


MOUNTAIN ISLAND PROMENADE REZONING PETITION CHARLOTTE, NORTH CAROLINA

**OWNER/
DEVELOPER**

Mountain Island Promenade, LLC
1341 East Morehead St. Suite 201
Charlotte, NC 28204
704.344.1868

DEVELOPER

 **CAMBRIDGE PROPERTIES**
INCORPORATED
831 East Morehead Street Suite 245 704/333-2393
Charlotte, North Carolina 28204 Fax: 704/333-2394

**LANDSCAPE ARCHITECT
CIVIL ENGINEER**

LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
704.333.0325

SHEET INDEX:

		SUBMITTED
RZ-1	Technical Data Sheet	11/21/07
RZ-2a	Schematic Site Plan A	11/21/07
RZ-2b	Schematic Site Plan B	11/21/07
RZ-2c	Schematic Site Plan C	11/21/07
RZ-3	Typical Cross Section (Mount Holly- Huntersville Road)	11/21/07
RZ-4	Pedestrian Circulation Plan	11/21/07
RZ-5	Development Standards	11/21/07
RZ-6	Roadway Improvements	11/21/07

ARCHITECT

One on One Design
2719 Lilly Mill Rd.
Charlotte, NC 28210
704.643.8697

TRANSPORTATION

Kubilins Transportation Grp.
800 West Hill Street
Suite 202
Charlotte, NC 28208
980.321.0202

ZONING CONSULTANT

Kennedy, Covington, Lodbell,
and Hickman, LLP
Hearst Tower, 47th Floor
214 N. Tryon St.
Charlotte, NC 28202
704.331.7400

APPROVED BY
CITY COUNCIL
MAY 19 2008

Mountain Island Promenade Rezoning Petition
Charlotte, North Carolina
Withdraw Capital Investments, LLC
COVER SHEET

REVISIONS
DATE: 11/21/07
DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: MRC
SCALE: N/A
PROJECT #: 107783
SHEET #:

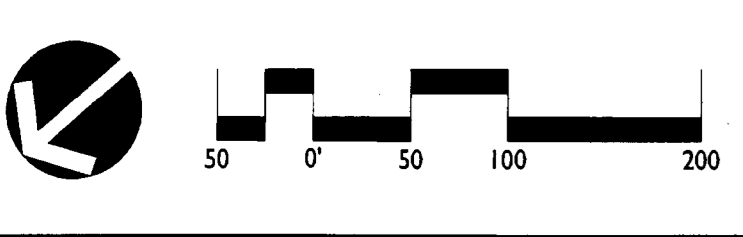
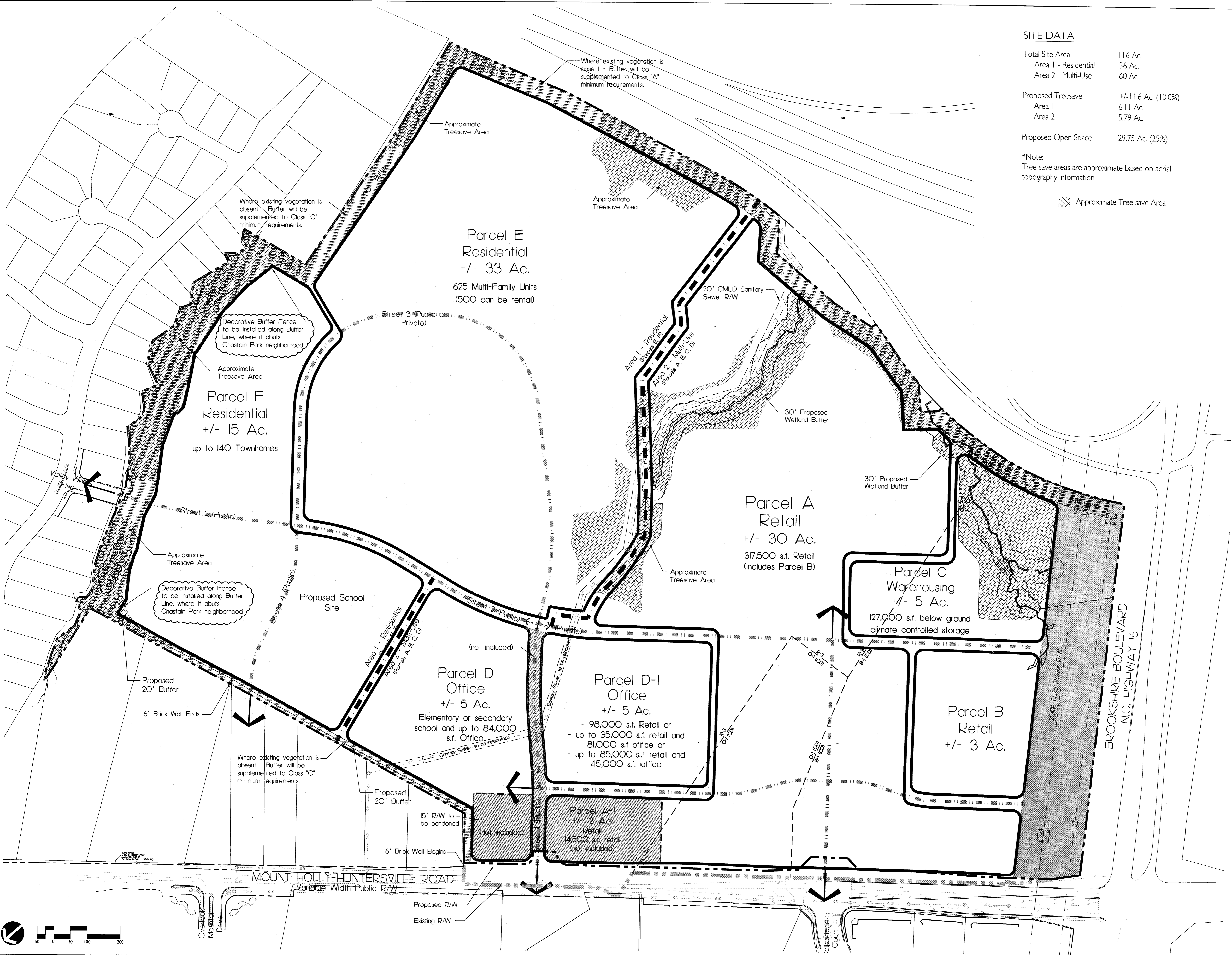
For Public Hearing
Petition No. 2008-031

