKG	Per Staff Review
7-16-2007	JKG	Per Staff Review
5-23-2007	JKG/EJL	Revisions Per City Staff Comments
NO. DATE: BY: REVISIONS:		



**Site Development Data:**

Tax Parcels:	#051-41-103 #051-41-104
Area:	72.27 +/- Ac.
Existing Zoning:	R-3 B-1(CD) B-1
Proposed Zoning:	NS
Tract "A":	Site Area: 17.50 Ac. Proposed Use: Retail/Service Max. Bulkout: 100,000 sf. Max. Building Ht.: 60' Total Parking Provided: 3.8/1,000 Min.
Tract "B":	Site Area: 54.77 Ac. Proposed Use: Multi-Family Max. F.A.R.: 2.0 Max. # of Units: 304 Max. Building Ht.: 60' Total Parking Provided: 540 D.U.A.: 5.54 Units/Ac.
Proposed Tree-Save Area:	15% Min.

\*See Sheet 2.0 for Development Standard Notes and Sections.

**Legend**

- 100' SWIM Buffer
- FEMA Floodway Encroachment Line
- Community Encroachment Line
- Future Conditions Flood Fringe Line
- FEMA Flood Fringe Line
- Existing Zoning Line
- Tract Division Line
- Mallard Creek
- Dedicated Greenway and Tree-Save Area



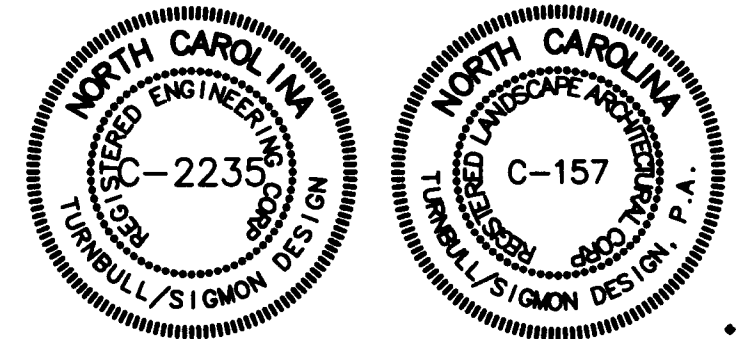
**Vicinity Map**





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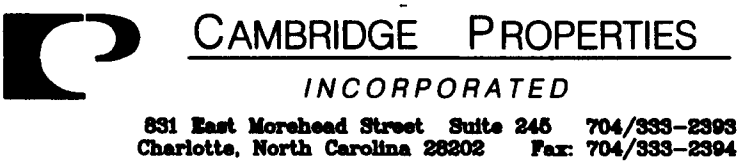
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For Public Hearing

Pavilion Pointe

Petition # 07-079

CITY OF CHARLOTTE

Rezoning Notes  
& Cross Sections

PROJECT NUMBER: 06-099

DRAWN BY: JKG  
DESIGNED BY: BCS  
ISSUE DATE: 03-26-2007

9-21-2007 JKG Per Staff Review  
7-23-2007 JKG Per Staff Review  
5-23-2007 E.J.L. Revisions Per City Staff Comments  
NO. DATE: BY: REVISIONS:

Development Standards

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Neighborhood Services ("NS") zoning district shall be followed in connection with development taking place on this approximately 74.4 acre site located on N.C. Highway 29 (the "Site"), which Site is more particularly depicted on the Rezoning Plan.

The development depicted on the Rezoning Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations.

PERMITTED USES/MAXIMUM GROSS BUILDING AREA/MAXIMUM NUMBER OF DWELLING UNITS

Tract A

- That portion of the Site designated as Tract A on the Rezoning Plan may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the NS zoning district, provided, however, that the following uses shall not be permitted on Tract A:

- Active adult retirement communities
- Adult care centers
- Adult care homes
- Bed and breakfasts
- Beneficial fill sites
- Boarding houses
- Bus and train terminals
- Cemeteries
- Childcare centers in a residence
- Civic, social service or fraternal facilities
- Commercial rooming houses
- Construction and demolition land fills
- Dormitories
- Dwellings, detached, duplex, triplex or quadplex
- Dwellings, mixed use, multi-family, planned multi-family residential development and/or attached residential development
- Elementary and secondary schools
- Equestrian oriented subdivisions
- Family childcare homes
- Fences and fence material sales
- Funeral homes, embalming or crematories
- Group homes
- Jails and prisons
- Land clearing and inert debris landfills
- Locksmiths and gunsmiths
- Marinas, commercial
- Nursing homes, rest homes and homes for the aged
- Orphanages, children's homes and similar nonprofit institutions providing domiciliary care for children

- The buildings located on Tract A may have drive-in service lanes/windows as an accessory use in accordance with the requirements of Section 12.413 of the Ordinance.

