

VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C12	26° 39' 00"	260.00'	N50° 19' 42"E	119.85'	120.93'
C13	89° 47' 55"	30.00'	N7° 53' 45"W	42.35'	47.02'
C14	11° 19' 17"	256.50'	N58° 27' 21"W	50.60'	50.68'
C15	16° 24' 11"	299.00'	N55° 54' 54"W	85.31'	85.60'
C16	89° 29' 58"	18.00'	S87° 32' 12"W	25.34'	28.12'
C17	16° 24' 11"	201.00'	S55° 54' 54"E	57.35'	57.54'
C18	11° 07' 12"	343.50'	S58° 33' 24"E	66.56'	66.67'
C19	90° 00' 00"	30.00'	N82° 00' 12"E	42.43'	47.12'
C20	7° 53' 05"	340.00'	N40° 56' 44"E	46.75'	46.79'
C21	2° 05' 08"	460.00'	N43° 50' 43"E	16.74'	16.74'
C22	104° 56' 50"	30.00'	N9° 40' 16"W	47.58'	54.95'

North Tryon Street (NC Highway 29)

General Provisions

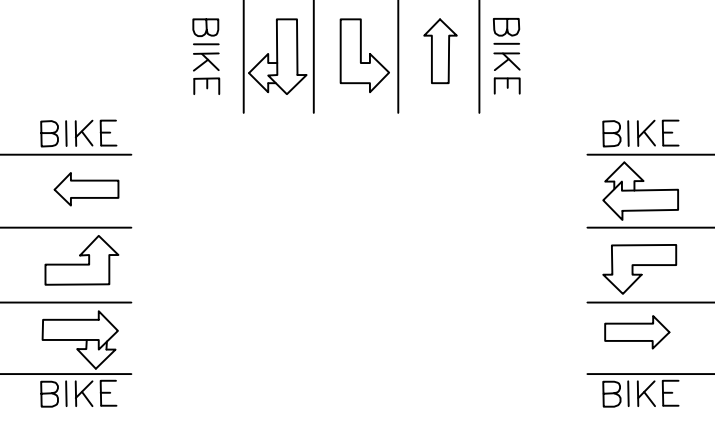
The development and use of the site labeled "PROPERTY TO BE REZONED TOD-M(CD)" will be governed by the plan ("Technical Data Sheet 2019-021") on which these Conditional Rezoning Notes appear, by the development standards set forth in these Rezoning Notes, and by the applicable provisions of the City of Charlotte Zoning Ordinance for the TOD-M district. Future amendments to the Rezoning Plan and/or these Rezoning Notes may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Development Notes

- Proposed roadway and public access easement connection points will be required and provided to existing road rights-of-way and adjacent parcels as follows:
 - One connection to proposed Dave McKinney Avenue (as shown on approved rezoning petition 2017-079) (Connection Point "A").
 - One connection to North Tryon Street, directly opposite existing University City Station Boulevard, matching the previously constructed driveway curb returns (Connection Point "B").
 - One connection to proposed Dave McKinney Avenue (as shown on approved rezoning petition 2016-074, and subsequently approved land development plans for the same) (Connection Point "C").
 - One connection to the proposed Public Access Easement (as shown on approved rezoning petition 2017-079) (Connection Point "D").
- The proposed public roadway layout within the "PROPERTY TO BE REZONED TOD-M(CD)" will be configured based upon the following criteria:
 - A continuous roadway will be created between Connection Point "A" and Connection Point "C". This will be the completion of Dave McKinney Avenue, connecting the road stubs as shown on previously approved rezoning petitions 2016-074 and 2017-079. The roadway section for this roadway will be an Avenue with the following section:
 - Two 11' travel lanes, one in each direction, and a 10' center vegetated median (2'-0" mountable curb and gutter each side with 6' of vegetated area), with breaks for turn lanes as needed.
 - Two 5' bicycle lanes, one in each direction.
 - 2'6" curb and gutter on each side of the street.
 - 8' planting strips, and 8' sidewalks on both sides of the street.
 - Total right-of-way of 80' (full distance from Connection Point "A" to Connection Point "C")
 - No on-street parking will be required along this roadway.
 - From Connection Point "B", a public roadway will be constructed to intersect with the Avenue at Intersection "E", and to then continue through the site, across the creek, with terminus at or near the connection with the Public Access Easement (per rezoning petition 2017-079) at Connection Point "D". This roadway will have a variable cross-section that will be determined through the site-specific development plan process. From Intersection "E" to the terminus, the proposed roadway will meet the City of Charlotte Standard for a Commercial Narrow Street typical section (Standard Number U-04).
 - The precise alignments of these proposed roads and public access easement may vary from what is shown here, to a reasonable extent, and will be determined through the site-specific development plan process.
- All new roadways proposed here will be dedicated as public roads (2.a. and 2.b.). The connection from the terminus of the roadway described in 2.b. to connection point "D" will be a Public Access Easement matching the cross-section that is established in the development of the area rezoned with petition 2017-079.
- The proposed roadway configuration and the creek bisecting the property create three distinct tracts, labeled as Tracts 1, 2, and 3. These tracts may be sold and/or developed simultaneously, or individually, in any order.
- Depending on the specific tracts being developed and in what order, various roadway construction requirements will apply as follows:
 - With the development of Tract 1, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "C", and the roadway from Connection Point "B" to Intersection "E".
 - With the development of Tract 2, the developer will be required to fully construct Intersection "E", the entire roadway from Connection "B" to its terminus, and the Public Access from the roadway terminus to the Public Access as shown on rezoning petition 2017-079.
 - With the development of Tract 3, the developer will be required to fully construct Intersection "E", Dave McKinney Avenue from Intersection "E" to Connection Point "A", and the roadway from Connection Point "B" to Intersection "E".
 - The requirements of 5.a., 5.b., and 5.c. apply whether the Tracts are constructed individually or in conjunction with other Tracts.
- Dedication and fee simple conveyance of rights of way for the improvements described above will follow the same phasing as described in notes 5.a., 5.b., and 5.c. The dedication and conveyance will be required prior to each Tract's first building certificate of occupancy.
- The phased transportation improvements as described in notes 5.a., 5.b. and 5.c. will be approved and constructed before each Tract's first building certificate of occupancy is issued, with the following exceptions, which may be bonded and completed at a later date:
 - Final lift of asphalt surface course;
 - Required street trees.