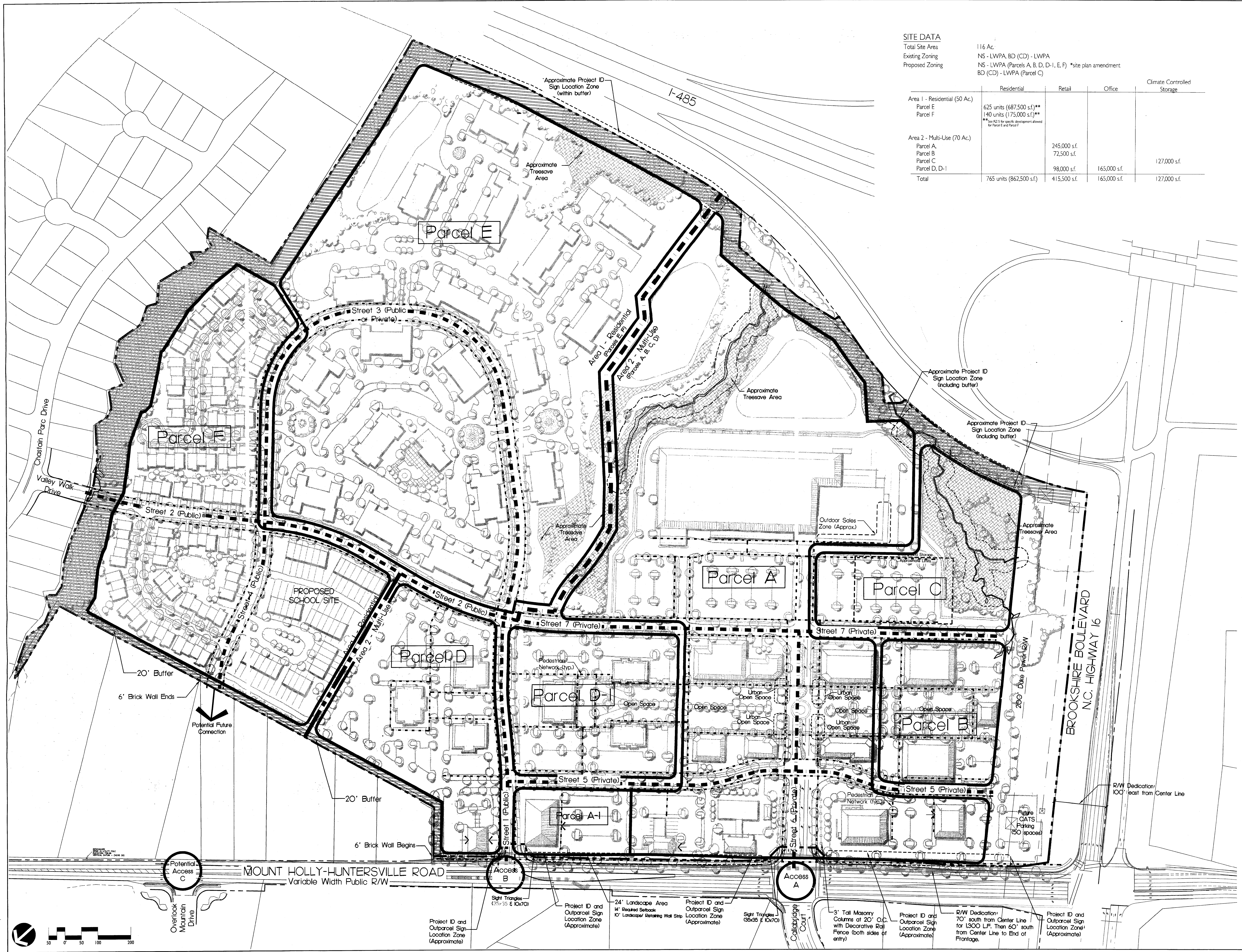
SITE DATA

Total Site Area	116 Ac.
Area 1 - Residential	56 Ac.
Area 2 - Multi-Use	60 Ac.
Proposed Treesave	+/- 11.6 Ac. (10.0%)
Area 1	6.11 Ac.
Area 2	5.79 Ac.
Proposed Open Space	29.75 Ac. (25%)

*Note:
Tree save areas are approximate based on aerial topography information.

Approximate Tree save Area



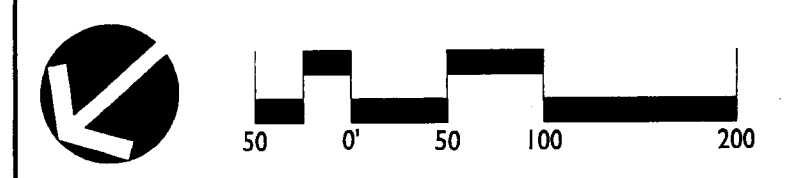


SITE DATA

Total Site Area: 116 Ac.
 Existing Zoning: NS - LWPA, BD (CD) - LWPA
 Proposed Zoning: NS - LWPA (Parcels A, B, D, D-1, E, F) *site plan amendment
 BD (CD) - LWPA (Parcel C)

	Residential	Retail	Office	Climate Controlled Storage
Area 1 - Residential (50 Ac.)				
Parcel E	625 units (687,500 s.f.)**			
Parcel F	140 units (175,000 s.f.)**			
**See 102.3 for specific development allowed for Parcel E and Parcel F				
Area 2 - Multi-Use (70 Ac.)				
Parcel A		245,000 s.f.		
Parcel B		72,500 s.f.		127,000 s.f.
Parcel C		98,000 s.f.	165,000 s.f.	
Parcel D, D-1				127,000 s.f.
Total	765 units (862,500 s.f.)	415,500 s.f.	165,000 s.f.	127,000 s.f.

REVISIONS
 01/18/08 Revise per Staff Comments
 03/11/08 Revise per Staff Comments
 04/23/08 Revise per Staff Comments
 05/07/08 Revise per Staff Comments



Potential Access C
 Overlook Mountain Drive

MOUNT HOLLY-HUNTERSVILLE ROAD
 Variable Width Public R/W

Access B
 Sight Triangles (35x35 & 10x70)

Project ID and Outparcel Sign Location Zone (Approximate)
 24' Landscape Area
 14' Required Setback
 10' Landscape/Retaining Wall Strip

Access A
 Sight Triangles (35x35 & 10x70)

3' Tall Masonry Columns at 20' O.C. with Decorative Roll Fence (both sides of entry)

Project ID and Outparcel Sign Location Zone (Approximate)

R/W Dedication: 70' south from Center Line for 1,300 LF. Then 60' south from Center Line to End of Frontage.

