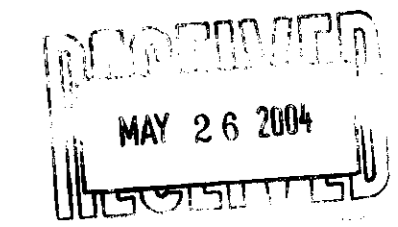


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citiline.jpg

Rezoning Petition for:  
**Louisburg Square**  
 Charlotte, NC

DATE:  
 February 13, 2004

REVISIONS:  
 1 ZONING COMMENTS 4-16-04  
 2 ZONING COMMENTS 5-25-04

PROJECT NUMBER  
 03-169

DRAWN BY:  
 NWA

CHECKED BY:  
 NWA

Technical  
 Data Plan  
 For Public Hearing  
 2004-53

TD-1

**Site Data:**

Acreage: 4.93 Acres  
 Existing Zoning: R-17MF (CD) R-3  
 Proposed Zoning: UR-2  
 Proposed Use: See Below

F.A.R. Summary: (As Shown)  
 Condo Building Floor Area=84,490 sf  
 Townhome Floor Area= 73,584 sf  
 Total Floor Area= 158,074 sf  
 Total Land Area= 202,407 sf  
 F.A.R.= .78  
 \*note: r.o.w. not included in calculation

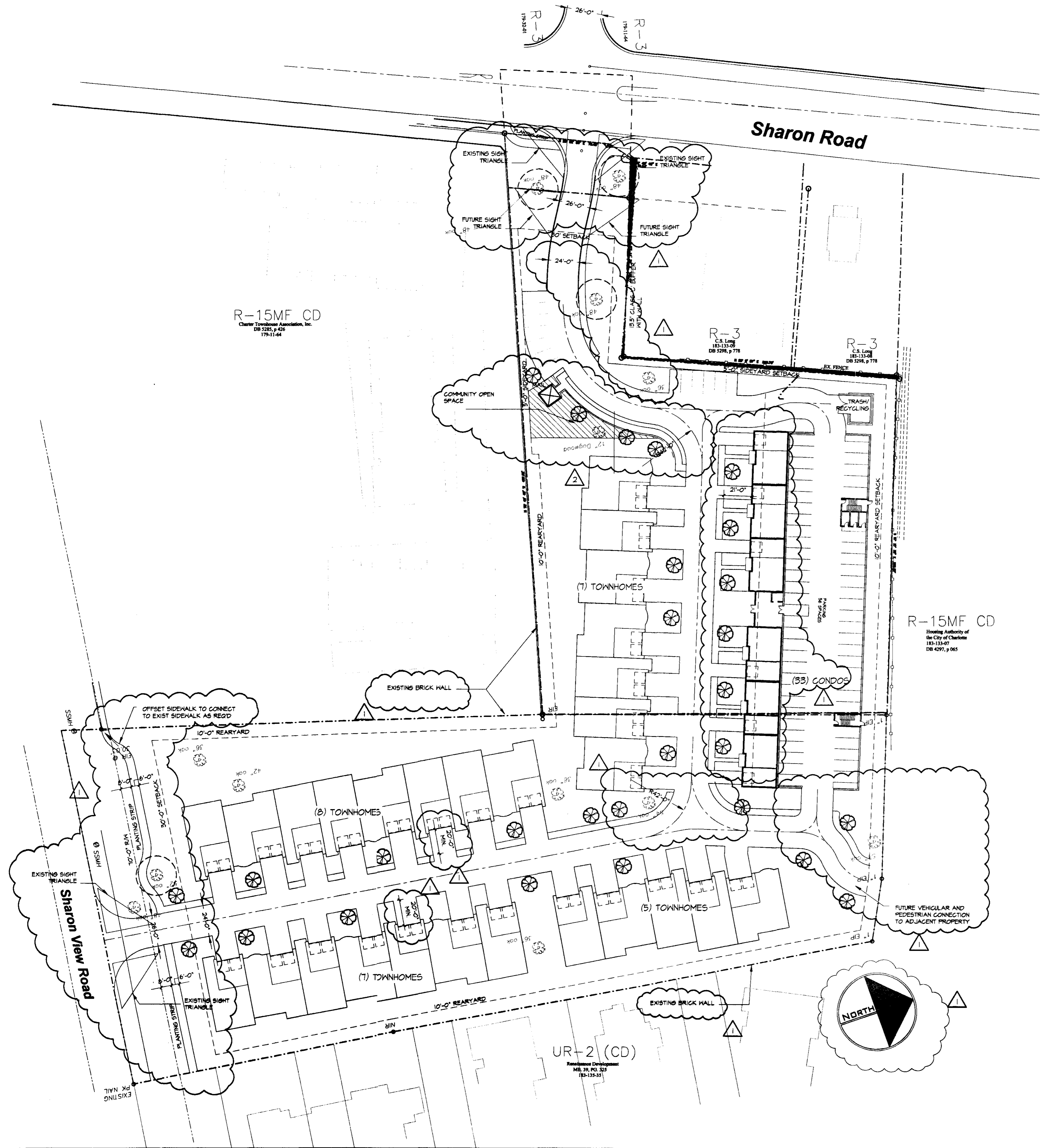
UNIT TABULATION	
TOTAL CONDO UNITS	33 UNITS
TOTAL TOWNHOUSE UNITS	21 UNITS
TOTAL UNITS	60 UNITS

PARKING TABULATION		
	AS SHOWN	AS REQD.
CONDO UNITS (FLATS) GARAGE SPACES	56 SPACES	21
CONDO UNITS (TOWNHOME) GARAGE SPACES	6 SPACES	6
TOWNHOUSE UNIT GARAGE SPACES	54 SPACES	21
OVERFLOW ON STREET PARKING SPACES	14 SPACES	0
TOTAL PARKING SPACES	130 SPACES	60

**UPDATE ZONING NOTES**

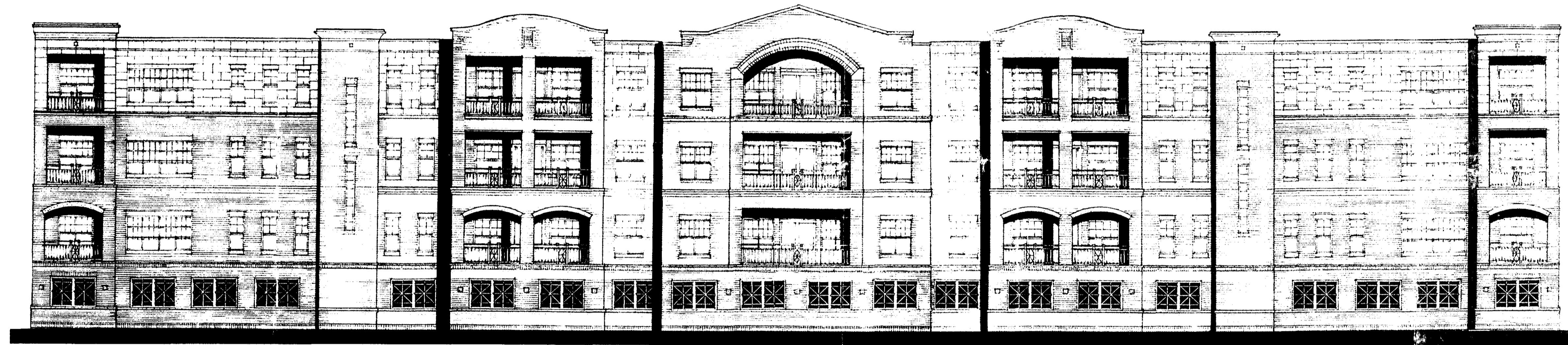
As of 05/25/04 (changes underlined)

- The proposed development and all accompanying permits shall comply with the City of Charlotte's codes and ordinances at the time of rezoning approval. Storm water drainage shall be handled through either an above ground or underground detention system, or both. The detention shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed, to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.
- During final site and architectural design, modifications may be allowed. The site plan and architectural elevations as part of this submittal serve only to illustrate the concept of the development project and variation may occur such that two architectural principles are followed: 1) brick exteriors must predominate the project, and 2) a base level of architectural treatments that seek to de-emphasize the garage from the street must be employed for each unit. While the maximum number of units shall not exceed sixty (sixty shown per plan), the petitioner shall be allowed to reduce the total unit count. The project concept at the time of rezoning is a residential project of attached townhomes and stacked-flat condominium products. The proposed condominium building may be deleted in favor of either attached or detached products and the proposed attached product may be detached. If a detached product is built, the proposed private streets would become public. And in no case may the condominium building be altered in such a way that it directly abuts the eastern, western, or southern boundaries of the property nor shall it exceed four floors in height including ground floor parking. The maximum height shall be 35 feet for the townhome buildings and 55 feet for the condominium building as measured per the Charlotte code.
- The private street shall include a five foot sidewalk on one side of the street such that the sidewalk may alternate from street side to side where most appropriate to the petitioner. Where garages are proposed a minimum of twenty feet is required, as measured from the face of the garage door to either the back of sidewalk or back of curb. Private street lighting will be provided with capped features to reduce light pollution. Street trees will be installed along the private street a minimum of fifty feet on center, except for impediments such as driveways, walkways, or light poles, and in those instances the trees shall be located as close to the fifty feet on center requirement as is practical.
- The proposed for-sale project may be phased such that the first phase entrance for the private driveway may access either Sharon Road or Sharon View Road but no more than 45 units may be permitted for occupancy until the Sharon View Road connection is made. The street must align as closely as possible with Hazelton Road on the opposite side of Sharon Road. Petitioner may choose to connect the development's private street to tax parcels 183-133-09 and 183-133-08, at its discretion such that the uses are compatible as a mixed use or residential development, or if non-compatible users are restricted from entering the subject property. The subject project will allow a vehicular and pedestrian connection, with the exact location at petitioner's discretion, to parcel 183-133-07 once the project on the adjacent parcel is re-developed, such that the future uses of the adjacent parcel are compatible and there is a direct vehicular connection to Sharon Road from parcel 183-133-07 and an indirect vehicular connection to Savings Place Lane. Such future connection and easements will be written into the homeowner's association for the subject project such that the future association must be given the right to determine, at its discretion, how best to manage its own private street and property, if a future connection is made. If no vehicular connection is possible, the pedestrian connection will still be made once the property is redeveloped. Should petitioner construct a wall along the portion of the property abutting parcel 183-133-07, the portion of the wall where a future connection and easement will occur shall be built in a condition allowing feasible future connection. Seller agrees to disclose to home buyers of the future connections. No connection to either adjacent parcel 179-011-64 (The Charters) or 183-135-35 (Park Phillips) shall be practically possible or permissible due to adjacent ownership positions, currently.
- The existing trees shown on the site plan are intended to be saved, however, final site and architectural plans, as well as development conditions, may dictate that some trees shown cannot be saved, while others not shown may become preservation trees. The final determination shall be the right of the petitioner, except that those encircled trees as shown on the site plan will be dedicated as preservation trees, for which the city's urban forestry department will be consulted.
- The petitioner will dedicate and convey the appropriate right-of-way along Sharon View Road prior to the issuance of a building permit (Sharon Road has already been dedicated by separate rezoning). A 6 foot sidewalk and 8 foot planting strip will be installed along the part of the property that abuts Sharon and Sharon View Roads. The sidewalk may meander and the planting strip may vary to save existing trees.
- The private street and all parking spaces, not including driveways for individual home's garages, shall be dimensioned according to the minimum standards established per the City's Land Development Standard's Manual or the Zoning Ordinance.
- The refuse location may vary but must be enclosed on three sides with a brick wall and a gate.





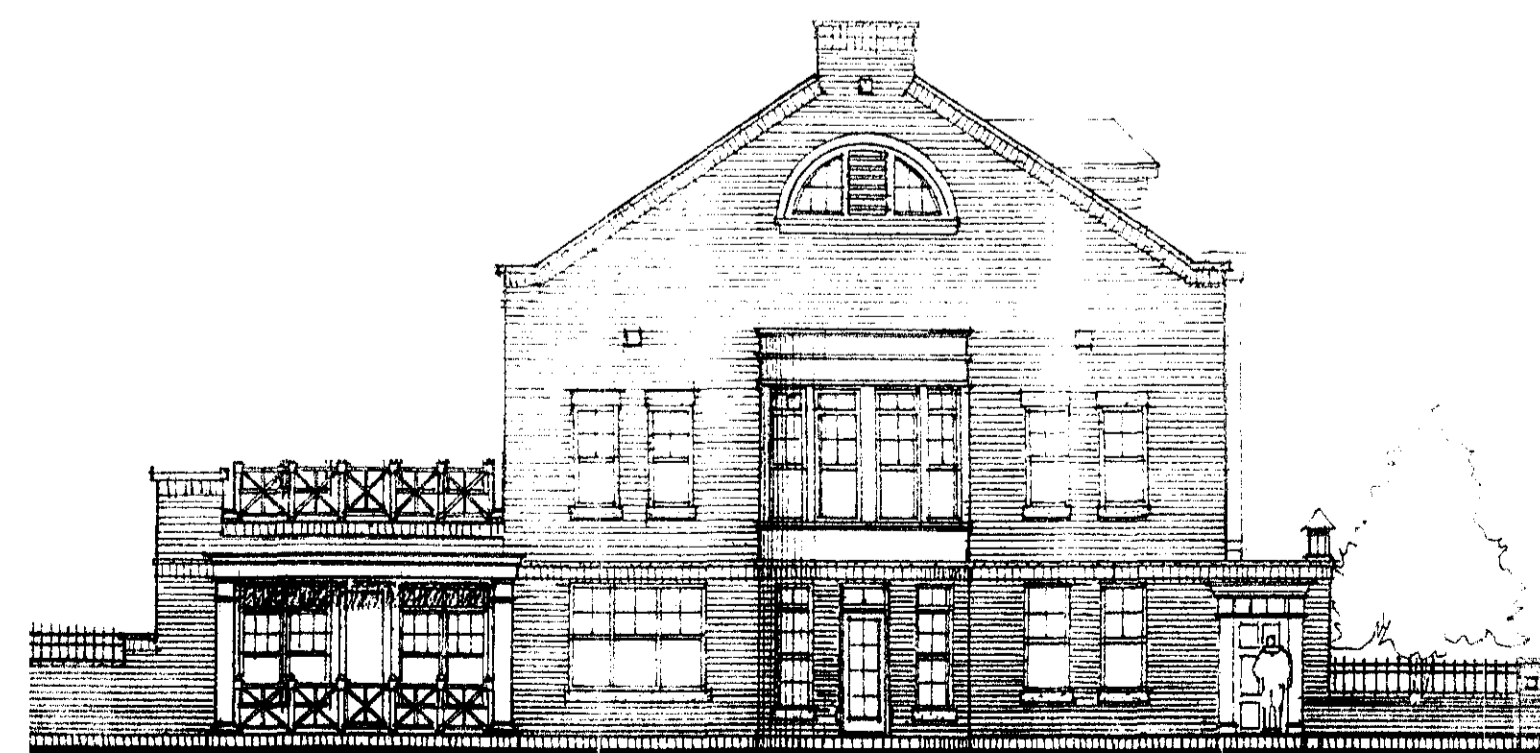
Front / South Condominium Elevation



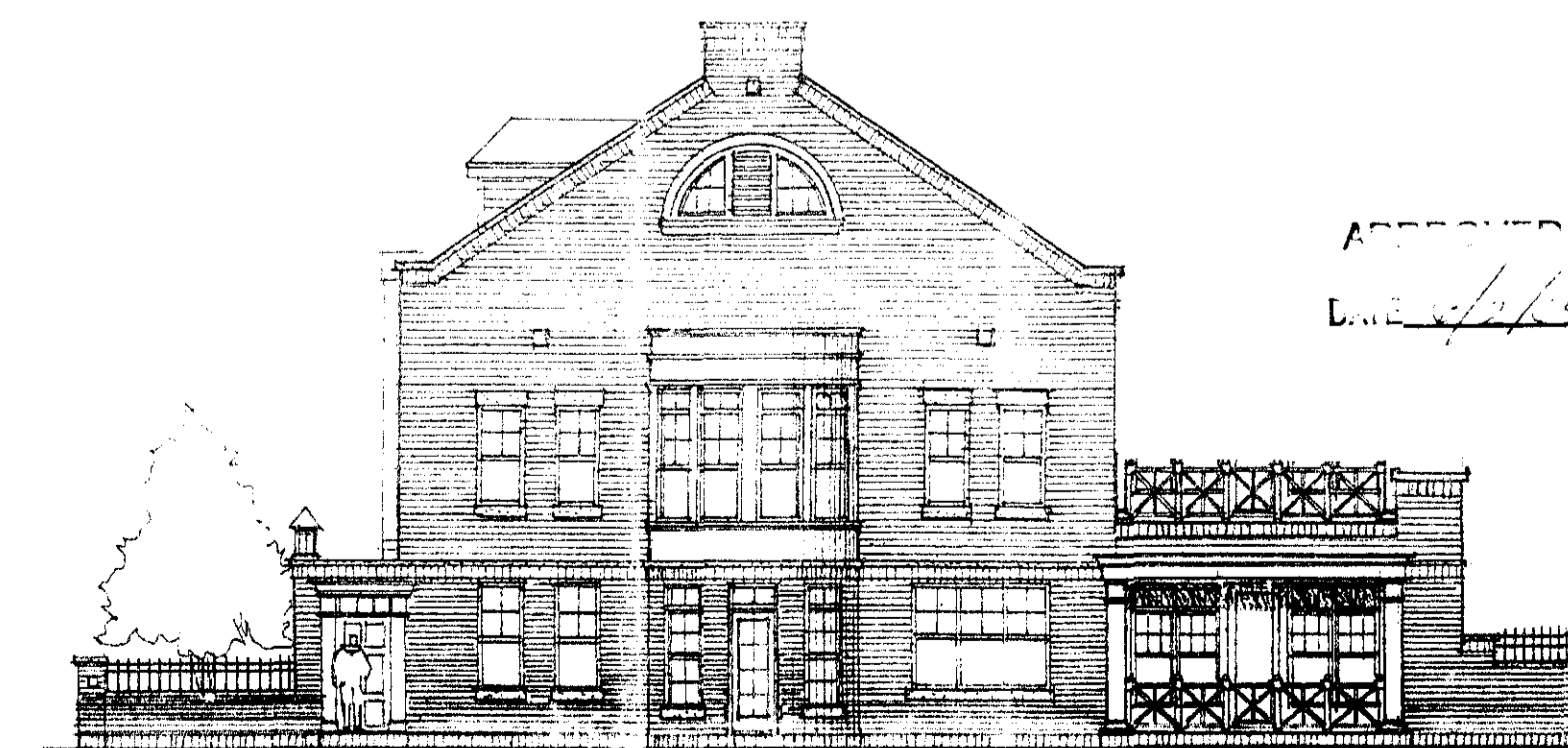
Rear / North Condominium Elevation



Front Townhome Elevation (Typical)



Side / South Townhome Elevation  
At Sharon View Road



Side / South Townhome Elevation (opposite)  
At Sharon View Road



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Rezoning Petition for:  
**Louisburg Square**  
Charlotte, NC

DATE

April 15, 2004

PROJECT NUMBER

03-169

APPROVED BY CITY COMMISSION  
*[Signature]*

CONCEPT  
RENDERINGS