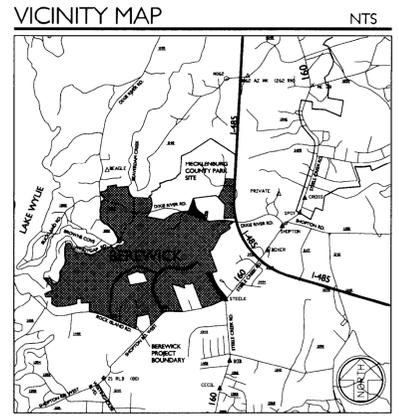
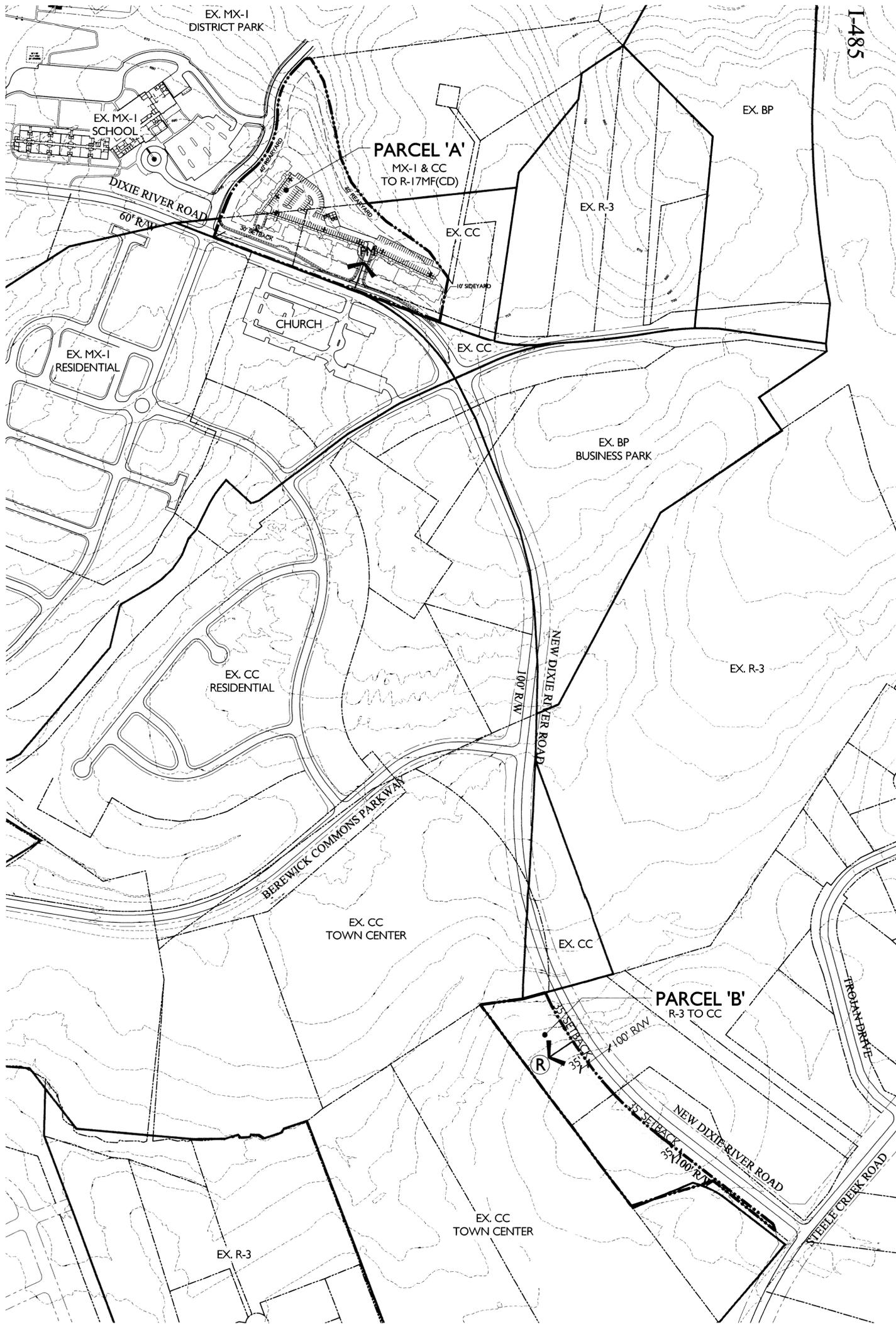


