



DEVELOPMENT SUMMARY:

PARCELS:
PIN: 06141004 ±101.04 ACRES (GIS)
PIN: 06141004A ±1.36 ACRES (GIS)
PIN: 06141004C ±4.20 ACRES (GIS)
PIN: 05113038 ±5.13 ACRES (GIS)
TOTAL: ±111.73 ACRES (GIS)
SURVEYED BOUNDARY: ±104.88 ACRES

EXISTING ZONING: TC (±24.70 AC)
R-4 (±80.18 AC)
PROPOSED ZONING: TC(CZ) (±29.30 AC)
R-4(CZ) (±75.58 AC)
PROPOSED USE: MIXED USE

PROPOSED DEVELOPMENT:

COMMERCIAL CENTER:
ACREAGE: ±11.65 ACRES
RETAIL/OFFICE SQUARE FEET: ±121,500 SF
PARKING PROVIDED: ±446 SPACES
PARKING RATIO: 3.67SP/1,000SF
LIVE/WORK UNITS: ±16 UNITS
PARKING ALLOCATION: 24 SPACES

APARTMENTS:
ACREAGE: ±16.93 ACRES
UNITS PROPOSED: ±384 UNITS
PROPOSED DENSITY: 22.68 DUA
PARKING PROVIDED: ±702 SPACES
PARKING RATIO: 1.82/UNIT

TOWNHOMES:
50'x130' UNITS: ±220 UNITS
45'x120' UNITS: ±46 UNITS
AMENITY PARKING: ±57 UNITS
OVERFLOW PARKING: 30 SPACES
OVERFLOW PARKING: 158 SPACES

TOTAL UNITS PROPOSED: ±723 UNITS
TOTAL PARKING PROPOSED: ±1,336 SPACES

PERIMETER BUFFER REQUIREMENTS:

- 25' LANDSCAPE BUFFER:
A. MINIMUM WIDTH OF 25', WITH A MINIMUM HEIGHT OF 6' FOR PLANTED TREES.
B. TREES TO BE PLANTED AT AN INTERVAL OF 25' +/- 5' ON CENTER.
C. SHRUBS TO BE PLANTED AT 10 SHRUBS PER TREE.

REQUIRED: 5,968 LF OF BUFFER.
239 TREES
2,390 SHRUBS

EXISTING VEGETATION TO BE USED TO MEET BUFFER REQUIREMENT WHERE POSSIBLE.

OPEN SPACE REQUIREMENTS:

TC(CZ) ZONING (2.0%): 0.59 ACRES
R-4(CZ) ZONING (20.0%)
-CLUSTER PROVISIONS: 15.12 ACRES
OPEN SPACE REQUIRED: 15.71 ACRES
OPEN SPACE PROVIDED: 15.71 ACRES

PUBLIC RECREATION REQUIREMENTS:

REQUIRED: 1/35TH ACRE/UNIT
PROPOSED UNITS: 323
REQUIRED: 9.23 ACRES
PROVIDED: 5.16 ACRES
MITIGATION: 4.07 ACRES*

*PETITIONER INTENDS TO SATISFY MITIGATION REQUIREMENTS WITH A FEE-IN-LIEU CALCULATION TO BE DETERMINED AT FINAL PLAT.

TREE SAVE REQUIREMENTS:

TC(CZ) ZONING (0.0%): 0.00 ACRES
R-4(CZ) ZONING (30.0%): 22.68 ACRES
TREE SAVE PROVIDED: 11.63 ACRES
TREE SAVE MITIGATION: 11.05 ACRES*

REQUIRED TREES TO BE PLANTED TO SATISFY MITIGATION REQUIREMENTS: 398 TREES

** PER SECTION 8.10.F IF THE TREE SAVE REQUIREMENT DOES NOT MEET THE REQUIRED PERCENTAGE OF THE TOTAL SITE AREA, ADDITIONAL TREES MUST BE PLANTED. TREES PLANTED SHALL BE A MINIMUM OF TWO INCHES IN CALIPER AND SHALL BE 75% MEDIUM TO LARGE MATURING.

THE PETITIONER, IN CONSULTATION WITH THE TOWN OF WAXHAW, A CERTIFIED ARBORIST OF THE PETITIONER'S CHOOSING, AND THE UNION COUNTY URBAN FORESTER, WILL PROVIDE TREE MITIGATION PLANTINGS AT A RATE IN EXCESS OF THIRTY-SIX TREES PER ACRE TO SATISFY TREE SAVE REQUIREMENTS THAT CANNOT BE MET BY PRESERVATION OF THE EXISTING TREE CANOPY. FINAL PLANT SELECTIONS AND PLACEMENT WILL BE DETERMINED DURING LAND DEVELOPMENT PERMITTING AND FIELD OBSERVATION OF DISTURBED AREAS WHERE INSTALLATION OF PLANT MATERIAL WILL HAVE THE GREATEST OPPORTUNITY TO REESTABLISH THE TREE CANOPY FOR THE SITE.

NOTE: CANOPY TREES SHALL REQUIRED 280 SQUARE FEET OF PLANTING AREA PER TREE.



