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[www.landDesign.com](http://www.landDesign.com)

**CROSLAND GREENS  
TRANSIT ORIENTED DEVELOPMENT  
CROSLAND GREENS, LLC; CHARLOTTE, NC  
EXISTING CONDITIONS**

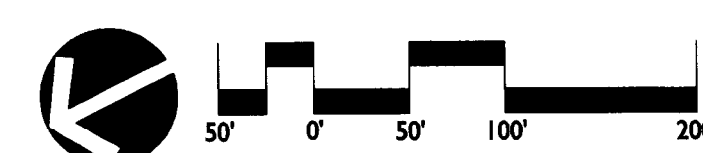
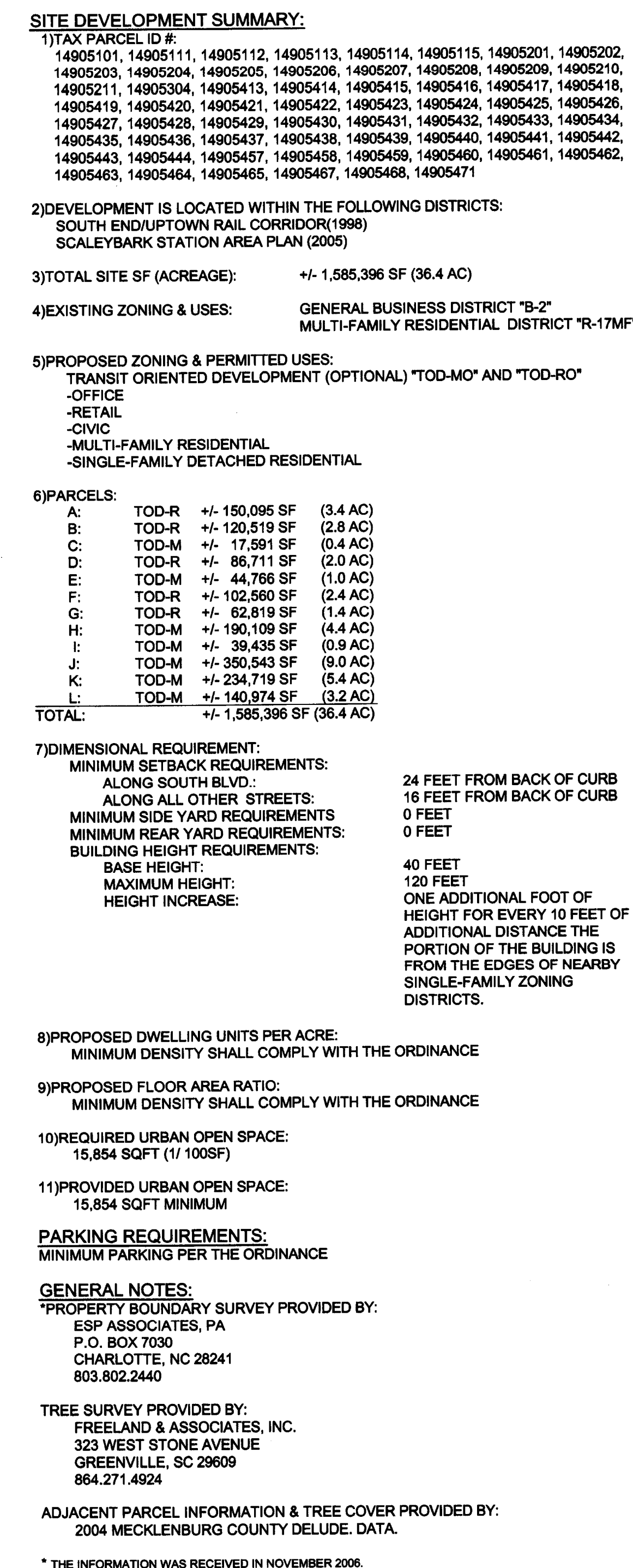


FOR PUBLIC HEARING  
PETITION NO. 2009-XXX

DATE: 02/23/09  
DESIGNED BY: WPB  
DRAWN BY: WPB  
CHECKED BY: CHK  
Q.C. BY: CHK  
SCALE: 1" = 100'  
PROJECT #: 1007160

HEET # 133H  
X-10





FOR PUBLIC HEARING  
PETITION NO. 2009-XXX

**CROSLAND GREENS**  
**TRANSIT ORIENTED DEVELOPMENT**  
CROSLAND GREENS, LLC; CHARLOTTE, NC  
**TECHNICAL DATA SHEET**

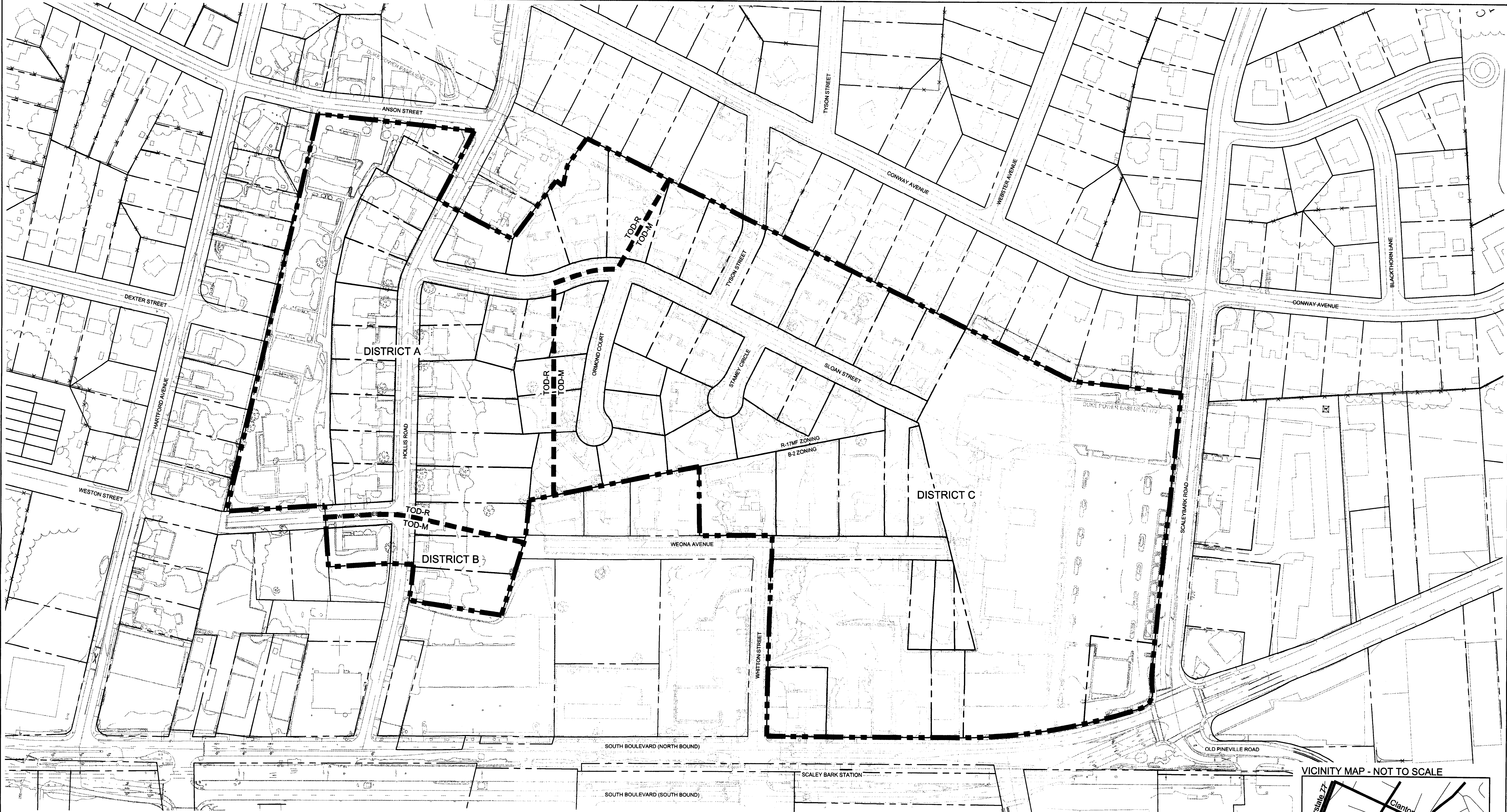
### REVISIONS:

DATE: 02/23/09  
DESIGNED BY: RJP  
DRAWN BY: AM  
CHECKED BY: CHK  
Q.C. BY: RJP, CHK  
SCALE: 1"=100'-0"  
PROJECT #: 1007160