- A maximum of 100,000 square feet of gross floor area may be developed on Tract A.

For purposes of the development limitations set forth in this Paragraph 3, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building, and any accessory building or structures on the site, measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude mezzanine space, any surface parking facilities or related access areas and areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), and provided, further, that areas devoted to outdoor dining shall not be included in the calculation of gross floor area.

- The Rezoning Plan depicts one possible development scheme on Tract A. Other potential development schemes may be allowed subject to the review and approval of the Charlotte-Mecklenburg Planning Commission Staff through the administrative site plan amendment process (Section 6.207 of the Ordinance) and subject to the provisions and standards contained herein.

Tract B

That portion of the Site designated as Tract B on the Rezoning Plan may be devoted to a maximum of 304 multi-family dwelling units together with any accessory uses permitted under the Ordinance in the NS zoning district.

Setbacks, Side yards and Rear Yards

All buildings and parking areas constructed on the Site will satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the NS zoning district as more particularly depicted on the Rezoning Plan, provided, however, that all buildings and parking areas shall be setback a minimum of 20 feet from the back of sidewalk along N.C. Highway 29. The development depicted on the Rezoning Plan shall be viewed as a unified development plan. Therefore, interior yards will not be required between buildings located on the Site. The Petitioners reserve the right to subdivide the Site and to create separate lots within the interior of the development with no public street frontage or side and/or rear yards as part of a unified development plan.

ARCHITECTURAL COMMITMENTS

Tract A

- The maximum height of any building constructed on Tract A shall be 60 feet.
- At least 51 percent of each building elevation below the roofline (excluding areas devoted to doors, windows, and trim) shall be composed of brick, stone, pre-cast concrete or similar masonry products, or a combination thereof.
- Attached hereto is a schematic architectural rendering of one of the buildings proposed to be located on Tract A, and this schematic architectural rendering is intended to depict the general conceptual architectural style and character of the buildings to be located on Tract A. Accordingly, the buildings to be located on Tract A shall be designed and constructed so that they are substantially similar in appearance to the attached schematic architectural rendering. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

Tract B

- The maximum height of any building constructed on Tract B shall be 60 feet.
- The portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, garage doors, architectural accents and signage) shall be composed of a combination of brick, stone and similar masonry products, and hard-plant/fiber cement board. Notwithstanding the foregoing, vinyl and/or wood may be utilized on the soffits and trim areas of the buildings and on any railings. Except as provided above, vinyl shall not be a permitted exterior building material.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- Screening will be provided between the southernmost retail building located on Tract A and the multi-family buildings located on Tract B as more particularly provided on the Rezoning Plan.
- All roof mounted mechanical equipment will be screened from view at grade from adjacent public rights of way.
- Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of a dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

COMMON OPEN SPACE/TREE SAVE AREAS/ TREE ORDINANCE

- Common open space shall be provided in various locations on the Site as depicted on the Rezoning Plan.
- A recreational amenity area shall be provided on Tract B, and it shall contain, at a minimum, a swimming pool and a clubhouse.
- A minimum of 15 percent of the Site will be devoted to tree save areas. For the purpose of calculating the required amount of tree save areas, any portions of the Site to be dedicated and conveyed to Mecklenburg County for greenway purposes shall be considered in making this calculation.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.

GREENWAY

- Petitioners agree to dedicate and convey those areas depicted on the Rezoning Plan as the "Greenway Area" to Mecklenburg County for greenway purposes. Petitioners shall dedicate and convey the Greenway Area to Mecklenburg County prior to the issuance of a Certificate of Occupancy for the last multi-family building constructed on the Site. Prior to the conveyance of the Greenway Area to Mecklenburg County, Petitioners shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site. Prior to the conveyance of the Greenway Area to Mecklenburg County, Petitioners shall also have the right to preserve, restore and/or to create wetlands areas within the Greenway Area.
- At least one pedestrian connection from Tract B to the Greenway Area will be provided. The pedestrian connection from Tract B to the Greenway Area shall be installed within 180 days after the greenway trail has been constructed within the Greenway Area by the Mecklenburg County Park and Recreation Department. The precise location of this pedestrian connection will be determined in conjunction with the Mecklenburg County Park and Recreation Department.