THE FOLLOWING CONDITIONS WERE AGREED UPON BY THE APPLICANT:

- MULTI-FAMILY DWELLINGS SHALL BE PERMITTED AS GROUND FLOOR IN THE TOWN CENTER ZONED AREAS SHOWN ON THE SITE PLAN.
- 11.05 ACRES OF TREE SAVE SHALL BE MITIGATED IN COORDINATION WITH THE PLANNING DEPARTMENT, UNION COUNTY URBAN FORESTER AND A CERTIFIED ARBORIST OF THE APPLICANT'S CHOOSING.
- ENHANCED SCREENING AND BUFFERING SHALL BE PROVIDED ALONG THE PROPERTY LINE OF PEYTON COURT RESIDENTS.
- 25' BUFFER IN SOME AREAS WILL BE CLEARED FOR GRADING PURPOSES. THE BUFFER WILL BE REPLANTED PER THE TOWN'S LAND DEVELOPMENT CODE REQUIREMENTS.
- 2:1 SLOPES WILL BE PERMITTED ONLY IN AREAS WHERE TREE PRESERVATION IS TO BE MAXIMIZED.
- A TENANT SPACE SHALL NOT EXCEED 20,000 SQUARE FEET.
- MULTI-FAMILY UNIT COUNT SHALL NOT EXCEED 384 UNITS.
- THE OPEN SPACE TAKING THE PLACE OF THE FORMER APARTMENT BUILDING SHALL BE REPLANTED AT THE SAME RATE OF OTHER MITIGATION TREE PLANTING.

LOT #	PARCEL ID	LAND OWNER NAME	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP CODE	CURRENT ZONING	CURRENT LAND USE
1	06141004P	MARTIN SR & ASSOCIATES LLC	2650 WEST BLVD	CHARLOTTE	NC	28208	CC - CORRIDOR COMMERCIAL	VACANT
2	06141004B	MARTIN SR & ASSOCIATES LLC	2650 WEST BLVD	CHARLOTTE	NC	28208	CC - CORRIDOR COMMERCIAL	COMMERCIAL
3	06141004N	MARTIN SR & ASSOCIATES LLC	2650 WEST BLVD	CHARLOTTE	NC	28208	CC - CORRIDOR COMMERCIAL	COMMERCIAL
4	06141004M	BRUCE WHITON	265 WESTMINISTER CT	ASHEBORO	NC	27205	CC - CORRIDOR COMMERCIAL	COMMERCIAL
5	06141004G	HOOK LAND LLC	2816 BLYTHE RD	WAXHAW	NC	28173	CC - CORRIDOR COMMERCIAL	VACANT
6	06141004F	HOOK LAND LLC	2816 BLYTHE RD	WAXHAW	NC	28173	CC - CORRIDOR COMMERCIAL	COMMERCIAL
7	06141004E	MADDOX INVESTMENTS LLC	P.O. BOX 68	CLARKTON	MO	63837	CC - CORRIDOR COMMERCIAL	COMMERCIAL
8	06141004H	BURTIS PROPERTY MANAGEMENT LLC	PO BOX 275	WAXHAW	NC	28173-1043	TC-TOWN CENTER	COMMERCIAL
9	05113020	WEST SHORE WAXHAW LLC	ONE INTERNATIONAL PL SUITE 3900	BOSTON	MA	02010	EC-EMPLOYMENT CENTER	COMMERCIAL
10	05113008A	MC GEE PATRICIA G	400 W PRICE ST	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
11	05113007	CARNES RUSSELL D	BOX 243	WAXHAW	NC	28173-1043	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
12	05113006	SENSENBRENNER RUTH WINGARD HEIRS	C/O JOHN W SENSENBRENNER	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
13	05113074	HOPE JOHNNY L	312 PEYTON CT	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
14	05113075	CARSELLA JEFFERY L	309 PEYTON CT	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
15	05113076	MOSS BENJAMIN EDWARD	305 PEYTON CT	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
16	05113077	MULLEN EDWARD G IV	301 PEYTON CT	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
17	05113078	SKIECZIUS BRIAN	205 PEYTON CT	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
18	05113079	CONNER JOHN MICHAEL	3940 CRANFILL RD	HAMPTONVILLE	NC	27020-7702	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
19	05113080	CAPUTO ARLENE J	325 LITTLE ROCK RD	ROCK HILL	SC	29730	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
20	05113081	HAWKINS WILLIAM D JR	716 N MAIN ST	WAXHAW	NC	28173	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
21	05138026	CALATANTIC GROUP INC	6701 CARMEL RD STE 425	CHARLOTTE	NC	28226	R-4 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL
22	06141443	HARRISON PARK HOMEOWNERS ASSOCIATION INC	PO BOX 79032	CHARLOTTE	NC	28271-7047	R-3 SINGLE FAMILY RESIDENTIAL	RESIDENTIAL

NO	DATE	DESCRIPTION
1	7/15/23	INITIAL CONDITIONAL REZONING SUBMITTAL PACKAGE
2	11/17/23	CONDITIONAL REZONING RESUBMITTAL PACKAGE
3	12/28/23	CONDITIONAL REZONING RESUBMITTAL PACKAGE
4	3/28/24	CONDITIONAL REZONING RESUBMITTAL PACKAGE
5	3/28/24	CONDITIONAL REZONING RESUBMITTAL PACKAGE
6	4/11/24	CONDITIONAL REZONING RESUBMITTAL PACKAGE
7	6/13/24	APPROVED CONDITIONAL REZONING PACKAGE

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**EMERSON PARK
MIXED-USE DEVELOPMENT
JCH HP, LLC
WAXHAW, NORTH CAROLINA**

OVERALL LAYOUT PLAN
DRAWING NO: **RZ-2.0**
DATE: JUNE 13, 2024
DRAWN BY: MEK
AS SHOWN / CHECKED BY: MEK
STAFF: MEK
330-989
MLG
APPROVED BY: