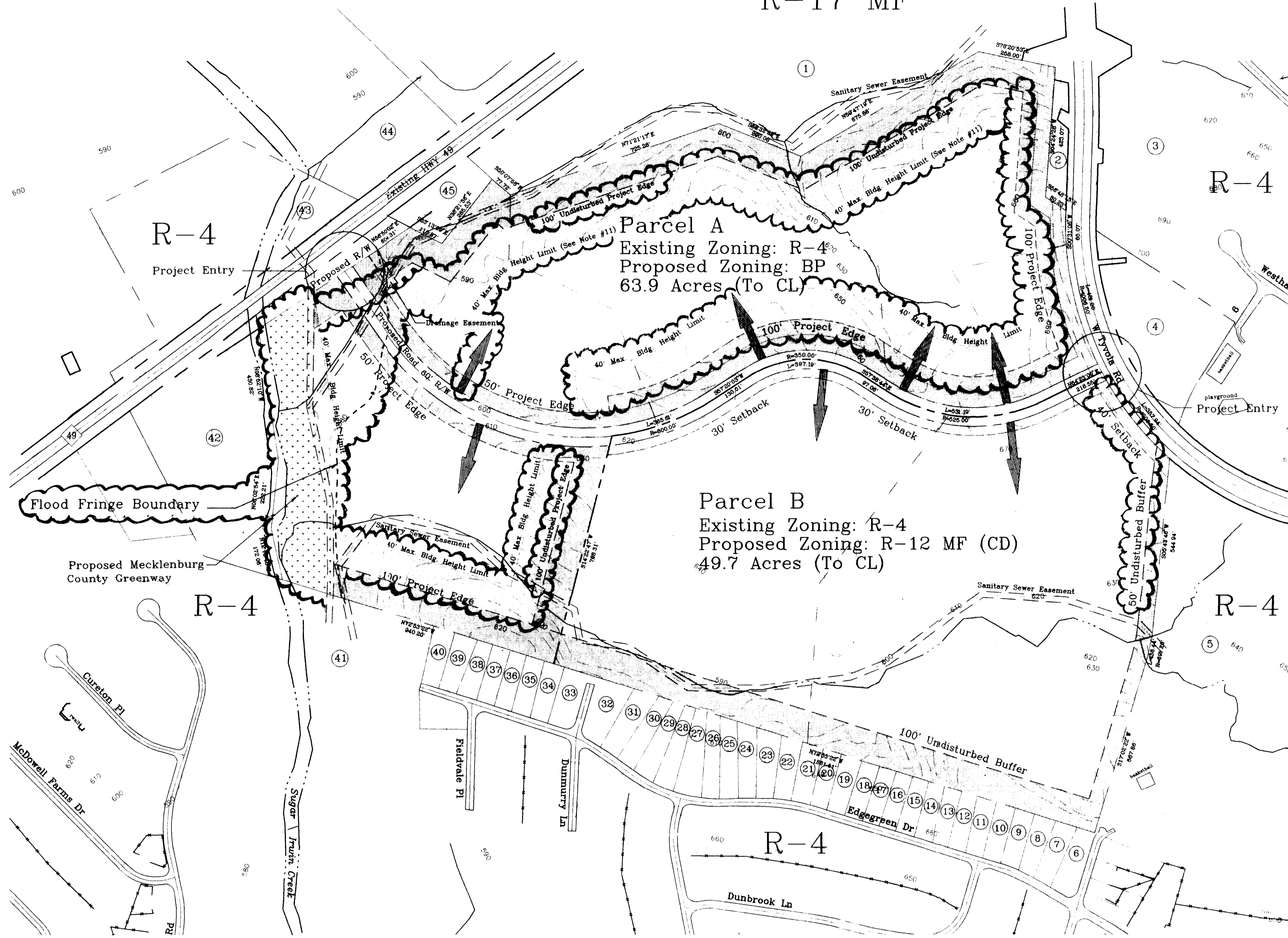


# Ross Property

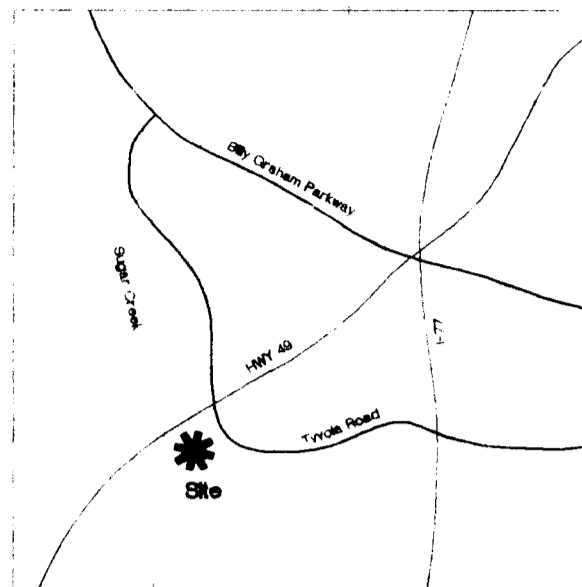
Charlotte, North Carolina

R-17 MF



## Development Summary

- The intent of this rezoning request is to permit the establishment of a combination employment center and housing complex. The employment activities shall be promoted through the utilization of the Business Park District standards, and the residential component through the use of the R-12MF district.
- All development within Parcel A shall conform to the standards of the Business Park District, and any uses allowed in that district shall be permitted. All development in Parcel B shall adhere to the standards of the R-12MF district, and all uses allowed in that district may also be permitted.
- A traffic impact analysis has been performed by Kublins Traffic Consulting, Inc., and is based upon the construction of a spine road through the subject property to connect to both West Tyvola Road and South Tryon Street. Intersection designs at those points shall be in accordance with the specifications of the Charlotte Department of Transportation and the North Carolina Department of Transportation.
- Development of the property shall be subject the standards imposed by the Technical Data Sheet indicating maximum development, setback and buffer areas, and greenway location. The schematic site plan is intended to reflect a general plan of development but may be altered or modified within the maximum building envelope lines established on the Technical Data Sheet.
- The indicated buffer areas shall remain undisturbed except for necessary utility crossings which shall generally penetrate as close to 90 degrees as possible. Any area where the buffer does not naturally meet the requirements of the Zoning Ordinance or where areas have been disturbed for utility purposes shall be planted to conform to minimum Ordinance requirements. Buffers will not be reduced in width.
- As shown on the Technical Data Sheet, an area varying in width, extending from Sugar Truitt Creek to and including the area inside the sanitary sewer easement shall be dedicated to Mecklenburg County Park & Recreation Commission for greenway purposes. This dedication shall occur prior to the development of any property adjacent to the greenway area.
- Any detached lighting placed on the site shall not exceed 20 feet in height and shall be shielded to prevent glare onto adjacent residential properties.
- Signage shall be permitted on the site in accordance with applicable zoning standards.
- All parking, screening, and landscaping requirements of the Zoning Ordinance shall be adhered to.
- If required, storm water detention shall be designed to meet applicable standards of the Charlotte Storm Water Department and shall not be located in either buffer or setback areas. No fill material may be placed in the floodplain fringe except as required to provide for the construction of roads, utilities and trails.
- If property to the west of the site is rezoned to a residential use, the traffic signal limitation shall be removed.
