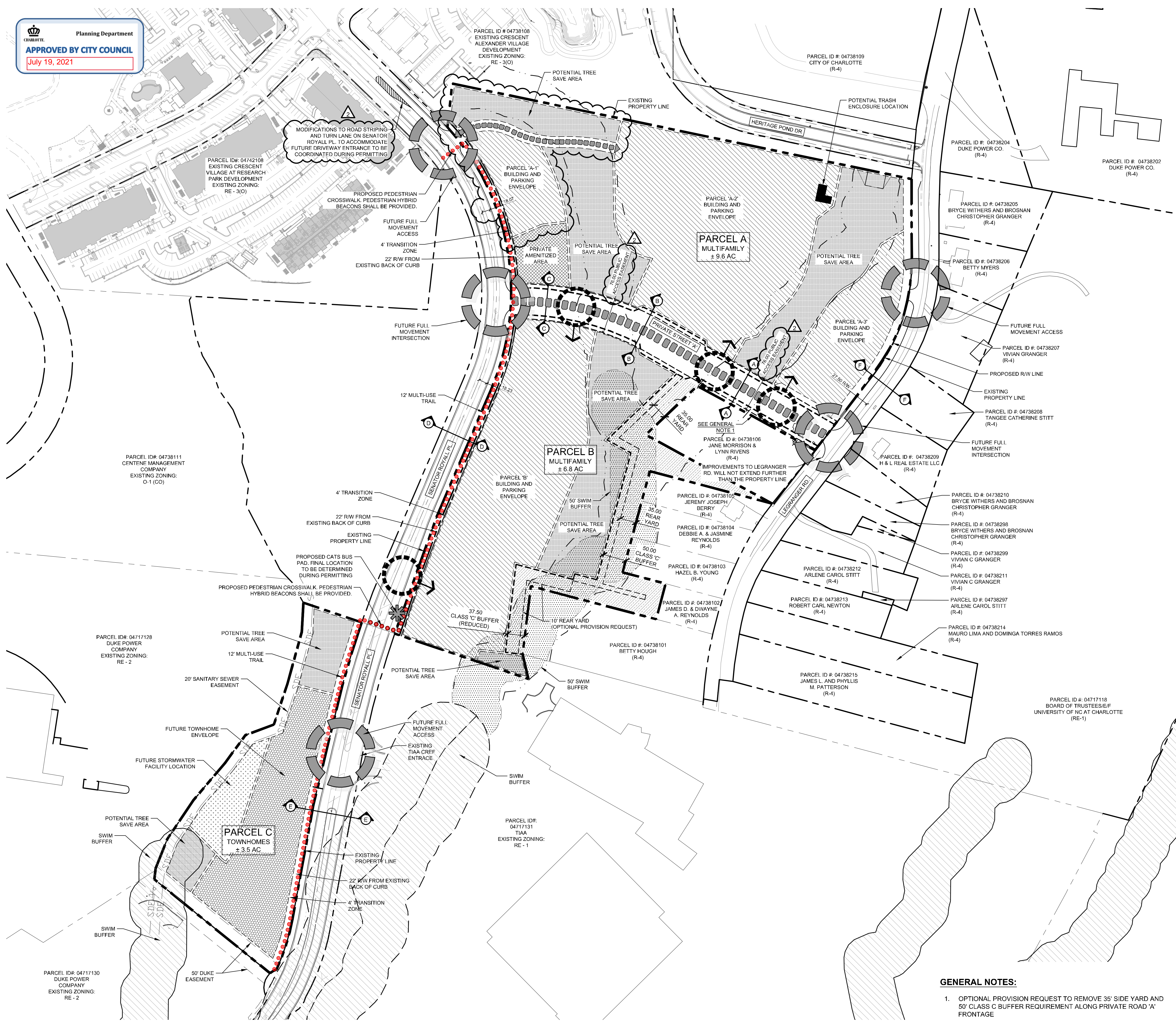


Planning Department
APPROVED BY CITY COUNCIL
July 19, 2021



SITE LEGEND:

- FUTURE FULL MOVEMENT ACCESS
- FUTURE DRIVEWAY / ACCESS POINT
- PROPOSED CATS BUS PAD LOCATION
- PROPOSED FUTURE PRIVATE STREET 'A'
- PROPOSED FUTURE ACCESS CONNECTION
- PROPOSED FUTURE 12' MULTI-USE TRAIL
- FUTURE TOWNHOME DEVELOPMENT ENVELOPE
- PROPOSED FUTURE STORMWATER FACILITY
- POTENTIAL PRIVATE AMENITIZED AREAS
- PROPOSED BUILDING AND PARKING ENVELOPE
- POTENTIAL TREE SAVE AREA
- BUFFER AND POTENTIAL TREE SAVE AREA

