

MOUNTAIN ISLAND PROMENADE REZONING PETITION CHARLOTTE, NORTH CAROLINA

**OWNER/
DEVELOPER** Withrow Capital, Investments, LLC
1341 East Morehead St. Suite 201
Charlotte, NC 28204
704.344.1868

DEVELOPER  **CAMBRIDGE PROPERTIES**
INCORPORATED
1043 East Morehead Street, Suite 202 Charlotte, North Carolina 28204 704/333-2393 Fax: 704/333-2394

**LANDSCAPE ARCHITECT
CIVIL ENGINEER** LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325

SHEET INDEX:

		SUBMITTED
RZ-1	Technical Data Sheet	03/01/06
RZ-2a	Schematic Site Plan A	03/01/06
RZ-2b	Schematic Site Plan B	05/19/06
RZ-3	Typical Cross Section (Mount Holly- Huntersville Road)	03/01/06
RZ-4	Pedestrian Circulation Plan	04/21/06
RZ-5	Development Standards	03/01/06
RZ-6	Roadway Improvements	07/12/06

ARCHITECT One on One Design
2719 Lilly Mill Rd.
Charlotte, NC 28210
704.643.8697

TRANSPORTATION Kubilins Transportation Grp.
800 West Hill Street
Suite 202
Charlotte, NC 28208
980.321.0202

ZONING CONSULTANT Kennedy, Covington, Lodbell,
and Hickman, LLP
Hearst Tower; 47th Floor
214 N. Tryon St.
Charlotte, NC 28202
704.331.7400

DATE: 05/01/06
DRAWN BY: MRC
CHECKED BY: MRC
SCALE: N/A
PROJECT #: 1005094
SHEET #:

Mountain Island Promenade Rezone Petition
Charlotte, North Carolina
Withrow Capital, Investments, LLC
COVER SHEET

2006-60

APPROVED BY
CITY COUNCIL
SEP 18 2006

SITE DATA

Total Site Area: 119 Ac.
 Existing Zoning: R-3, B-1 (CD), O-1 (CD) - LWPA, R-4
 Proposed Zoning: NS - LWPA (Parcels A, B, D, E, F), BD (CD) - LWPA (Parcel C)

	Residential	Retail	Office	Climate Controlled Storage
Area 1 - Residential (50 Ac.)				
Parcel E	625 units (625,000 s.f.)**			
Parcel F	140 units (168,000 s.f.)**			
**See 825 for specific development allowed for Parcel E and Parcel F				
Area 2 - Multi-Use (70 Ac.)				
Parcel A		305,000 s.f.		
Parcel B		55,000 s.f.		
Parcel C			165,000 s.f.	127,000 s.f.
Parcel D				127,000 s.f.
Total	765 units (793,000 s.f.)	360,000 s.f.	165,000 s.f.	127,000 s.f.

Non-Retail/Retail Ratio: (1,085,000 s.f./360,000) s.f. = 3.0
 Ratio Required: 3.0

SITE DATA

Total Site Area: 119 Ac.
 Area 1 - Residential: 56 Ac.
 Area 2 - Multi-Use: 63 Ac.