- The traffic study performed for this project indicates that at some future date a traffic signal is recommended at the intersection of Highway 49 and the proposed public street. The petitioner commits that the cost of the traffic signal and interconnect cable installation, estimated to be approximately \$30,000, will be provided by the petitioner. An agreement will be reached with the Charlotte Department of Transportation and the North Carolina Department of Transportation as to when and how this money will be made available.
- It is recognized that, during collision events, access to and from the proposed project's public street will be restricted at the Tyvola Road intersection. The petitioner will be responsible for the cost of installing electronic variable signing to control these patterns of travel at a cost of approximately \$15,000.
- The location of the proposed public street intersection with Tyvola Road will be designed so that it is located between the existing steel pole/mast arm gantries for the reversible lane electronic signing system. This exact location will be determined by actual field survey.
- The proposed public street connection to Tyvola Road will be constructed to include an entrance lane from Tyvola and at least one right-turn and one left-turn lane exiting onto Tyvola Road. The required storage lanes for the turn lanes will be provided, and additional right-of-way shall be made available to accommodate this proposed median section. Should left turn volumes from the proposed public street to Tyvola create congestion and unreasonable delays which warrants a traffic signal, the left-turn lane will be removed and a median reconstructed to physically prohibit this movement. Sufficient right-of-way shall be indicated on the plan to provide for the redesign of the remaining right-turn lane to accommodate the potential right-turn-only condition.
- The proposed public street intersection at N.C. Highway 49 (York Road) shall include at least one exiting right turn lane and one exiting left-turn lane as well as an entrance lane. The proper storage lanes for the required turn lanes shall be provided and any additional right-of-way shall be shown necessary to accommodate the proposed median section. Right-of-way shall be provided for a possible future additional left turn lane in the event volumes at this intersection make this necessary.
- Additional right-of-way along York Road equal to 50 feet from center line will be provided by the petitioner prior to the issuance of any building permits on the site.
- The petitioner commits that there will be no development or filling within the floodway fringe except that which will be necessary to accommodate the public street crossing.



Vicinity Map (Not To Scale)

## Development Summary

Total Site Area: 113.6 Acres

Existing Zoning: R-4

Parcel A: 63.9 Acres

Proposed Zoning: BP

Maximum SF: 534,800 SF

Parcel B: 49.7 Acres

Proposed Zoning: R-12 MF (CD)

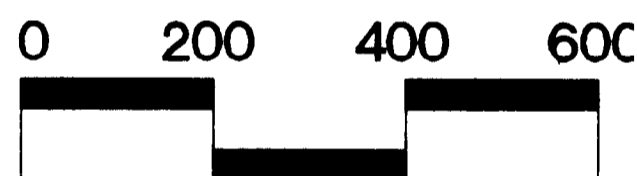
Max. # of Dwelling Units: 596

## Legend

➔ Access Points

▨ Buffer or Project Edge

□ Setbacks



Scale: 1"=200'

## Technical Data Sheet

Petition # 97-43

*Paul Design*

DATE: February 24, 1997

PROJECT NO.: 16263

REVISIONS:

April 18, 1997 - as for public hearing

May 30, 1997 per planning commission

comments

APPROVED BY CITY COUNCIL

DATE: JUNE 16, 1997

1997-43

Petitioner: William Ross, R. Marion Ross Jr., Robbie G. Ross

Land Design Inc.  
Landscape Architecture Land Planning  
Urban Design