



the Sanctuary at Lake Wylie
 Sketch Plan Submission - Parcel B - Mecklenburg County
 Rezoning Petition #2003-24 Request For Innovative Conditions

139 Lots Proposed
 1"=200' 11.04.2004



CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: January 20, 2005
 TO: Katrina Young, Interim Zoning Administrator
 FROM: Debra Campbell, Planning Director

SUBJECT: Innovative Site Plan Approval for Petition No. 2003-24, Crescent Resources, LLC., Petitioner.

- Attached is an innovative site plan for Sanctuary Parcel B, Petition No. 2003-24). This plan proposes the following innovative standards:
1. The main entry road is proposed to be a boulevard section with one-way roads on either side of a central median, which will serve as a means to collect, filter, and absorb storm-water runoff.
 2. A fifty-foot buffer area of existing vegetation and enhanced with new plantings will occur along the property boundary bordering Shopton Road.
 3. A hard surfaced trail 5 feet in width will be placed along one side of Shopton Road for the length of the property as shown on the attached plan. This trail may meander within and out of the road right of way to follow the topography. In order to avoid excessive grading, alternative materials for the trail may be utilized such as wooden or metal pedestrian bridges to cross drainage culverts and ditches.
 4. Traymore Lane is proposed to not be improved until development of lots 118-123 begins and then only on the lot 118-123 side of Traymore Lane.
 5. Rights-of-way for Limhurst and Traymore lanes will be adjusted to match the proposed new or existing roadbeds respectively. The old rights-of-way will be abandoned.

The Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved this innovative site plan on December 29, 2004. Please use this plan when evaluating requests for building permits and certificates of occupancy.

SHOPTON ROAD DEVELOPMENT

DEVELOPMENT STANDARDS

November 28, 2005

Original Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Revised Submission
Administrative Amendment Submittal (ESP)

The Technical Data Sheet and the Sheets attached thereto, along with these associated Development Standards constitute the approved MX-1 (Innovative) Site Plan. No subsequent (Innovative) site plan approval will be required.

Parcel A & Parcel B
General Provisions
Unless more stringent standards are established by the Technical Data Sheet (Sheet 1) on 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 in connection with development taking place on the Site. The Site shall utilize the innovative provisions of the Ordinance as outlined on the Technical Data Sheet and the Technical Data Sheet and these Development Standards will constitute the approved MX-1 (Innovative) Site Plan.

Parcel B
Development of the Site will be restricted to the following uses:
Parcel A
Subject to the provisions of the most restrictive paragraph, development of Parcel A of the Site shall be restricted to no more than 200 detached single family homes and any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-1 District.

Parcel C
Subject to the provisions of the most restrictive paragraph of this section, development of Parcel C of the Site shall be restricted to that number of detached single family homes which would produce a density of no more than one detached single family home per acre along with any incidental or accessory uses related thereto, as permitted under the Ordinance in the MX-1 District. Each permitted incidental or accessory use may include, but are not limited to, elderly and disabled housing, guest homes and employee quarters, and community or common use pools in accordance with the standards of the Ordinance. Any community or common use pools shall also comply with all other applicable local, state or federal regulations.

Parcel D
The Petitioner has devoted a site for an elementary school and public park or other use on this parcel. If the City of Charlotte, elects to site a fire station on Parcel B, then a development restriction shall be placed on Parcel B to prohibit the development of any other use on Parcel B which is more restrictive than the use established for Parcel B. The development of Parcel B shall be restricted to the use established for Parcel B. The development of Parcel B shall be restricted to the use established for Parcel B. The development of Parcel B shall be restricted to the use established for Parcel B.

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Parcel G
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Parcel H
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Parcel I
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Parcel J
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Parcel Q
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ESP FOR REVISION #2 ONLY
ESP Associates, P.A.
P.O. Box 2030 Charlotte, NC 28241
Tel: 704.551.4949 Fax: 704.551.4948
www.espassociates.com