Project ID and Outparcel Sign Location Zone (Approximate)

R/W Dedication: 100' east from Center Line

200' Drive Power R/W

BROOKSHIRE BOULEVARD
N.C. HIGHWAY 16

20' Buffer

6' Brick Wall Ends

Potential Future Connection

20' Buffer

6' Brick Wall Begins

Parcel D-1

Parcel A

Parcel C

Parcel B

Parcel D

Parcel F

Parcel E

Area 1 - Residential
 (Parcels E, F)

Area 2 - Multi-Use
 (Parcels A, B, C, D)

PROPOSED SCHOOL SITE

Parcel D-1

Parcel D-1

Parcel D-1

Parcel D-1

Parcel D-1

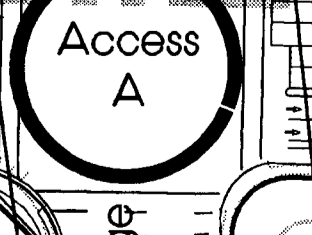
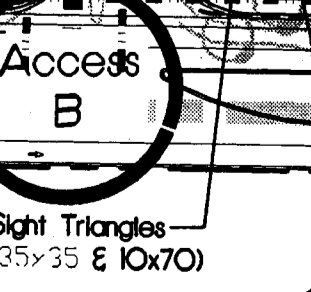
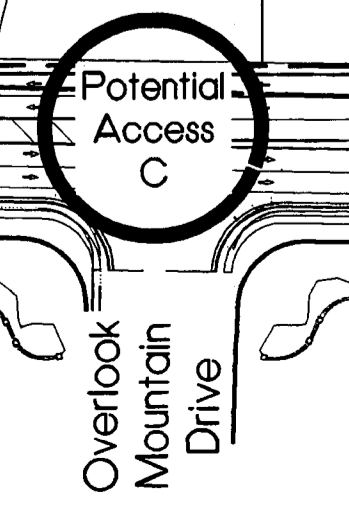
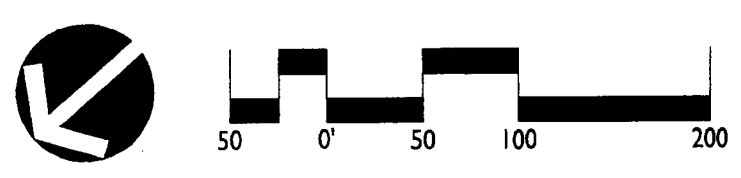
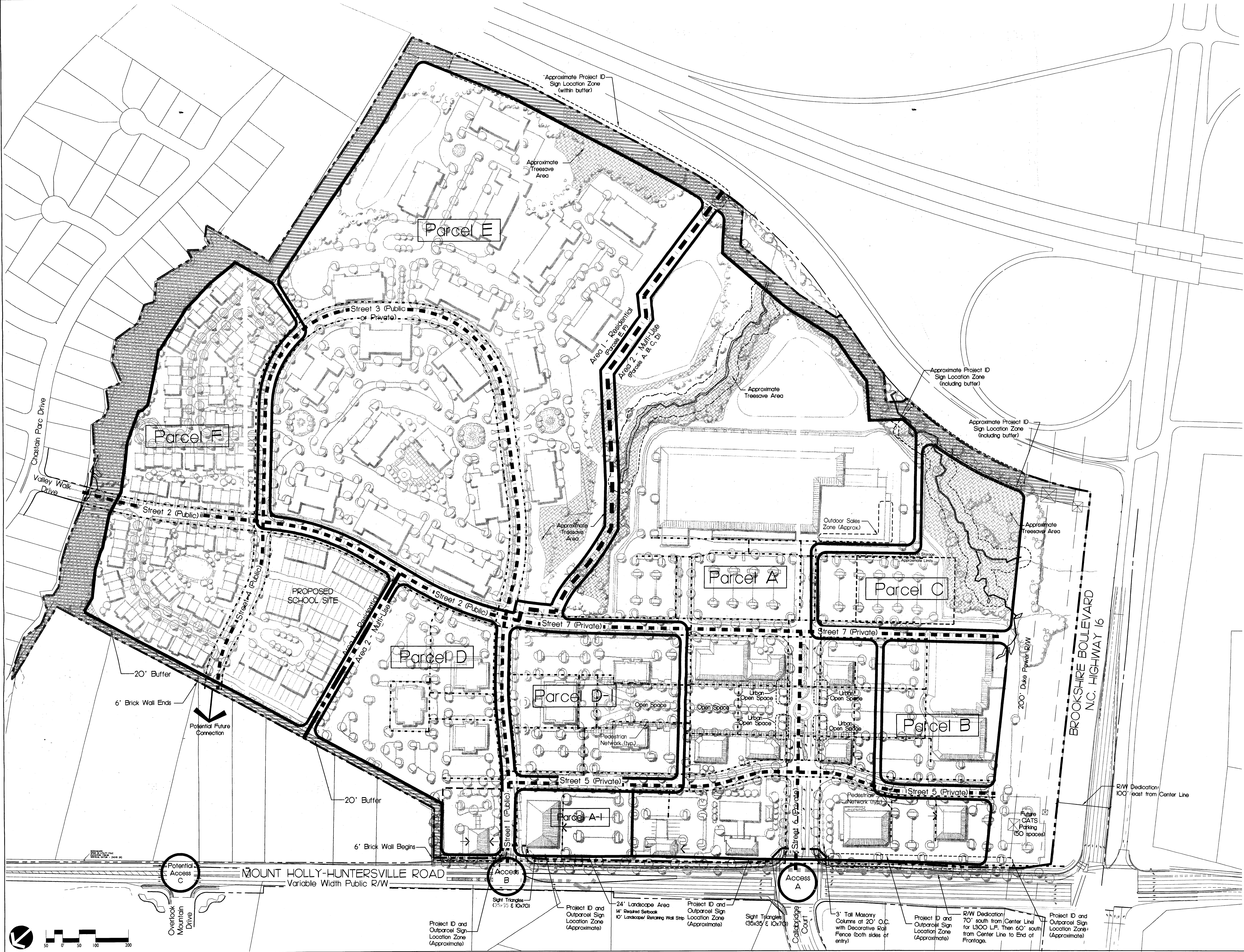
Parcel D-1

Parcel D-1

Parcel D-1

Parcel D-1

Parcel D-1



Potential Access C

Overlook Mountain Drive

20' Buffer

6' Brick Wall

Potential Future Connection

MOUNT HOLLY-HUNTERSVILLE ROAD

Variable Width Public R/W

Project ID and Outparcel Sign Location Zone (Approximate)