LINE TABLE		
LINE #	BEARING	LENGTH
L18	S51° 28' 37"W	40.60'
L19	S62° 50' 06"W	39.05'
L20	S30° 34' 42"W	15.05'
L21	S81° 54' 52"W	26.24'
L22	S25° 40' 43"W	11.56'
L23	S73° 51' 40"W	19.37'
L24	N79° 58' 38"W	10.53'
L25	S63° 18' 27"W	69.65'
L26	S32° 51' 15"W	18.61'
L27	S82° 14' 35"W	20.12'
L28	S35° 58' 20"W	10.13'
L29	S77° 50' 47"W	22.74'
L30	S49° 46' 42"W	36.43'
L31	S80° 15' 05"W	25.58'
L32	N73° 52' 07"W	56.23'
L33	S86° 45' 51"W	93.34'
L34	S66° 31' 27"W	37.12'

Intersection "E" Proposed Lane Configuration Detail 1.1



PROPERTY TO BE REZONED TOD-M(CD)

Total Area:
23.1 acres

Tract 1

TOD-M(CD)
Petition 2016-074

Parcel: 04918103
Oxford Gateway Apartments LLC
DB:31462 PG:580
12.4 acres

Portion of Parcels: 04914119,
04914120, & 04918104
McKinney Holdings NC II, LLC
DB:29474 PG:823

Tract 2

TOD-M(CD)
Petition 2017-079

Parcel: 04914121
Mosby University City, LLC
DB:33141 PG:278
14.00 acres

Tract 3

Scale: 1" = 100'



Legend

- Proposed Roadway
- Proposed Connection Point
- Existing Roadway

Development Data Table

Location:	North Tryon & I-85 Connector
Owner:	McKinney Holdings NC II, LLC
Jurisdiction:	City of Charlotte
Tax Parcels Included in Rezoning:	Portion of 0404914119, 04914120, & 04918104
Site Acreage:	23.2 acres
Existing Zoning :	B-2(CD)
Proposed Zoning:	TOD-M(CD)

Areas to be rezoned TOD-M(CD)	
Tract 1:	±6.1 acres
Tract 2:	±11.4 acres
Tract 3:	±2.3 acres
Right of way:	±3.4 acres
Total:	23.2 acres

MERRICK
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CHARLOTTE, NC 28203
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**McKINNEY HOLDINGS
NC II, LLC**
5411 N Tryon Street
Charlotte, NC 28213

REVISIONS:	DATE:	BY:	FOR:	REVISION DESCRIPTION:	DATE:	BY:	FOR:
1	5/7/19	JAM	JAM	Revision per City Comments	5/7/19	JAM	JAM
2	6/20/19	RET	RET	Revision per City Comments	6/20/19	RET	RET

DESIGN BY:	CHECKED BY:	APPROVED BY:
JAM	JAM	JAM

**UNIVERSITY CITY
GATEWAY**
City of Charlotte, North Carolina

**Technical Data Sheet
2019-021**

JOB NO: 65118785
DATE: 01/28/2019
SHEET 1