SITE DEVELOPMENT DATA:

SITE AREA:	
SITE AREA:	±21.5 AC
PARCELS TO BE REZONED:	04738107, 04717132
CURRENT ZONING:	RE-1
PROPOSED ZONING:	RE-3(O)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	
MULTI-FAMILY UNITS:	350 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOWNHOMES:	30 UNITS MAX. (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOTAL UNITS:	380 UNITS MAX.
PARKING REQUIREMENTS:	
PARKING:	1.4 SPACES PER UNIT AS SET FORTH IN THE OPTIONAL PROVISIONS.
TREE SAVE:	
TREE SAVE:	15% OF TOTAL SITE AREA MINIMUM AS SET FORTH IN THE ORDINANCE
BUILDING HEIGHT:	
MAXIMUM BUILDING HEIGHT:	90'
OPEN SPACE:	
OPEN SPACE REQUIRED: (1 SF / 200 SF LOT AREA)	6,053 SF
OPEN SPACE PROVIDED: (MIN. REQUIRED PER ORDINANCE)	6,053 SF

GENERAL NOTES:

- OPTIONAL PROVISION REQUEST TO REMOVE 35' SIDE YARD AND 50' CLASS C BUFFER REQUIREMENT ALONG PRIVATE ROAD 'A' FRONTAGE

VICINITY MAP:



KEY MAP

SCALE

PRELIMINARY - FOR REVIEW ONLY -
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	###	5/17/21
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

NOVEL UNIVERSITY RESEARCH PARK

CRESCENT COMMUNITIES
CHARLOTTE, NC

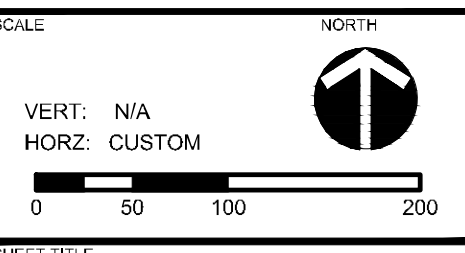
REZONING PETITION 2021-039

LANDDESIGN PROJ.# 1020202

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISED PER CITY REVIEW COMMENTS	05/17/2021
2	REVISED PER CITY REVIEW COMMENTS	06/24/2021