Project ID and Outparcel Sign Location Zone (Approximate)

Sight Triangles (35x35 & 10x70)

Project ID and Outparcel Sign Location Zone (Approximate)

24' Landscape Area
14' Required Setback
10' Landscape/Retaining Wall Strip

Project ID and Outparcel Sign Location Zone (Approximate)

Sight Triangles (35x35 & 10x70)

Collarbridge Court

3' Tall Masonry Columns at 20' O.C. with Decorative Rail Fence (both sides of entry)

Project ID and Outparcel Sign Location Zone (Approximate)

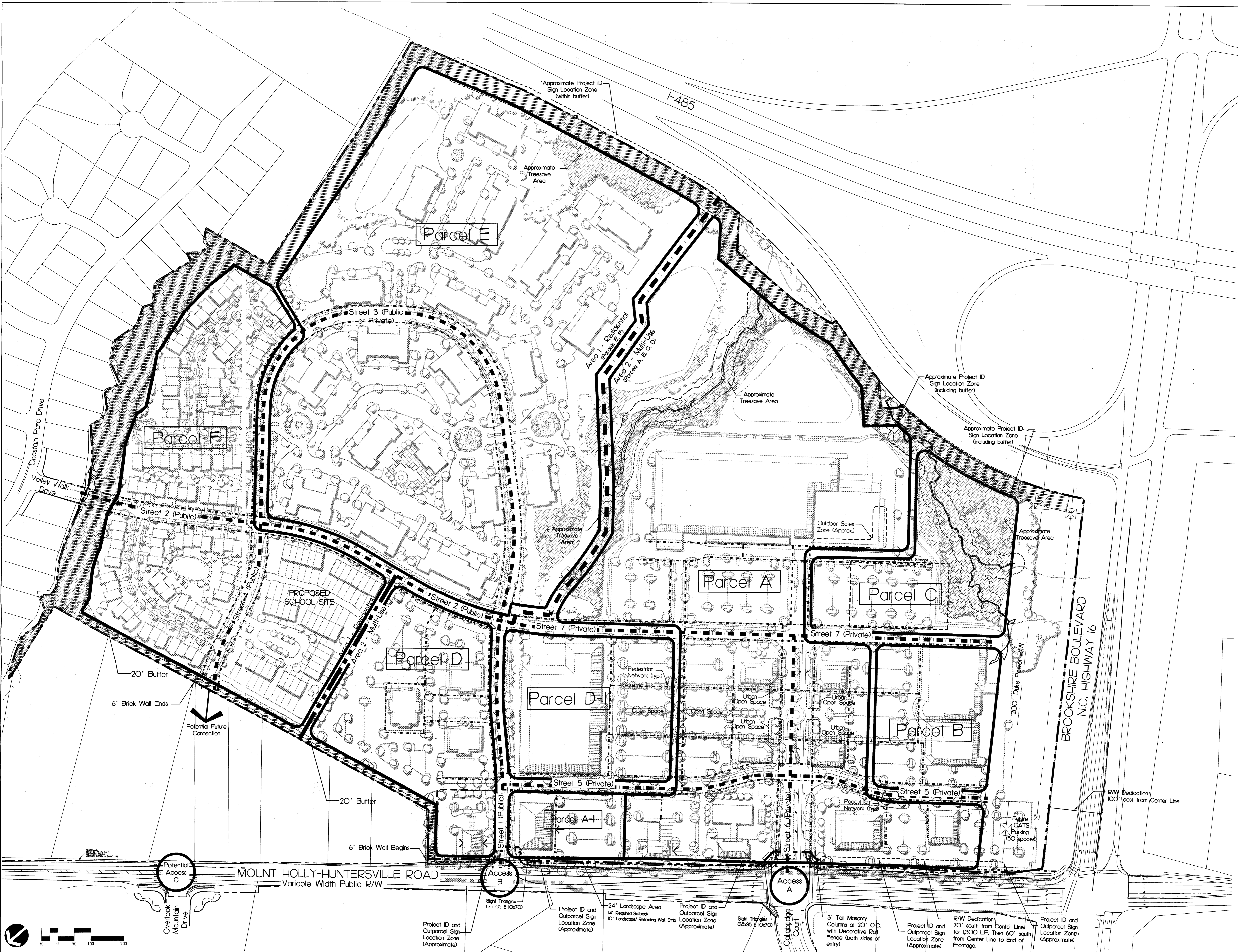
R/W Dedication: 70' south from Center Line for 1300 L.F., Then 60' south from Center Line to End of Frontage.

Project ID and Outparcel Sign Location Zone (Approximate)

Future CATS Parking (50 spaces)

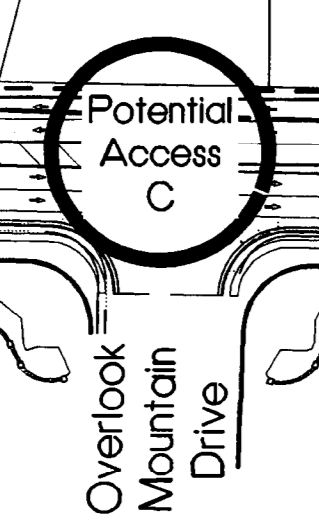
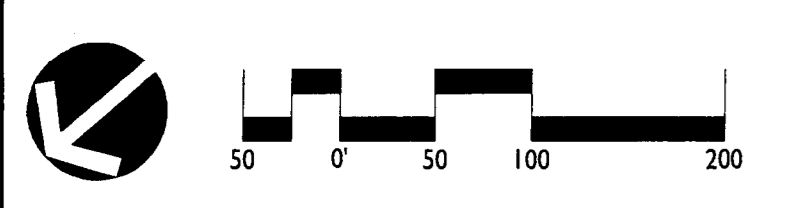
R/W Dedication: 100' east from Center Line

Project ID and Outparcel Sign Location Zone (Approximate)



Mountain Island Promenade Rezoning Petition
 Charlotte, North Carolina
 Withrow Capital, Investments, LLC
SCHEMATIC SITE PLAN C

DATE: 11-21-07
 DESIGNED BY: PRC
 02/29/08 Revisé per Staff Comments
 CHECKED BY: PRC
 04/23/08 Revisé per Staff Comments
 PROJECT #: 1007263
 SHEET #:



MOUNT HOLLY-HUNTERSVILLE ROAD
 Variable Width Public R/W

Project ID and Outparcel Sign Location Zone (Approximate)

