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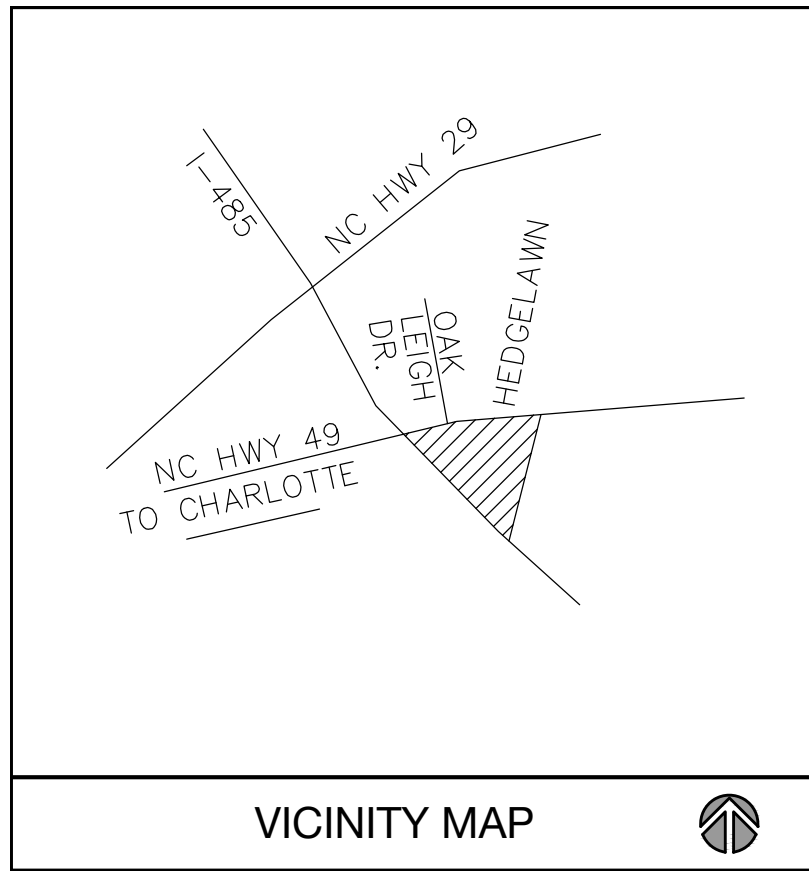
Rezoning Site Plan

1-1220 University City Boulevard, Charlotte, NC 28262

NO. DATE. BY: REVISIONS:

Project No: 21-CLT-036
Date: 05/04/2021
Designed By: UDP
Checked By: BDS
Sheet No:

RZ-1.0



Site Development Data:

Acreage: ±120.092 acres

Tax Parcels: 051-132-02, 051-132-01, 051-132-04, & 051-421-02

Existing Zoning: R-3, R-4, B-D

Proposed Zoning: MX-2 (INNOV)

Existing Uses:

Proposed Uses: Up to 135 Single Family Attached (Townhome) Units
Up to 390 Single Family Detached Lots

Max. Building Height: Forty (40) feet - As defined by the zoning ordinance

Density: Approximately 4.37 Dwelling Units per Acre (DUA)

General Provisions:

- Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, building and fire codes, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances and will be reviewed during the permitting process.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this petition is to provide for the development of a new mixed use residential community. To achieve this purpose, the application seeks to rezone the site to the MX-2 classification.

Permitted Uses:

Uses allowed on the property included in this Petition will be single family detached and single family attached dwelling units and related accessory uses as are permitted in the MX-2 district.

Transportation:

- The Site will have access via a driveway to Caldwell Park Rd as generally identified on the Site Plan.
- Parking areas are generally indicated on the Site Plan for the portions of the site where attached housing is located.
- The site is located in the Charlotte extrateritorial area.

Architectural Standards:

The development of the Site will be governed by the district regulations of the Zoning Ordinance for the MX-2 district.

Streetscape and Landscaping:

Reserved

Environmental Features:

Reserved

Parks, Greenways, and Open Space:

Reserved

Fire Protection:

Reserved

Signage:

Reserved

Lighting:

- Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing:

