

Development Data

Existing Zoning — B-2 (CD), R-12 MF
 Proposed Zoning — R-6 MF (CD)
 Parcel A — R-6 MF (CD)
 Parcel B — B-1 (CD)
 Site Area Distribution
 Parcel A — 29.630 Ac.
 Parcel B — 6.725 Ac.
 Total Site Area — 36.355 Ac.
 Building Area Distribution
 Parcel A (R-6 MF CD) — 640 Units
 Parcel B (B-1 CD) — 54,600 SF

Adjoining Property Owners

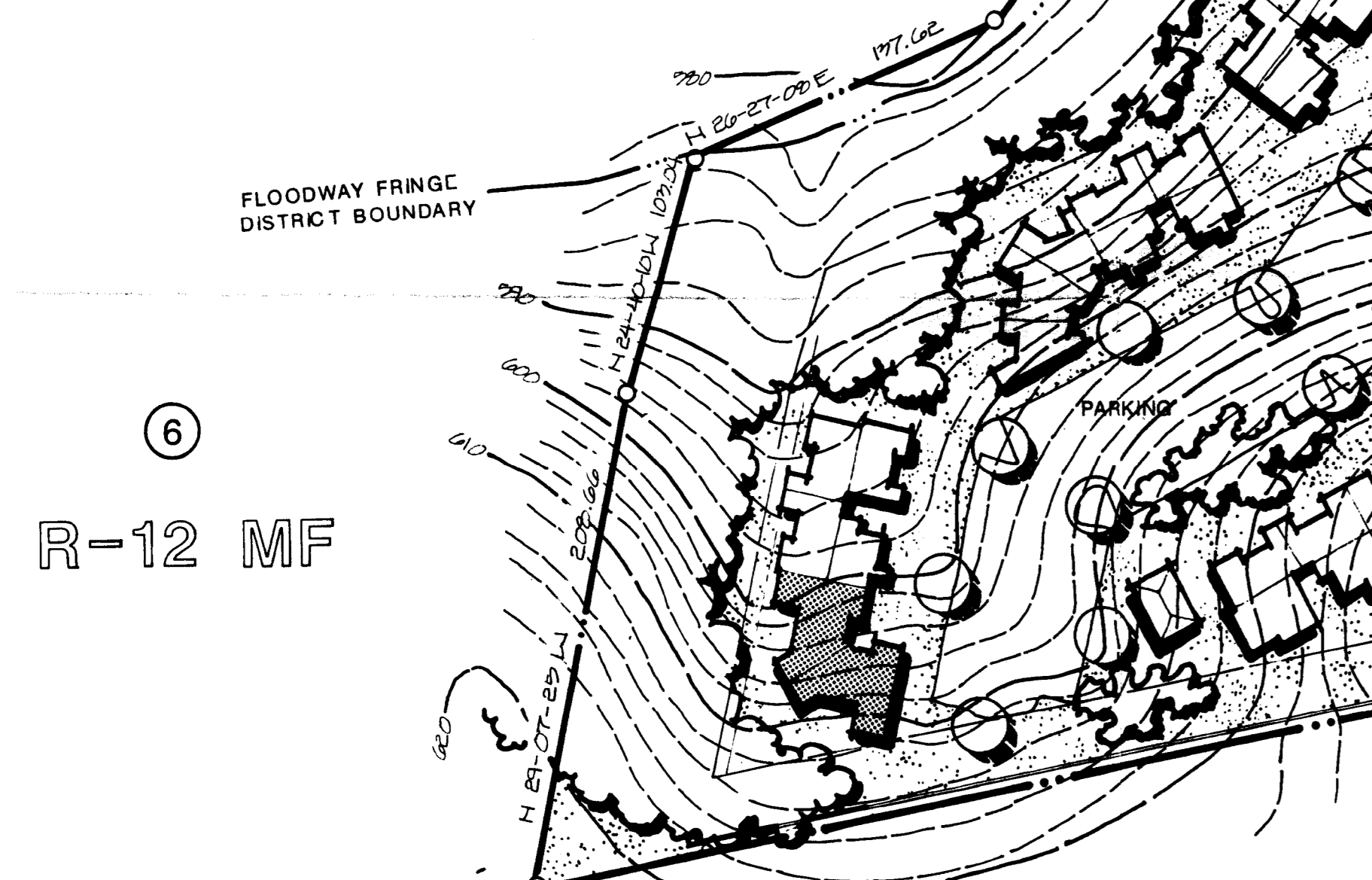
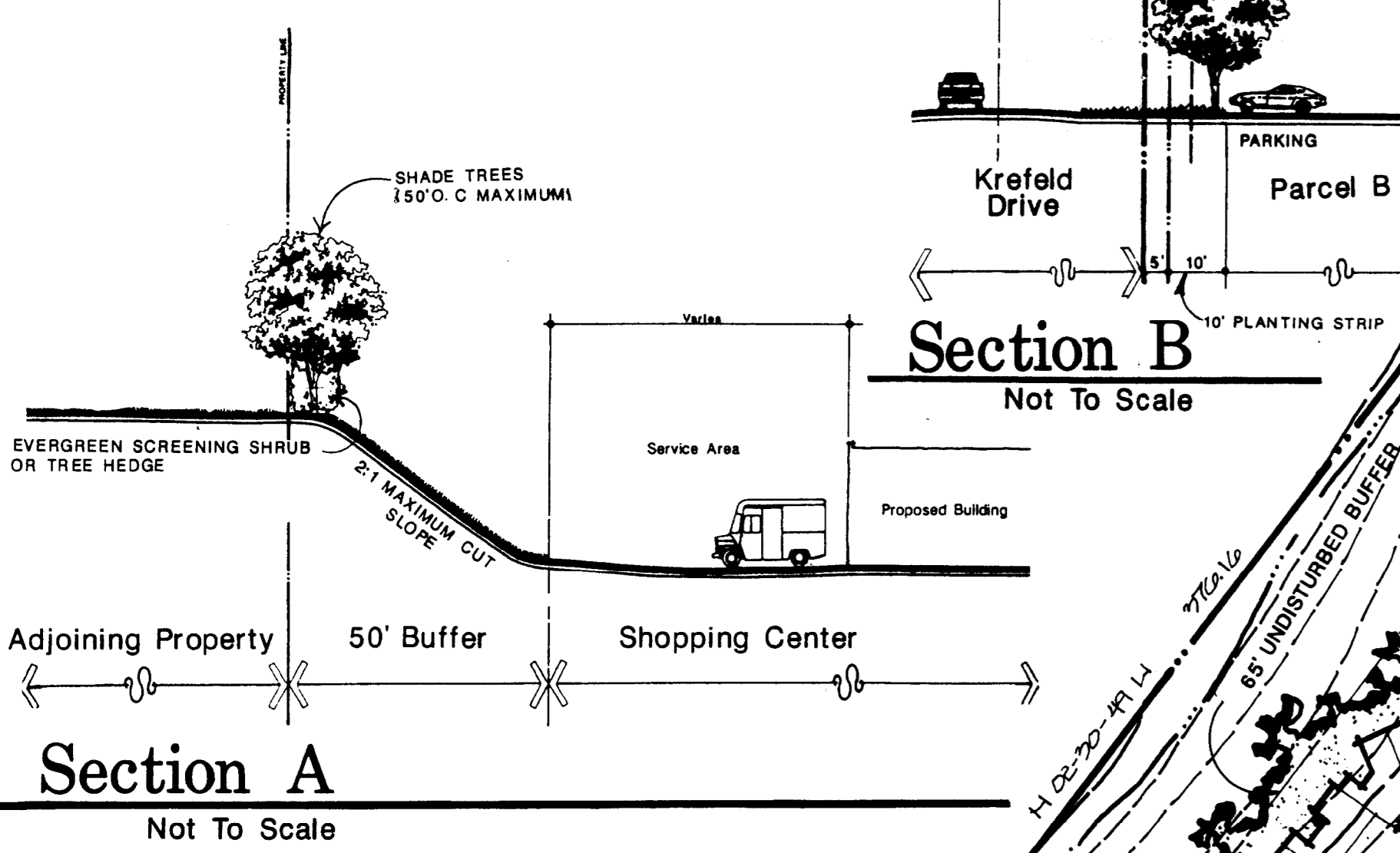
- 193-81-14 Hecklenburg County 720 E. 4th Street Charlotte, N.C. 28204
- 193-71-15 S.C. & L.C. Pappanhiel Development Corporation 2500 Margaret Wallace Road Matthews, N.C. 28105
- 193-71-18 Pappanhiel Development Corporation 3626 Eastway Drive Charlotte, N.C. 28205
- 193-72-14 Vickie F. Fresh 4643 E. Independence Blvd. Charlotte, N.C. 28212
- 193-81-05 Callibre at White Oak Limited 4900 Falls of Neuse Road Raleigh, N.C. 27609
- 193-81-17 Hecklenburg County 720 E. 4th Street Charlotte, N.C. 28204