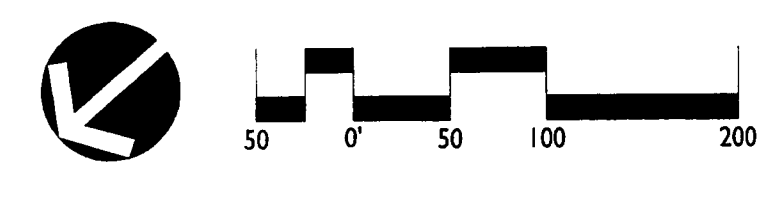
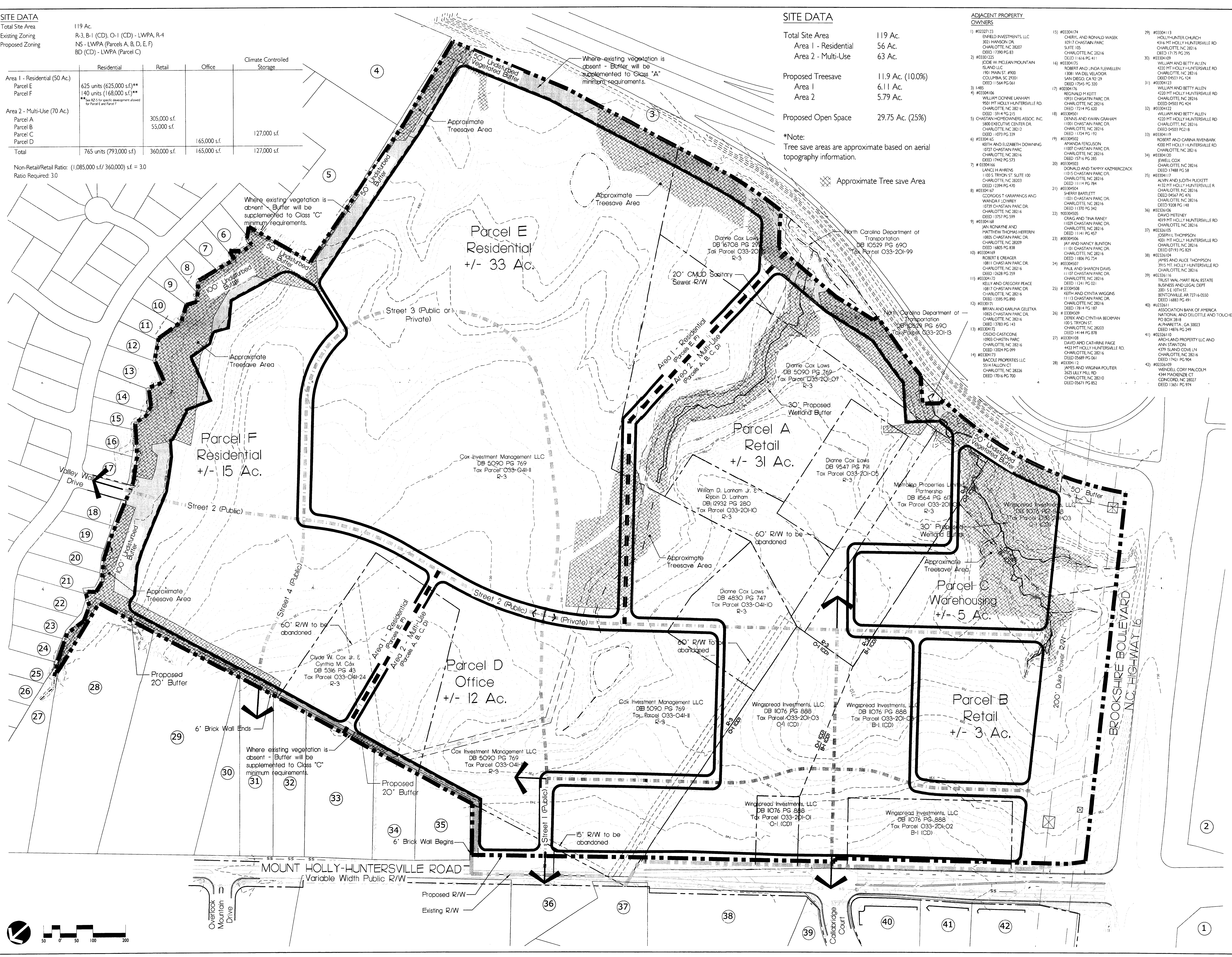
Proposed Treesave: 11.9 Ac. (10.0%)
 Area 1: 6.11 Ac.
 Area 2: 5.79 Ac.

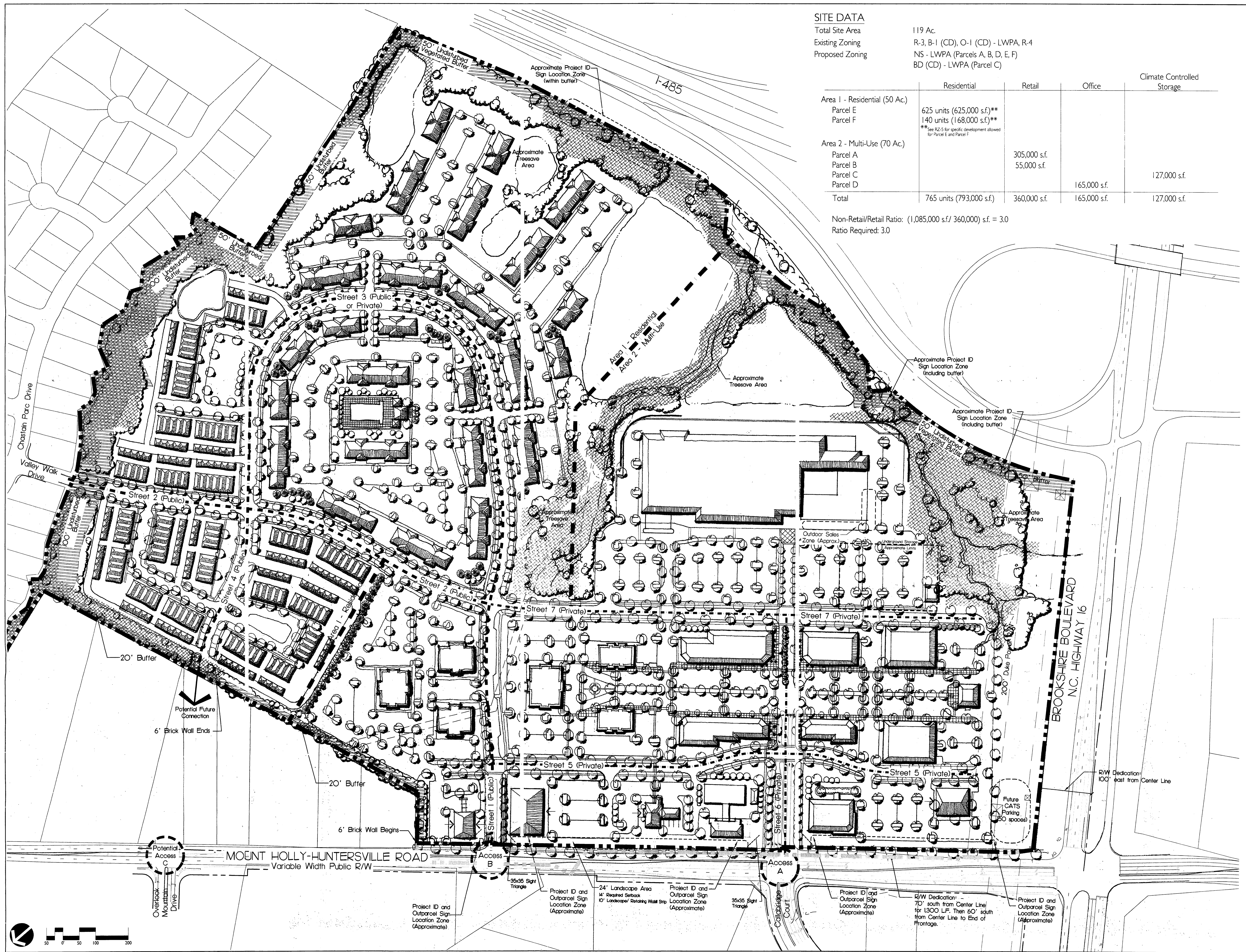
Proposed Open Space: 29.75 Ac. (25%)

*Note:
 Tree save areas are approximate based on aerial topography information.

