

MUDD (CD) - Proposed Site Plan Notes

SITE DATA

- **Acreage:** +/- 5.88
- **Tax Parcel #s:** 05133201, 05133202, 05133203, 05133206, 05133215
- **Existing Zoning:** NS
- **Proposed Zoning:** MUDD (CD)
- **Existing Use:** Vacant
- **Proposed Use:** Multi-Family Development
- **Maximum Building Area:** 86,500 x 4 stories = 346,000 plus basement @ 52,000 = 395,000 total square feet. (See Development Standards below for additional information on optional Future Phase Construction)
- **Maximum Building Height:** Maximum Building Height 75' along Mallard Creek Church Rd and HWY 49. (See Development Standards below for additional information on optional Future Phase Construction)
- **Parking:** Parking will be provided at a minimum of 1.5 spaces per unit for both Phase I and II (which meets or exceeds the requirements of the Ordinance) and will primarily be located at grade for Phase I
- **Setbacks:** 24 feet from future back of curb at Mallard Creek Rd. and 32 feet from future back of curb at Highway 49.
- **Project Density:** Total Maximum 290 units for Phase I and Phase II combined. (Phase II also to include new parking structure)

GENERAL PROVISIONS

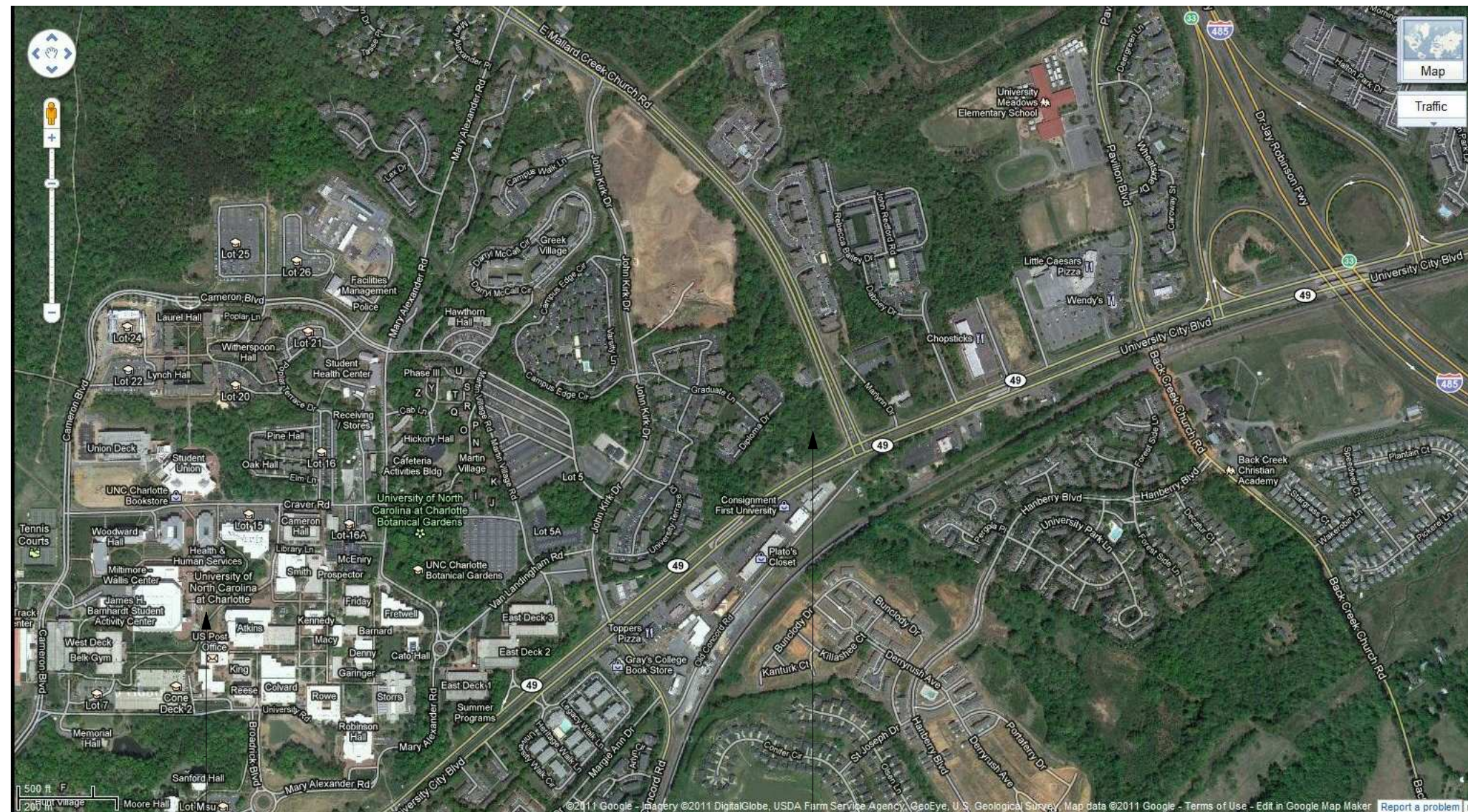
1. The Development will follow University City Design Guidelines, including but not limited to utilizing sustainable principles, using varying building materials, and using quality and durable materials, encouraging pedestrian activity, using architectural and energy efficient lighting and including in the design building materials and character to resemble campus buildings.
2. Development of this site(s) 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 buildings and uses on the site. The exact configuration, placement and size of individual site elements including building(s) may be altered or modified within the limits prescribed by the Ordinance. The exact configuration and placement of buildings may be modified per section 6.207 of the Zoning Ordinance.
3. Proposed use of the property will be for the redevelopment of the site for multi-family residential use with associated parking and service areas.
4. The proposed Development will meet the current Tree Ordinance and tree save requirement of 15% tree save and will meet the 15% tree save requirement.
5. The height of the building(s) will be limited to 4 stories along the street frontage and will not exceed an overall height of 75'.
6. Petitioner agrees to meet the setbacks as indicated on the plan from the future back of curb of the widened roads. The petitioner has been in and will continue discussion to work with CDOT to provide a right of way for the proposed road widenings and develop a solution to mitigate grade changes between the site and roads once the final building and road elevations have been established through the use of retaining walls and other methods necessary.