Zoning Yard Requirements

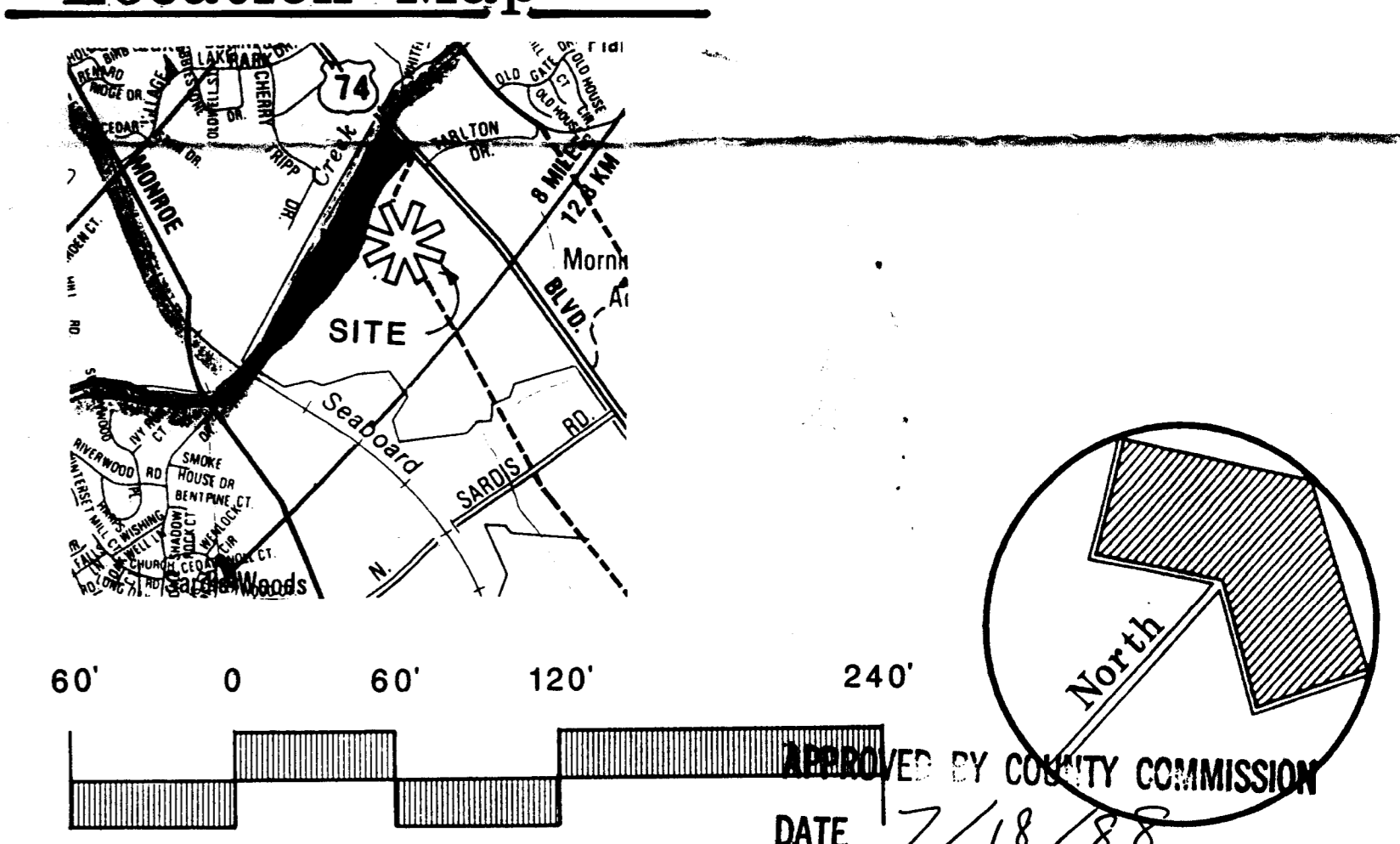
	Setback	Sidyard	Rearyard
R-6 MF	40'	15'	30'
B-1	40'	10'	20'

