

UR-3 - Proposed Site Plan Notes

SITE DATA

- Acreage: +/- 5.88
- Tax Parcel #s: 05133201, 05133202, 05133203, 05133206, 05133215
- Existing Zoning: NS
- Proposed Zoning: MUDD-O
- Existing Use: Vacant
- Proposed Use: Multi-Family Development
- Maximum Building Area: 86,500 x 4 stories +/- 346,000 plus basement +/- 52,000 +/- 398,000 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 which meets or exceeds the requirements of the Ordinance and will primarily be located at grade. (approximately 362 spaces proposed for Phase I)
- Setbacks: 24 feet from back of curb at Mallard Creek Rd. and 32 feet from back of curb at Highway 49.
- Project Density: Phase I - Maximum 200 units. Phase II - Maximum 200 units. Total Maximum 400 units. (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 design principles, using varying building materials, using quality and durable materials, encouraging pedestrian activity, using architectural and energy efficient lighting and including 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 during the design development and construction phases.
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 PCCO.

OPTIONAL PROVISIONS

1. Due to specific corner location of property, proposed road work and elevation change, and at the request of the University the Petitioner requests a Maximum Building Height of 75' in lieu of the requirements in the University City Design Guidelines.

ARCHITECTURAL AND SITE STANDARDS

1. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. Access to the development will be provided by right in/ right out only driveway connections at Mallard Creek Church Rd and Hwy 49. Access locations may be modified during later phases of the project, but the number of access locations will not be increased.
2. 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.
3. 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, 'Hardi' 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, 'Hardi' and metal panel or cementitious panel with some brick, precast concrete and/or stone accents and will complement the primary elevation materials.
4. Building Materials and character will resemble UNCC campus building in accordance with the University City Design Guidelines. For purposes of security to students residing in this development, perimeter fencing and gated entries may be provided for resident only controlled access.
5. Petitioner agrees to install a concrete passenger shelter pad per CATS standards as depicted in documents 60.04A and 60.04B forwarded to Petitioner by CATS.
6. Petitioner will meet the setback requirements of the University City Design Guidelines of 24 feet from back of curb at Mallard Creek Rd. and 32 feet from back of curb at Highway 49.

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 120' in accordance with the Zoning Ordinance.

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

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

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

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

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

MALLARD CREEK CH RD

SHADED 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

POSSIBLE OPEN SPACE
AREA (PUBLIC)

35'x35' CLEAR SIGHT
TRIANGLE AT EXISTING
STREET INTERSECTION

POSSIBLE STORM
DETENTION AREA

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

POSSIBLE PEDESTRIAN
CONNECTION TO SIDEWALK

10'x70' CLEAR SIGHT
TRIANGLE AT PROPOSED
STREET ENTRANCE

TWO WAY
ENTRANCE

HWY 49

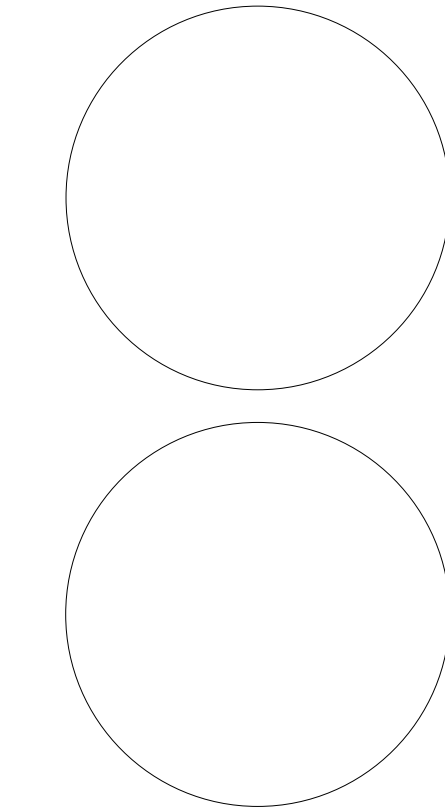
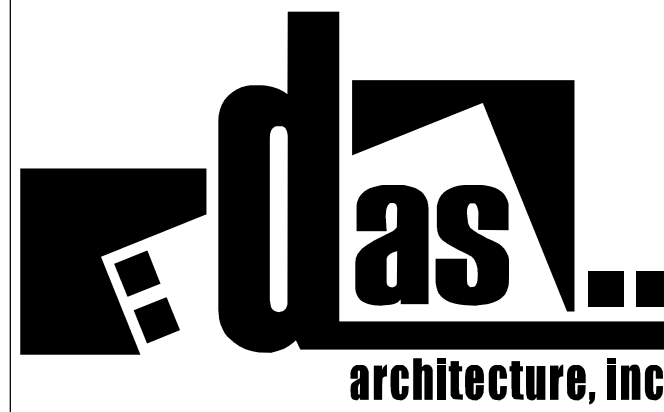
SETBACK 32'
BACK OF CURB

SETBACK 24'
BACK OF CURB

MAXIMUM BUILDING HEIGHT 75'

1 Architectural Site Plan
1" = 40'-0"

ENTIRE PLAN REVISED



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

construction@dasarchitecture.com

Multi-Family Development

9807 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

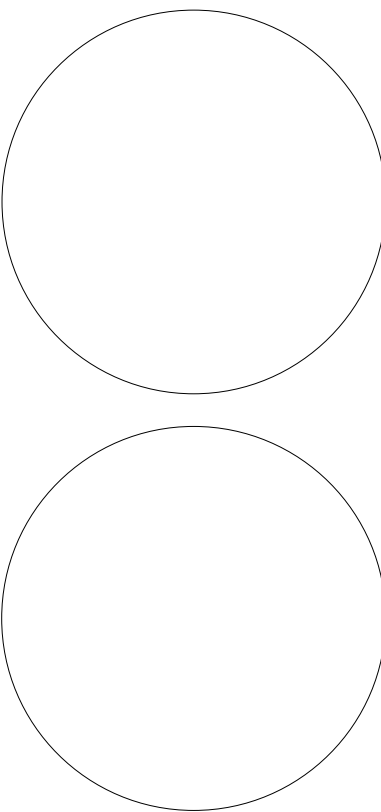
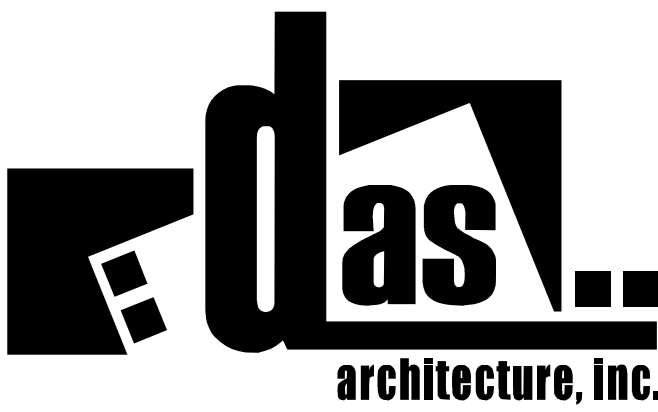
Rezoning Site Plan

PETITION # 20110-72

Project Number	1120600
Date	06.08.11

RZ1.00

Scale As indicated



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

construction@dasarchitecture.com

Multi-Family Development

9807 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

Sample Concept Elevations

PETITION # 20110-72

Project Number 1120600

Date 06.08.11

RZ2.00

NEW SHEET

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.

MATERIALS LISTED ARE POSSIBLE MATERIALS TO BE USED ALONG WITH THOSE 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