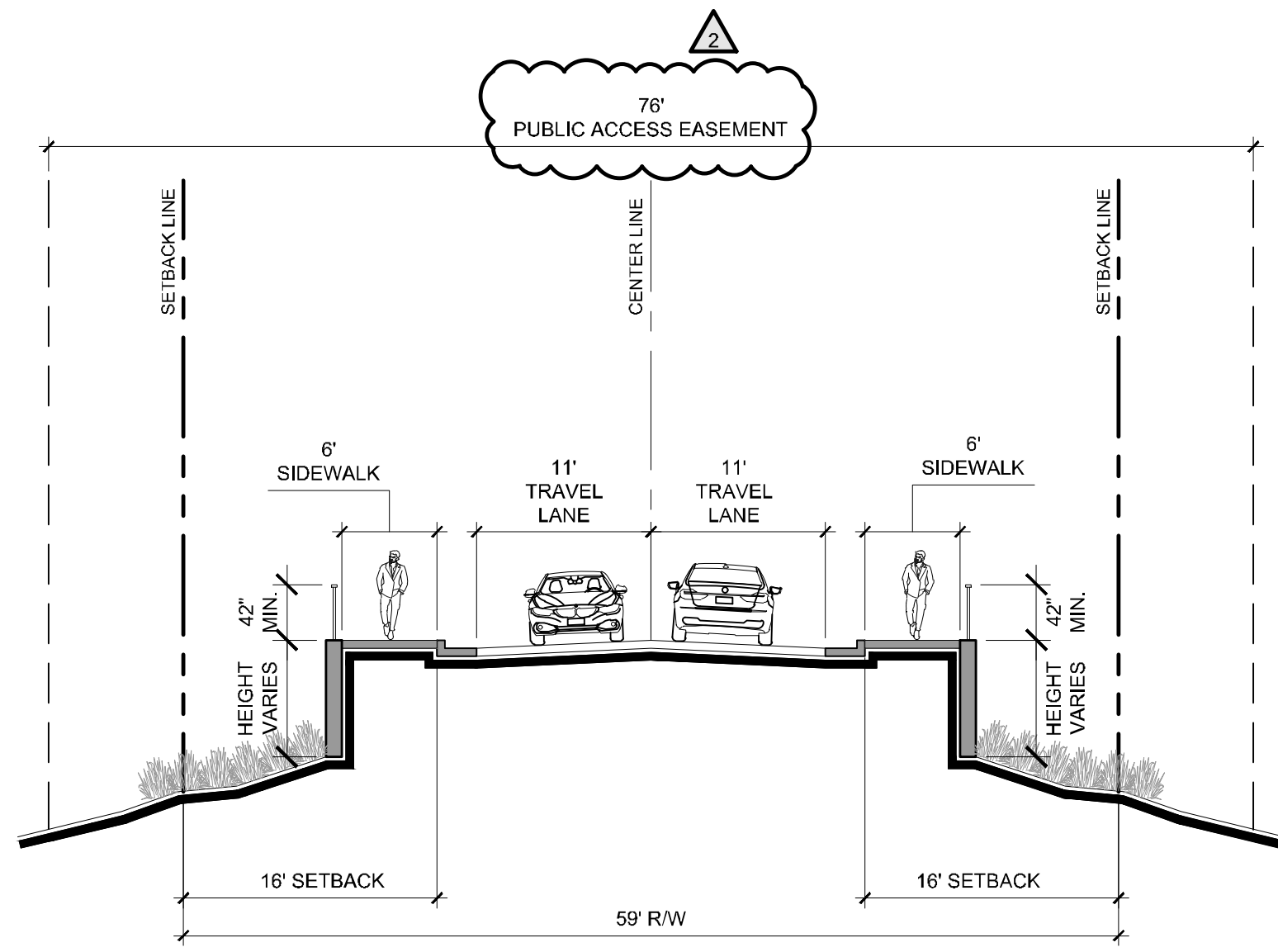
DESIGNED BY:
DRAWN BY:
CHECKED BY:



TECHNICAL DATA SHEET

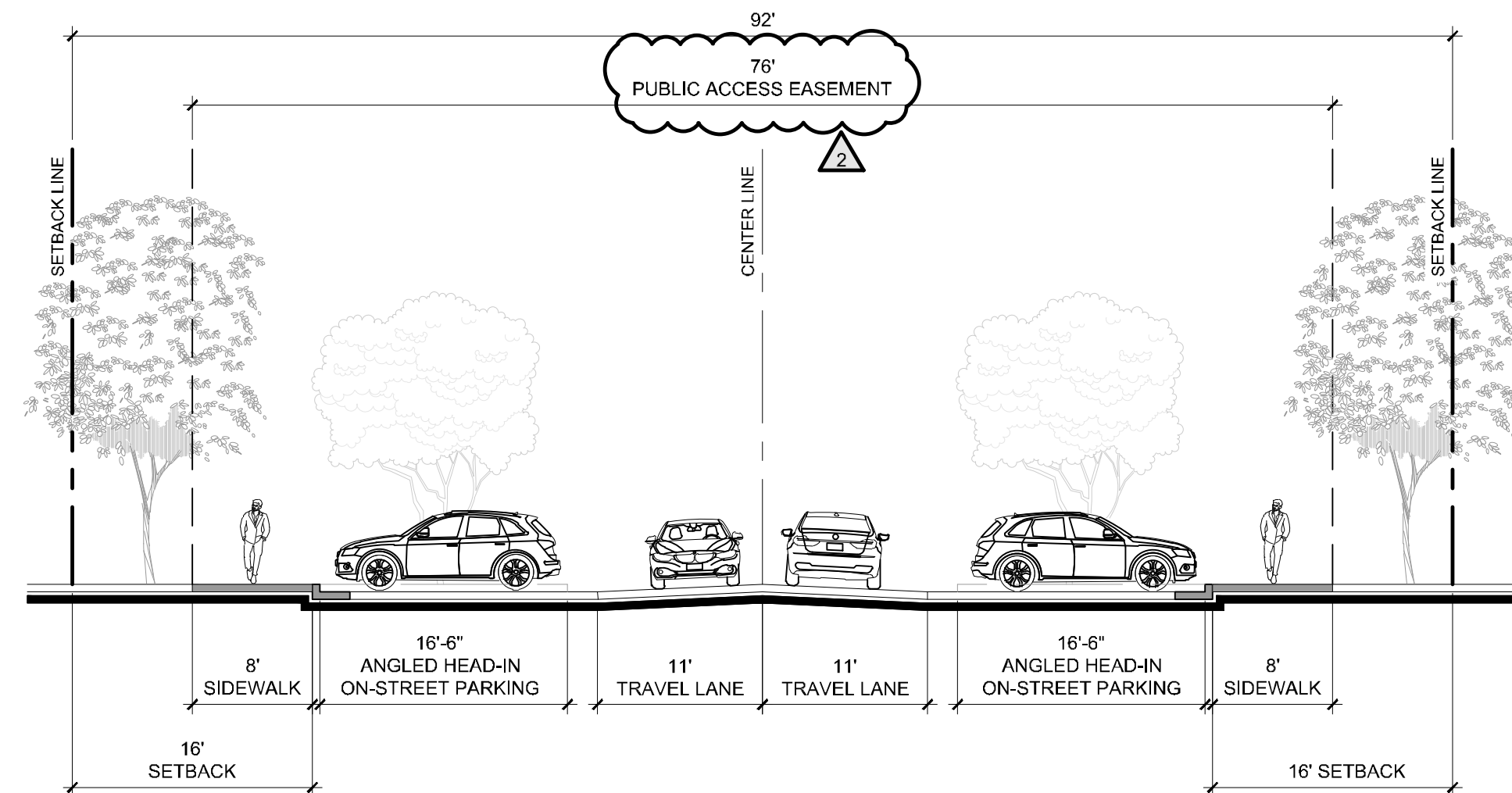
SHEET NUMBER

RZ-01



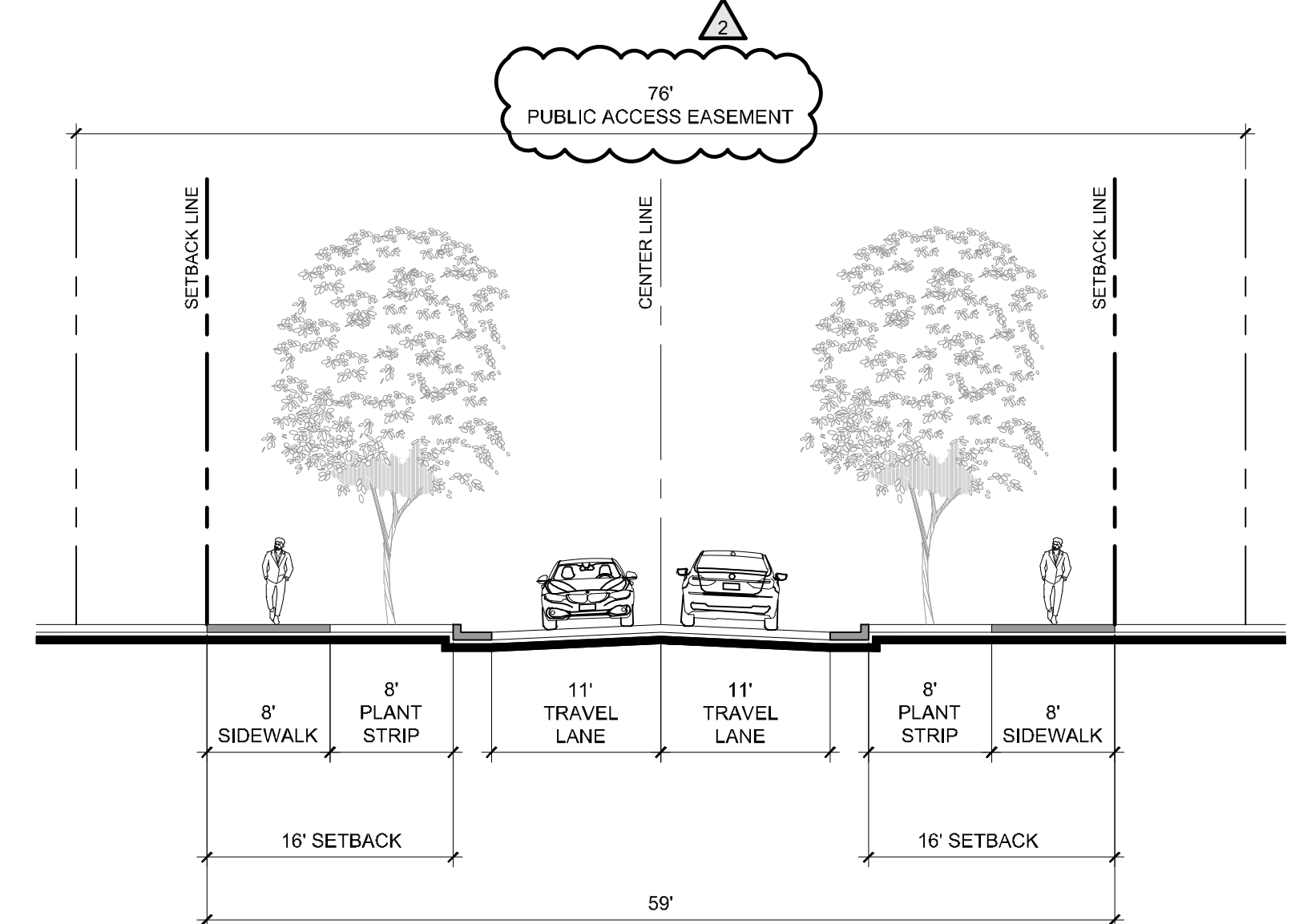
01 SECTION 'A' - NEW PRIVATE STREET AT STREAM CROSSING

1" = 10'