SIDEWALKS/STREETSCAPE

- A 10 foot planting strip will be provided and measured from either the back of curb or the edge of pavement, and a 5 foot sidewalk shall be installed from that point along the Site's frontage on NC Highway 29 as more particularly depicted on the Rezoning Plan.
- A 6 foot planting strip and a 5 foot sidewalk shall be installed as depicted on the Rezoning Plan. Sidewalks lying on the southern edge of Parcels 1 and 2 shall be installed at the time such parcels are developed.

LIGHTING

- The maximum height of any freestanding light fixture installed on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 35 feet. All lighting will be capped and fully shielded to direct lighting downward and/or away from adjoining properties.
- The use of wet-pak lighting fixtures shall not be permitted on the Site, however, architectural light fixtures may be installed on building facades.

ACCESS POINTS

- Access points serving the Site will be as generally depicted on the Rezoning Plan.
- The placement and configuration of each vehicular 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 Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

PARKING

- Off-street vehicular parking spaces shall be provided at the following rates:
  - a minimum of 3.8 parking spaces per 1,000 square feet of gross floor area shall be provided on Tract A; and
  - a minimum of 1 parking space per multi-family residential unit shall be provided on Tract B.
- Although areas devoted to outdoor dining are not included in the calculation of the maximum amount of gross floor area that may be developed on Tract A, areas devoted to outdoor dining shall be considered when determining the required number of off street vehicular parking spaces to be provided on Tract A.
- Bicycle parking will be provided in accordance with the requirements of the Ordinance.

SIGNS

All signs depicted on the Rezoning Plan shall comply with the requirements of Chapter 13 and Section 11.609 of the Ordinance.

SOLID WASTE

The multi-family community to be developed on Tract B will meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed in accordance with the storm water management plan attached hereto.

WETLANDS/SWIM BUFFERS

- Any jurisdictional wetlands or streams, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
- SWIM buffers shall be provided as required by the Ordinance.

FIRE PROTECTION

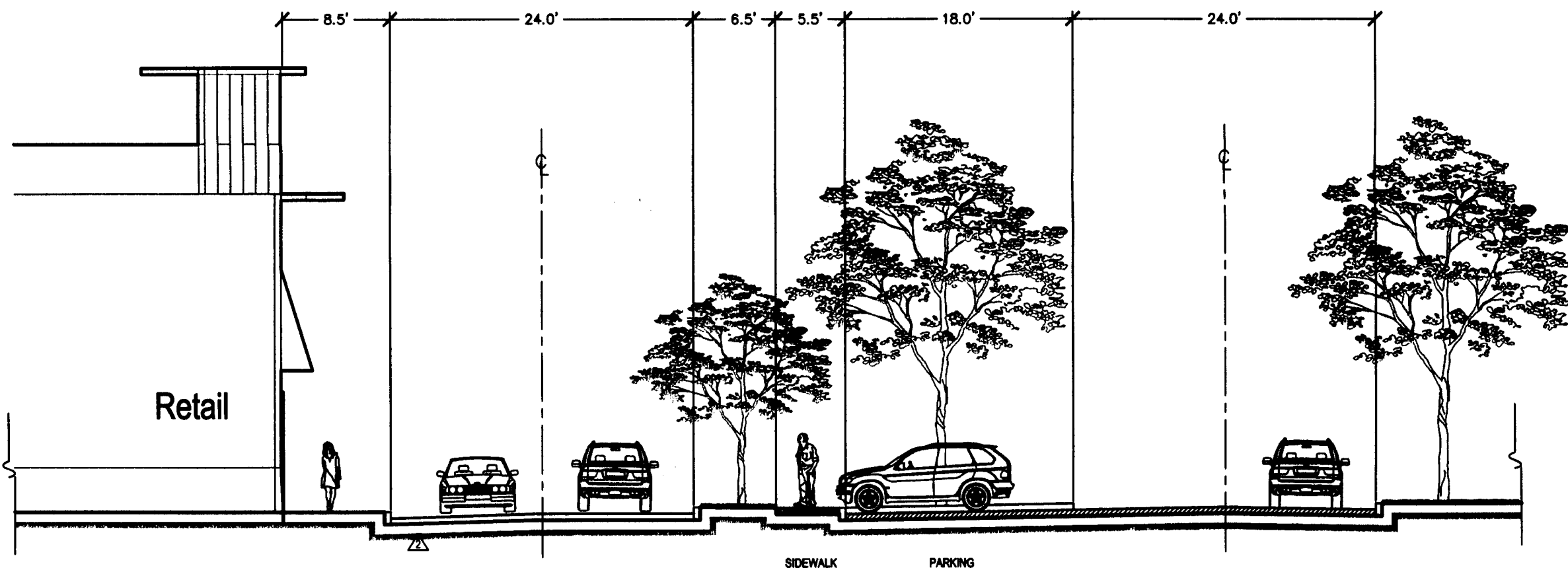
Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