**ZONING LEGEND**  
 ■■■■■ PROPOSED ZONING BOUNDARY  
 - - - - - EXISTING ZONING BOUNDARY



CHARLOTTE/MECKLENBURG REZONING	
PETITION #:	2009-037
REQUIREMENTS:	FOR PUBLIC HEARING
PETITIONER:	CHARLOTTE/MECKLENBURG HOUSING PARTNERSHIP

DATE: 03.26.09\_LDI#1009026

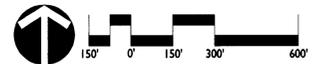


**MULTI-FAMILY PARCEL 'A'**  
 TOTAL AREA: ± 8.3 AC  
 EXISTING ZONING: MX-I & CC  
 PROPOSED ZONING: R-17MF(CD)  
 PROPOSED USES: MULTI-FAMILY, 108 UNITS

**TOWN CENTER PARCEL 'B'**  
 TOTAL AREA: ±5.0 AC  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: CC  
 PROPOSED USES:  
 (REFER TO PETITION #2006-78, PARCEL A)

**ROAD LEGEND**

- RIGHT IN/RIGHT OUT ACCESS
- FULL MOVEMENT ACCESS



**CHARLOTTE/MECKLENBURG REZONING**

PETITION #:	2009-037
REQUIREMENTS:	FOR PUBLIC HEARING
PETITIONER:	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP, INC.

**Berewick Development Notes**

This petition proposes the addition of 41-5.0 acres (Parcel 'B') to the existing Town Center District CC identified as Town Center Parcel 'A' on the previous rezoning petition (Petition # 2006-78) 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 Berewick 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 the 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 and the restrictions of Town Center Parcel 'A' on previous Berewick rezoning petition (2006-78). There will be no additional density added to existing Town Center Parcel 'A'.
3. 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.
4. Buffer areas and project edges will be developed in accordance with the requirements of Sect. 12.302 and Sect. 9.805(7)(e) 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. Any detached lighting on the site will be limited to 30 feet in height and be fully shielded. No wall packs will be installed on buildings within the site on any walls that are adjacent to residentially zoned land or public street rights-of-way but architectural lighting on the buildings will be permitted. Where wall pack type lighting is used, it must utilize light fixtures that direct the light downward into the site. Pedestrian lighting, as established throughout the Berewick community, will be installed as part of the development of areas included within this Petition.
6. 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 Berewick District. No freestanding pole signs will be permitted. Signs for office uses within the Town Center will meet office district sign standards and out parcels will utilize ground mounted (monument) type signs. Ground mounted signs may be utilized to identify the project and tenants within the project.
7. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
8. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
9. 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.
10. All dumpsters on the site will be screened with a solid enclosure with gates.

**Berewick Development Notes Cont.**

11. Stormwater facilities will comply with the Lower Lake Wylie Watershed regulations. In accordance with watershed regulations, either or both of the low density and/or the high-density watershed development standards may be utilized. Further, individual site or larger area-wide storm water detention and management facilities, ponds, and related facilities may be utilized. In addition to compliance with the Lower Lake Wylie Watershed regulations, compliance with the Berewick Master Stormwater Management Concept Plan dated 11/12/2003 is included by reference.
12. Individual site layouts will be submitted to the Planning Department staff for review for compliance with this plan and the general development policies.
13. 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.
14. 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