SHEET #: Z-1.0

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**LEGAL DESCRIPTION FOR DISTRICT A:**

BEGINNING AT A POINT; THENCE North 14 degrees 41 minutes 07 seconds East for a distance of 53.70 feet to a point; THENCE North 59 degrees 34 minutes 27 seconds West for a distance of 7.31 feet to a point; THENCE North 58 degrees 24 minutes 28 seconds West for a distance of 73.49 feet to a point; THENCE North 46 degrees 40 minutes 21 seconds West for a distance of 11.28 feet to a point; THENCE with a curve to the right having an arc length of 18.76 feet, a radius of 300.00 feet, and a chord bearing of North 36 degrees 46 minutes 39 seconds East for a distance of 18.76 feet to a point; THENCE North 38 degrees 34 minutes 08 seconds East for a distance of 223.27 feet to a point; THENCE with a curve to the left having an arc length of 83.79 feet, a radius of 300.00 feet, and a chord bearing of North 30 degrees 34 minutes 03 seconds East for a distance of 83.52 feet to a point; THENCE North 22 degrees 33 minutes 58 seconds East for a distance of 110.20 feet to a point; THENCE South 67 degrees 36 minutes 30 seconds East for a distance of 28.12 feet to a point; THENCE North 22 degrees 25 minutes 27 seconds East for a distance of 211.15 feet to a point; THENCE South 51 degrees 07 minutes 38 seconds East for a distance of 871.85 feet to a point; THENCE South 36 degrees 01 minutes 39 seconds West for a distance of 3.31 feet to a point; THENCE South 31 degrees 53 minutes 36 seconds West for a distance of 336.15 feet to a point; THENCE North 36 degrees 29 minutes 30 seconds West for a distance of 168.16 feet to a point; THENCE South 53 degrees 31 minutes 12 seconds West for a distance of 50.11 feet to a point; THENCE South 52 degrees 57 minutes 20 seconds West for a distance of 91.96 feet to a point; THENCE South 52 degrees 51 minutes 38 seconds West for a distance of 38.26 feet to a point; THENCE South 27 degrees 20 minutes 51 seconds East for a distance of 76.95 feet to a point; THENCE South 27 degrees 18 minutes 56 seconds East for a distance of 46.09 feet to a point; THENCE South 27 degrees 10 minutes 23 seconds East for a distance of 33.72 feet to a point; THENCE South 61 degrees 12 minutes 59 seconds West for a distance of 18.48 feet to a point; THENCE South 52 degrees 04 minutes 00 seconds East for a distance of 43.11 feet to a point; THENCE South 29 degrees 22 minutes 21 seconds East for a distance of 42.00 feet to a point; THENCE South 29 degrees 20 minutes 51 seconds East for a distance of 30.40 feet to a point; THENCE South 52 degrees 19 minutes 08 seconds West for a distance of 31.08 feet to a point; THENCE South 52 degrees 18 minutes 36 seconds West for a distance of 48.91 feet to a point; THENCE South 52 degrees 16 minutes 17 seconds West for a distance of 72.07 feet to a point; THENCE South 52 degrees 17 minutes 18 seconds West for a distance of 46.40 feet to a point; THENCE North 34 degrees 06 minutes 46 seconds West for a distance of 222.04 feet to a point; THENCE with a curve to the left having an arc length of 78.04 feet, a radius of 200.01 feet, and a chord bearing of North 18 degrees 26 minutes 53 seconds East for a distance of 77.55 feet to a point; THENCE North 07 degrees 16 minutes 14 seconds East for a distance of 62.99 feet to a point; THENCE North 64 degrees 10 minutes 31 seconds West for a distance of 452.81 feet the POINT OF BEGINNING. Said area containing 12.0 Acres, more or less.

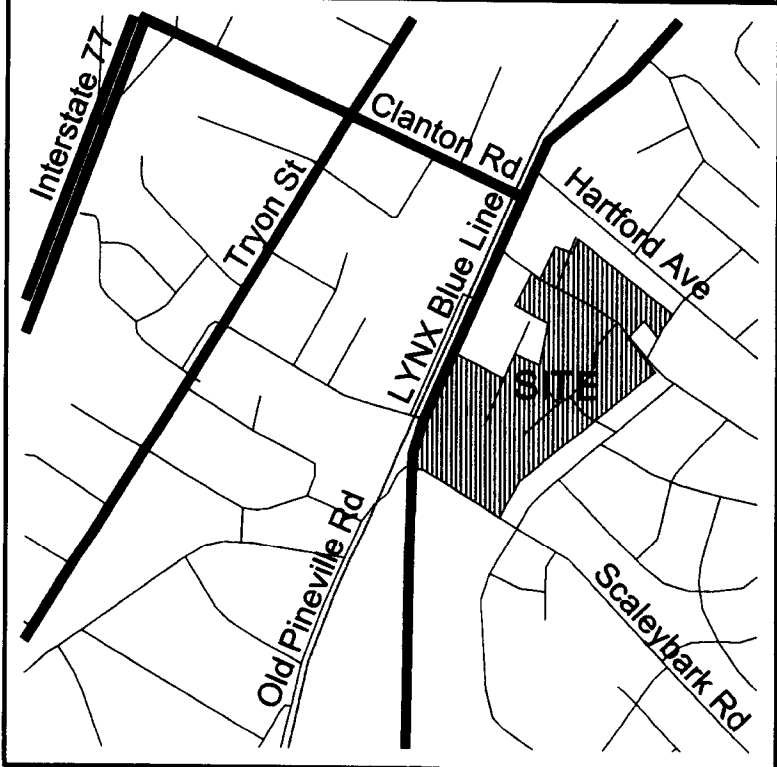
**LEGAL DESCRIPTION FOR DISTRICT B:**

BEGINNING AT A POINT; THENCE North 46 degrees 40 minutes 21 seconds West for a distance of 163.16 feet to a point; THENCE North 34 degrees 36 minutes 19 seconds East for a distance of 201.29 feet to a point; THENCE South 55 degrees 23 minutes 41 seconds East for a distance of 4.36 feet to a point; THENCE South 56 degrees 02 minutes 47 seconds East for a distance of 36.17 feet to a point; THENCE South 58 degrees 38 minutes 43 seconds East for a distance of 32.67 feet to a point; THENCE South 59 degrees 27 minutes 53 seconds East for a distance of 4.43 feet to a point; THENCE North 28 degrees 55 minutes 48 seconds East for a distance of 49.99 feet to a point; THENCE North 22 degrees 26 minutes 34 seconds East for a distance of 134.38 feet to a point; THENCE South 67 degrees 48 minutes 02 seconds East for a distance of 82.84 feet to a point; THENCE South 67 degrees 36 minutes 30 seconds East for a distance of 23.88 feet to a point; THENCE South 22 degrees 33 minutes 58 seconds West for a distance of 110.20 feet to a point; THENCE with a curve to the right having an arc length of 83.79 feet, a radius of 300.00 feet, and a chord bearing of South 30 degrees 34 minutes 03 seconds West for a distance of 83.52 feet to a point; THENCE South 38 degrees 34 minutes 08 seconds West for a distance of 223.27 feet to a point; THENCE with a curve to the left having an arc length of 18.76 feet, a radius of 300.00 feet, and a chord bearing of South 36 degrees 46 minutes 39 seconds West for a distance of 18.76 feet to the POINT OF BEGINNING. Said area containing 1.3 Acres, more or less.