ADJACENT PROPERTY OWNERS

- #0330413 ENFIELD INVESTMENTS, LLC 3021 HANSON DR. CHARLOTTE, NC 28207 DEED 1790 PG 83
- #0330425 Jodie W. McLean Mountain Island LLC 1901 MAIN ST. #900 COLUMBIA, SC 29201 DEED 1164 PG 041
- 1485
- #0330406 WILLIAM DONNIE LANHAM 9501 MT HOLLY HUNTERSVILLE RD. CHARLOTTE, NC 28216 DEED 1724 PG 620
- CHASTAIN HOMEOWNERS ASSOC. INC. 3800 EXECUTIVE CENTER DR. CHARLOTTE, NC 28212 DEED 1073 PG 339
- #0330445 KEITH AND ELIZABETH DOWNING 0727 CHASTAIN PARK CHARLOTTE, NC 28216 DEED 1742 PG 573
- #0330466 LANCE H. AHRENS 100 S. TRYON ST. SUITE 100 CHARLOTTE, NC 28203 DEED 1294 PG 470
- #0330467 COSMOGUS T. KARAPANCOS AND WANDA F. LOWREY 0739 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1375 PG 599
- #0330468 JAN ROMANNE AND MATTHEW THOMAS HEFFERN 0805 CHASTAIN PARK DR. CHARLOTTE, NC 28209 DEED 1805 PG 838
- #0330469 ROBERT E. CRAIGER 0801 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1268 PG 259
- #0330473 KELLY AND GREGORY PEACE 0817 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1395 PG 091
- #0330471 BRYAN AND KARLINA GELETKA 0803 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1383 PG 143
- #0330472 CISDIO CASTICONE 0903 CHASTAIN PARK CHARLOTTE, NC 28216 DEED 1024 PG 099
- #0330473 BACOLE PROPERTIES LLC 5514 FALLON CT CHARLOTTE, NC 28226 DEED 1701 PG 700
- #0330474 CHERYL AND RONALD WASEK 10917 CHASTAIN PARK SUITE 05 CHARLOTTE, NC 28216 DEED 11616 PG 411
- #0330475 JERRY AND LINDA HEVLENN 1308 VIA DEL VELDOR SAN DIEGO, CA 92129 DEED 1795 PG 320
- #0330476 REGINALD H. KEITZ 10931 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1724 PG 620
- #0330477 DENNIS AND KWAN GRAHAM 1001 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1724 PG 192
- #0330482 AMANDA FERJESON 11007 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 1571 PG 385
- #0330483 DONALD AND TAMMY KAZMIERCZAK 11015 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 11114 PG 784
- #0330485 SHERRY BARTLETT 11021 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 11370 PG 342
- #0330485 CRAIG AND TANIA RYAN 11029 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 11141 PG 457
- #0330486 JAY AND NANCY BUNTON 11101 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 11806 PG 754
- #0330487 ANDREW SHARON DAVIS 11107 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 11241 PG 021
- #0330488 KEITH AND CYNTHIA WINGINS 11113 CHASTAIN PARK DR. CHARLOTTE, NC 28216 DEED 17814 PG 187
- #0330489 DEREK AND CYNTHIA BECKMAN 1005 S. TRYON ST. CHARLOTTE, NC 28203 DEED 14144 PG 878
- #0330489 DAVID AND CATHERINE PAIGE 4422 MT HOLLY HUNTERSVILLE RD. CHARLOTTE, NC 28216 DEED 05689 PG 061
- #0330412 JAMES AND VIRGINIA ROUTER 2635 LILLY HILL RD CHARLOTTE, NC 28210 DEED 05671 PG 852
- #0330413 HOLLY-LINTER CHURCH 4316 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 17175 PG 295
- WILLIAM AND BETTY ALLEN 4202 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 04503 PG 124
- WILLIAM AND BETTY ALLEN 4202 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 04503 PG 424
- WILLIAM AND BETTY ALLEN 4202 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 04503 PG 218
- ROBERT AND CARINA RIVENBARK 4200 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 17488 PG 58
- ALVIN AND LUDITH PUCKETT 4132 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 19047 PG 976
- WILLIAM AND BETTY ALLEN 4202 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 9208 PG 148
- DAVID METENEY 4019 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 07391 PG 829
- JOSEPH L. THOMPSON 4021 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 07193 PG 829
- JAMES AND ALICE THOMPSON 3915 MT HOLLY HUNTERSVILLE RD CHARLOTTE, NC 28216 DEED 14876 PG 249
- TRUSTEES: MART REAL ESTATE BUSINESS AND LEGAL DEPT 2001 S E 10TH ST BENTONVILLE, AR 72716-0550 DEED 14883 PG 491
- ASSOCIATION BANK OF AMERICA NATIONAL AND DELOTTLE AND TOUCHE PO BOX 2818 ALPHARETTA, GA 30023 DEED 14876 PG 249
- ARCHLAND PROPERTY LLC AND ANN STANTON 4379 ISLAND COVE LN CHARLOTTE, NC 28216 DEED 17421 PG 904
- WENDELL CORY MALCOLM 4344 MACKENZIE CT CDONCORD, NC 28027 DEED 13651 PG 974





