

Development Standards

General Provisions
These more stringent standards are established by the Technical Data Sheet or these Development Standards, all development...

Permitted Uses
Parcel I - Neighborhood Service Center
Parcel II - Neighborhood Service Center
Parcel III - Multi-Family
Parcel IV - Multi-Family

Buffer Areas
Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (5) and (6) below, will remain...

Landscaping Areas and Screening
Screening shall conform with the standards and treatments specified in section 12.303 of the Ordinance.

Access Points
Direct vehicle access from The Plaza will be limited to two access points, one providing right-in and right-out turns only...

General Street Pattern
Direct vehicle access from The Plaza will be limited to two access points, one providing right-in and right-out turns only...

Parking
The parking spaces depicted on the Schematic Site Plan (Sheet RZ-2) may vary in layout and location but, in all events...

Storm Drainage Management
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City...

Future Amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner...

Boundary Information from survey by Kilgus Surveying, dated February 11, 1999. Topographic information from digital topographic information by Mackinburg County Mapping/GIS Services.

See attached sheets for adjacent property owners.
The percentage of open space within the project that meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.

EASTWOOD
A MULVANEY HOMES COMMUNITY
CHARLOTTE, NORTH CAROLINA

Development Data:
Total Area: 127.53 AC.
Existing Zoning: R-4
Proposed Zoning: B-1(CD), R-17MF(CD) & MX-2
Proposed Use: Mixed use consisting of Single Family, Townhomes, Multi-Family, Office, Business, and Institutional Uses.

Maximum Proposed Development:
Parcel I: B-1(CD); 80,000 S.F. MAX. OF GENERAL RETAIL & OFFICE
Parcel II: R-17MF(CD); 275 MAX. MULTI-FAMILY DWELLING UNITS
Parcel III: MX-2; 600 MAX. DWELLING UNITS
Parcel IV: MX-2; 600 MAX. DWELLING UNITS

Development Standards (cont.)
Lighting
(1) All freestanding lighting fixtures installed along public streets with Parcel II and III will be uniform in design.

Signage
(1) Uniform signage and graphic system will be employed within Parcel II.
(2) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

Storm Drainage Management
Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department.

Future Amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the Parcel or Parcels involved.

Boundary Information from survey by Kilgus Surveying, dated February 11, 1999. Topographic information from digital topographic information by Mackinburg County Mapping/ GIS Services.

See attached sheets for adjacent property owners.
The percentage of open space within the project that meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.

For Public Hearing
Petition No. 99-99

Technical Development Data
APPROVED BY CITY COUNCIL
DATE: October 18, 1999

Scale: 1" = 120'
GRAPHIC SCALE

DPR # 99011.01
DATE: 5/24/99

Sheet RZ-1 of 2

REVISION DATE: 8/16/99, 9/21/99, 10/06/99
PER REVIEW COMMENTS FROM
CMPC & PUBLIC HEARING
REVISIONS PER AGREEMENT MADE @ TIME OF
APPROVAL VOTE: 11/23/99