**LEGAL DESCRIPTION FOR DISTRICT C:**

BEGINNING AT A POINT; THENCE South 64 degrees 10 minutes 31 seconds East for a distance of 452.81 feet to a point; THENCE South 07 degrees 16 minutes 06 seconds West for a distance of 62.99 feet to a point; THENCE with a curve to the right having an arc length of 78.04 feet, a radius of 200.01 feet, and a chord bearing of South 18 degrees 26 minutes 53 seconds West for a distance of 77.55 feet to a point; THENCE South 34 degrees 06 minutes 45 seconds East for a distance of 222.03 feet to a point; THENCE South 52 degrees 03 minutes 33 seconds West for a distance of 971.97 feet to a point; THENCE South 31 degrees 57 minutes 26 seconds West for a distance of 233.80 feet to a point; THENCE North 58 degrees 10 minutes 57 seconds West for a distance of 577.52 feet to a point; THENCE with a curve to the left having an arc length of 57.32 feet, a radius of 271.25 feet, and a chord bearing of North 63 degrees 08 minutes 41 seconds West for a distance of 57.21 feet to a point; THENCE with a curve to the right having an arc length of 52.54 feet, a radius of 38.07 feet, and a chord bearing of North 32 degrees 53 minutes 42 seconds West for a distance of 48.47 feet to a point; THENCE with a curve to the right having an arc length of 373.04 feet, a radius of 1242.77 feet, and a chord bearing of North 16 degrees 13 minutes 01 seconds East for a distance of 371.84 feet to a point; THENCE North 25 degrees 47 minutes 31 seconds East for a distance of 205.85 feet to a point; THENCE North 26 degrees 09 minutes 06 seconds East for a distance of 234.55 feet to a point; THENCE South 62 degrees 57 minutes 18 seconds East for a distance of 220.48 feet to a point; THENCE South 62 degrees 10 minutes 38 seconds East for a distance of 207.20 feet to a point; THENCE North 25 degrees 35 minutes 37 seconds East for a distance of 155.68 feet to a point; THENCE South 64 degrees 36 minutes 00 seconds East for a distance of 148.48 feet to a point; THENCE North 14 degrees 40 minutes 15 seconds East for a distance of 320.05 feet to a point; to the POINT OF BEGINNING. Said area containing 23.1 Acres, more or less.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
PETITION NO. 2009-XXX

REVISIONS:

DATE: 02/24/09  
DESIGNED BY: WFB  
DRAWN BY: WFB  
CHECKED BY: CHK  
QC BY: CHK  
PROJECT #: 007160  
SHEET #:

**Z-1.1**

**CROSLAND GREENS**  
**TRANSIT ORIENTED DEVELOPMENT**  
CROSLAND GREENS, LLC, CHARLOTTE, NC  
**PROPOSED DISTRICTS PLAN**

**LandDesign®**

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CROSLAND GREENS MIXED-USE VILLAGE DEVELOPMENT STANDARDS

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CROSLAND GREENS, LLC (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE COMMUNITY TO BE KNOWN AS CROSLAND GREENS ON AN APPROXIMATELY 32.78 ACRE SITE GENERALLY LOCATED AT THE NORTHEASTERLY CORNER OF THE INTERSECTION FORMED BY SOUTH BOULEVARD AND SCALEYBARK ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TRANSIT ORIENTED MIXED USE (TOD-M) AND TRANSIT ORIENTED RESIDENTIAL DISTRICT (TOD-R) ZONING CLASSIFICATIONS, SUBJECT TO THE OPTIONAL PROVISION PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

PERMITTED USES AND BUILDING AREA RESTRICTIONS.

1. THIS PROPOSAL IS INTENDED TO ACCOMMODATE A MIXED USE DEVELOPMENT PRINCIPALLY OF RESIDENTIAL, RETAIL/RESTAURANT, CIVIC AND OFFICE USES WHICH WILL BE INTERCONNECTED WITH OPEN SPACE, PEDESTRIAN FEATURES AND VEHICULAR LINKAGES.
2. THE SITE MAY BE DEVOTED TO ANY OF THE FOLLOWING USES:
- NON-RESIDENTIAL USES AS ALLOWED IN THE TOD-M AND TOD-R ZONING DISTRICTS;
  - RESIDENTIAL USES AS ALLOWED IN THE TOD-M AND TOD-R ZONING DISTRICTS;
  - ASSOCIATED SURFACE AND STRUCTURED PARKING FACILITIES, AND
  - ACCESSORY USES AND STRUCTURES ALLOWED IN THE TOD-M AND TOD-R ZONING DISTRICT.
3. THE SITE WILL CONSIST OF 12 PARCELS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS PARCELS A, B, C, D, E, F, G, H, I, J, K, AND L (EACH "PARCEL" OR "COMPONENT", AND COLLECTIVELY THE "PARCELS" OR "COMPONENTS").
4. IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE PARCELS (AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ALL SUCH PARCELS), MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH PARCELS, SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR.
5. THE FOLLOWING USES WILL BE PERMITTED ON PARCEL A, B, D, AND F:
- RESIDENTIAL, USES AND OPEN SPACE; AND
  - ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-R ZONING DISTRICT.
6. THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL C, E, H, AND I
- RESIDENTIAL, RETAIL, RESTAURANT, OFFICE AND CIVIC; AND
  - ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-M ZONING DISTRICT.
7. THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL G:
- PUBLIC OPEN SPACE; AND
  - ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-R ZONING DISTRICT.
8. THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL J, K AND L:
- RESIDENTIAL, OFFICE, RETAIL, RESTAURANT, CIVIC, AND PUBLIC OPEN SPACE USES; AND
  - ASSOCIATED STRUCTURAL PARKING FACILITIES; AND
  - ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-M ZONING DISTRICT.
9. THE FOLLOWING ADDITIONAL PROVISIONS SHALL GOVERN USES ON THE SITE:
- THE FOLLOWING USES WILL NOT BE PERMITTED ON THE SITE: GASOLINE SALES FACILITIES, AUTOMOBILE SERVICE STATIONS, AUTOMOBILE SALES, BOARDING HOUSES, COMMERCIAL ROOMING HOUSES, SINGLE ROOM OCCUPANCY RESIDENCES (SRO), AND CAR WASHES.

UNIFIED DEVELOPMENT; SETBACKS; YARDS; OPEN SPACE AREAS AND PARKING

1. EXCEPT AS SET FORTH IN SECTION 4, BELOW, SETBACKS AND YARDS SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE AND THE ADOPTED SCALEYBARK TRANSIT STATION AREA PLAN. THE PROPOSED SETBACKS ARE ALSO SPECIFIED ON THE SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS.
2. PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH THE MAXIMUM AND MINIMUM PARKING RATIO REQUIREMENTS FOR RETAIL AND/OR RESTAURANT, RESIDENTIAL, OFFICE, CIVIC AND OTHER NON-RESIDENTIAL USES AS SET FORTH IN SECTION 9.1208.(6) OF THE ORDINANCE. PARALLEL AND ANGLED PARKING WILL BE PROVIDED ALONG INTERNAL STREETS AS INDICATED ON THE SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS.
3. SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS ESTABLISHED AND DEFINED UNDER SECTION 9.1208.(12) OF THE ORDINANCE MAY BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON PARCEL G MAY BE USED TO SATISFY THE URBAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH PARCEL A.
4. TO THE EXTENT NECESSARY THE PROVISIONS OF THIS SECTION 3 SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE TOD-RO AND TOD-MO APPLICATION SET FORTH IN SECTION 4 BELOW.

OPTIONAL DEVELOPMENT PROVISIONS

1. SIGNAGE STANDARDS (SECTION 9.1209.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW MODIFICATIONS TO THE TOD-M AND TOD-R SIGNAGE STANDARDS TO PERMIT AN EXCITING AND UNIQUE SIGNAGE SYSTEM ON THE SITE. ACCORDINGLY, AS PART OF THIS TOD-OPTIONAL APPLICATION, THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS FROM THE TOD-M SIGNAGE PROVISIONS:
- IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION 4(A), PETITIONER SHALL BE ENTITLED TO TWO (2) DETACHED, GROUND-MOUNTED PROJECT/TENANT IDENTIFICATION SIGNS ON THE EXTERIOR OF THE SITE. IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN, THE PRIMARY PROJECT/TENANT IDENTIFICATION SIGN ALONG SOUTH BOULEVARD MAY BE UP TO 20 FEET IN HEIGHT AND 100 SQUARE FEET IN SIGNAGE AREA SIZE. THE OTHER DETACHED PROJECT/TENANT IDENTIFICATION SIGN LOCATED ALONG SCALEYBARK ROAD SHALL BE LIMITED TO 20 FEET IN HEIGHT AND 80 SQUARE FEET IN SIGNAGE AREA SIZE. PROJECT IDENTIFICATION SIGNS MAY NOT BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY, SIGHT DISTANCE TRIANGLES OR REQUIRED SETBACKS.
  - IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION 4(A), PETITIONER SHALL BE ENTITLED TO ONE ROOF MOUNTED PROJECT IDENTIFICATION SIGN ON PARCEL L AT THE CORNER OF SOUTH BOULEVARD AND SCALEYBARK ROAD. THIS PROPOSED SIGN WILL BE LIMITED TO 15 FEET ABOVE THE ROOF OF THE BUILDING AND WILL NOT EXCEED 200 SQUARE FEET OF SIGN AREA. THIS ROOF SIGN MAY ONLY BE USED TO IDENTIFY THE PROJECT. TENANT IDENTIFICATION SIGNAGE FOR INDIVIDUAL TENANTS OR USES WILL NOT BE ALLOWED ON THIS SIGN.
  - IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION 4(A), THE PETITIONER SHALL BE ENTITLED TO ONE GROUND MOUNTED OR MONUMENT STYLE IDENTIFICATION SIGN FOR EACH OF THE PARCELS. THESE SIGNS MUST BE LOCATED ALONG INTERIOR STREETS AND MAY BE UP TO FIVE (5) FEET IN HEIGHT AND 20 SQUARE FEET IN SIZE. IN ADDITION, WAY FINDING AND DIRECTIONAL SIGNS MAY BE PERMITTED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS FOR THE TOD-M AND TOD-R DISTRICTS.
  - IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION 4(A), THE PETITIONER SHALL BE ALLOWED TO PLACE PROJECT IDENTIFICATION SIGNS OVER THE INTERIOR PUBLIC AND PRIVATE STREETS. NO MORE THAT 5 OF THESE TYPE SIGNS MAY BE INSTALLED ON THE SITE.