SUBDIVISION ORDINANCE

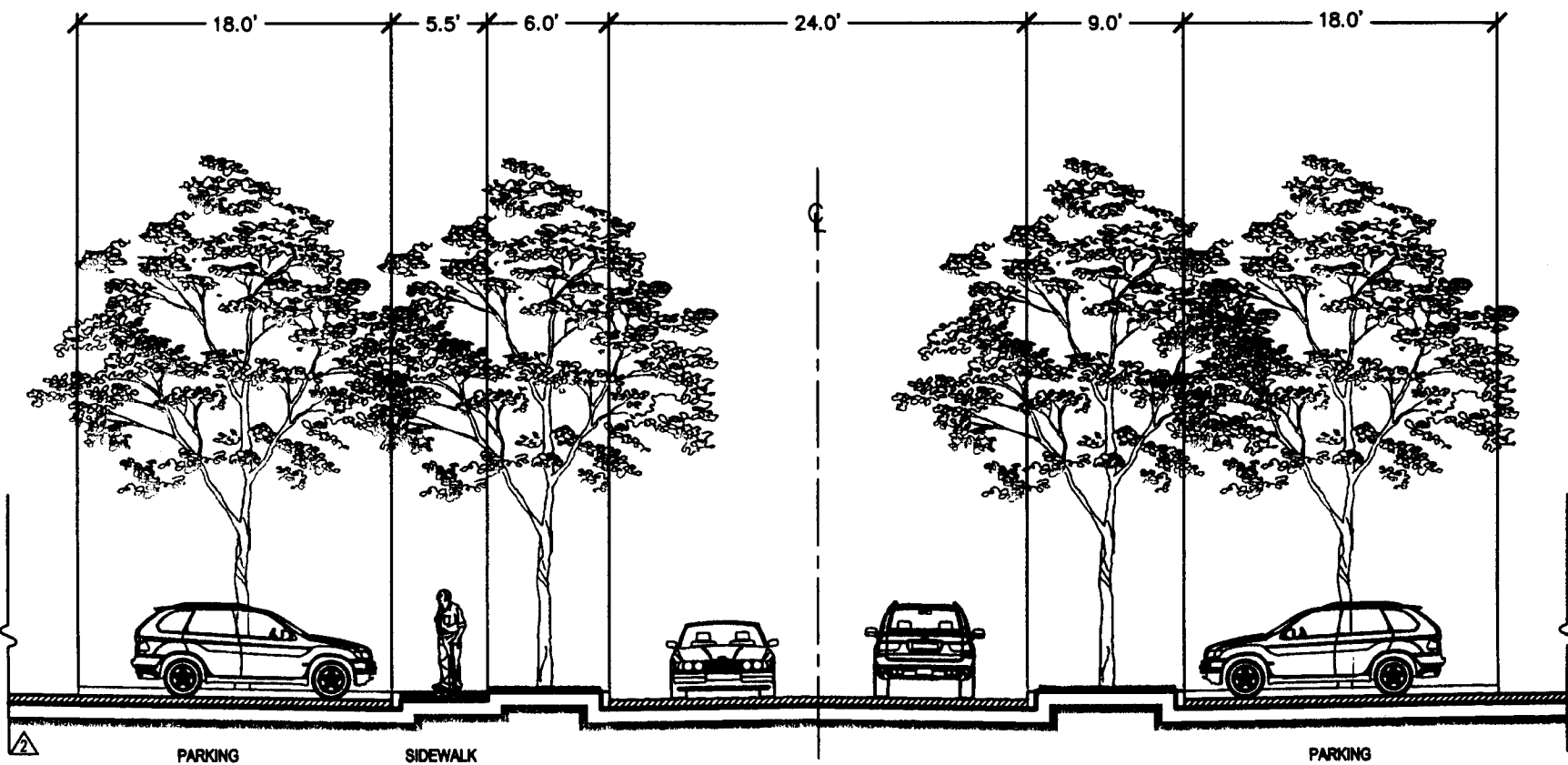
Development of the Site shall comply with the terms and conditions of the City of Charlotte Subdivision Ordinance (the "Subdivision Ordinance"), provided, however, that the Petitioners shall have the right to pursue a variance or variances from the standards and requirements of the Subdivision Ordinance in accordance with the procedures set out therein.

