

**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** September 11, 2002

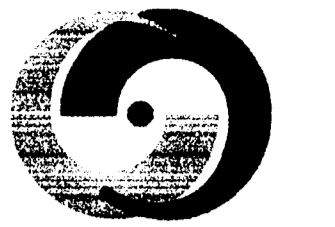
**TO:** Robert Brandon  
Zoning Administrator

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

**SUBJECT:** Administrative Approval for Petition No. 2000-76 Crosland Land Co.

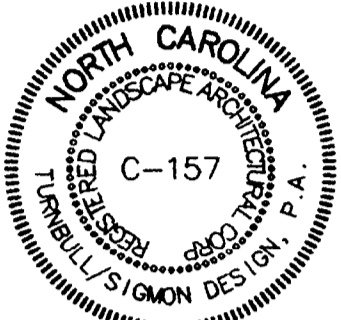
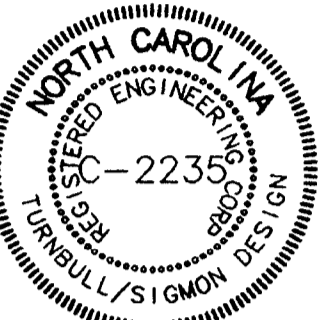
Attached is the revised plan for the above petition. The plan has been revised to change the treatment along US 521. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.206(2) Alterations to Approval for minor changes, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

**Note that all other ordinance requirements still apply.**



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LAND DEVELOPMENT DESIGN SERVICES



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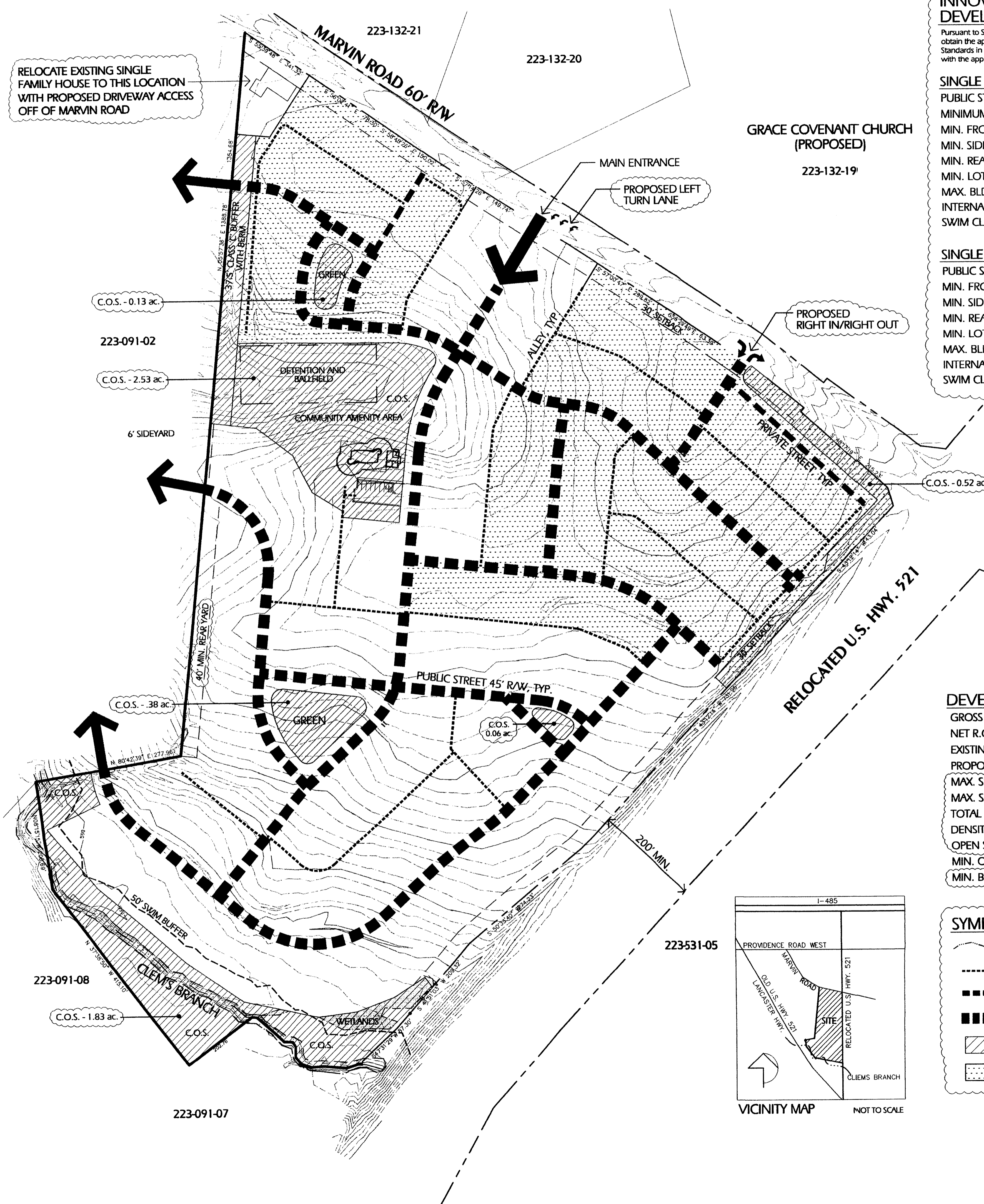
**KINGSLEY**  
CITY OF CHARLOTTE  
NORTH CAROLINA

**TECHNICAL  
DATA SHEET  
PETITION #00-76**

PROJECT NUMBER: 9977  
DRAWN BY: SRT  
DESIGNED BY: TEP, KGS  
ISSUE DATE: 01/28/2000

1. 4/20/00 PER CMPC STAFF COMMENTS  
2. 8/18/00 PER CLIENT REVIEW AND COMMENTS  
3. 9/22/00 PER CMPC STAFF REVIEW COMMENTS  
4. 8/27/02 PER SITE PLAN REVISIONS

ATTACHED TO ADMINISTRATIVE  
APPROVAL  
DATED: *September 11, 2002*  
BY: MARTIN R. CRAMPTON, JR.  
NO. DATE: BY: REVISIONS:



**INNOVATIVE DEVELOPMENT STANDARDS**

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards in connection with the development of the Site concurrently with the approval of its Rezoning Petition:

**SINGLE FAMILY DETACHED HOMES**

PUBLIC STREET R.O.W.	45' or 50'
MINIMUM LOT SIZE	3,000 SF
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3' (INCL. CORNER LOTS)
MIN. REAR YARD	10'
MIN. LOT WIDTH	30'
MAX. BLDG. HEIGHT	40' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

**SINGLE FAMILY ATTACHED HOMES**

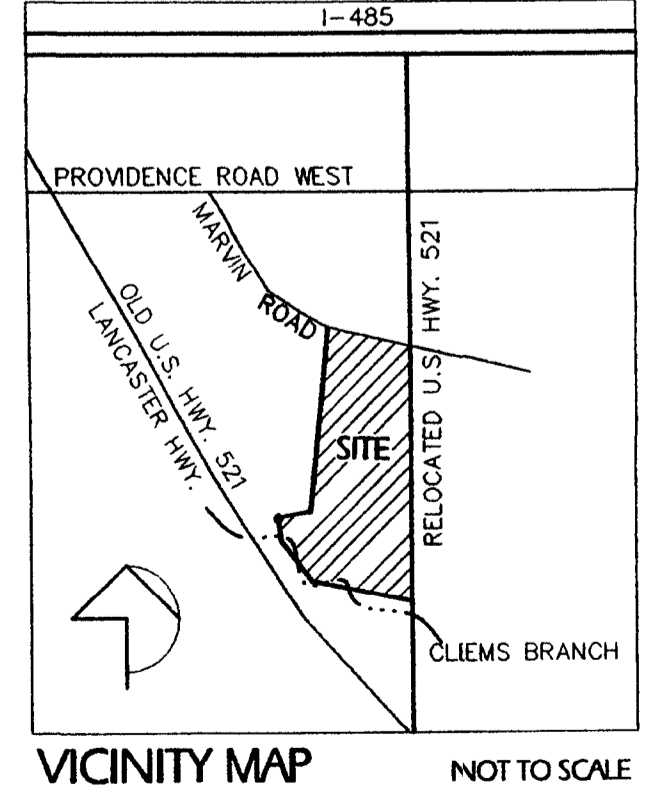
PUBLIC STREET R.O.W.	45' or 50'
MIN. FRONT SETBACK	2'
MIN. SIDE YARD	3' (INCL. CORNER LOTS)
MIN. REAR YARD	10'
MIN. LOT WIDTH	16'
MAX. BLDG. HEIGHT	45' (MAX. 3 STORIES)
INTERNAL BUFFER	0'
SWIM CLUB PARKING	1 SPACE/200 SF (SF OF POOL WATER SURFACE)

**DEVELOPMENT DATA**

GROSS SITE AREA	37.32 AC.
NET R.O.W. SITE AREA	36.441 AC.
EXISTING ZONING	R-3
PROPOSED ZONING	MX-2
MAX. SINGLE-FAMILY ATTACHED	160 TOWNHOMES
MAX. SINGLE-FAMILY DETACHED	125 LOTS
TOTAL DWELLING UNITS	285 D.U. MAX.
DENSITY/ GROSS AC.	7.6 D.U./AC.
OPEN SPACE PROPOSED	5.45 AC. (15%)
MIN. OPEN SPACE REQUIRED	3.73 AC. (10%)
MIN. BUILDING SEPARATION	16' (ATTACHED UNITS ONLY)

**SYMBOL LEGEND**

- CREEK CHANNEL
- ALLEY
- PRIVATE STREET
- PUBLIC STREET
- COMMON OPEN SPACE/AMENITY AREA
- SINGLE-FAMILY ATTACHED



**GENERAL NOTES**

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Schematic Site Plan accompanying this Rezoning Petition are schematic in nature and subject only to the provisions set forth below and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts and street locations may also be modified to accommodate final building locations.

**Permitted Uses**  
The Site may only be devoted to the following uses:

- 160 Single-Family attached units
- 125 Single-Family detached units

Up to 285 attached or detached dwelling units may be constructed on the Site, together with any incidental or accessory structures permitted under the Ordinance in the MX-2 District. Commercial uses shall not be permitted.

1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance, subject however, to the provisions of Section 12.304 thereof.
2. Petitioner reserves the right to install pedestrian sidewalks or pathways, walls, berm, fences, and utilities within the buffer areas.
3. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
4. No buildings, parking spaces or maneuvering areas may be located within buffer areas.
5. Internal buffers shall not be required between single-family attached and single-family detached units.
6. There shall be no buffers around the relocated existing single family home internal or external to the Site.

**Setbacks, Side Yards and Rear Yards.**

1. Building setbacks off of Marvin road will be established in the manner depicted on this Technical Data Sheet.
2. Lots abutting the western property boundary will be restricted to a 40' min. rear yard and 6' side yard as shown on this Technical Data Sheet.
3. Detached garages and other accessory structures may be located within the required yards.
4. Lots abutting the Hwy. 521 R.O.W. will maintain the 30' setback for primary structures and will allow for detached garages to be located within the setback at a minimum of 3' from the Hwy. 521 R.O.W.

**Parking & Alleys**

1. Off street parking spaces will satisfy the minimum standards established under the Ordinance.
2. All lots abutting an alley shall be accessed by the alley with the exception of Lots 29, 49, 50 and 51 and single family detached corner lots which may have garages which are accessed off of the public street which forms the side property line of the lot.

**Lighting**

All freestanding lighting fixtures will be uniform in design.

**Landscaping**

1. Street trees shall be provided at a minimum of 50' O.C.
2. The Petitioner will provide landscaping along Highway 521 as shown on Highway 521 Planting Plan (Sheet 3 of 3).
3. The Petitioner commits to providing landscaping along Marvin Road to satisfy the minimum requirements of the City of Charlotte Tree Ordinance.
4. Street trees within street R.O.W.'s shall count toward the requirements of the City of Charlotte Tree Ordinance.

**Signs**

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**Access Points**

1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation/CDOT.
3. This site shall have no direct access to Hwy. 521.

**Street Improvements**

1. Petitioner agrees to construct improvements to Marvin Road which shall include the following: Pavement widening for one-half of residential collector cross section, construction of a concrete median from the existing median at Hwy. 521 to a point 50 feet west of the easternmost entrance, left turn lane to main entrance, curb & gutter, storm drainage, sidewalk and street tree plantings.
2. The Petitioner commits to installing a 5' sidewalk within the 30' setback and R.O.W. along Marvin Road. The sidewalk will be meandering in character to preserve existing trees.
3. The Petitioner reserves the right not to install the sidewalk along Hwy. 521 per section 11.208 of the Ordinance.
4. The petitioner reserves the right to modify the street R.O.W. at the subdivision approval process to select either the recently approved 45' R.O.W. Standard shown or the 50' R.O.W. Standard.
5. The petitioner reserves the right to reduce site triangles as permitted by CDOT.
6. The minimum intersection centerline separation distance shall be 100'.

**Storm Water Management**

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

**Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**Binding Effect of the Rezoning Application**

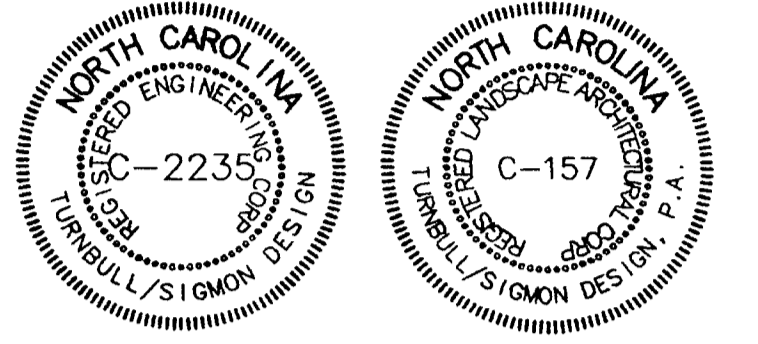
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**Common Open Space**

Improvements to common open space will be made through the addition of landscaped greens, a pool and cabana, sidewalks, and street trees.

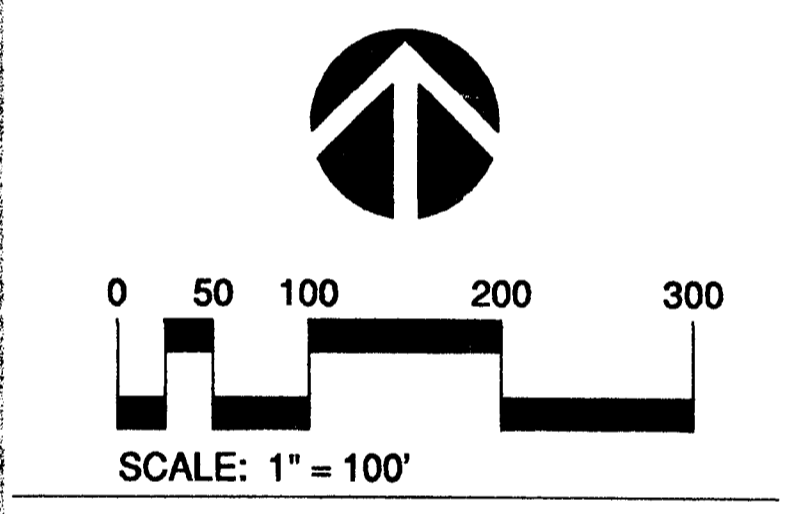
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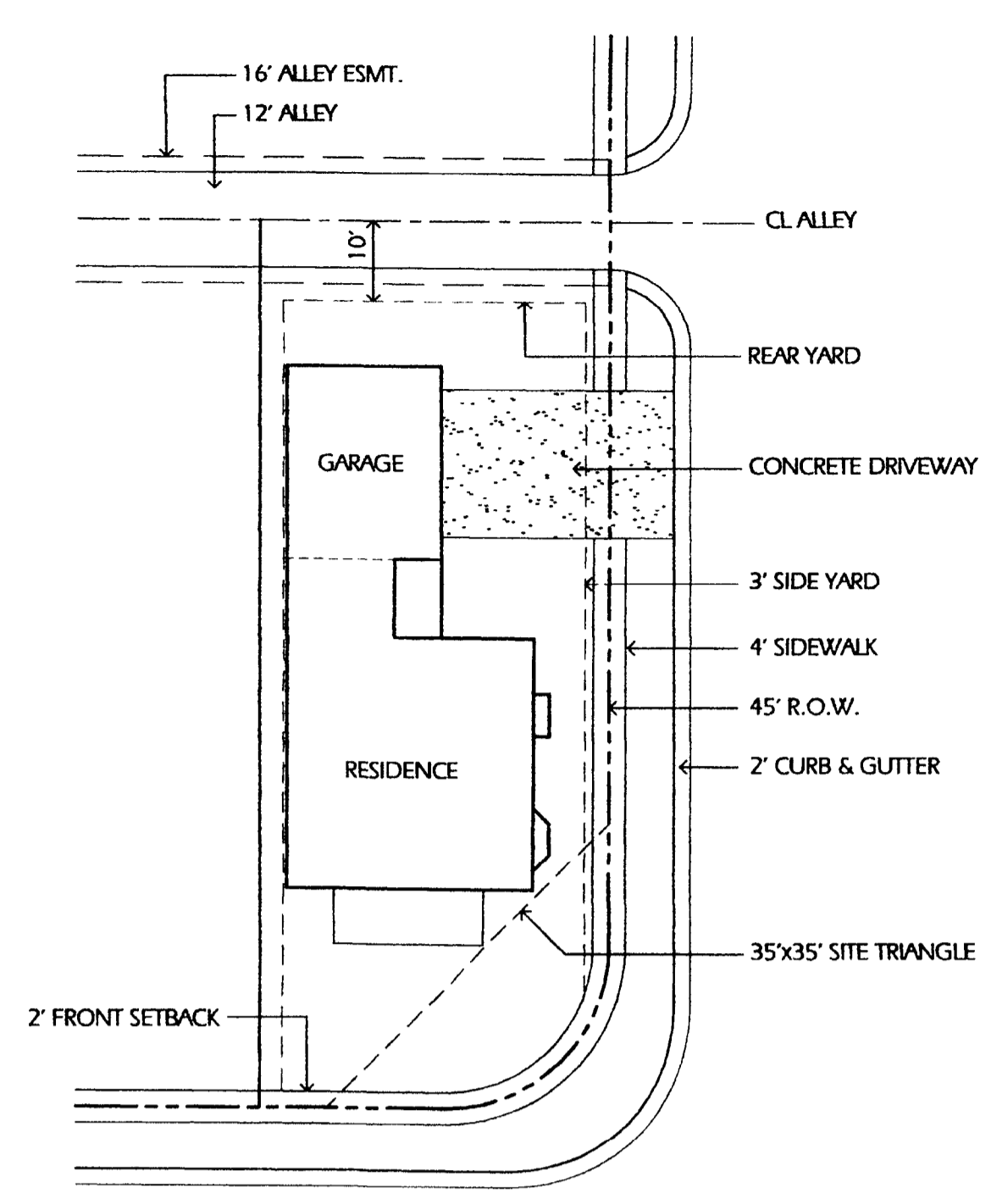
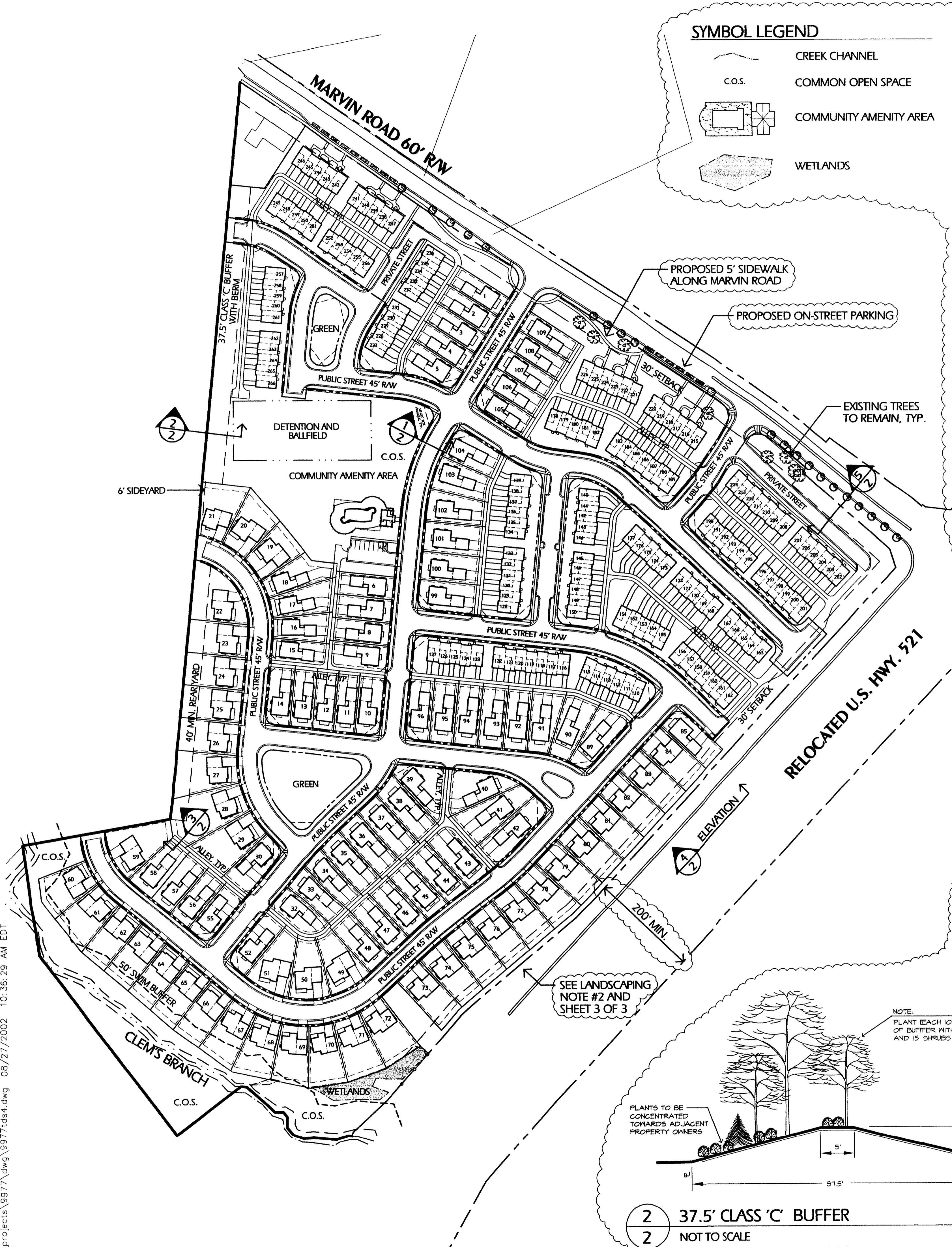
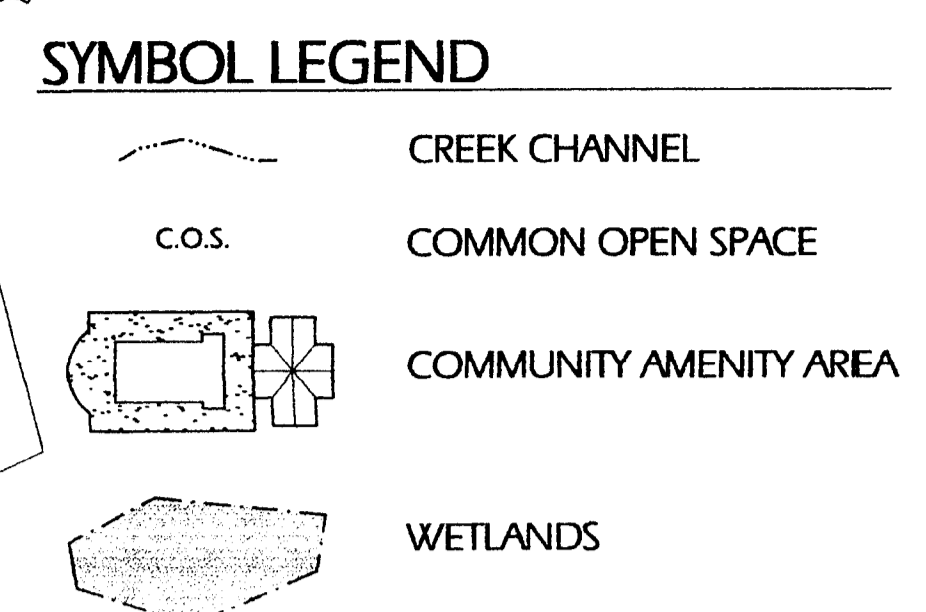
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**SCHEMATIC SITE PLAN**  
PETITION #00-76