OPTIONAL DEVELOPMENT PROVISIONS (CON'T)

2. THE SIGN LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE. THE LOCATIONS OF THE SIGNS MAY BE ALTERED.
3. STREET WALLS (SECTION 9.1209.(1)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THE PROPOSED BUILDINGS WITHIN PARCEL K OR L TO HAVE BUILDING WALLS ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD THAT PROVIDE LESS THAN 50% OF THE LENGTH OF THE FIRST FLOOR STREET LEVEL FRONTAGE WITH USES THAT ARE VISIBLE FROM THE STREET. THE PETITIONER WILL TREAT THESE BUILDING FACADES WITH OTHER DESIGN ELEMENTS TO ENLIVEN AND ANIMATE THE STREETSCAPE. ONE SUCH TREATMENT WILL BE A "GREEN WALL." THESE WALLS WILL MEET THE REQUIREMENTS OF SECTION 9.1209.(1)(D) OF THE ORDINANCE REGARDING "BLANK WALLS."
4. BUILDING ENTRANCES AND ORIENTATION (SECTION 9.1209.(4)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW BUILDINGS WITHIN PARCEL K OR L TO NOT HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG SCALEYBARK AVENUE OR SOUTH BOULEVARD.
5. STRUCTURED PARKING FACILITIES (SECTION 9.1208.(6)(L)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW A STRUCTURED PARKING FACILITY WITHIN PARCEL K OR L AND WITH FRONTAGE ON PRIVATE STREET D TO NOT PROVIDE 50% OF THE LINEAR STREET LEVEL FRONTAGE WITH RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES.
6. PARKING STANDARDS: PARKING BETWEEN STREET AND BUILDINGS (SECTION 9.1208.(6)(C)). DUE TO THE SIZE OF THE PROJECT AND THE TIMING AND COST ASSOCIATED WITH THE CONSTRUCTION OF PARKING STRUCTURES CONTEMPLATED UPON FULL BUILD-OUT, THE PETITIONER SEEKS THE OPTIONAL PROVISIONS TO ALLOW INTERIM SURFACE PARKING LOTS TO BE LOCATED IN AN ESTABLISHED SETBACK OR BETWEEN (I) A PERMITTED USE AND BUILD (BUILDING) AND (II) A STREET. SURFACE PARKING AREAS WILL MEET ALL REQUIRED SETBACKS. IN ADDITION A SURFACE PARKING LOT WITH FRONTAGE ON SOUTH BOULEVARD OR SCALEYBARK ROAD WILL PROVIDE A SETBACK OF 54 FEET FROM THE BACK OF THE FUTURE CURB OF SOUTH BOULEVARD OR SCALEYBARK ROAD. THESE INTERIM SURFACE PARKING LOTS MAY ONLY BE ESTABLISHED ON PARCELS J, K, AND L.
7. PARKING STANDARDS: PARKING AREAS THAT COVER MORE THAN 35% OF THE TOTAL LOT WIDTH (SECTION 9.1208.(6)(G)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW SURFACE PARKING TO THE SIDE OF THE PRIMARY STRUCTURES ON PARCEL H TO COVER MORE THAN 35% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A. THE SURFACE PARKING LOT WILL NOT EXCEED 60% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A.
8. MANEUVERING FOR LOADING SPACE IN RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D (SECTION 9.1208.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW LOADING DOCKS TO BE DESIGNED THAT REQUIRE VEHICLES TO MANUEVER WITHIN: (I) THE RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D FOR BUILDINGS AND/OR USES LOCATED ON PARCEL L, OR (II) WITHIN THE RIGHT-OF-WAY OF PRIVATE STREET D FOR BUILDINGS AND/OR USES LOCATED ON PARCEL K.
9. FLOOR AREA RATIO (FAR) (SECTION 9.1208.(5)(B)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW INDIVIDUAL PHASES OF THE PROJECT TO NOT MEET THE MINIMUM FAR AND/OR DENSITY REQUIREMENTS OF THE TOD-M OR TOD-R ZONING DISTRICTS AS LONG AS THE PETITIONER CAN DEMONSTRATE VIA A PROPOSED MASTER PLAN HOW THE ENTIRE PROJECT WILL MEET THE MINIMUM FAR AND/OR DENSITY REQUIREMENTS WHEN CONSTRUCTION OF THE SITE IS COMPLETED.
10. FRONT-LOADED GARAGES, PARKING PADS AND DRIVEWAYS FOR INDIVIDUAL UNITS (SECTION 9.1208.(6)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW INDIVIDUAL UNITS WITH FRONT LOADED GARAGES WITHIN PARCEL A BETWEEN PROPOSED PRIVATE STREET A AND THE NORTHERN BOUNDARY OF THE SITE AS MORE SPECIFICALLY INDICATED ON THE TECHNICAL DATA SHEET.
11. RETAIL SALES ESTABLISHMENTS WITH MORE THAN 30,000 SQUARE FEET OF GROSS FLOOR AREA PER FLOOR, PER SINGLE TENANT (SECTION 9.1206.(9)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW A SINGLE TENANT RETAIL SALES ESTABLISHMENT WITH MORE THAN 30,000 SQUARE FEET OF GROSS FLOOR AREA TO BE ESTABLISHED ON PARCEL K OR L THAT DOES NOT HAVE AT LEAST 75% OF THE FIRST FLOOR STREET FAÇADE OF THE BUILDING CONSTRUCTED WITH CLEAR GLASS WINDOWS AND DOORS OR TO HAVE AT LEAST ONE ENTRANCE PER STREET FRONTAGE.
12. BUFFER STANDARDS (SECTION 9.1208.(9)). AS A RESULT OF THE DUKE POWER DESIGN CRITERIA, FOR LANDSCAPING UNDER UTILITY LINES, WHICH DOES NOT ALLOW SHRUBS AND TREES TO BE LOCATED WITHIN 50 FEET OF UTILITY TRANSMISSION TOWERS, THE PETITIONER SEEKS THE OPTIONAL PROVISION TO OMIT THE REQUIRED SHRUBS AND TREES WITHIN 50 FEET OF THE DUKE POWER TRANSMISSION TOWERS. THESE UTILITY LINES AND TRANSMISSION TOWERS ARE LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE AS INDICATED ON THE TECHNICAL DATA SHEET.
13. THE PROVISIONS OF SECTION 3, TO EXTENT NECESSARY, CONSTITUTE ACCEPTABLE VARIATIONS (AND OPTIONAL PROVISIONS) FROM THE TOD-M AND TOD-R MINIMUM STANDARDS.