24' Landscape Area
 14' Required Setback
 10' Landscape/Retaining Wall Strip

Project ID and Outparcel Sign Location Zone (Approximate)

Sight Triangles (35x35 & 10x70)

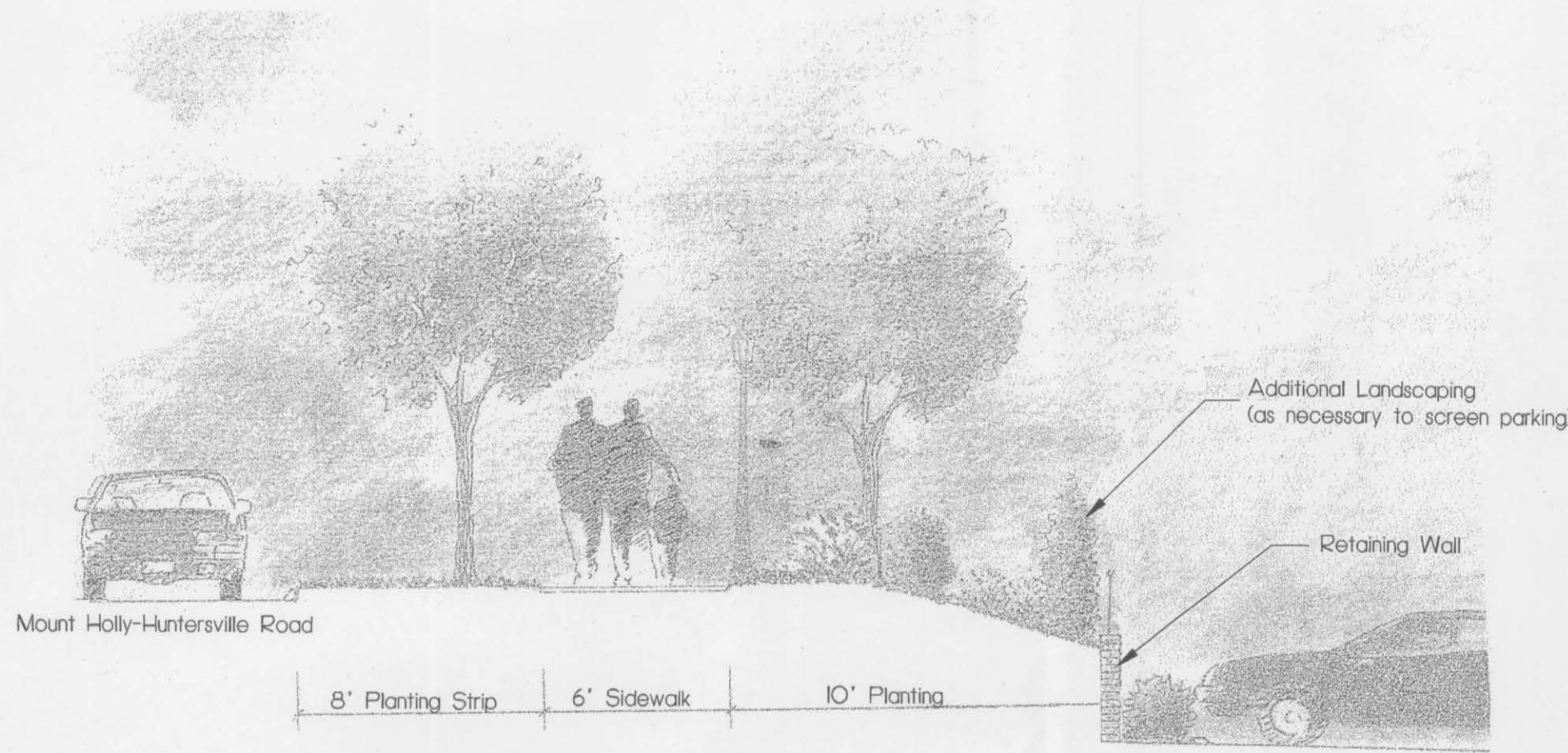
3' Tall Masonry Columns at 20' O.C. with Decorative Rail Fence (both sides of entry)

Project ID and Outparcel Sign Location Zone (Approximate)

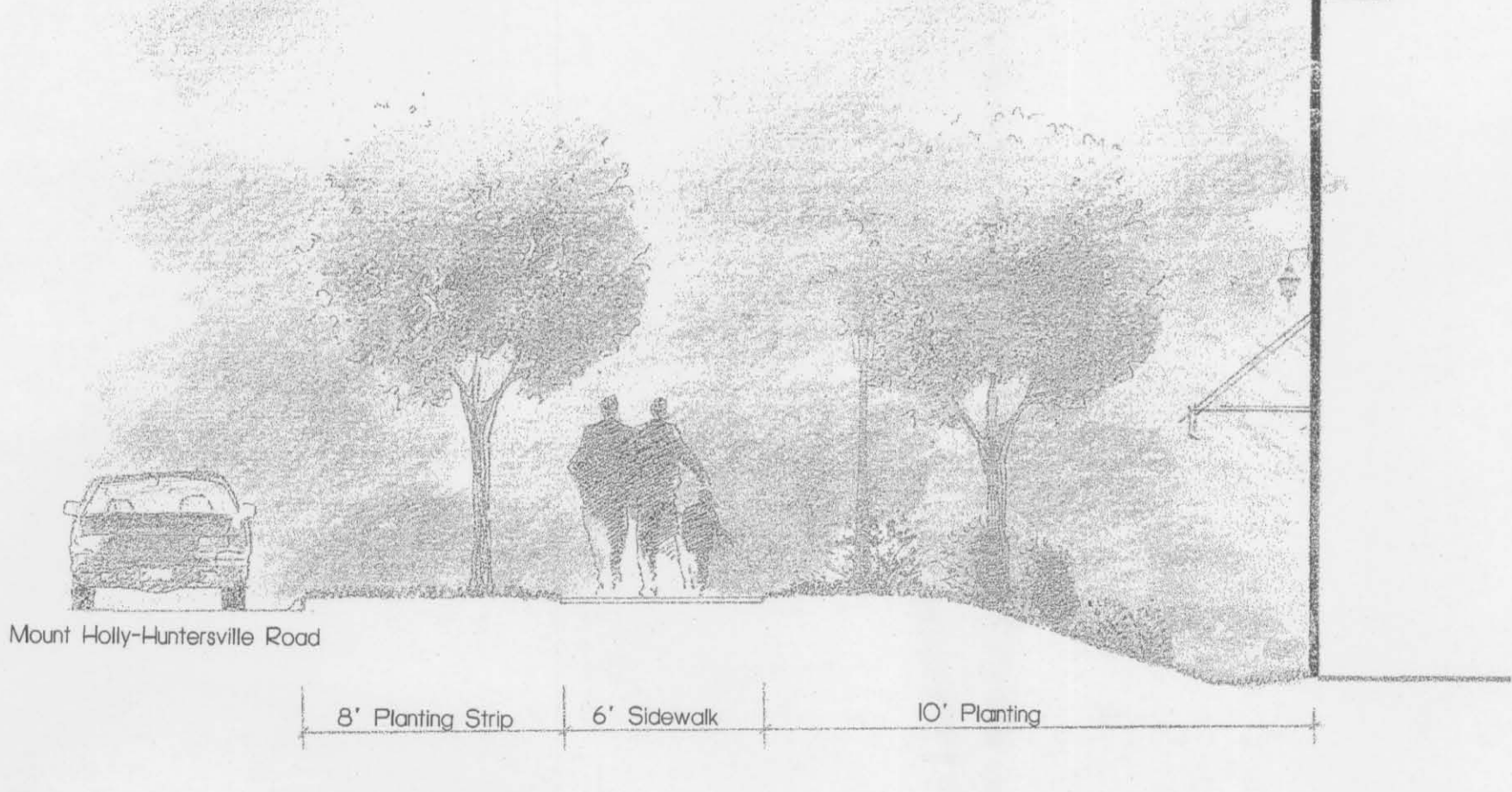
R/W Dedication: 70' south from Center Line for 1300 L.F. Then 60' south from Center Line to End of Frontage.