ARCHITECTURAL AND SITE STANDARDS

1. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
2. Access to the development will be provided by right in/ right out only driveway connections at Mallard Creek Church Rd and Hwy 49. Driveways may be slightly shifted during review per CDOT and/or NCDOT during driveway permits.
3. The overall site design will encourage pedestrian connectivity between the development site and adjacent residential sites, and will provide connectivity to sidewalks leading to the campus.
4. The exterior building materials for the primary elevations oriented towards the public streets will be primarily of brick, precast concrete, and/or stone, EIFS, stucco, 'Hard' and metal panel or cementitious panel and/or other hard-surfaced materials(excluding windows, doors, soffits, gables, roof, and architectural detail or trim). All other elevations, not oriented towards the public streets, will be primarily of EIFS, stucco, 'Hard' and metal panel or cementitious panel with some brick, precast concrete and/or stone accents and will complement the primary elevation materials.
5. Building Materials and character will resemble UNCC campus building in accordance with the University City Design Guidelines.
6. For purposes of security to students residing in this development, the design of the building envelope and screening requirements will be met. Perimeter fencing and gates will be decorative in design and made of painted metal, wood or other similar materials and will not be of chain link. A fence detail is not currently available but will be provided for MUDD review and the final fence and gate designs have to be approved by the Planning Director during MUDD review.
7. NOT USED
8. Petitioner agrees to install a concrete passenger shelter pad per CATS standards.
9. NOT USED
10. Petitioner agrees to install an 8 foot wide planting strip and six foot sidewalk along Mallard Creek Church Rd. The City of Charlotte will install a 10' asphalt walk along Highway 49 to which this development will connect.