DESIGN AND PERFORMANCE STANDARDS

1. BUILDINGS LOCATED WITHIN EACH PARCEL WILL MEET THE MAXIMUM HEIGHT REQUIREMENTS OF THE TOD-M AND TOD-R ZONING DISTRICTS, PROVIDED HOWEVER, BUILDING HEIGHT SHALL BE AS MEASURED FROM AVERAGE GRADE TO ROOF LINE, EXCLUSIVE OF ARCHITECTURAL FEATURES OR MECHANICAL OR SERVICE FEATURE LOCATED ABOVE THE ROOF LINE.
2. STREETS WITHIN THE SITE MAY BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE TECHNICAL DATA SHEET. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC. THIS DOES NOT PRECLUDE THE PETITIONER FROM TEMPORARILY CLOSING A PRIVATE STREET FOR, BUT NOT LIMITED TO, SPECIAL EVENTS, FARMERS MARKETS, FESTIVALS, CONCERTS, BLOCK PARTIES OR OTHER SIMILAR EVENTS.
3. A BUFFER AS PER THE REQUIREMENT OF SECTION 9.1208.(9) OF THE ORDINANCE WILL BE PROVIDED ALONG THE NORTHERN AND EASTERN BOUNDARIES OF THE SITE ABUTTING THE EXISTING SINGLE-FAMILY HOMES AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
4. THE PETITIONER MAKE EVERY EFFORT TO SAVE THE EXISTING TREES LOCATED WITHIN THE TREE SAVE AREAS IDENTIFIED ON THE TECHNICAL DATA SHEET. ADDITIONAL TREE SAVE AREAS, TO THE EXTENT REQUIRED BY THE ORDINANCE, WILL BE IDENTIFIED DURING THE DESIGN DEVELOPMENT PHASES OF THE PROJECT. TREES WITHIN THESE ADDITIONAL TREE SAVE AREAS WILL ALSO BE PRESERVED.
5. A UNIFIED STREETSCAPE TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE, INCLUDING THE SITE'S FRONTAGE ON SOUTH BOULEVARD AND SCALEYBARK ROAD. THE PROPOSED STREETSCAPE TREATMENT IS SPECIFIED ON SHEET Z-3.0 TITLED TYPICAL STREET CROSS SECTIONS, SUBJECT, HOWEVER, TO ANY CONFLICTS WITH EXISTING UTILITY EASEMENTS LOCATED WITHIN SUCH AREAS.
6. ON A PORTION OF PROPOSED PRIVATE STREET D THE PETITIONER MAY HAVE A GAP IN THE SPACING OF STREET TREES. THIS GAP WILL OCCUR ON ONE SIDE OF THE STREET FOR A LENGTH OF 120 FEET. ON STREET PARKING ALONG PRIVATE STREET D MAY EITHER BE PARALLEL OR ANGLED PARKING
7. THE PETITIONER RESERVES THE RIGHT TO SUBSTITUTE A BIO-SWALE/RAIN GARDEN FOR THE TYPICAL EIGHT FOOT PLANTING STRIP ALONG BOTH SIDES OF ANY OF THE PROPOSED PRIVATE STREETS.
8. AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

DESIGN AND PERFORMANCE STANDARDS (CON'T)

9. ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET.
10. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
11. OFF-STREET VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE RATIO REQUIREMENTS OF THE ORDINANCE.
12. SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PHASES IN ASSOCIATION WITH NEARBY DEVELOPMENT AND AS THE PROJECT DEVELOPS.
13. AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS "OPEN SPACE" WILL INCLUDE DECORATIVE PAVING, BENCHES AND SEATING AREAS, LANDSCAPING FEATURES AND/OR OTHER AMENITIES SUCH AS FOUNTAINS OR DECORATIVE ARCHITECTURAL FEATURES.
14. AT LEAST ONE ACRE, IN THE AGGREGATE, OF PUBLIC OPEN SPACE AS DEFINED BY THE TOD ORDINANCE WILL BE PROVIDED WITHIN PARCELS J, K AND L. THIS PUBLIC OPEN SPACE MAY INCLUDE THE LAND UNDER THE DUKE POWER UTILITY EASEMENT LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE. THIS ONE ACRE OF PUBLIC OPEN SPACE WILL BE IMPROVED IN ACCORDANCE THE PROVISIONS OF THE ORDINANCE.

ACCESS POINTS

1. THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE TECHNICAL DATA SHEET, EXCEPT TO THE MORE ACCESS POINTS ARE PERMITTED BY CDOT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON FINAL DESIGN AND LOCATIONAL REQUIREMENTS AS REGULATED BY CDOT.
2. THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSSES HAVE BEEN COMPLETED.

SCREENING, LANDSCAPING, AND OPEN SPACE AREAS

1. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.
2. LANDSCAPING SHALL SATISFY THE REQUIREMENTS OF THE ORDINANCE FOR THE TOD-MO AND TOD-RO ZONING DISTRICTS AND THE CITY OF CHARLOTTE TREE ORDINANCE.
3. SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS ESTABLISHED AND DEFINED UNDER SECTION 9.1208.(12) OF THE ORDINANCE WILL BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON PARCEL J THAT EXCEEDS THE URBAN OPEN SPACE REQUIREMENTS FOR PARCEL J MAY BE USED TO SATISFY THE URBAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH PARCEL K. TO THE EXTENT NECESSARY THE PROVISIONS OF THIS SUBSECTION SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE TOD-MO OR TOD-RO APPLICATION SET FORTH IN SECTION 4 ABOVE.
4. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

SIGNS

1. EXCEPT AS SET FORTH IN SECTION 4 REGARDING THE OPTIONAL PROVISIONS, SIGNAGE WITHIN THE COMPONENTS OF THE SITE SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE FOR THE TOD-M AND TOD-R ZONING DISTRICTS.

STORM WATER MANAGEMENT AND WATER QUALITY

1. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE EFFECTIVE AS OF THE DATE OF APPROVAL OF THIS PETITION.

SOLID WASTE MANAGEMENT PLAN

1. THE PETITIONER SHALL SUBMIT TO THE MECKLENBURG COUNTY SOLID WASTE DEPARTMENT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE SOLID WASTE MANAGEMENT PLAN WILL INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE SOLID WASTE MANAGEMENT PLAN WILL SPECIFY THAT ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO INCLUDE A REQUIREMENT THAT A MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

PLAN REVIEW

1. ALL DEVELOPMENT OCCURRING ON THE SITE SHALL SATISFY THE REQUIREMENTS FOR PLAN REVIEW IMPOSED BY SECTION 9.12134 PRELIMINARY REVIEW OF THE ORDINANCE.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED, IN ACCORDANCE WITH THE ORDINANCE.

BINDING EFFECT

1. IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH PARCEL WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

VESTING – G.S. §160A-385.1; SECTIONS 6.208

1. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-385.1, DUE TO THE SIZE OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, THE SCOPE AND TIMING OF GOVERNMENTAL INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.
2. IT IS UNDERSTOOD THAT THE PROVISIONS OF SECTION 6.208 OF THE ORDINANCE REGARDING A REVIEW OF APPROVAL OF A CONDITIONAL ZONING DISTRICT ARE INTENDED TO APPLY ONLY WITH RESPECT TO THOSE PARCELS OF THE SITE UPON WHICH NO PROGRESS HAS BEEN MADE TOWARD DEVELOPING THE APPLICABLE PARCEL(S) IN ACCORDANCE WITH THE APPROVED PETITION.

REVISIONS:

DATE 02/23/09  
DRAWN BY: RFP  
CHECKED BY: RFP  
Q.C. BY: RFP, CHK  
PROJECT # 1007160  
SHEET #

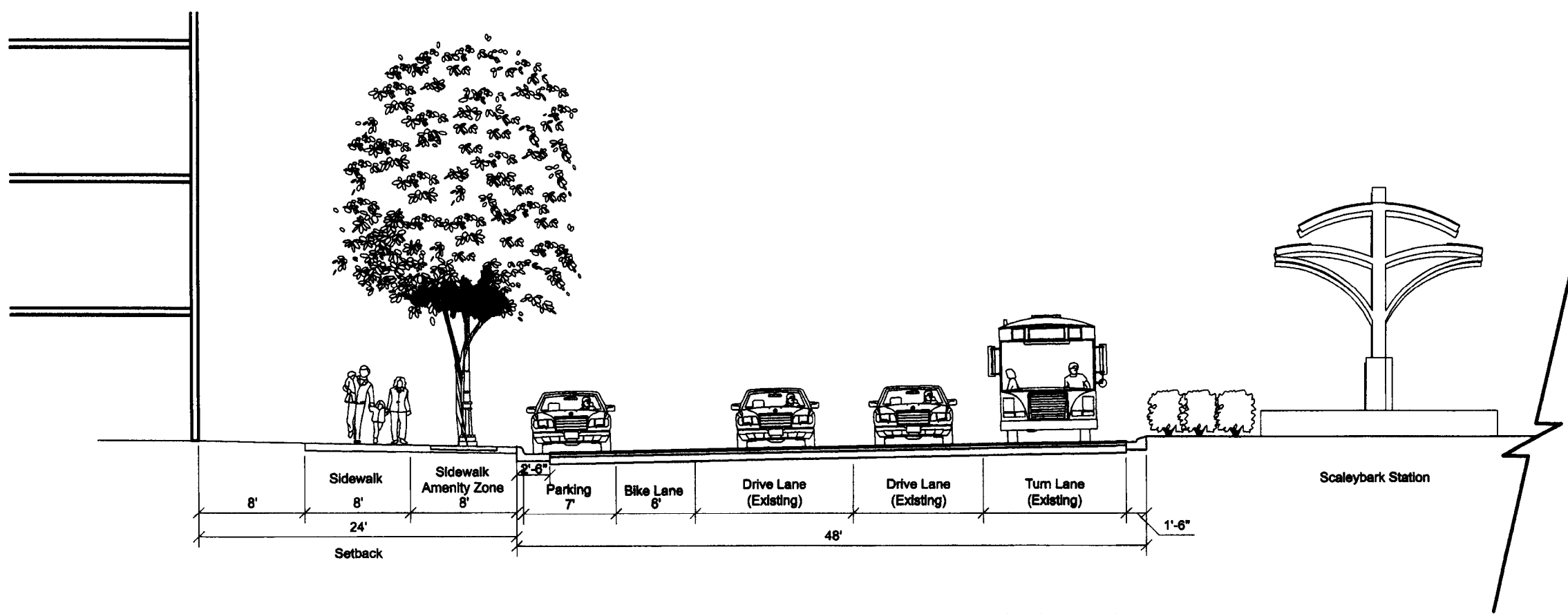
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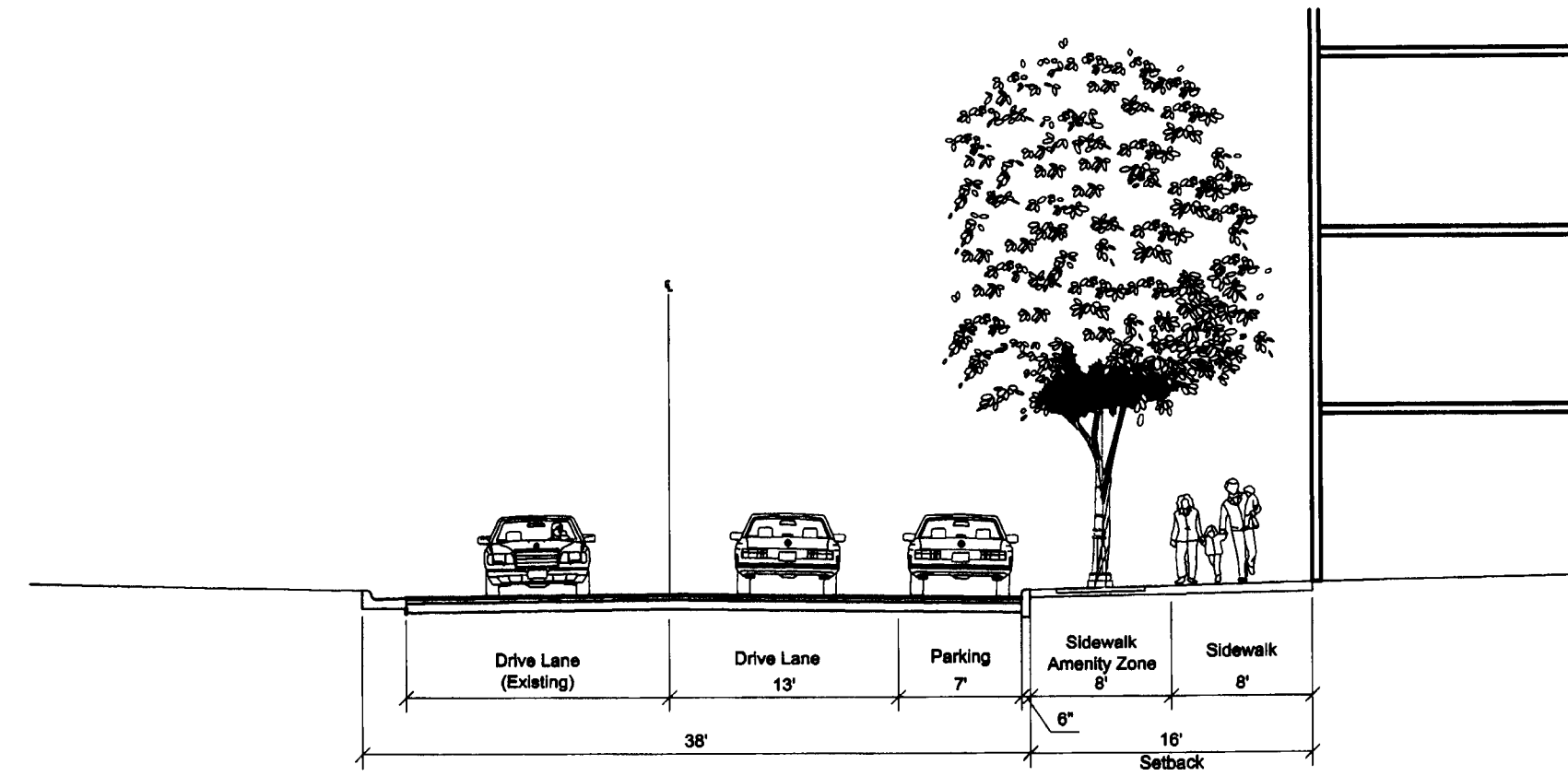
CROSLAND GREENS  
TRANSIT ORIENTED DEVELOPMENT  
CROSLAND GREENS, LLC, CHARLOTTE, NC  
REZONING DEVELOPMENT NOTES