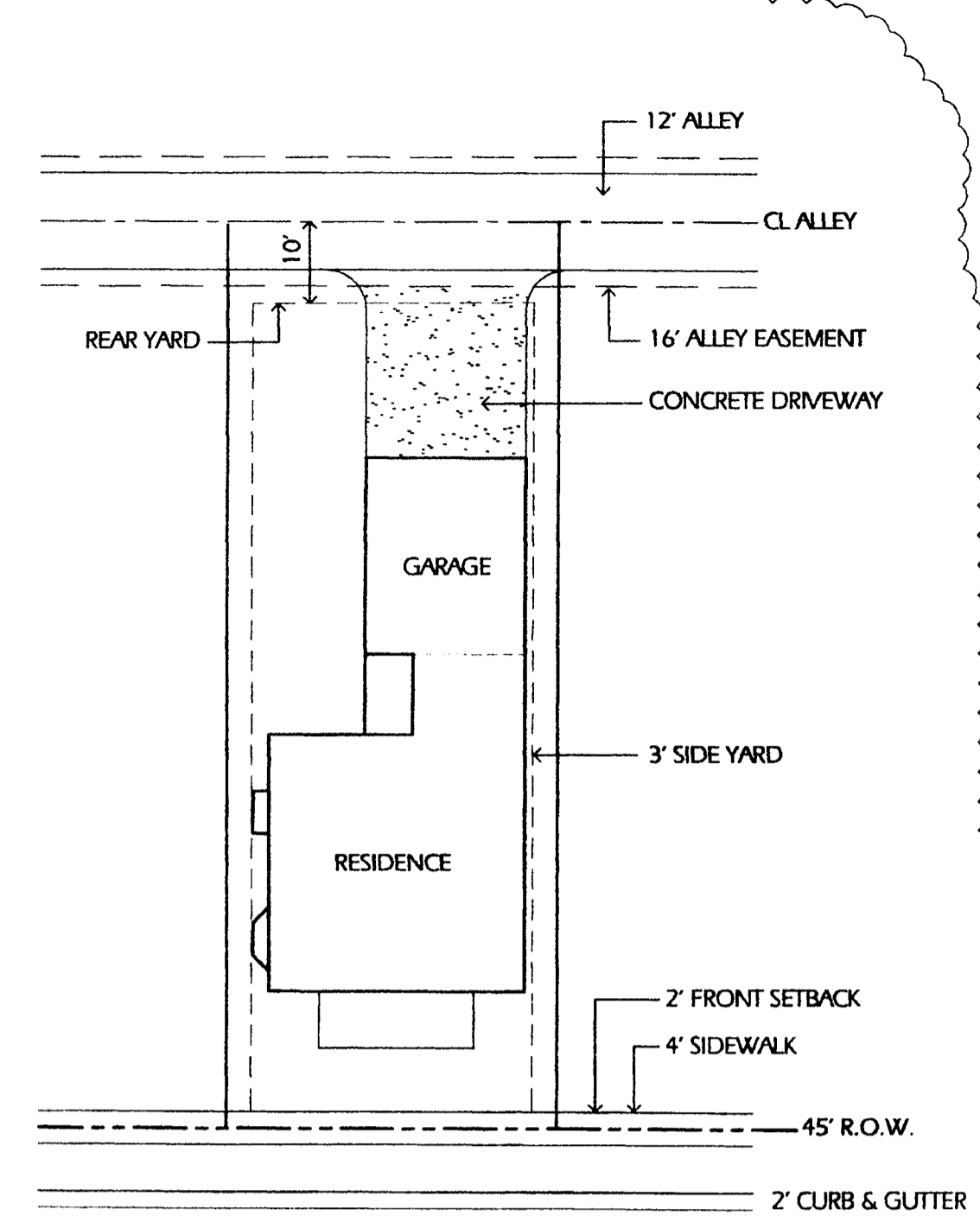
PROJECT NUMBER: 9977  
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DESIGNED BY: TEP, KGS  
ISSUE DATE: 01/28/2000