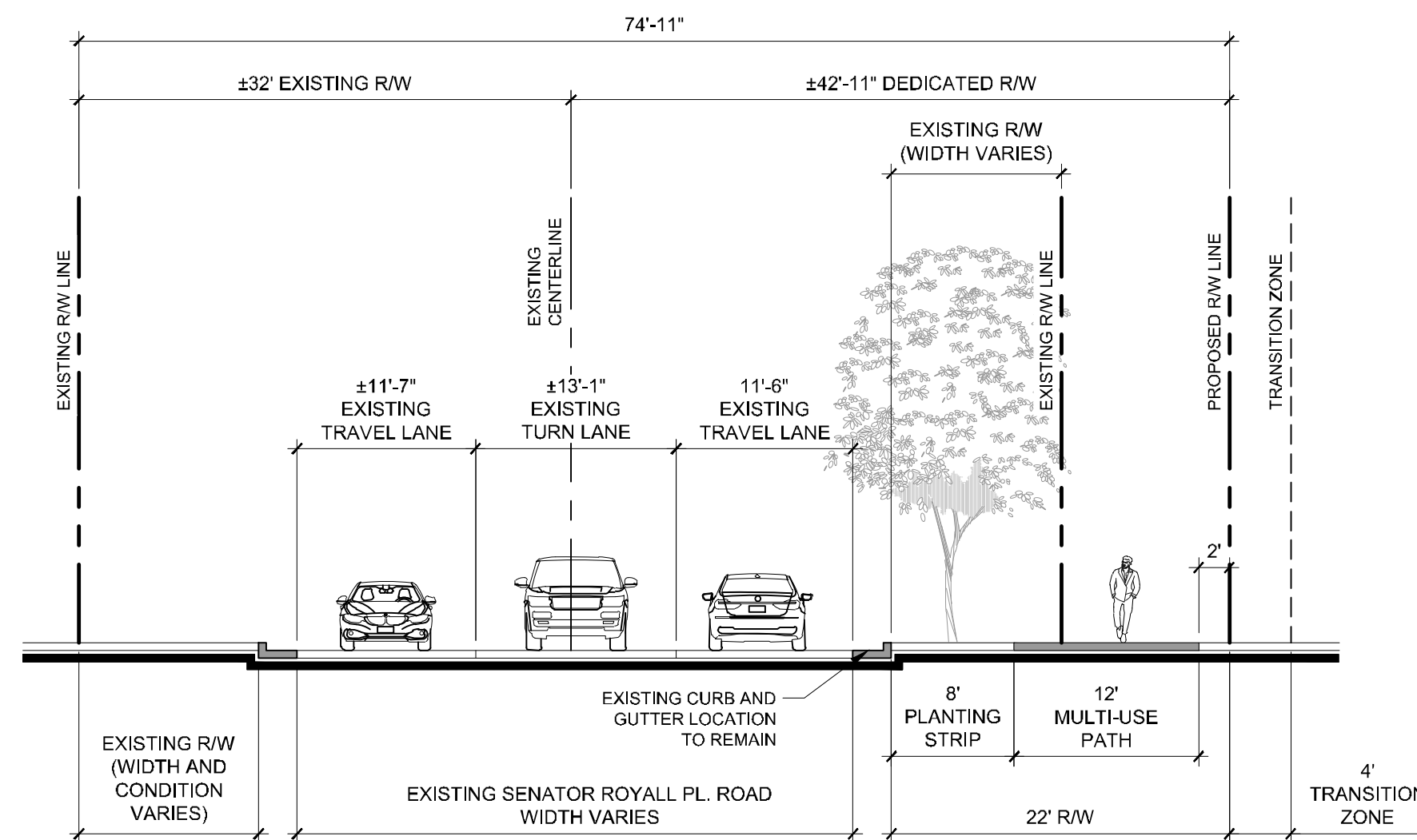
02 SECTION 'B' - NEW PRIVATE STREET WITH ANGLED ON-STREET PARKING

1" = 10'



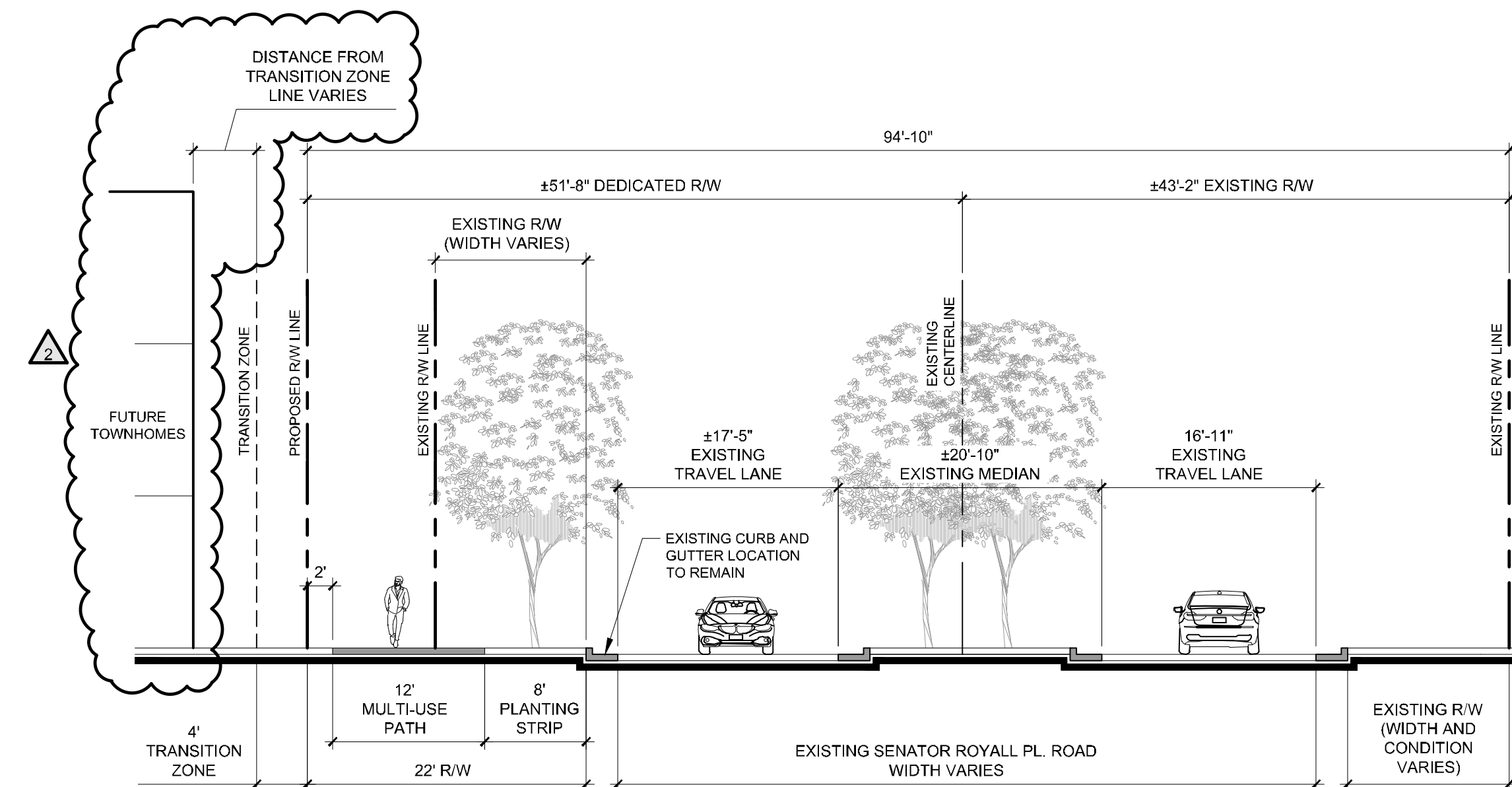
03 SECTION 'C' - NEW PRIVATE STREET

1" = 10'