For Public Hearing
Petition No. 99-99

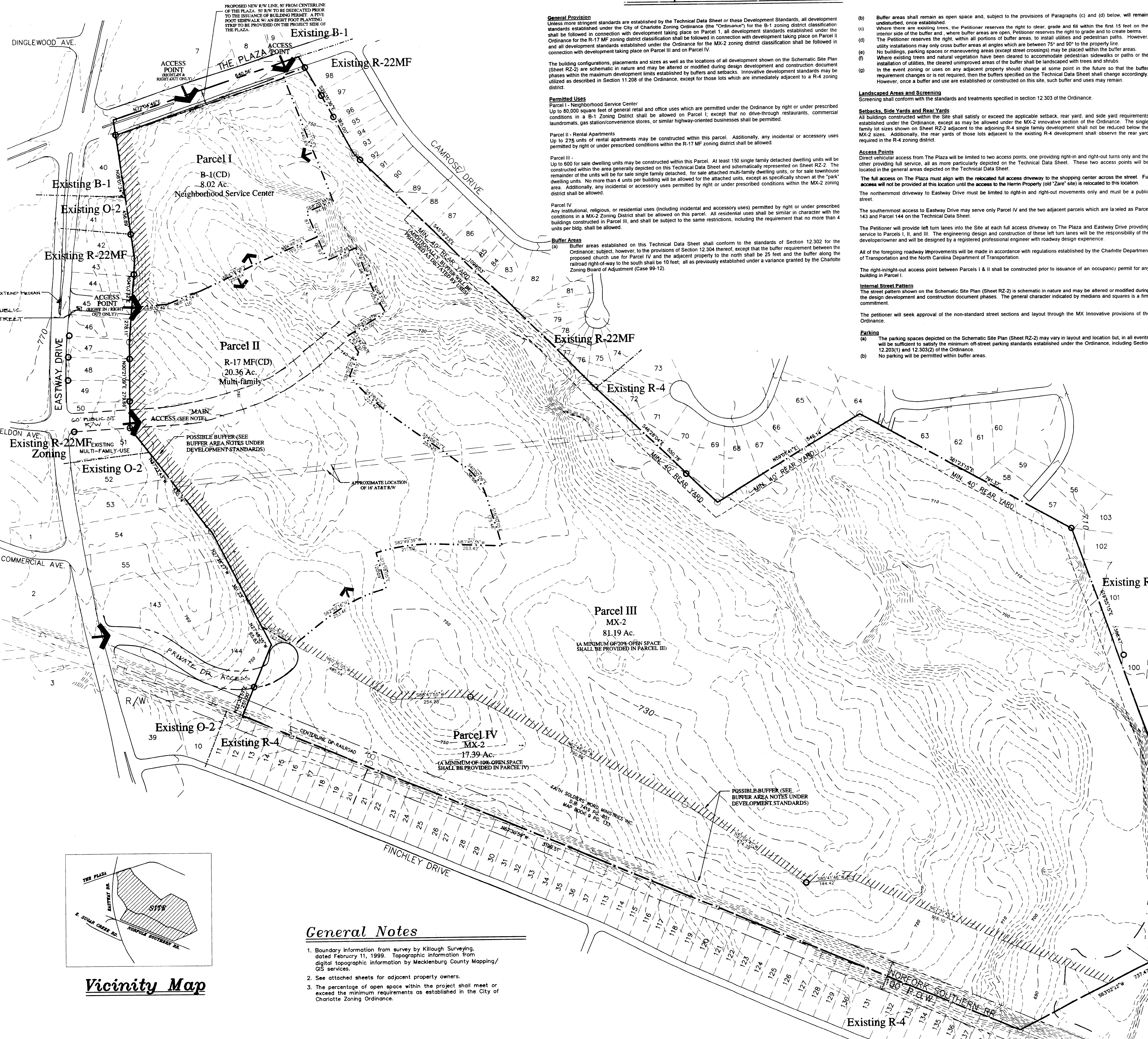
Schematic Site Plan
APPROVED BY CITY COUNCIL
DATE: October 18, 1999