- 1. 4/20/00 PER OPMC STAFF COMMENTS
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- 3. 9/22/00 PER OPMC STAFF REVIEW COMMENTS
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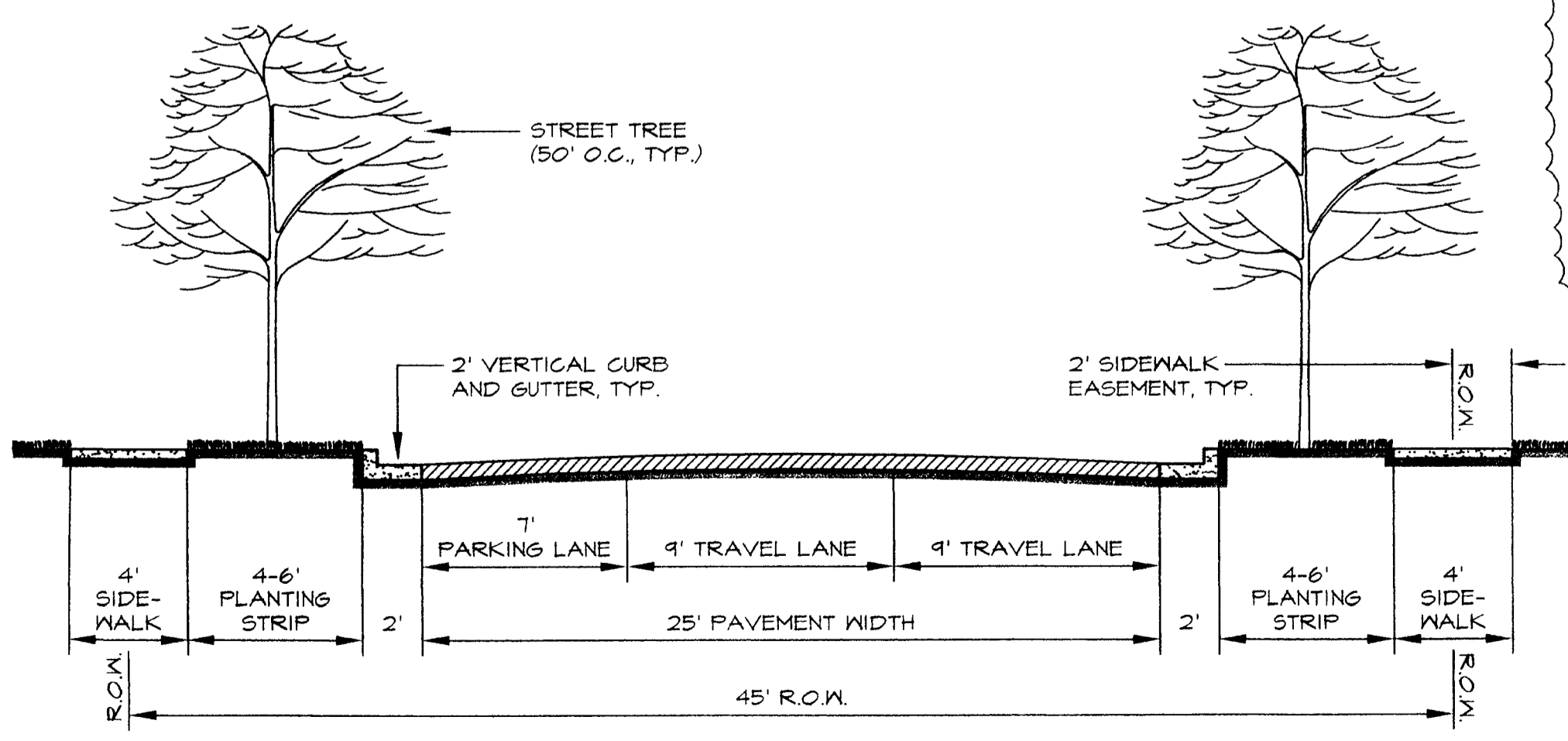
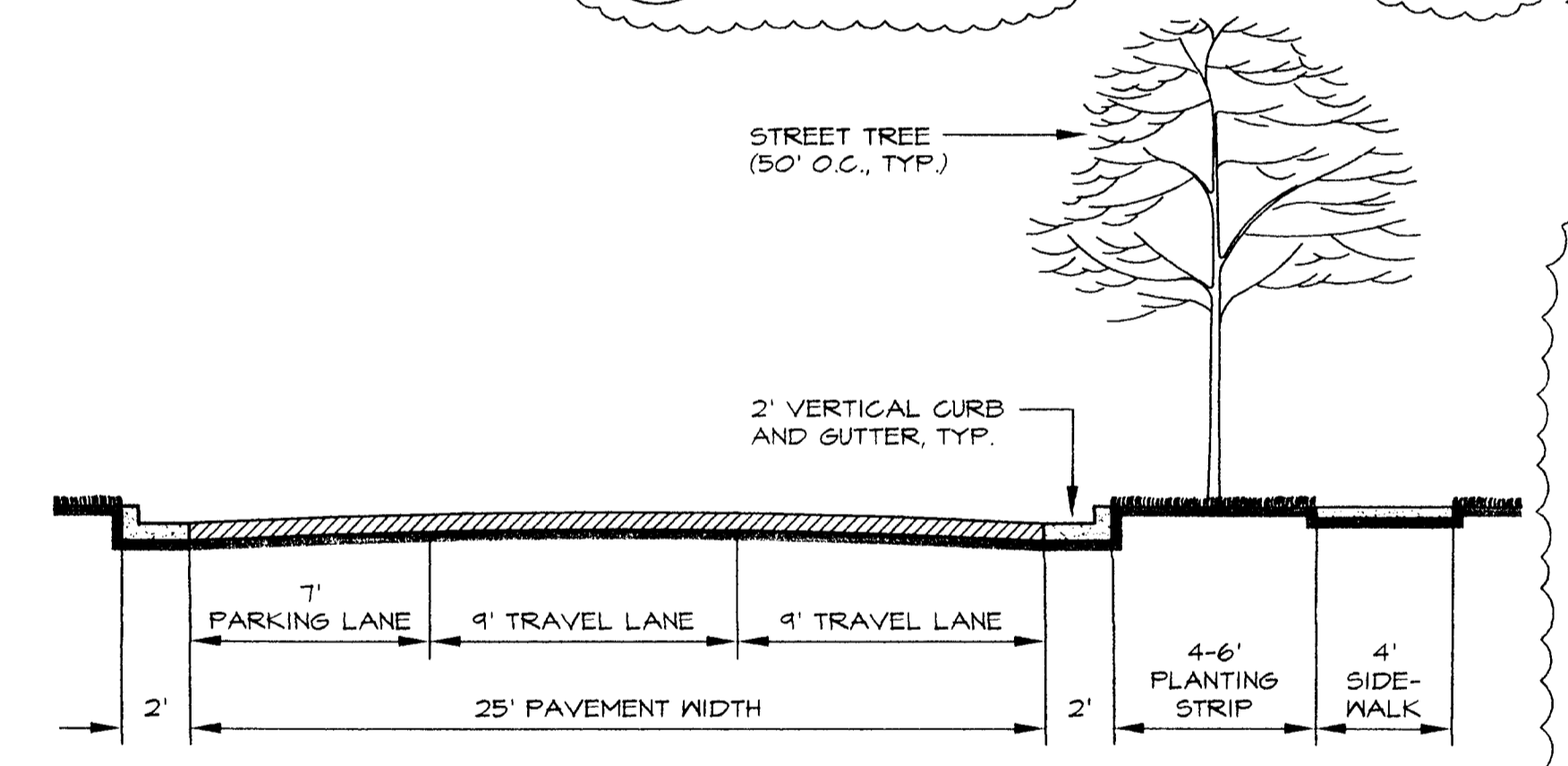