FOR PUBLIC HEARING  
PETITION NO. 2009-XXX

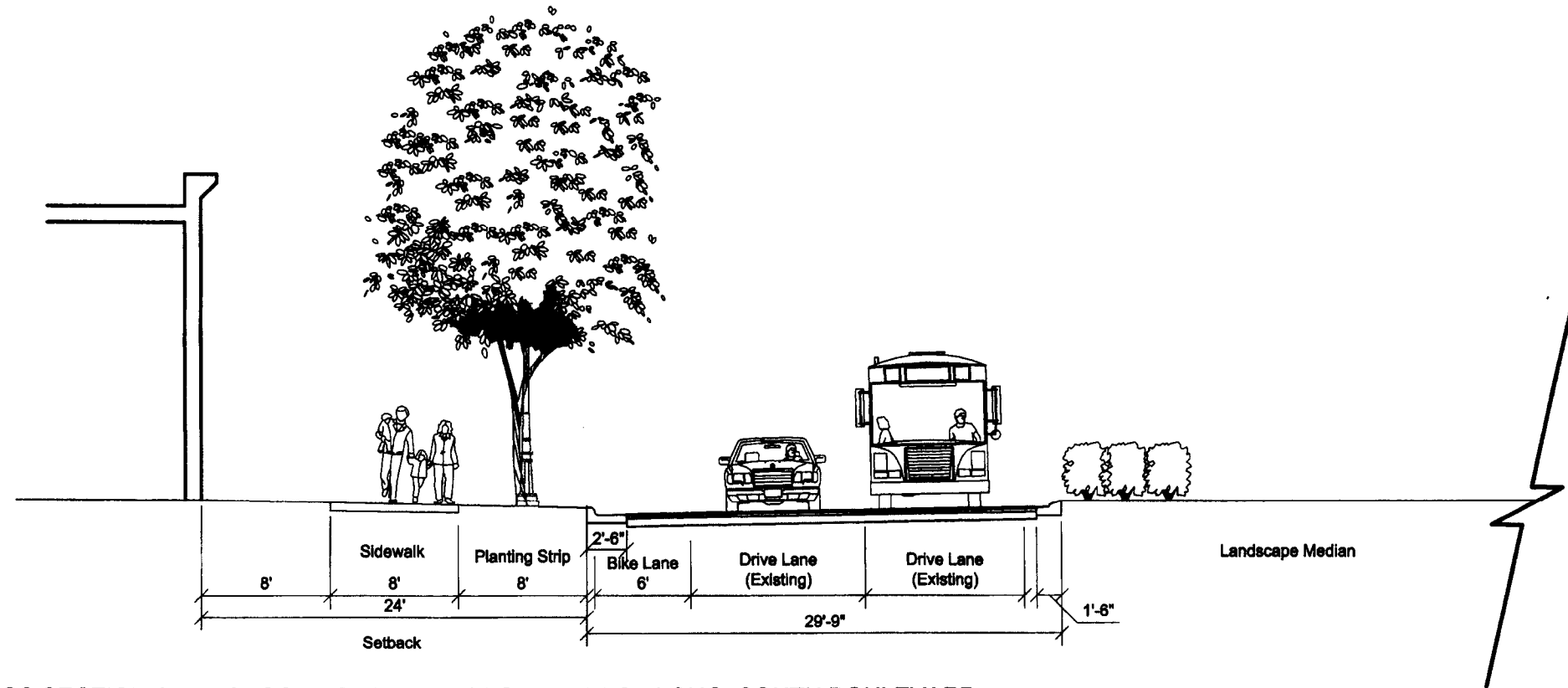




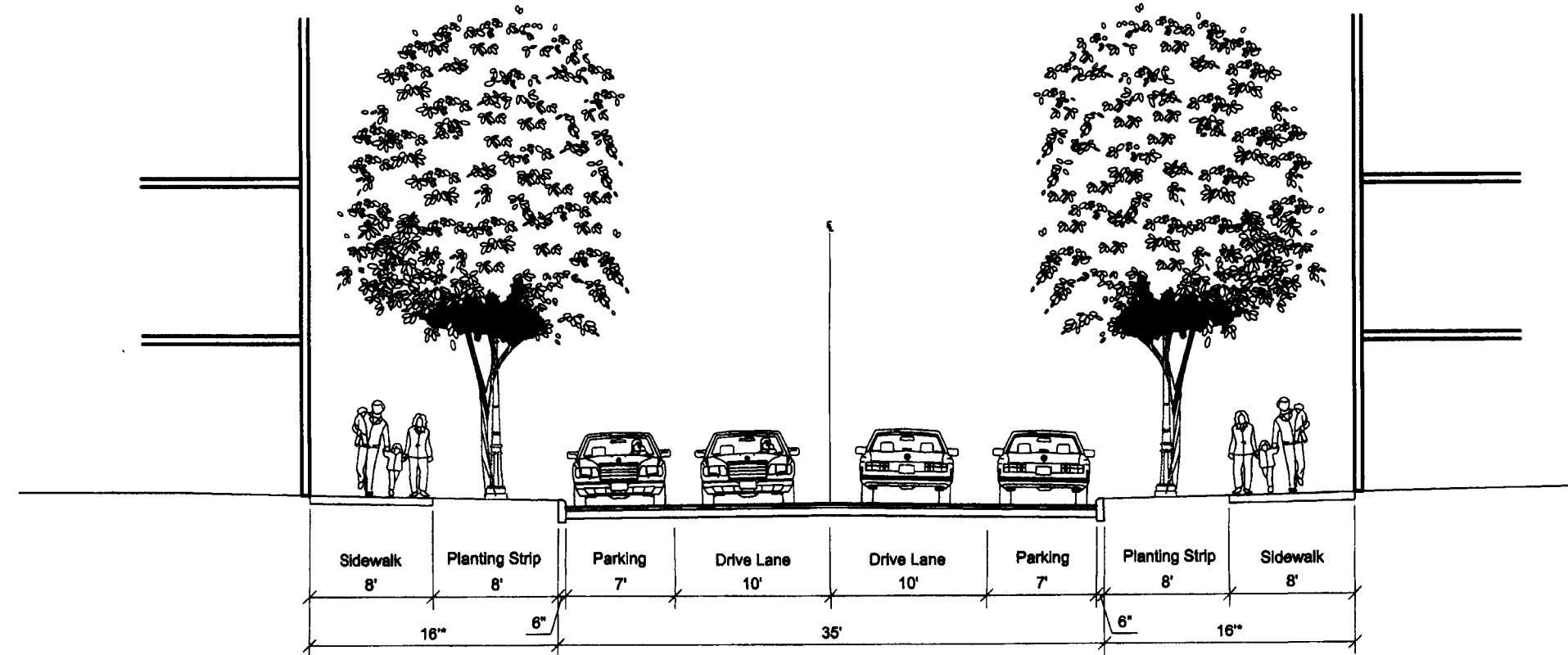
CROSS SECTION 1 - PROPOSED STREET IMPROVEMENTS ALONG SOUTH BOULEVARD @ SCALEYBARK STATION



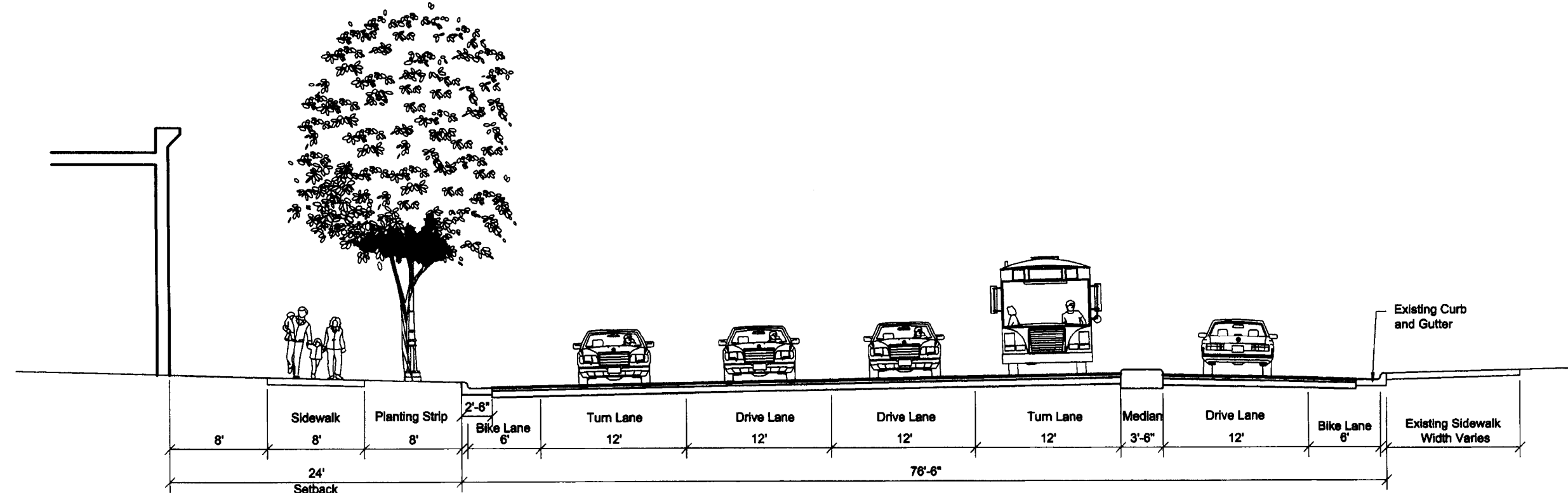
CROSS SECTION 5 - PROPOSED RETAIL STREET  
- PROPOSED PUBLIC STREET (A) (SOUTH BLVD... TO PROPOSED PUBLIC STREET (C))