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 Existing Zoning R-3, B-1 (CD), O-1 (CD) - LWPA, R-4
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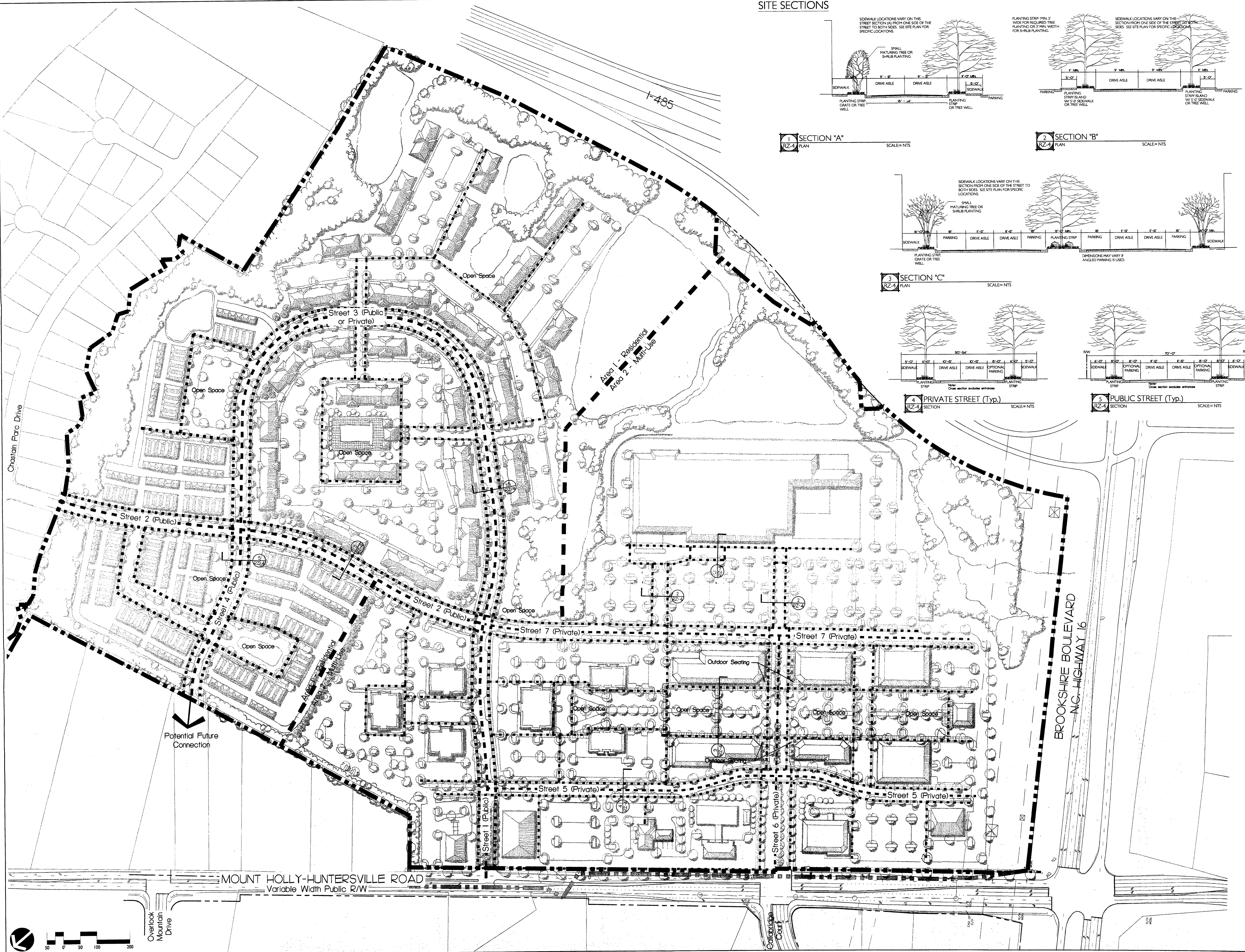
REVISIONS:
 04.21.06 Revise per staff comments
 07.17.06 Revise per staff comments
 08.14.06 Revise per staff comments
 09.05.06 Revise per staff comments
 10.02.06 Revise per staff comments