Transportation
A. The Mecklenburg-Union Thoroughfare Plan designates Carowinds Boulevard Extension as a major thoroughfare which contemplates a right-of-way having a width of 100 feet. A portion of the approved alignment for the proposed extension of Carowinds Boulevard to Shopton Road runs through the Site.
B. The Petitioner reserves the right to pursue an amendment to the Mecklenburg-Union Thoroughfare Plan requesting a change in the street classification of that portion of Carowinds Boulevard Extension which runs through the Site, from a major thoroughfare to a minor thoroughfare, which would only require right-of-way having a width of 70 feet. The Petitioner also reserves the right to pursue an amendment to the Mecklenburg-Union Thoroughfare Plan requesting an adjustment of the approved alignment for Carowinds Boulevard Extension which runs through the Site.
C. The Petitioner agrees to dedicate and convey in fee simple (or equivalent deed) and subject to a reservation for any necessary utility easements all right of way necessary for this portion of the alignment for the extension of Carowinds Boulevard which runs through the Site, subject however to its right to make any adjustments associated with any future changes in the alignment or classification of the proposed Carowinds Boulevard Extension that may hereafter be required.
D. The Petitioner agrees to dedicate and convey in fee simple (or equivalent deed) and subject to a reservation for any necessary utility easements out of the Site any additional right-of-way along Shopton Road West as it runs through the Site necessary to provide for a minimum of 35 feet of right-of-way from each side of the centerline of Shopton Road West, if such right-of-way does not presently exist.
E. The Petitioner agrees to make the following transportation contribution and improvements:
Shopton Road West/Estate Creek Road (NC 166) Intersection
• Construct \$27,000 to the funding of the planned Interconnection Improvement/Reimbursement project by the City of Charlotte at this intersection which is the amount mutually agreed upon by CDDOT and the Petitioner as set forth in 60% of the construction cost of a southbound right-turn lane on Estate Creek Road with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers. This amount shall be paid by the Petitioner prior to the date on which the first subdivision plan is approved for any development taking place on the Site. This improvement project is associated with the Dixie-Berryhill development by Pappas Properties and will involve the addition of a fourth leg (New Dixie River Road) and multiple turn-lanes at the intersection.
Shopton Road West/Wildlife Road Intersection
• Construct a northbound left-turn lane on Shopton Road West with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers. This left lane will only be required if the public street connection is constructed through the subdivision process.
Shopton Road West/Inland Point Road Intersection
• Construct a northbound left-turn lane on Shopton Road West with 150 feet of storage, 20:1 bay taper and 45:1 through lane transition tapers. This left lane will only be required if the public street connection is constructed through the subdivision process.
F. The Petitioner also agrees to provide for the installation of left turn lanes into the Site from Shopton Road West at each other point it intersects with public streets and/or driveways when CDDOT deems such turn lanes to be necessary.
G. The design of each of the above described improvements will be in accordance with the applicable standards of the City of Charlotte Ordinance and the North Carolina Department of Transportation.

Water Supply
The Petitioner shall provide for water supply for the development. The water supply system shall be designed to provide for the development. The water supply system shall be designed to provide for the development. The water supply system shall be designed to provide for the development.

Stormwater Management
The Petitioner shall provide for stormwater management for the development. The stormwater management system shall be designed to provide for the development. The stormwater management system shall be designed to provide for the development. The stormwater management system shall be designed to provide for the development.

Energy
The Petitioner shall provide for energy for the development. The energy system shall be designed to provide for the development. The energy system shall be designed to provide for the development. The energy system shall be designed to provide for the development.

Water Quality
The Petitioner shall provide for water quality for the development. The water quality system shall be designed to provide for the development. The water quality system shall be designed to provide for the development. The water quality system shall be designed to provide for the development.

Fire Station
The Petitioner shall provide for fire station for the development. The fire station shall be designed to provide for the development. The fire station shall be designed to provide for the development. The fire station shall be designed to provide for the development.

School Site
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Swim Buffers
The Petitioner shall provide for swim buffers for the development. The swim buffers shall be designed to provide for the development. The swim buffers shall be designed to provide for the development. The swim buffers shall be designed to provide for the development.

Duck Penetration
The Petitioner shall provide for duck penetration for the development. The duck penetration shall be designed to provide for the development. The duck penetration shall be designed to provide for the development. The duck penetration shall be designed to provide for the development.

Community
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Landmarks
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Signs
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Access Points
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Other
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REVISED 8-19-11
REVISED 11-28-05
PETITION NO. 2003-024

FOR INFORMATION ONLY
OPDA
OFFICE OF PLANNING AND DESIGN
225 N. Graham Street, Charlotte, NC 28202
Tel: 704.331.0115 Fax: 704.331.2426
www.charlotteopda.com

THE SANCTUARY PHASE V & VI
The Sanctuary at Lake Wylie, LLC
The Sanctuary Development Standards

DATE: 9-1-2011
APPROVAL
H. DEBRA D. CAMPBELL



Charlotte-Mecklenburg Planning Department

DATE: September 19, 2011
FROM: Debra Campbell
TO: Mark Fowler
Zoning Supervisor
SUBJECT: Administrative Approval for Petition No. 2003-024 by Carolina Centers, LLC

Attached is a revised site plan for the above referenced rezoning petition. The site plan list a change to the conditional note for the stormwater requirements for the amenity area. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.
Note all other Zoning Ordinance and conditional requirements still apply.

2.1b