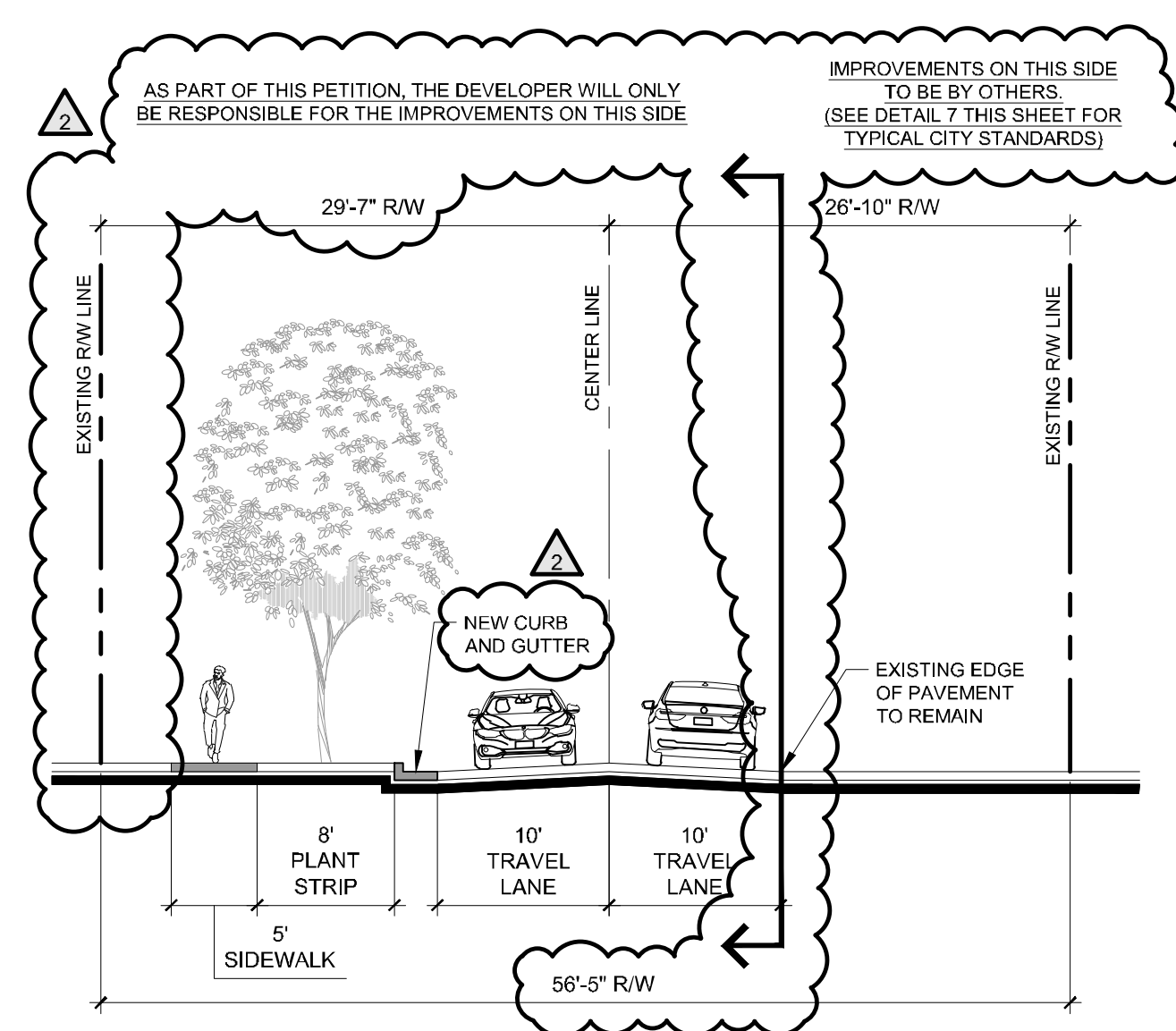
04 SECTION 'D' - SENATOR ROYALL PLACE - PARCEL B

1" = 10'