TRANSPORTATION IMPROVEMENTS

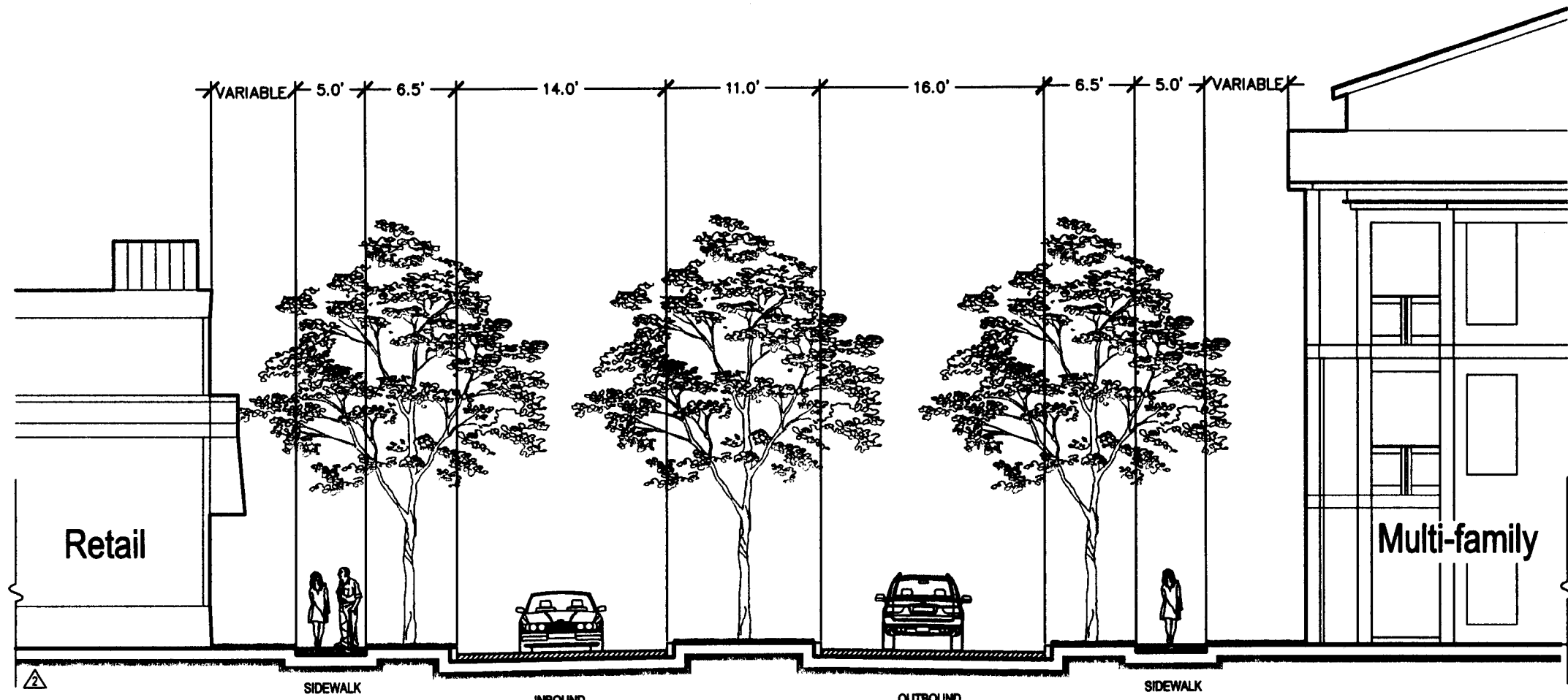
- The Petitioners shall design, construct, and install, at their sole cost and expense, an additional right turn lane on Pavilion Boulevard at its intersection with NC Highway 29. This additional right turn lane shall have a width of 11 feet, a length of 150 feet and a bay taper rate of 12:1. The Petitioners shall also be responsible for any related costs such as costs relating to signal modifications, pavement marking changes, crosswalks and any modifications to sidewalks as a result of the installation of the additional right turn lane. The additional right turn lane must be completed and accepted for maintenance by the City of Charlotte prior to the issuance of the first certificate of occupancy for any building constructed on the Site.
- As provided on the Rezoning Plan, Access No. 2 and Access No. 3 shall be limited to right in-right out movements only.
- The Petitioners shall design, construct, and install, at their sole cost and expense, an exclusive eastbound right turn lane on NC Highway 29 at Access No. 3. This right turn lane shall have a minimum of 150 feet of storage, and the Petitioners will construct geometric improvements relating to this right turn lane that comply with NCDOT standards and are acceptable to NCDOT and CDOT. The costs of any impacts to the reversible lane system on NC Highway 29 as a result of the installation of this right turn lane, including modifying gantries or the communication system, shall be borne by the Petitioners.