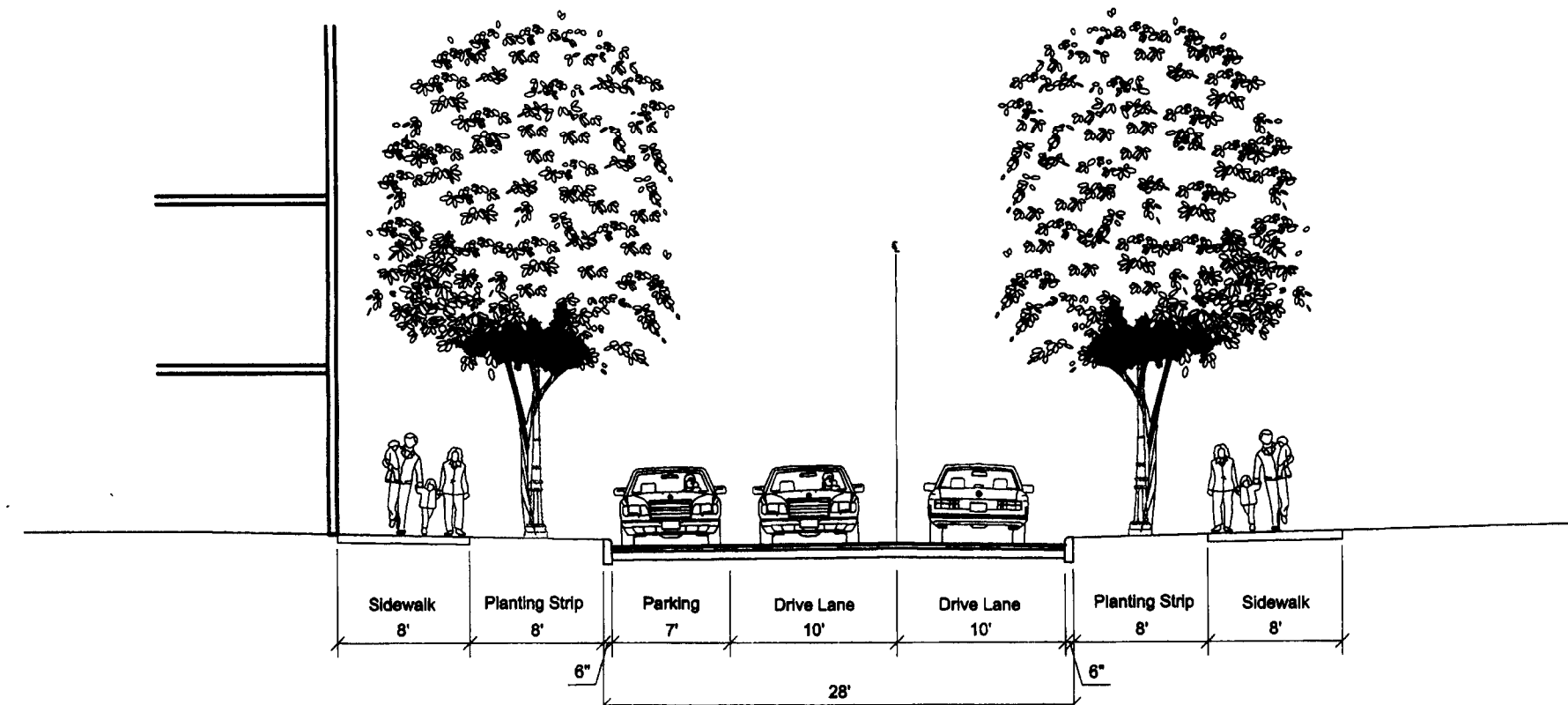
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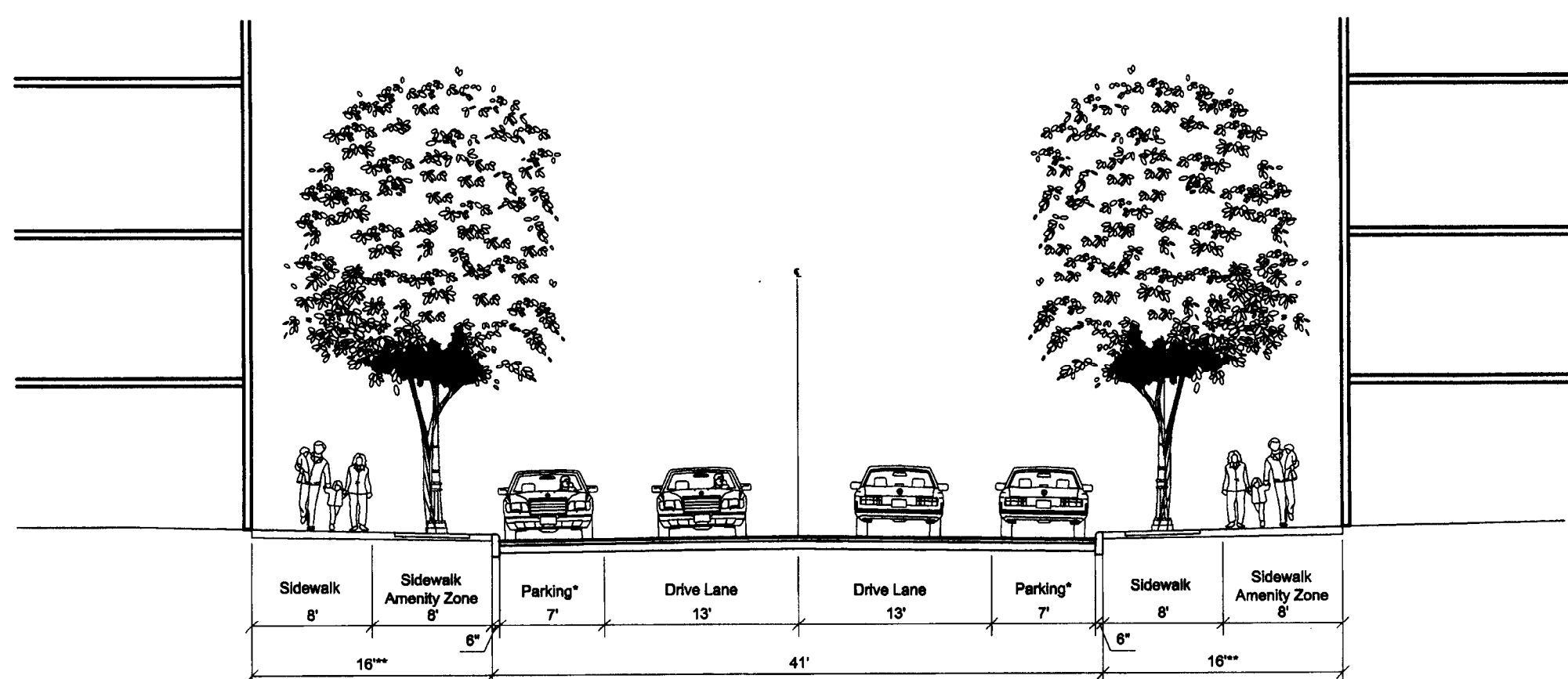
CROSS SECTION 6 - PROPOSED RESIDENTIAL STREET  
- PROPOSED PUBLIC STREET (A) (PUBLIC STREET (C) TO (D))  
- PROPOSED PUBLIC STREET (B)  
- PROPOSED PUBLIC STREET (C) (PUBLIC STREET (A) TO HARTFORD AVE.)  
- PROPOSED PUBLIC STREET (D)  
- PROPOSED PUBLIC STREET (E)



CROSS SECTION 3 - PROPOSED STREET IMPROVEMENTS ALONG SCALEYBARK ROAD



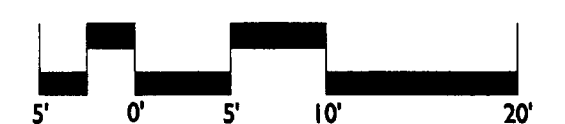
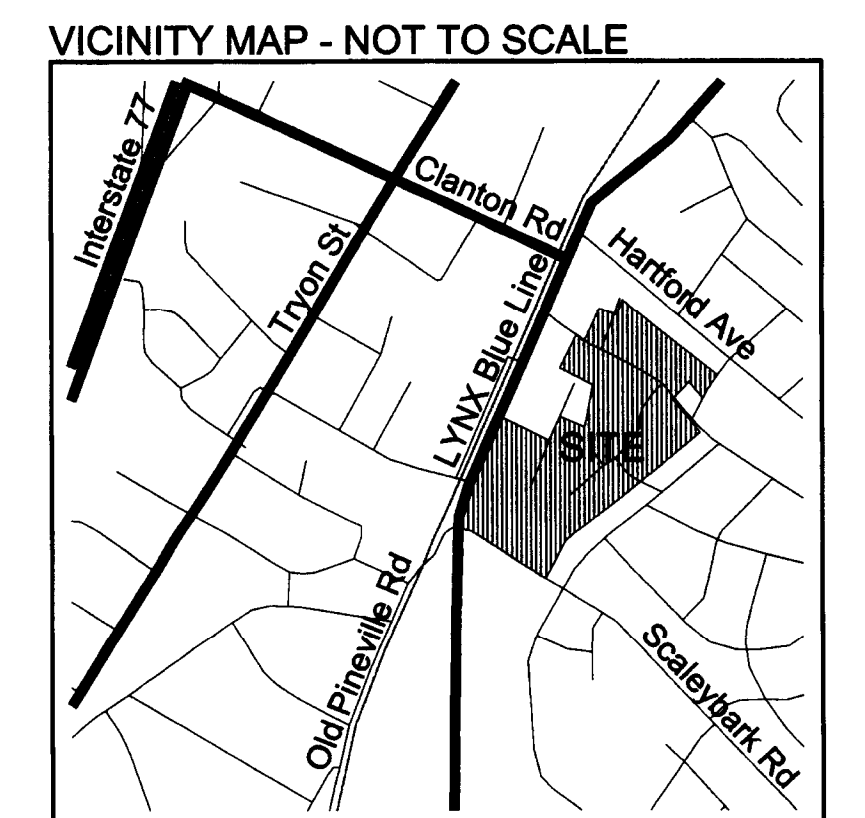
CROSS SECTION 7 - PROPOSED RESIDENTIAL STREET  
- PROPOSED PRIVATE STREET (B)  
- PROPOSED PRIVATE STREET (C)



CROSS SECTION 4 - PROPOSED RETAIL STREET  
- PROPOSED PUBLIC STREET (C) (SCALEYBARK RD. TO PROPOSED PUBLIC STREET (A))  
- PRIVATE STREET (D)

\* NOTE 1: PARKING ALONG PROPOSED PRIVATE STREET (E) MAY BE ANGLED PARKING AT PETITIONERS DISCRETION.

NOTE:  
1. THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.  
2. PROPOSED PUBLIC STREET CROSS SECTION WIDTHS ARE DESIGNED TO MEET THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2007.



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