

NEWELL CROSSING

LANDCRAFT PROPERTIES INC.

DEVELOPMENT CONDITIONS

Newell Station/Landcraft Properties

General Provisions
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-1 zoning district classification shall be followed.

The Conditional Site Plan shall consist of the Technical Data Sheet and the Schematic Plan. The Technical Data Sheet indicates conditions governing the development rights of this proposed plan such as the total number of residential lots, units, points of access, setbacks and yards, screening, etc. The Schematic Plan is a part of the overall Conditional Site Plan and is schematic in nature. It depicts a general development scenario intended to illustrate general relationships, design themes, development conditions, etc. Alternatives and variations are permitted based upon final design program and site constraints; however, no increase in the maximum number of lots or any decrease in the perimeter setbacks/yardage as stipulated by the Technical Data Sheet shall be allowed.

Permitted Uses and Building Area Restrictions

1. The development may be devoted to residential uses permitted under the Ordinance in a MX-1 Zoning District. The residential uses to be permitted include single-family detached lots as permitted under the R-6 district, and attached townhouses as permitted under the R-2ZMP district.
2. Access Points/Driveways
The total number of ingress/egress points to Old Concord Road shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from that depicted based upon final design and locational requirements as required by CDOT and NCDOT.

Development Standards

1. The minimum width of any single family lot shall not be less than 60' measured at the setback line.
2. Consistent with the provisions of the MX District Sec. 11.208, the Petitioner shall prepare detailed innovative standards for various provisions of the development including street, right-of-way, street types/widths, setbacks and yards, and other standards, in the townhouse area only, as permitted in the Ordinance.
3. Overhead electrical distribution lines will be buried underground across the development.

Setback, Side Yards and Rear Yards

1. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and sideyard requirements established under the Ordinance for the MX-1 Zoning District.
2. No storm water detention facilities may be located within any setback areas, parks, open spaces, or buffers.

Open Space

1. Parks and greens shown on the plan shall be permanent open space including the connection to Newell Park shown on the Technical Data Sheet. Parks and greens shall either be dedicated to Mecklenburg County Parks and Recreation or the Newell Station Homeowners Association.
2. In designated open spaces where proposed grades are conducive to preserving existing trees over 6" cal., trees will be preserved. Petitioner agrees to conduct local resources dealing with tree preservation to ensure every reasonable effort to preserve such trees in these areas. Petitioner reserves the right to clear underbrush and smaller vegetation.
3. In designated open spaces where vegetation will not be retained, grass areas will be established at a minimum.
4. A pedestrian sidewalk network shall be implemented that provides access to the park and open space areas.

Sidewalk / Pedestrian Access

1. The development shall include the construction of a pedestrian walkway system, both internal and along Old Concord Road. Specific location of the sidewalk will be determined at final design. The sidewalks may be within or cross the setback area or the public right-of-way at the Petitioner's option. The Petitioner reserves the right not to build sidewalks, on both sides of culdesacs, as permitted under the Ordinance.

Street Condition

1. The Petitioner commits to install a 2.5" to 3.5" cal. deciduous shade tree, adjacent to the street, on each single family lot within the property.
2. Street lights will be provided by the Petitioner.

Parking

1. Off street parking will meet the minimum standards established under the Ordinance.

Old Concord Road Frontage

1. At one of the points of ingress/egress from Old Concord Road, an entrance monument incorporating a design theme of greatest architecture shall be constructed. (This monument shall cost no less than \$75,000 to construct.)
2. Street lights will be provided by the Petitioner.

Trash Receptacles

1. Dumpsters will be located within solid enclosures with gates.

VICINITY MAP

ROCKY RIVER ROAD WEST

PARCEL A: 62.70 AC.
SINGLE FAMILY AREA
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1

PARCEL B: 9.8 AC.
TOWNHOUSE AREA
EXISTING ZONING: R-3
PROPOSED ZONING: MX-1

OPEN SPACE
(PUBLIC PARK ADDITION)
+ 8.25 AC.

OPEN SPACE
(VILLAGE GREEN)
+ 7.5 AC.

OPEN SPACE
(VILLAGE GREEN)
+ 1.5 AC.

ZONING SUMMARY

ZONING **MX-1**

GROSS SITE AREA 74.20 ACRES
TOTAL ROW DEDICATED 1.7 ACRES
NET SITE AREA 72.50 ACRES

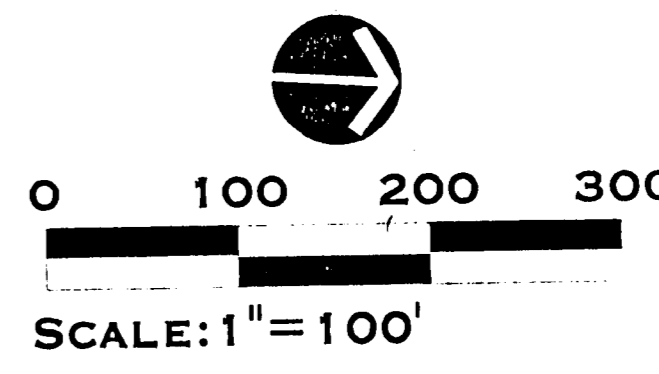
SINGLE FAMILY AREA (PARCEL A)
228 LOTS 52.05 ACRES
1 SINGLE FAMILY LOT 40 ACRES
VILLAGE GREENS 2.00 ACRES
PUBLIC PARK ADDITION 8.25 ACRES
SUBTOTAL 62.70 ACRES
DENSITY 3.6 DUA

TOWNHOUSE AREA (PARCEL B)
73 TOWNHOUSES 7.90 ACRES
VILLAGE GREENS 2.40 ACRES
SUBTOTAL 9.80 ACRES
DENSITY 7.4 DUA

OVERALL DENSITY: 4.1 DUA

LEGEND

↑ FULL MOTION VEHICULAR ACCESS POINTS
↓ PEDESTRIAN ACCESS POINTS



ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: 5/21/2001
BY: MARTIN R. CRAMTON, JR.

TECHNICAL DATA SHEET

DATE: NOVEMBER 17, 1998
PROJECT NO. 18003
REVISIONS:
1-19-99 REVISED PER PLANNING REVIEW
2-10-99 REVISED PER PLANNING & NEIGHBORHOOD REVIEW
5-27-01 Admin. Approval of SETBACK PRODUCTION
8-24-01 REVISED PER P&Z COMMENTS

1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1113 Plaza Street, Asheville, NC 28804 703/249-7744
144 West Broad Street, Raleigh, NC 27601 919/852-2700
135 2nd Ave. SW, 201, Fort Worth, TX 76102 817/581-7164

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO. _____ OF _____
FILE NAME: g11800318003ba.dwg

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: May 30, 2001

TO: Robert Brandon
Zoning Administrator

FROM: *SM* Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 99-18 by Landcraft Properties, Inc.

Attached is a revised plan for the above rezoning petition. The plan has been revised to reduce the setback for an existing residence located on the northeast corner of the site from 40'-feet to 35'-feet. Since this revised plan does not alter the intent of the original site plan, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy. Note that the previously approved schematic site plan still applies to this site.