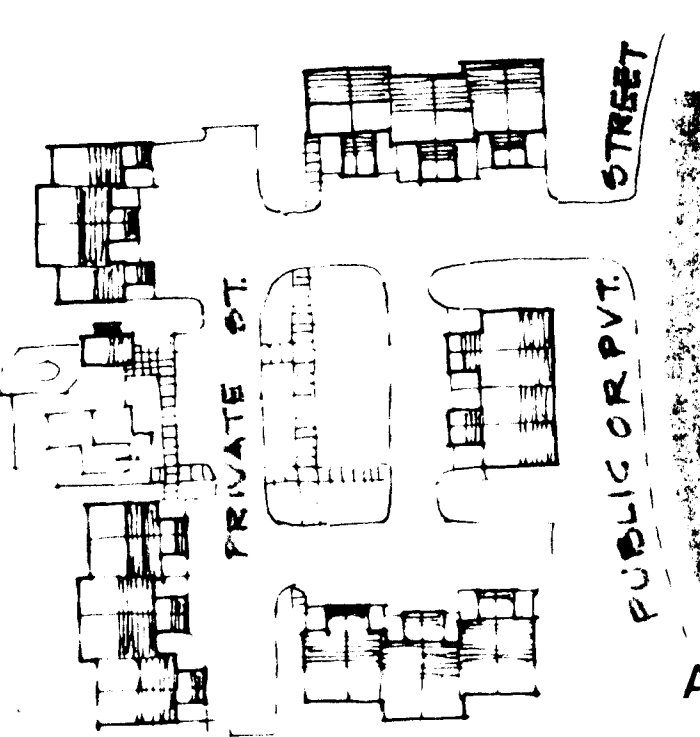


NOTE: PLANNING COMMISSION SHALL BE INFORMED OF DEVELOPMENT PLAN SUBMITTALS AND GIVEN AN OPPORTUNITY TO REVIEW THE GENERAL RESULTS BEING ACHIEVED BY THE CONDITIONS PLACED ON THIS PLAN. HOWEVER, NORMAL ADMINISTRATIVE PROCEDURES FOR DEVELOPMENT PLAN APPROVAL SHALL BE FOLLOWED.

SINGLE FAMILY DETACHED, DUPLEX, TRIPLEX, ATTACHED AND SEMI-ATTACHED ONE TO TWO STORY UNITS, MAX. DENSITY: 6 U/A.

AREAS A, D-3, D-5, AND G.



4 TO 8 UNIT BLDGS. ONE TO THREE STORY MAX. DENSITY 8 U/A.

AREA D-4

ATTACHED HOUSING, 2 STORY OR MORE. DENSITY VARIES FROM 10 TO 12 U/A (AVERAGE PER AREA)

AREAS D-1, D-2, & F.

BUILDING TYPES

FOR ILLUSTRATIVE PURPOSES ONLY, NOT INTENDED AS A SITE PLAN.

THE FINAL DEVELOPMENT PLANS SHALL BE PREPARED AND REVIEWED REFLECTING THE OBJECTIVE OF PROVIDING VARIATION IN BUILDING HEIGHTS AND EXTERIORS IN EACH DENSITY AREA.

SEDFIELD SCHOOL

R-9

A multi-family housing for sale - 70 d.u.*
15 A.±

R-9

50' BUFFERS ARE NOT TO BE USED FOR PARKING, OR BOAT OR TRAILER STORAGE. WHERE EXISTING VEGETATION IS SPARSE, NEW SCREEN PLANTINGS APPROVED BY THE C.M.P.C. STAFF WILL BE PROVIDED AT THE TIME OF CONSTRUCTION. (TYPICAL)

NO ACCESS TO CAMBRIDGE ROAD.

B reserved for Broadmoor Ath. Assn.
4 A.±

R-15MF(CD)

D multi-family housing for sale - 680 d.u.*
AREA D-2
22 A.±, 2750 D.U.

AREA D-5
12 A.±
75 D.U.G.
75' BLDG. SETBACK
50' BUFFER

NOTE: ACREAGE FIGURES SHOWN ARE APPROXIMATE. AREAS MAY BE VARIED SLIGHTLY TO ACCOMMODATE HEDGEROWS, TREES, TERRAIN, ETC. FIGURES INCLUDE BUFFERS

PHASING: NO MORE THAN 75% OF UNITS WILL BE CONSTRUCTED WITHIN 5 YEARS OF DATE OF APPROVAL OF THIS PLAN.

PROJECT TALLY

ACRES IN PROJECT:	145±
EXISTING ZONING:	R-9
PROPOSED ZONING:	R-12 MF(CD)
UNITS ALLOWED BY EXISTING ZONING:	610±
UNITS PROPOSED BY THIS PLAN:	1071 (MAX.)*
* NUMBER OF DWELLING UNITS SHOWN ARE MAXIMUMS, ACTUAL NUMBER CONSTRUCTED MAY BE LESS. AVG. OVERALL DENSITY IS 7.5 D.U. PER ACRE.	

2011 Revised City Council 12/19/11

SCALEYBARK RD.

CHURCH

F multi-family housing, 220 d.u.*
22 A.±

E single family lots for sale - 50 d.u.*

G multi-family housing, 36 d.u.*
6 A.±, 36 D.U.
75' BLDG. SETBACK
50' WOODED BUFFER

**PROPOSED LAND USE PLAN
SELWYN FARM
MOORE ESTATE, CHARLOTTE, N.C.**

PREPARED BY: URBAN PLANNING ASSO.

3/7/81

81-60
C. B. Moore
Hein

12/3/81
Approved by [Signature]