PHASING

1. The Petitioner reserves the right to build additional phases on the site in the hatched zone to the rear of the primary building.
2. The future phases may include additional residential units and structured parking.
3. The petitioner reserves the right to build additional phases of up to a total of 400 units over the entire site.
4. Any construction in the future phase areas will be limited to a height of 40' in accordance with the Zoning Ordinance.
5. Any parking structure adjacent to any residentially zoned property will be screened from the adjacent property and articulated in accordance with the Zoning Ordinance.



location map
12" = 1'-0"

HATCHING INDICATES AREA OF PHASE II
BUILDING AND PARKING STRUCTURE -
PROPOSED SURFACE PARKING SHOWN TO
OCCUR UNDER PHASE I CONSTRUCTION

Tax Parcel 05133C98
Multiple Land Ownership (Condominium)
Zoning = R12-MF(CD)

Tax Parcel 05133201
Site Area (approx.) 3.00 Acres
Existing Zoning - NS
Proposed Zoning - MUDD (CD)

Tax Parcel 05133203
Site Area (approx.) 1.15 Acres
Existing Zoning - NS
Proposed Zoning - MUDD (CD)

POSSIBLE TRASH COLLECTION
AREA WITH SCREENING

Tax Parcel 05133206
Site Area (approx.) 1.00 Acres
Existing Zoning - NS
Proposed Zoning - MUDD (CD)

Tax Parcel 05133198
University Terrace
homeowner Association Inc.
C/O F U PROP
1.88 AC
Zoning = R-12MF(CD)

PARKING MUST ALIGN WITH THE
FACE OF BUILDING OR BE
POSITIONED BEYOND IN
ACCORDANCE WITH THE ORDINANCE
AND WILL MEET ALL SETBACK AND
SCREENING REQUIREMENTS

POSSIBLE PEDESTRIAN CONNECTION TO
ADJACENT MULTI-FAMILY DEVELOPMENT
(CONTROLLED ACCESS)

MAXIMUM BUILDING HEIGHT 75'

Tax Parcel 05133202
Site Area (approx.) 0.732 Acres
Existing Zoning - NS
Proposed Zoning - MUDD

Architectural Site Plan
1" = 40'-0"

Tax Parcel 05133207
North Carolina NU Chapter of
Sigma Phi Epsilon Housing
C/O Alan Lovette
0.01 AC
Zoning = NS

Tax Parcel 05133209
North Carolina NU Chapter of
Sigma Phi Epsilon Housing
1.07 AC
Zoning = NS

POSSIBLE TRASH
COLLECTION AREA WITH
SCREENING
POSSIBLE STORM
DETENTION AREA

POSSIBLE PEDESTRIAN
CONNECTION TO SIDEWALK

10'x70' CLEAR SIGHT
TRIANGLE AT PROPOSED
STREET ENTRANCE

TWO WAY
ENTRANCE

PROPERTY LINE

PROPOSED CURB LINE

CONCRETE PASSENGER
SHELTER PAD

SHADE AREA INDICATES
PHASE I BUILDING

POSSIBLE SWIMMING
POOL AMENITY

POSSIBLE OPEN SPACE
AREA (PRIVATE)

Tax Parcel 05133215
Site Area (approx.) 0.11 Acres
Existing Zoning - NS
Proposed Zoning - MUDD (CD)

POSSIBLE OPEN SPACE
AREA (PUBLIC)

35'x35' CLEAR SIGHT
TRIANGLE AT EXISTING
STREET INTERSECTION

SETBACK 24'