Project ID and Outparcel Sign Location Zone (Approximate)

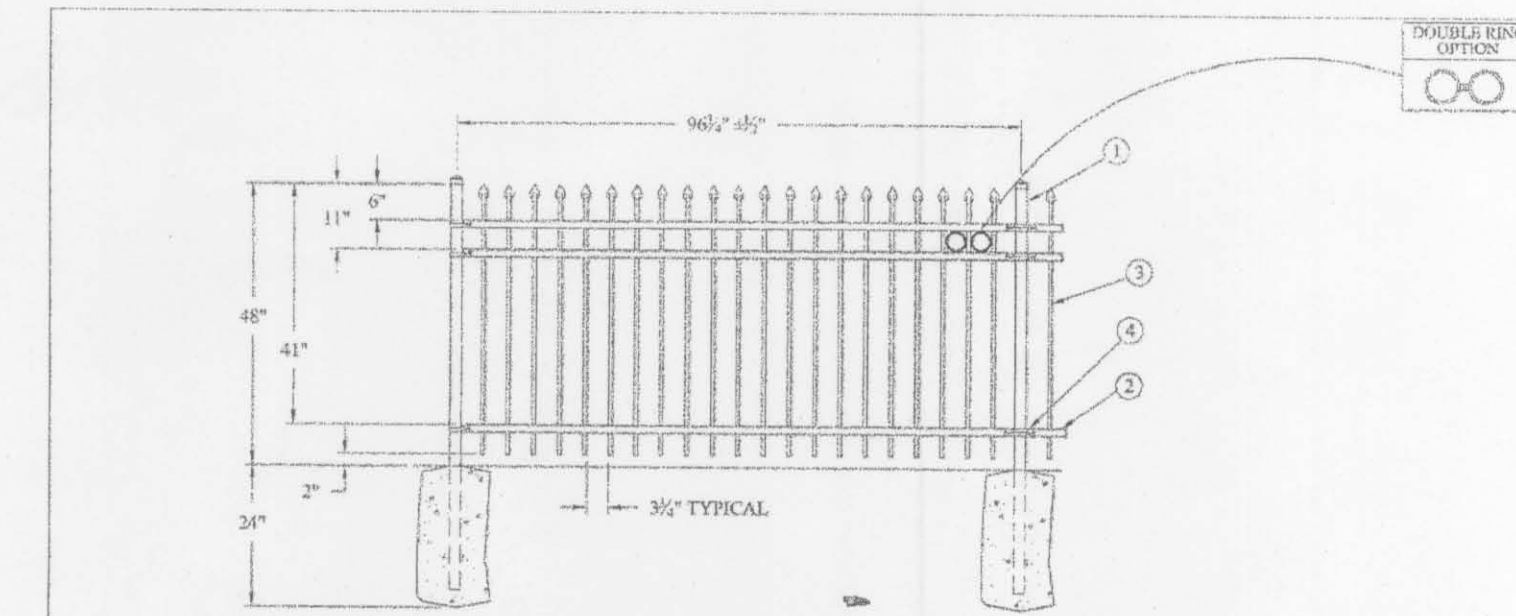
R/W Dedication: 100' east from Center Line



1 SECTION "A"
SCALE=NTS



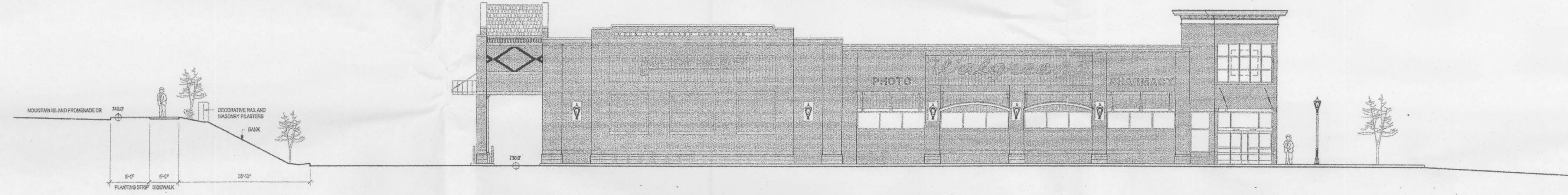
2 SECTION "B"
SCALE=NTS



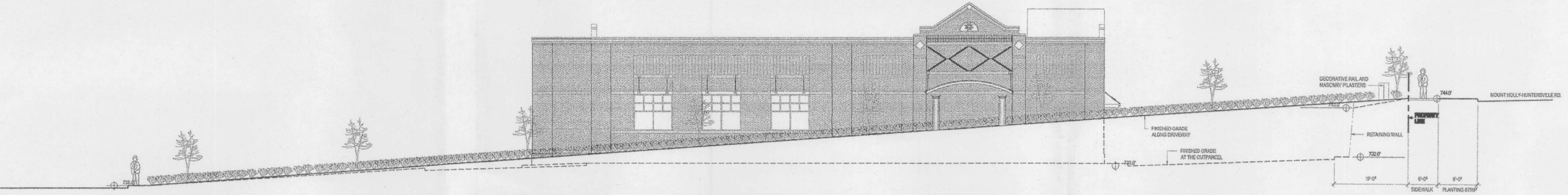
PANEL BRACKET OPTIONS	POST TO PICKET
EX104 LINE BRACKET	*96" ± 5/2"
EX104 FLAT MOUNT BRACKET	*96" ± 5/2"
EX104 SWIVEL BRACKET**	*96" ± 5/2"

