

1. DEVELOPMENT DATA TABLE:

- 1a. TOTAL SITE ACREAGE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1b. TAX PARCEL:
1c. EXISTING & PROPOSED ZONING:
1d. EXISTING USES:
1e. PROPOSED USES:
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1g. RESIDENTIAL DENSITY:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1i. FLOOR AREA RATIO:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1j. MAXIMUM BUILDING HEIGHT:
1k. NUMBER AND /OR RATIO OF PARKING SPACES:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 1l. AMOUNT OF OPEN SPACE:

2. GENERAL PROVISIONS:
2a. APPLICABILITY OF ORDINANCE NOTES:

3. OPTIONAL PROVISIONS:

4. PERMITTED USES:

4a. ALLOWED USES:
4b. PROHIBITED USES:

4. TRANSPORTATION:

- 4a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED
IN CONJUNCTION WITH DEVELOPMENT
4b. PUBLIC VS. PRIVATE STREETS

- 4c. PARKING LOCATION
4d. TRANSIT FACILITIES
4e. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
4f. EXISTING THOROUGHFARES
4g. EXISTING RESIDENTIAL STREETS

5. ARCHITECTURAL STANDARDS:

- 5a. BUILDING MATERIALS
5b. BUILDING SCALE AND NUMBER OF BUILDINGS:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 5c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:
- 5d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES
5e. FENCE/WALL STANDARDS

6. STREETSCAPE & LANDSCAPING:

- 6a. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS
6b. BUFFER/SCREENING TREATMENT

7. ENVIRONMENTAL FEATURES:

- 7a. TREE SAVE AREAS
7b. SITE INTERIOR TREES & LANDSCAPE
7c. PCO TREATMENT

8. PARKS, GREENWAYS & OPEN SPACE:

- 8a. CONNECTIONS TO PARK & OR GREENWAY

9. FIRE PROTECTION:

- 9a. FIRE LANE TREATMENT

10. SIGNAGE:

- 10a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION

11. LIGHTING:

- 11a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING
11b. PEDESTRIAN SCALE LIGHTING

12. PHASING:

- 12a. DEVELOPMENT PHASING BY USE OR AREA:
DEVELOPMENT AREA 1:
DEVELOPMENT AREA 2:
DEVELOPMENT AREA 3:

13. OTHER:

- 13a. UNDERGROUNDING OF UTILITIES
13b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
13c. TRAFFIC STUDY

6.050 AC, 263,520.50 SF - EXISTING
2.439 AC, 106,268.66 SF - PROPOSED
2.600 AC, 113,256.00 SF - PROPOSED
1.011 AC, 43,995.60 SF - PROPOSED
ID #07706201 - DEED BK. 22805, PG. 479, MECKLENBURG COUNTY REGISTRY DOUBLE OAKS DEVELOPMENT, LLC.
EXISTING ZONING R-22MF, PROPOSED ZONING UR-2(CD)
VACANT LAND
RESIDENTIAL (MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY - ATTACHED OR DETACHED, BUSINESS/OFFICE)
MULTI-FAMILY OR SENIOR APTS, SINGLE FAMILY (ATTACHED OR DETACHED) UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
80 (PROPOSED)
84 MULTI-FAMILY APARTMENTS (PROPOSED)
BUSINESS/OFFICE ASSOCIATED WITH RESIDENTIAL AS PRESCRIBED BY THE ORDINANCE UP TO MAX. AS PRESCRIBED BY THE ORDINANCE..
UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
32.3 UNITS PER AC
UP TO MAX. AS PRESCRIBED BY THE ORDINANCE.
NA
4,000 SF, COMMUNITY SPACE - BUSINESS/SMALL ASSEMBLY OCCUPANCY (MF AMENITIES, LEASING OFFICE) - PROPOSED
UP TO 20,000 SF BUSINESS/OFFICE ASSOCIATED WITH RESIDENTIAL AS PRESCRIBED BY THE ORDINANCE.
UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
0.953 : 1 FAR
UP TO MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE.
NA

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL
DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR THE UR-2 (CD)
ZONING CLASSIFICATION SHALL BE FOLLOWED.
ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

ANY/ALL ALLOWED USES AS PRESCRIBED BY THE ORDINANCE.

ON-STREET PARKING SPACE SIGNS PROPOSED AND POSTED AS "NO PARKING HERE TO CORNER". LOCATIONS TO BE COORDINATED WITH CDOT

NA

DEDICATION AREA OF 30'-0", AS MEASURED FROM BACK OF WALL @ 1-77 OFF-RAMP WITHIN DEV. AREA 1, TO MECKLENBURG COUNTY FOR FUTURE GREENWAY. (NIC)
EXISTING PARCEL
NOW OR FORMERLY
New Life Fellowship Center
of Charlotte, Inc.
Deed Bk. 11023, Pg. 44
ID #07706202

BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE.
UP TO 6 (SIX) MULTI-FAMILY APT. OR SENIOR RESIDENTIAL OR SINGLE FAMILY (ATTACHED OR DETACHED), AS PRESCRIBED BY ORDINANCE, BUILDINGS & ACCESSORY STRUCTURES
UP TO 4 (FOUR) MULTI-FAMILY APT. OR MF/SENIOR RESIDENTIAL BUILDINGS & ACCESSORY STRUCTURES
UP TO 3 (THREE) BUSINESS/OFFICE BUILDINGS & ACCESSORY STRUCTURES
FOR ALL DEVELOPMENT AREAS BUILDING WILL BE DESIGNED AS "FOUR-SIDED ARCHITECTURE" WITH NO LONG BLANK WALLS OF 20' OR MORE IN ACCORDANCE
WITH STANDARDS SIMILAR TO ZOD ZONING SECTION 9.1209 FOR ALL DEV. AREAS. WALLS WILL BE BROKEN UP BY DIFFERENT MATERIAL TYPES, WINDOWS AND
PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS.
ENCLOSURES AS PRESCRIBED BY THE ORDINANCE.