FUTURE BACK OF CURB

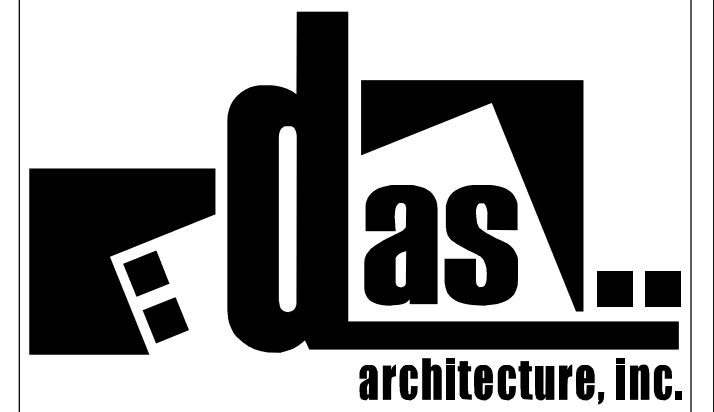
SETBACK 32'

FUTURE BACK OF CURB

NOTE: SEE NOTE 6 UNDER 'GENERAL PROVISIONS
FOR ADDITIONAL INFORMATION REGARDING
FUTURE CURBLINES AND RIGHTS OF WAY.

POSSIBLE OPEN SPACE
AREA (PUBLIC)

35'x35' CLEAR SIGHT
TRIANGLE AT EXISTING
STREET INTERSECTION



101 West Worthington Avenue
Suite 202
Charlotte, NC 28203
phone: (704) 333-3360
fax: (704) 333-3362

construction@dasarchitecture.com

Multi-Family Development

University City Blvd
Charlotte, NC 28262

University
Investments
Group, LLC

1329 E. Morehead St
Charlotte, NC 28204

No.	Description	Date
1	Planning Comments	11.16.11
2	Planning Comments	12.19.11

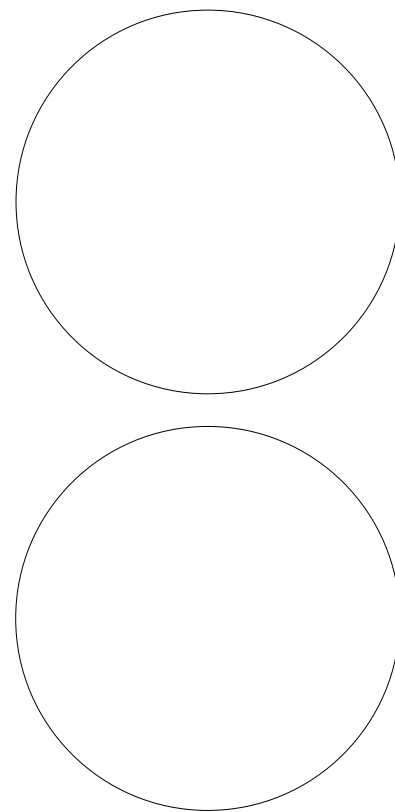
Rezoning Site Plan

PETITION # 2011-072

Project Number 1120600
Date 06.08.11

RZ1.00

Scale As indicated



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Suite 202
Charlotte, NC 28203
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Sample Concept Elevations

PETITION # 2011-072

Project Number 1120600

Date 06.08.11

RZ2.00

Scale As indicated



DECORATIVE METAL SPIRE
EIFS/ HARDI-PANEL
EIFS/ BRICK
EIFS/ HARDI-PANEL
PRECAST CONCRETE/
EIFS ACCENT
PAINTED METAL RAILING
PRECAST CONCRETE/
EIFS LINTEL
MASONRY/ EIFS BASE

NOTE:
THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED TO ONLY DEPICT THE
SCALE AND DESIGN QUALITY OF THE DEVELOPMENT.
THESE ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE
FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS.
FURTHER, THE FINAL DESIGN WILL REQUIRE MUDD-O REVIEW PRIOR TO ISSUANCE OF
BUILDING PERMITS.
A COMBINATION OF MATERIALS WILL BE USED AS LISTED IN THE ARCHITECTURAL
STANDARDS ON SHEET RZ1.00 AND ARE SUBJECT TO MODIFICATION DURING
PREPARATION OF THE FINAL DESIGN DEVELOPMENT.

Mallard Creek Church Road



University City Boulevard

UNCC STUDENT HOUSING CONCEPT