MONTAGE PANEL CLASSIC RESIDENTIAL 3R EXT 4 IN GAP 4 FT H 8 FT W
 10-100-0019
 DR: DJH SH: 10/1 SCALE: Do Not Scale
 CK: RTM Date: 02/16/07 REV: a

3 BUFFER FENCE DETAIL
SCALE=NTS



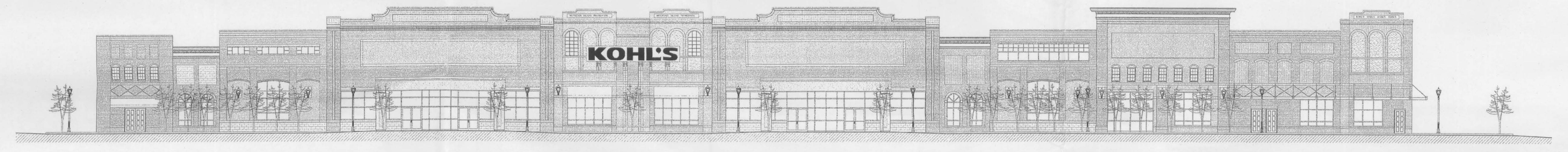
1 WALGREENS NORTH ELEVATION AT PARKING LOT GRADE



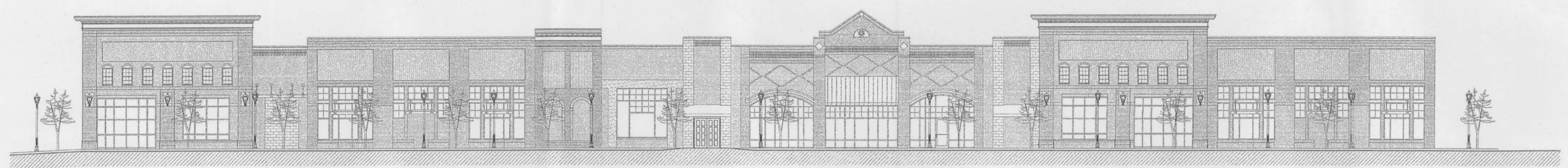
2 WALGREENS EAST ELEVATION FROM MAIN ENTRANCE DRIVEWAY GRADE

4 WALGREENS SECTION
SCALE=NTS

This information is Conceptual in nature and is used for illustrative purposes only. For Architectural standards, refer to the Development Standards.