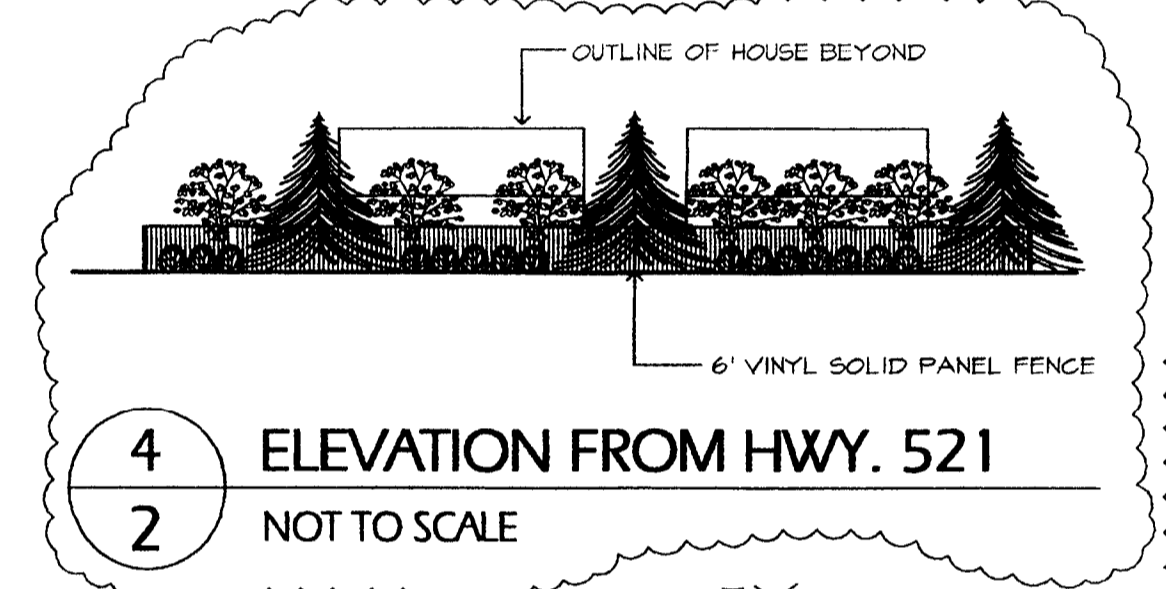
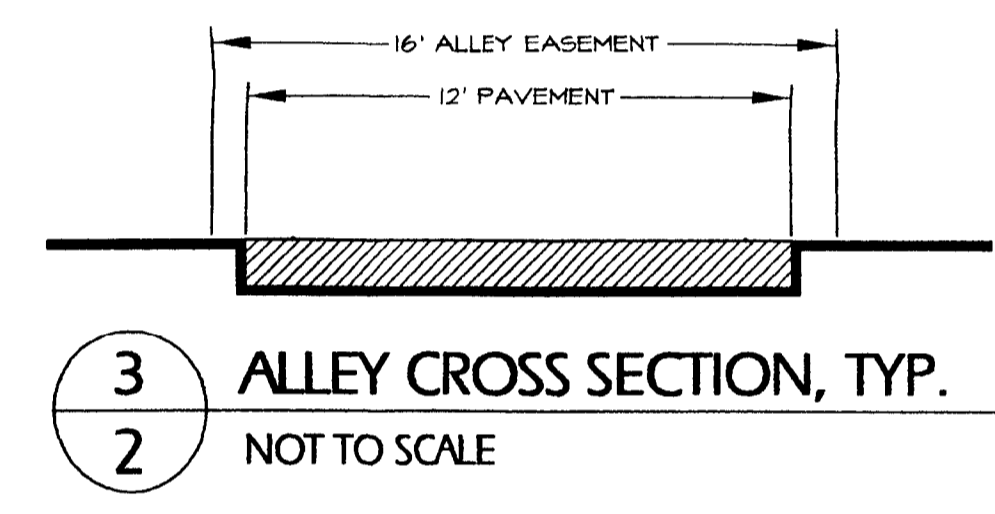
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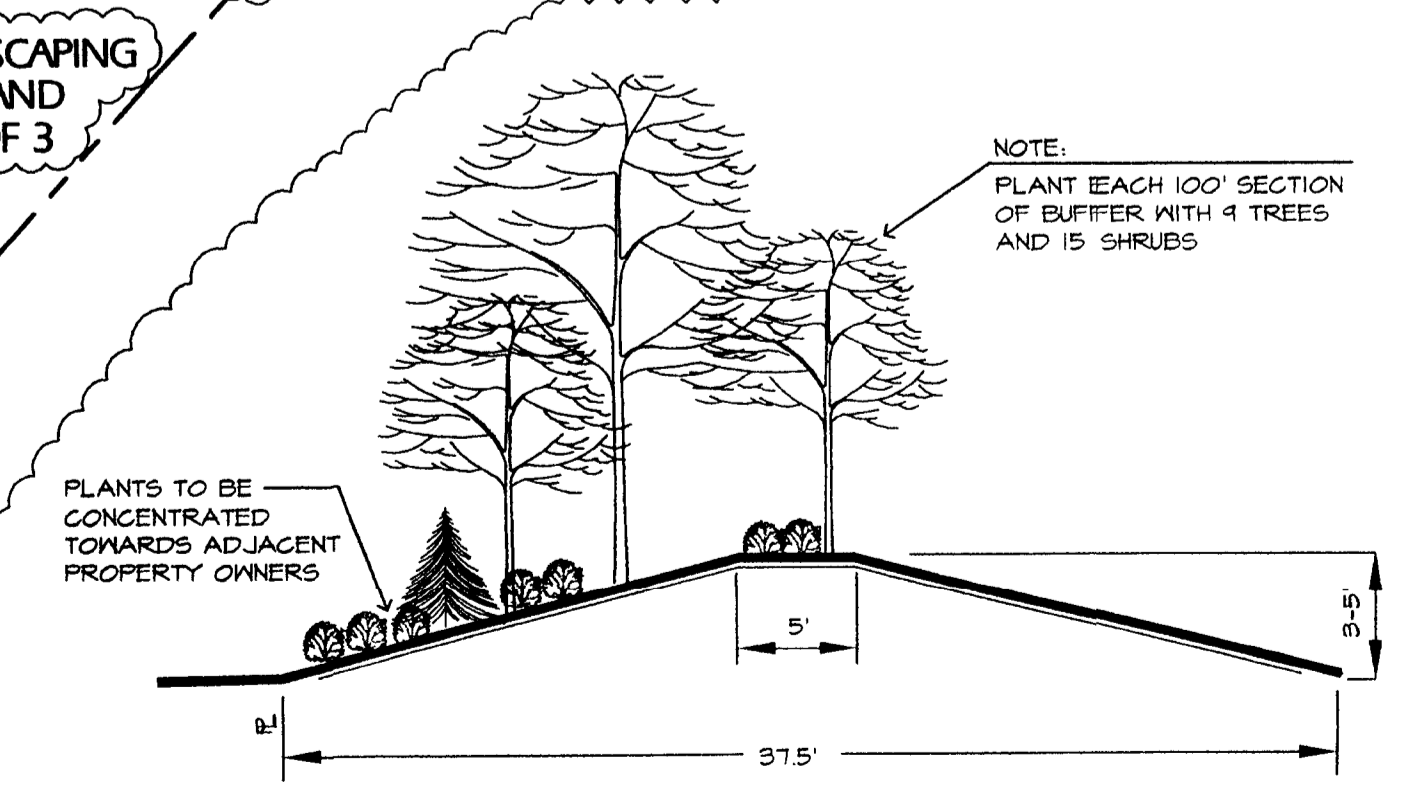
TYP. S.F. DETACHED CORNER LOT W/ ALLEY  
SCALE: 1"=20'