SIDEWALK AND PLANTING STRIP AS PRESCRIBED BY THE ORDINANCE IN COORDINATION WITH URBAN FORESTRY.
REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE.

THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE

PETITIONER WILL DEDICATE A PORTION OF DEV. AREA 1, ADJACENT TO THE EXISTING WALL ALONG THE NORTHWEST PROPERTY LINE
BOUNDARY WITH I-77 TO A WIDTH OF 30' (THIRTY FEET) AS MEASURED FROM THE BACK OF THE EXISTING WALL, TO MECKLENBURG COUNTY
FOR PARKS & RECREATION FUTURE GREENWAY CONNECTION. GREENWAY DEDICATION WILL TAKE PLACE PRIOR TO ISSUANCE OF ANY
CERTIFICATES OF OCCUPANCY (CO) FOR ANY BUILDING.

PROPOSED SITE INTERIOR EMERGENCY AND REFUSE ACCESS LANE DESIGNED WITH HEAVY DUTY PAVING SYSTEM

ANY SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE.
PEDESTRIAN SCALE LIGHTING ALONG THE PUBLIC STREET R.O.W AND INTERNAL SITE
PARKING AS PRESCRIBED BY THE ORDINANCE. FINAL LAYOUT AND DESIGN TO BE COORDINATED
WITH DUKE ENERGY.

FACE OF EXISTING WALL

NOTE: TRAFFIC STUDY UPDATED INFORMATION
PROVIDED TO CDOT/NC DOT 3/8/2013. REVISED
TECHNICAL MEMORANDUM FOR DOUBLE OAKS
PREPARED BY DAVENPORT.

EXISTING IRWIN CREEK
CENTERLINE

EXISTING IRWIN CREEK
100' SWIM BUFFER LINE

NOTE: NO WETLANDS
PRESENT, PER CERTIFICATION
LETTER 2023-031.

THE PROPERTY IS LOCATED WITHIN THE MCPR CENTRAL PARK REGION, &
BORDERS IRWIN CREEK, IDENTIFIED ON THE 2008 MECKLENBURG COUNTY GREENWAY PLAN.
MECKLENBURG-COUNTY DEDICATION AREA FOR FUTURE GREENWAY PATH DEVELOPMENT.
GREENWAY DEDICATION WILL TAKE PLACE PRIOR TO ISSUANCE OF ANY (CO) FOR ANY BUILDING.
AREA TO BE DEDICATED TO BE 30'-0" WIDE AS MEASURED FROM BACK FACE OF EXISTING WALL
AND +/- 18.5' AS MEASURED FROM THE PROPERTY LINE.
ALL FUTURE BMP AREA(S) TO BE LOCATED OUTSIDE THE AREA OF GREENWAY DEDICATION TO MCPR.

FUTURE 8' SIDEWALK CONNECTION TO MECKLENBURG-COUNTY DEDICATION AREA
FOR FUTURE GREENWAY PATH TO BE COORDINATED AND CONSTRUCTED CONCURRENT TO FUTURE DEVELOPMENT.

HAMMERHEAD AT END OF EXIST. NEWLAND AVE. PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS, 11.18A.
ENCROACHMENT EASEMENT ON COUNTY OWNED PROPERTY REQUIRED. IMPROVEMENTS TO BE COORDINATED WITH
CDOT AND DEVELOPED CONCURRENT WITH FUTURE DEVELOPMENT CONSTRUCTION.

60' ROW (EXISTING)

8' SIDEWALK & 8' PLANTING STRIP, 3" CALIPER STREET TREES, 40' O.C., PER CHARLOTTE TREE ORDINANCE 21-96
TO BE COORDINATED AND DEVELOPED CONCURRENT WITH FUTURE DEVELOPMENT.

NEWLAND ROAD MULTI-FAMILY APARTMENTS

TECHNICAL REZONING SUBMITTAL PLAN & NOTES

Lasalle Street (Variable Public ROW)
(Existing)

6' SIDEWALK & 8' PLANTING STRIP ALONG LASALLE ST.
3" CALIPER STREET TREES, 40' O.C.,
PER CHARLOTTE TREE ORDINANCE 21-96,
TO BE COORDINATED AND CONSTRUCTED
CONCURRENT WITH FUTURE DEVELOPMENT.

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DEVELOPMENT PARCEL 3

+/- 1.01 AC
UP TO 20,000 SF RETAIL
WITH ASSOCIATED RESIDENTIAL
PER ORDINANCE

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DEVELOPMENT PARCEL 2

2.60 AC +/- 113,256 SF
84 MF DWELLING UNITS PROPOSED

NOW OR FORMERLY
Double Oaks Development, LLC
Deed Bk. 22805, Pg. 479
ID #07706201
Mecklenburg County Registry

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DEVELOPMENT PARCEL 1