General Notes

- Boundary survey information from survey by Michael Espensen, Inc., dated March 17, 1989.
- Topographic information from City of Charlotte aerial topography sheets.
- Special care will be taken to insure that the site is developed as a high quality mixed use project. The retail and multi-family components will be integrated with each other to create a harmonious and complementary environment. The design will be complementary to the existing and future development on adjoining properties. In order to achieve these design goals, emphasis will be placed on landscaping, building architecture and site development design. The character of buildings on Parcel "A" will be enhanced through the use of materials such as brick, stone or tile, and architectural elements such as arched windows, etc. All buildings on Parcel "B" will employ a uniform design theme (i.e., materials, colors, architectural details, etc.).
- All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the R-6 MF Zoning District Classification shall be followed in connection with development. Building placement on Parcel A and all development standards for the B-1 Zoning District Classification shall be followed in connection with development. Building placement on Parcel "B" shall be followed in connection with development.
- Buffer Zones:
 Parcel A:
 The 100' buffer adjacent to Independence Blvd. shall be maintained in accordance with the Ordinance. All other buffers shall remain as undisturbed open space except as necessary to facilitate utility connections (areas cleared for utility connections will be re-landscaped with grass, shrubs, or trees). The 100' buffer adjacent to Independence Blvd. will retain existing trees and topography, except for necessary utility easements and any required grading necessary to insure proper drainage for buildings and parking. Selective clearing will be allowed in order to establish a well-maintained landscaped appearance.
 Parcel B:
 The 30' buffer to the rear of the shopping center is depicted in Section A on this rezoning plan. The intent of this buffer is to retain existing vegetation where possible and to provide additional screening by use of walls, fences, or new evergreen planting. The 75' setback adjacent to Independence Blvd. will be maintained as a landscaped yard and landscape.
 Parcel "B" will have one detailed sign identifying the shopping center and major tenants. Such sign will be compatible with the building's architectural design and materials.
 The maximum height for any building placed on Parcel "A" and "B" may not exceed 50 feet, as defined by Mecklenburg County Zoning Ordinance.
 The number of vehicular access points to Krefeld Drive will be limited to those shown on this rezoning plan. The configurations of drives and access points into and within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation (NCDOT).
- Limited pedestrian pathways will be provided between the multi-family and retail components. Design of these pathways will be subject to the approval of appropriate officials and the developer.
- A uniform lighting system will be employed throughout the Site. Exterior lighting will be designed to minimize glare towards adjacent properties.
- The parking for Parcel "A" and "B" will satisfy or exceed the minimum off-street parking standards established under the Ordinance.
- Permitted Uses:
 Parcel A:
 The total number of units within Parcel "A" may not exceed 640 units.
 The building configurations and parking/circulation patterns shown for Parcel "A" represent a final development concept. Minor variations to the building shape, configuration, and location will be allowed as long as the parking and circulation changes to accommodate existing topography and vegetation in the final design. Fewer buildings than shown may be permitted.
 Parcel B:
 The total gross floor area within Parcel "B" which may be devoted to Office and Retail uses may not exceed 54,600 square feet.
 The building configurations and parking/circulation patterns shown for Parcel B represent a general development concept. Building setbacks and buffer zones will not be reduced but variations in the design layout will be permitted pursuant to Planning Staff administrative review and approval. No more than two (2) attached buildings will be allowed, but fewer than two (2) will be permitted as long as the total building area for Parcel "B" does not exceed 54,600 square feet.
 Parcel "B" may be devoted to any use (including any necessary use) which is permitted by right or under prescribed conditions in a B-1 Zoning District.
- The petitioner recognizes that long range plans for U.S. 76 call for the ultimate closing of the existing median cut on Krefeld Drive and Independence Boulevard (I-85), and that no revenues would be made by U.S.D.O.T. for potential damages associated with the median closing.
- The petitioner agrees to dedicate an additional 5' R.O.W. and a 5' easement sidewalk and utility easement on both sides of Krefeld Drive.
- All proposed drives/private streets will comply with N.C.D.O.T. standard requirements including sight triangles. Private streets will comply with all other Mecklenburg County applicable standards.
- Prior to instituting construction on Parcel "A" the 60' undisturbed buffer will be appropriately established to prevent clearing.



Location Map



Project Manager GER	Revisions 5-31-88 REVISIONS PER CMPC STAFF COMMENTS
Drawn By LL	
Checked By GER	
Date 4-22-88	
Project Number 88028	

DPR ASSOCIATES
 Landscape Architects
 Design • Planning • Research
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. ~~88-0043~~
Independence Boulevard Site for Michael Espensen, Inc. **88-336**
 Mecklenburg County, North Carolina
 Scale 1" = 60'
 Sheet Number **RZ-1**
 Of ONE Total ONE