KOHL'S SOUTH ELEVATION

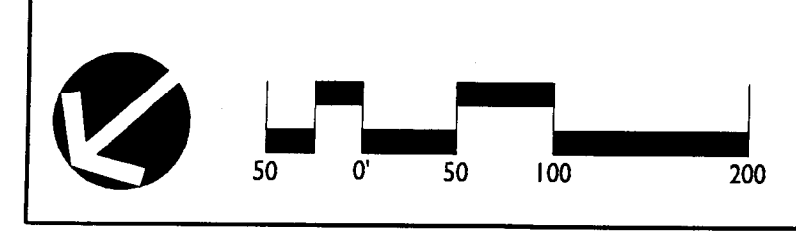
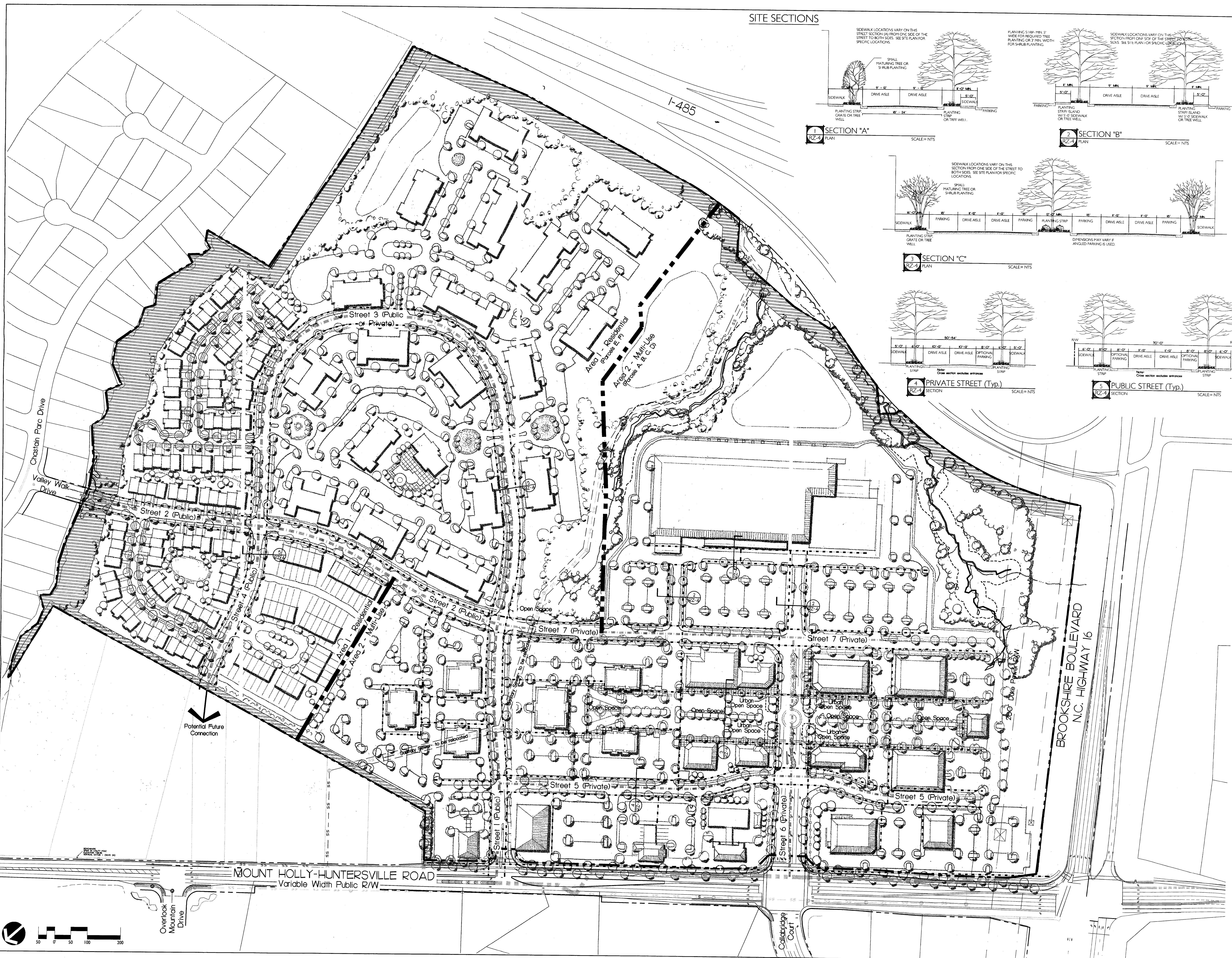
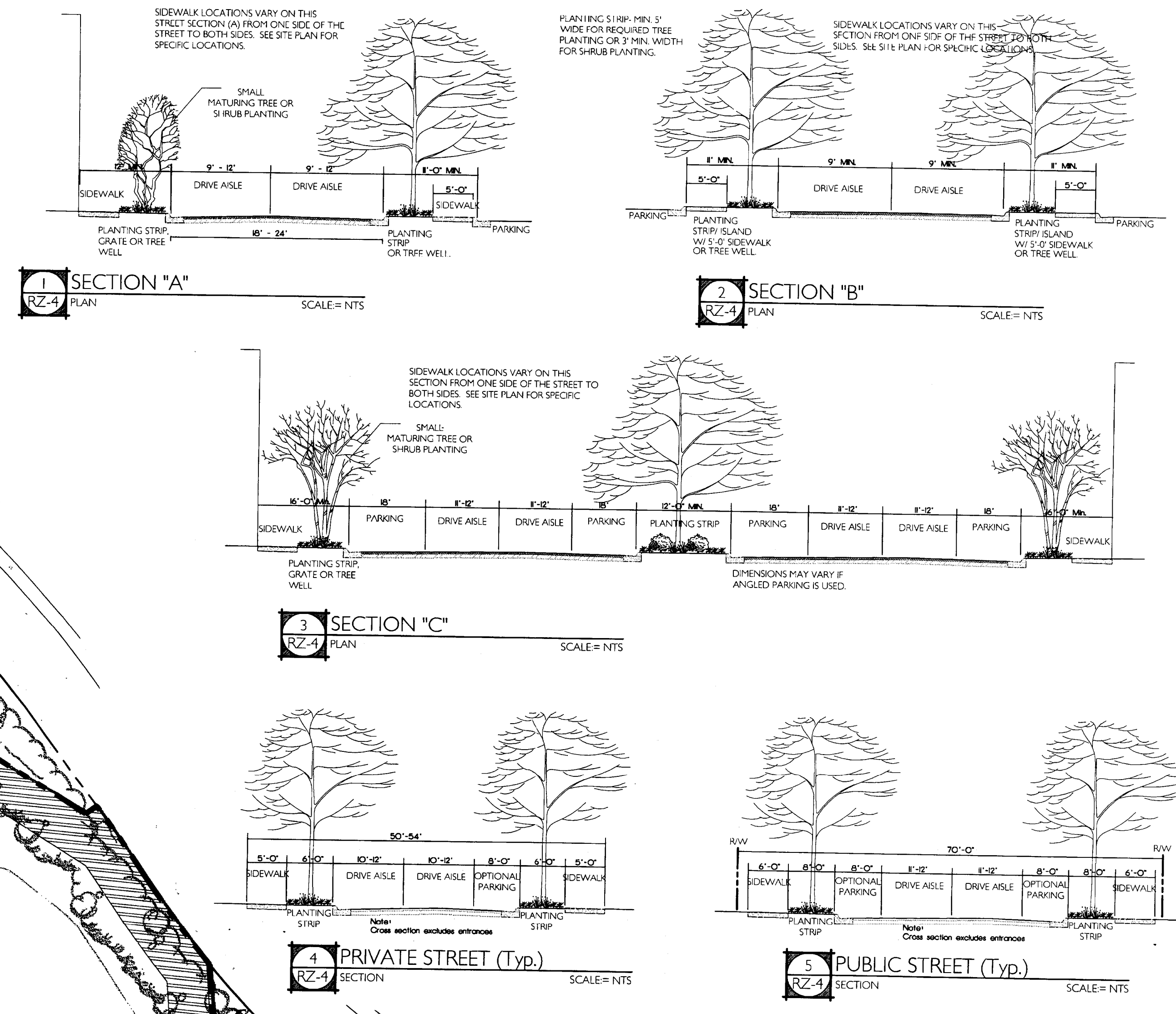


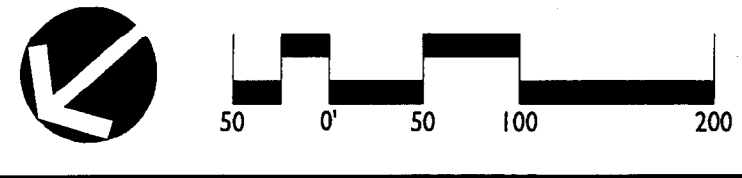
MOUNTAIN ISLAND PROMENADE
 A WINGSPREAD INVESTMENTS, LLC DEVELOPMENT

5 KOHL'S ELEVATION
SCALE=NTS

This information is Conceptual in nature and is used for illustrative purposes only. For Architectural standards, refer to the Development Standards.

SITE SECTIONS





Overlook Mountain Drive

MOUNT HOLLY-HUNTERSVILLE ROAD
Variable Width Public R/W

Carriage Court

BROOKSHIRE BOULEVARD
N.C. HIGHWAY 16

I-485

DATE: 11/21/07
 DRAWN BY: MRC
 CHECKED BY: MRC
 SCALE: 1"=100'
 PROJECT #: 1007263

REVISIONS:

- 01/18/08 Revis per Staff Comments
- 03/11/08 Revis per Staff Comments
- 04/23/08 Revis per Staff Comments
- 05/09/08 Revis per Staff Comments

SHEET #
RZ-6

Mountain Island Promenade Rezoning Petition
 Charlotte, North Carolina

Withrow Capital, Investments, LLC

ROADWAY IMPROVEMENTS PLAN (for NC 16/ Mt. Holly Huntersville Rd)