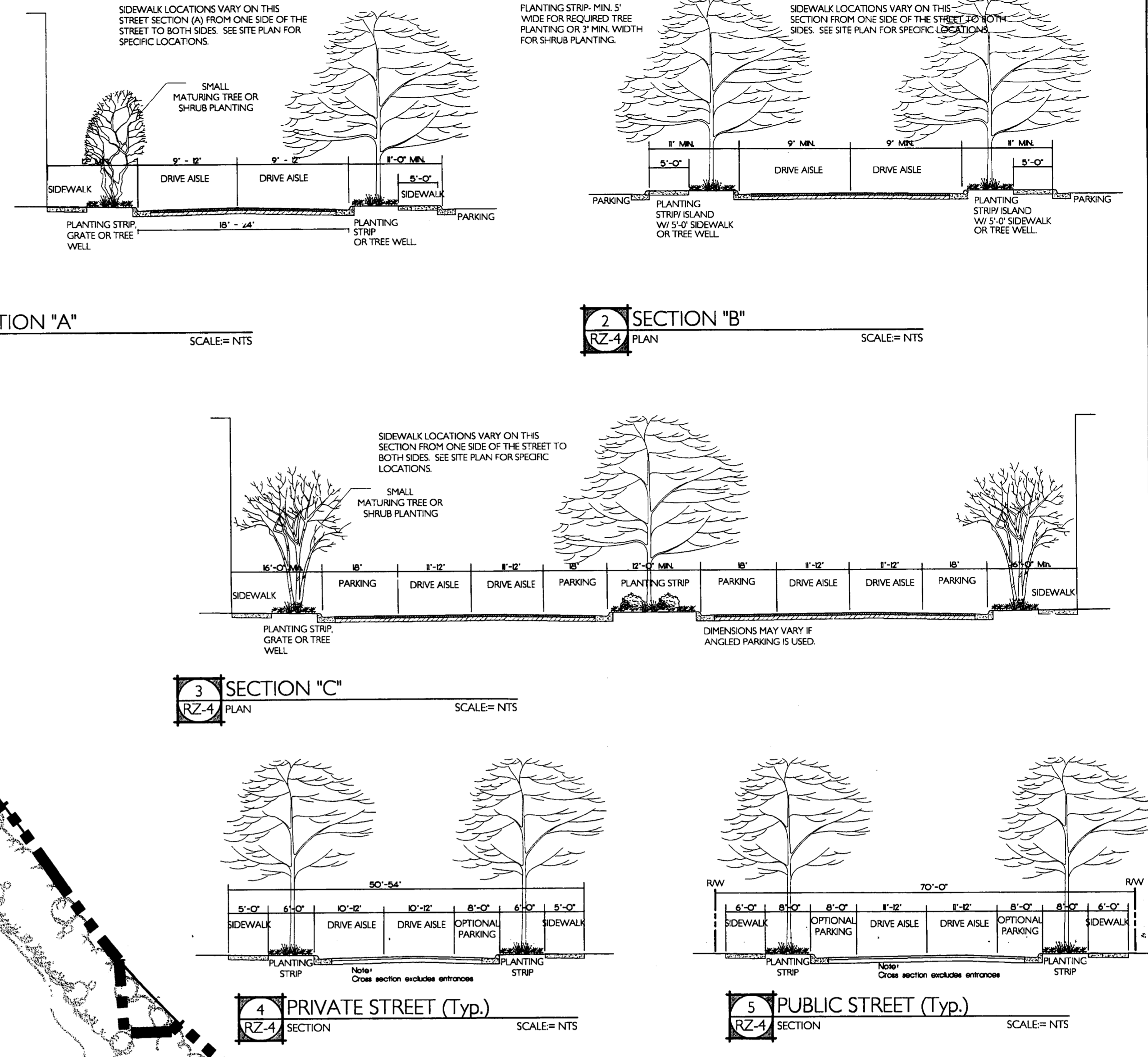
Mountain Island Promenade Rezone Petition
 Charlotte, North Carolina
 Withthrow Capital, Investments, LLC
SCHEMATIC SITE PLAN B

REVISIONS:
 04.21.06 Revise per staff comments
 07.17.06 Revise per staff comments
 07.17.06 Revise per staff comments
 08.16.06 Revise per staff comments
 08.16.06 Revise per staff comments
 10.03.06 Revise per staff comments
 10.03.06 Revise per staff comments

DATE: 03.01.06
 DESIGNED BY: MHC
 CHECKED BY: MHC
 O.C. BY: MHC
 PROJECT #: 1005094
 SHEET #:



SITE SECTIONS





Mountain Island Promenade Rezone Petition
 Charlotte, North Carolina
 Withrow Capital Investments, LLC
 ROADWAY IMPROVEMENT PLAN (for NC 16/ MT. Holly Huntersville Rd)

DATE: 03/01/06
 DESIGNED BY: HRC
 CHECKED BY: HRC
 PROJECT #: 1005994

REVISIONS:
 04/21/06 Revise per staff comments
 05/17/06 Revise per staff comments
 06/16/06 Revise per staff comments
 07/13/06 Revise per staff comments
 08/16/06 Revise per staff comments
 09/13/06 Revise per staff comments
 10/03/06 Revise per client comments