TYP. S.F. DETACHED LOT W/ ALLEY  
SCALE: 1"=20'

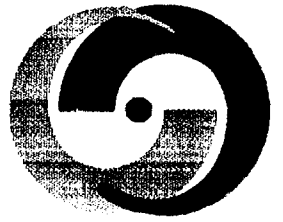


1 45' R/W PUBLIC STREET SECTION  
2 SCALE: 1" = 5'-0"



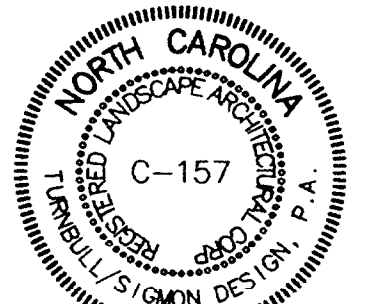
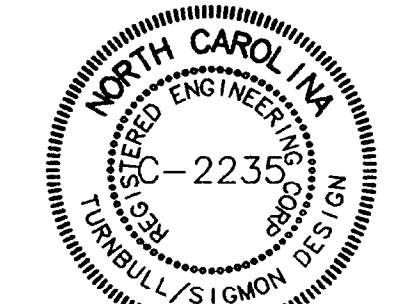
2 37.5' CLASS 'C' BUFFER  
2 NOT TO SCALE