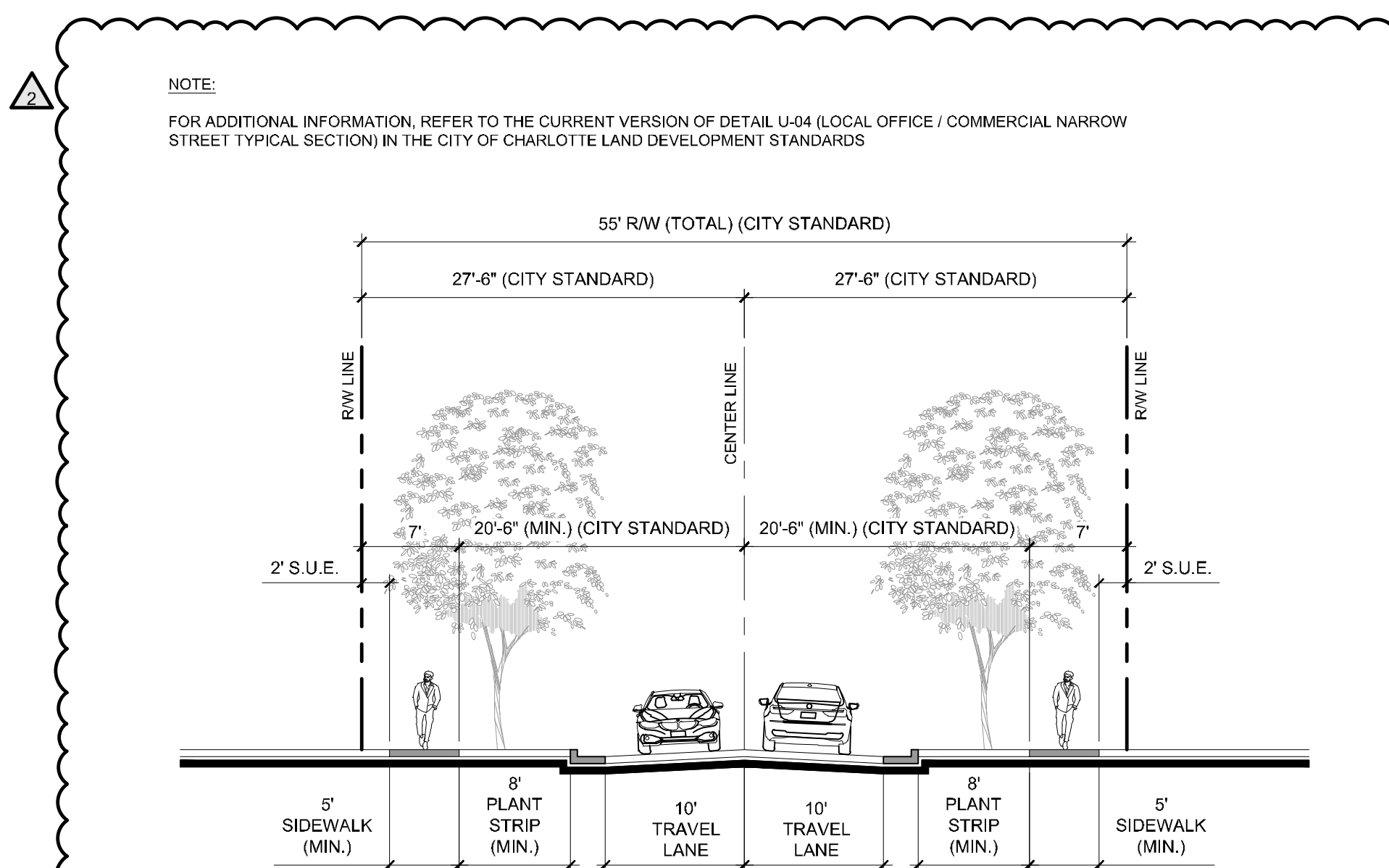
05 SECTION 'E' - SENATOR ROYALL PLACE - PARCEL C

1" = 10'



06 SECTION 'F' - LEGRANGER ROAD IMPROVEMENTS

1" = 10'



07 LOCAL OFFICE / COMMERCIAL NARROW STREET SECTION

1" = 10'

GENERAL NOTES:

- THE CROSS SECTIONS DEPICTED ARE CONCEPTUAL IN NATURE. MODIFICATIONS ARE PERMITTED SUBJECT TO PLANNING AND CDOT APPROVAL.

KEY MAP

SEAL

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: WIDTH:

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

RZ-02