Scale: 1" = 120'
GRAPHIC SCALE

DPR # 99011.01
DATE: 5/24/99

Sheet RZ-2 of 2

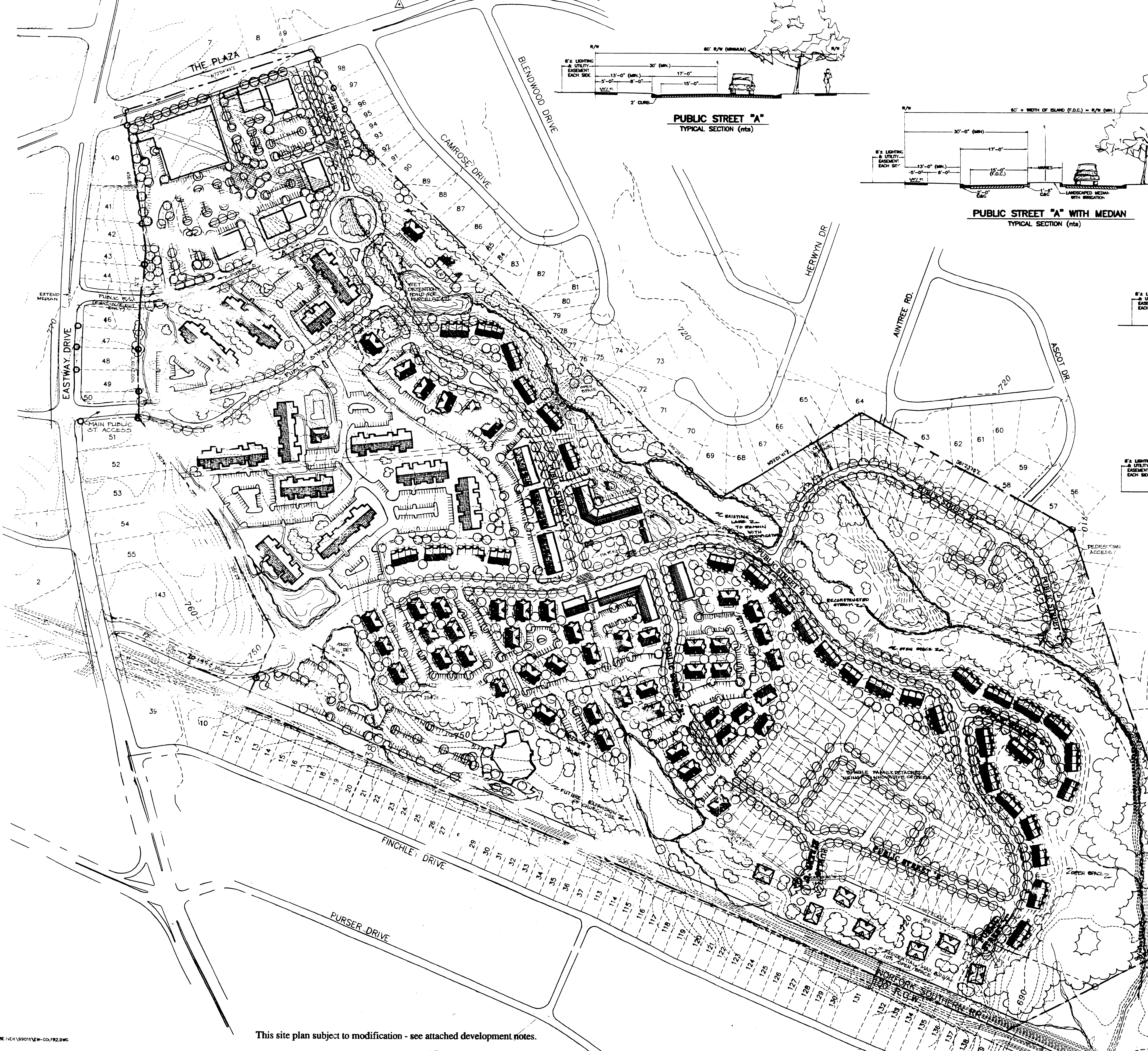
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General Notes
1. Boundary information from survey by Kilgus Surveying, dated February 11, 1999. Topographic information from digital topographic information by Mackinburg County Mapping/ GIS Services.

2. See attached sheets for adjacent property owners.
3. The percentage of open space within the project that meet or exceed the minimum requirements as established in the City of Charlotte Zoning Ordinance.

This site plan subject to modification - see attached development notes.



For Public Hearing
Petition No. 99-99
Schematic Site Plan
APPROVED BY CITY COUNCIL
DATE: October 18, 1999

Scale: 1" = 120'
GRAPHIC SCALE

DPR # 99011.01
DATE: 5/24/99

Sheet RZ-2 of 2

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