

- Berwick Development Notes**
- This petition proposes the rezoning of 4.8 acres (Parcel 'B') to CC and the rezoning of 8.3 acres (Parcel 'A') to R-17MF(CD). The Master Plan has been developed to further the objectives of the adopted Westside Strategic Plan and the Dixie-Berryhill Plan. It has been designed taking into account the difficult topography common to this part of the county. It is acknowledged that the City of Charlotte has amended the adopted Thoroughfare Plan to alter the alignment of New Dixie River Rd, which also results in other minor realignments of other roads within the Berwick District. The site plan is being modified to recognize the alterations of these roads.
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 Chapter 6 of the Zoning Ordinance during the design development and construction phases.
 2. The CC portion of the site (Parcel 'B') may be developed for any use allowed in the CC district as allowed by the ordinance in accordance with the standards of the district.
 3. Since this site is part of a unified development the CC portion will be connected by both vehicular and pedestrian connections to the Town Center site.
 4. Buildings on Parcel 'B' will be oriented towards streets both internal and external. Circulation may occur around building but drive in windows will be located to the side or rear of building.
 5. The R-17MF(CD) portion of the site (Parcel 'A') will be developed with 108 residential units as allowed by the ordinance in accordance with the standards of the district and the restrictions of this site plan as noted below.
 6. Buffer areas and project edges will be developed in accordance with the requirements of Sect. 12.302 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.
 7. The Master Developer will work with CDOT to provide a six foot sidewalk with an eight foot planting strip on Dixie River Road.
 8. Any detached lighting on the site will be limited to 30 feet in height and will be shielded with "full cutoff fixture". No wall pak lighting will be allowed. Pedestrian lighting, as established throughout the Berwick community, will be installed as part of the development of areas included within this Petition.
 9. 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 Berwick District. No freestanding pole signs will be permitted.
 10. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 11. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
 12. Access points shown on the Technical Data Sheet in operation, type, number, or location are subject to further review and approval by CDOT and/or NCDOT.
 13. All dumpsters on the site will be screened with a solid enclosure with gates.
 14. The Master Developer shall comply with the Lower Lake Wylie Watershed Regulations and also the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 15. Individual site layouts will be submitted to the Planning Department staff for review for compliance with this plan and the general development policies prior to submitting for building permit.
 16. Other development standard 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.
 17. 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 assignees of the owner or owners of the Site who may be involved in its development from time to time.
- March 26, 2009, initial submission. 1e
April 17, 2009, revisions

MULTI-FAMILY PARCEL 'A'
TOTAL AREA: ± 8.3 AC TOTAL
± 7.4 AC NET (MINUS 100' ROW DEDICATION)
EXISTING ZONING: MX-1 & CC LLWPA
PROPOSED ZONING: R-17MF(CD) LLWPA
PROPOSED USES: MULTI-FAMILY, 108 UNITS
PROPOSED OPEN SPACE: 3.33 AC (45%) MINIMUM
PROPOSED TREE SAVE AREA: 10%
PROPOSED DUA: ±15 DUA
PROPOSED BUILDING HEIGHT: 40' MAXIMUM

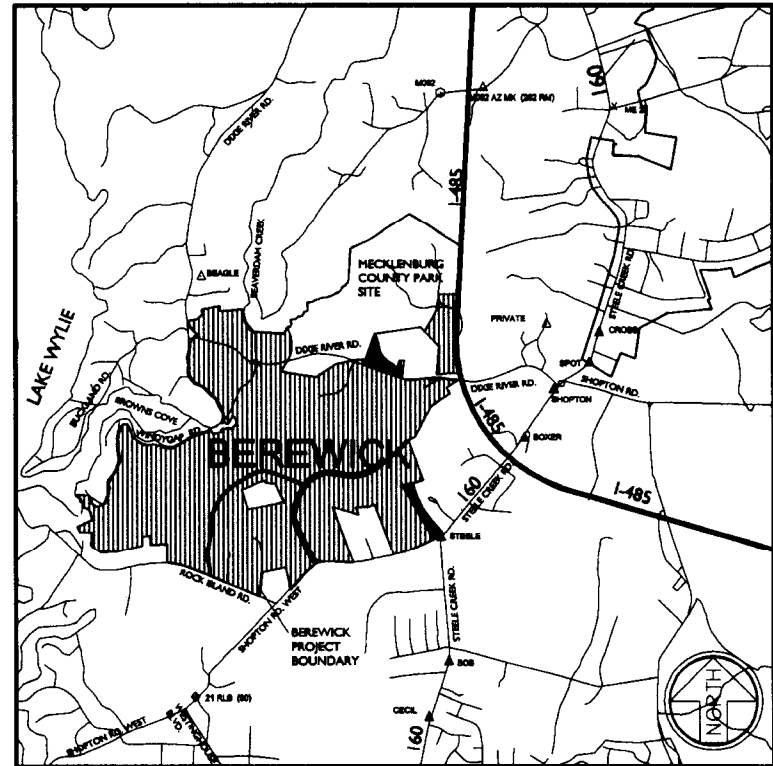
TOWN CENTER PARCEL 'B'
TOTAL AREA: ±5.0 AC
EXISTING ZONING: R-3
PROPOSED ZONING: CC

ROAD LEGEND

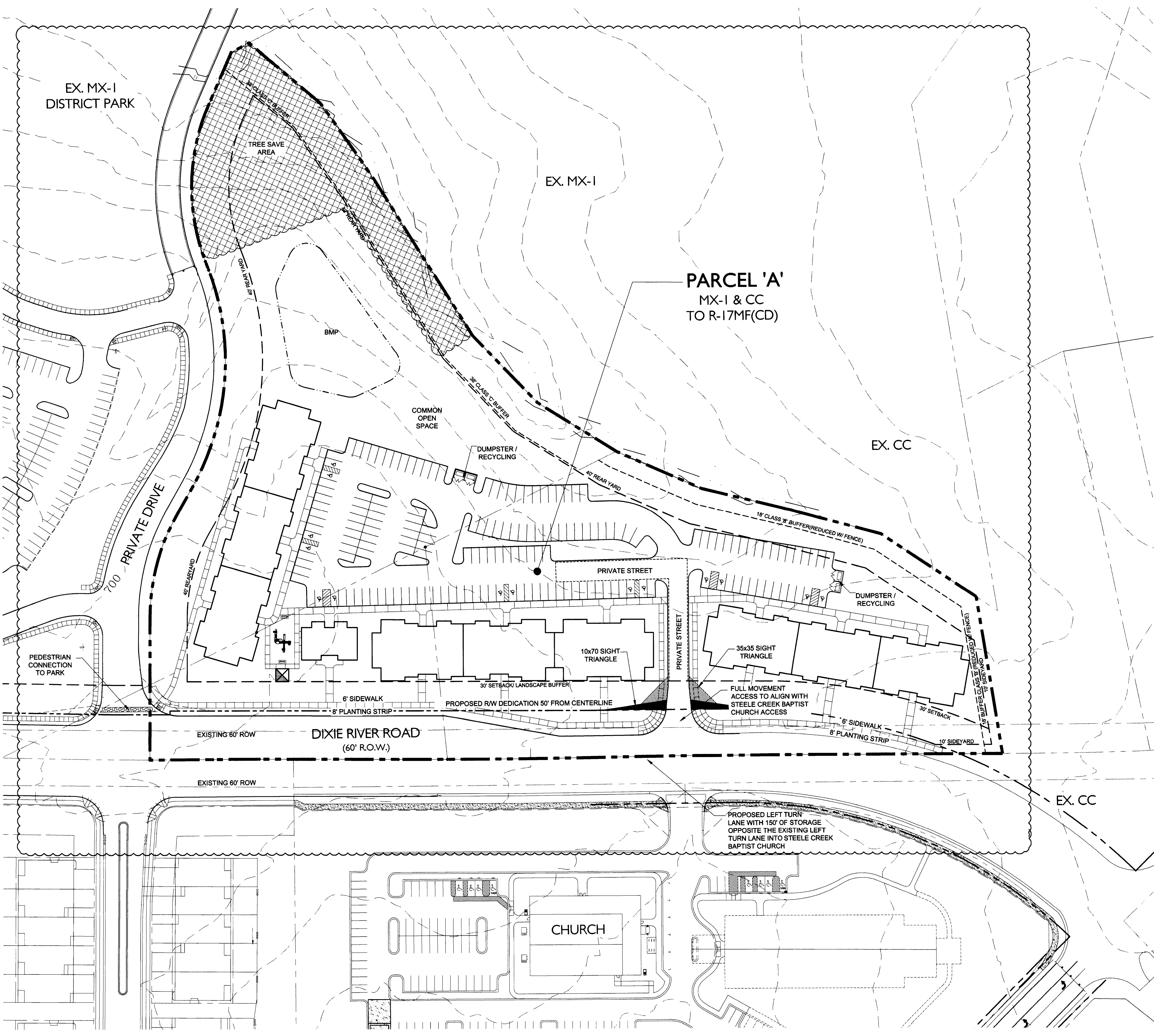
- (R) RIGHT IN/RIGHT OUT ACCESS
(FM) FULL MOVEMENT ACCESS

ZONING LEGEND
■■■■■■■■■■ PROPOSED ZONING BOUNDARY
----- EXISTING ZONING BOUNDARY

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2009-037



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PROPOSED ZONING: R-17MF(CD) LLWPA
PROPOSED USES: MULTI-FAMILY, 108 UNITS
PROPOSED OPEN SPACE: 3.33 AC (45%) MINIMUM
PROPOSED TREE SAVE AREA: 10%
PROPOSED DUA: ±15 DUA
PROPOSED BUILDING HEIGHT: 40' MAXIMUM
* SITE SHOULD BE PART OF THE BEREWICK MASTER OWNERS ASSOCIATION THAT WILL BE RESPONSIBLE FOR ADMINISTERING SITE AND BUILDING DESIGNS.