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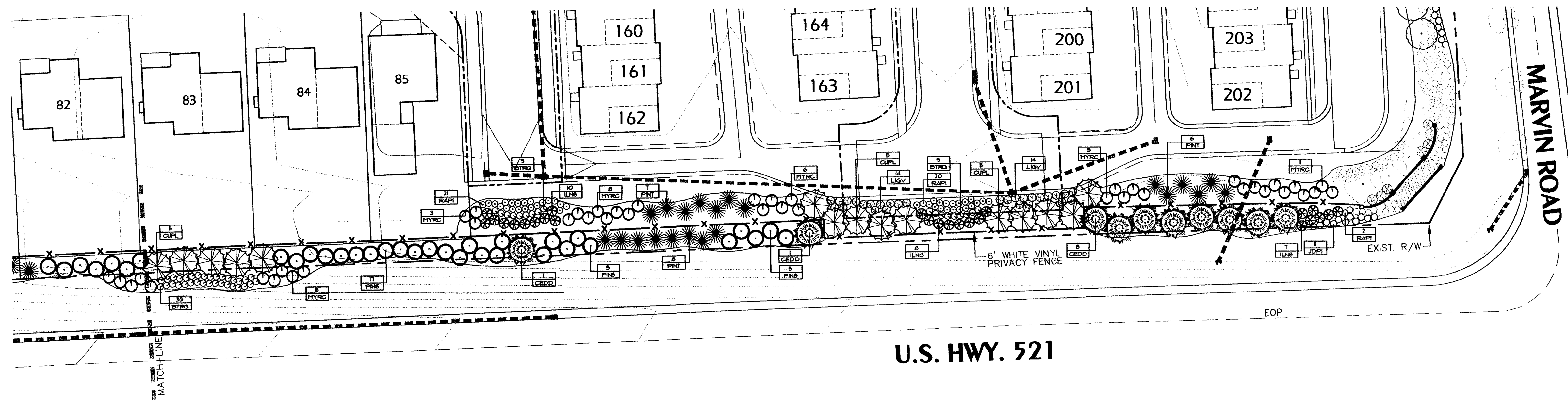
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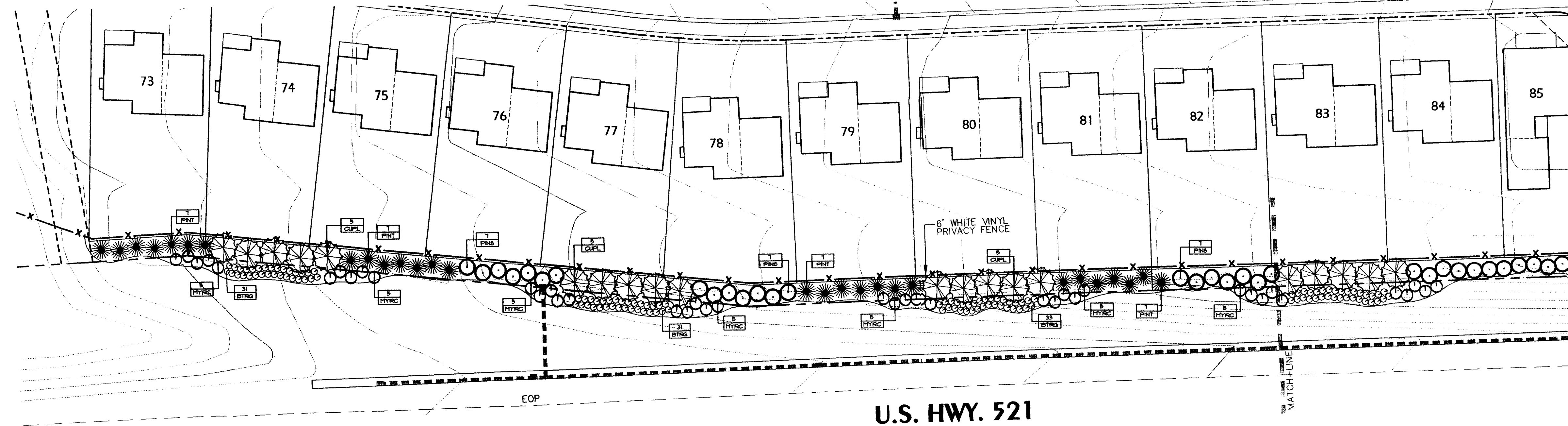
**HIGHWAY 521**  
**PLANTING PLAN**  
**PETITION #00-76**

PROJECT NUMBER: 9977  
DRAWN BY: TCS, KGS  
DESIGNED BY: SRT  
ISSUE DATE: 08/27/02

NO. DATE: BY: REVISIONS:



U.S. HWY 521 FRONTAGE: PLAN VIEW  
SCALE 1" = 30'-0"



U.S. HWY 521 FRONTAGE: PLAN VIEW  
SCALE 1" = 30'-0"



**PLANT SCHEDULE**

Symbol	Qty.	Scientific Name Common Name	Height/ Cal Size	Spacing	Cond.	Notes
<b>Trees</b>						
CEDD	10	<i>Cedrus deodard</i> DEODAR CEDAR	10'	--	B4B	
CUPL	30	<i>Cupressocyparis leylandii</i> LEYLAND CYPRESS	8'	--	B4B	
PINS	48	<i>Pinus sylvestris</i> SCOTCH PINE	6'	--	B4B	
PINT	44	<i>Pinus taeda</i> LOBLOLLY PINE	8'	--	B4B	
<b>Shrubs</b>						
BTRG	146	<i>Berberis thunbergii atropurpurea</i> ROSE GLOW BARBERRY	--	3' o.c.	3 Gal.	
ILNS	25	<i>Ilex cornuta 'Nellie Stevens'</i> NELLIE STEVENS HOLLY	--	8' o.c.	1 Gal.	
JDPI	11	<i>Juniperus davurica 'Parson'</i> PARSONS JUNIPER	--	3' o.c.	3 Gal.	
LIGV	28	<i>Ligustrum sinense 'Variegatum'</i> VARIEGATED CHINESE PRIVET	--	3' o.c.	3 Gal.	
MYRC	13	<i>Myrta caribaea</i> SOUTHERN WAXMYRTLE	--	8' o.c.	1 Gal.	
RAPI	43	<i>Raphholaps indica</i> INDIA HAWTHORN	--	3' o.c.	3 Gal.	