1 Section "A"  
2.0 1" = 10' - 0"



2 Section "B"  
2.0 1" = 10' - 0"



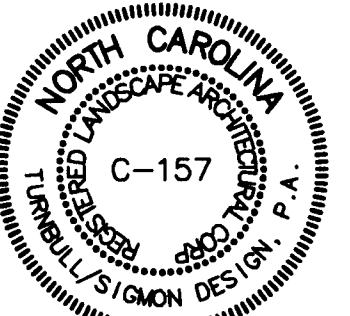
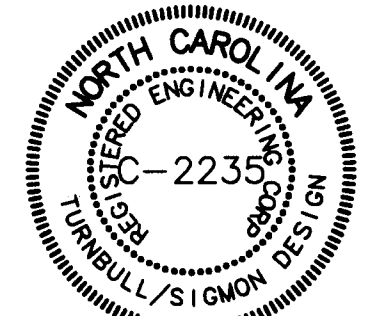
3 Section "C"  
2.0 1" = 10' - 0"





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For Public Hearing

**Pavilion Pointe**

**Petition # 07-079**

CITY OF CHARLOTTE

**Storm Water Management Plan**

PROJECT NUMBER: 06-099  
DRAWN BY: BCM  
DESIGNED BY: BCM  
ISSUE DATE: 07-23-07

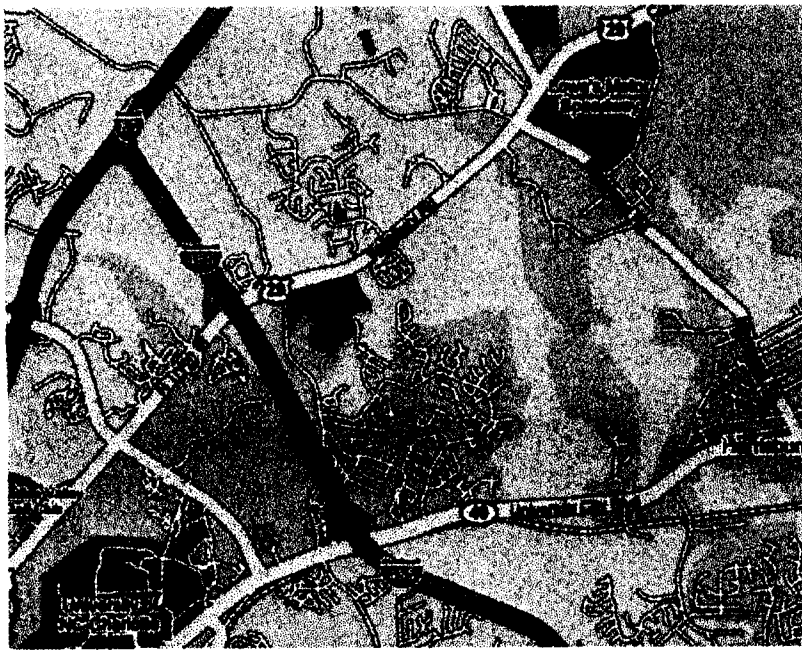
NO. DATE: BY: REVISIONS:

**Storm Water Management Requirements**

1. Fringe area will not require storm water detention or treatment.
2. Treatment drainage area shall be captured in storm drainage system and released into an extended dry detention basin. Basin shall be designed per NCDENR Storm Water Best Management Practices Manual. Basin should detain first 1" of rainfall and this volume should be released over a period of 2-5 days.
3. Outlet from extended dry detention basin shall discharge to a level spreader design per North Carolina Erosion and Sediment Control Planning and Design Manual.

**Water Quality Summary**

Basin	Drainage Area	Required Treatment
#1	6.4 acres	50 % TSS Removal
#2	3.5 acres	50 % TSS Removal
#3	5.5 acres	50 % TSS Removal
#4	11.8 acres	50 % TSS Removal



Vicinity Map

