

**PROPOSED REZONING**  
THE JOHN CROSLAND COMPANY

**DPR associates** LANDSCAPE ARCHITECTS  
DESIGN, PLANNING, RESEARCH  
20421-204 JOHN E. LEWIS DRIVE  
CHARLOTTE, NORTH CAROLINA 28204  
SEPT. 21, 1982

REVISION: 6/27/83 REVISED CLUSTER CONFIGURATIONS  
REVISION: 11/29/82 REVISED TO REFLECT CHANGES BY  
CHARLOTTE CITY COUNCIL AS A  
CONDITION FOR APPROVAL NOV. 15, 1982

**PLAN 4**  
**SITE DATA**

SITE AREA 36.8 ACRES  
EXISTING ZONING R-12 & R-9  
PROPOSED ZONING R-15MF (CD)  
PROPOSED MAXIMUM # OF UNITS 165 D.U.  
PROPOSED DENSITY 4.48 D.U./AC.

**NOTES**

1. PROPOSED UNITS SHALL NOT EXCEED THREE STORIES IN HEIGHT.
2. PROPOSED UNITS SHALL NOT BE CONCENTRATED IN ANY ONE SMALL AREA; SIMILAR DENSITY SHALL BE USED THROUGHOUT BUILDING AREAS.
3. PROPOSED UNITS IN CLUSTERS A, B AND C SHALL BE FOR SALE ATTACHED HOUSING.
4. ALTHOUGH THE SUM OF THE MAX. # OF UNITS FOR CLUSTERS A, B, & C = 158, THE TOTAL NUMBER OF UNITS SHALL NOT EXCEED 148.
5. TREE COVER AND NATURAL FEATURES SHALL BE PRESERVED FOR ALL AREAS OTHER THAN THOSE IDENTIFIED TO BE DEVELOPED AS ATTACHED CLUSTERS OR SINGLE-FAMILY LOTS, WITH THE EXCEPTION OF UTILITY LINES NEEDED FOR DEVELOPMENT OF THE PROPERTY AND THE POOL/CABANA AREA. ADDITIONALLY, NATURAL TREE COVER AND FEATURES WILL BE PRESERVED, TO THE EXTENT FEASIBLE, INSIDE THE SINGLE-FAMILY AND ATTACHED CLUSTER AREAS TO BE DEVELOPED, BY CAREFUL LOCATION OF BUILDINGS AND STREETS.

Celovese Corp of America #2  
PO Box 1414  
Charlotte, NC 28201

Spring Valley Community  
PO Box 240103  
Charlotte, NC 28224

Bernhard L. Berry  
1425 Central Exp E  
Charlotte, NC 28209

Desmond Pl.  
NO PRESENT OR FUTURE  
CONNECTION TO DEVELOPMENT

MINIMUM OF 100' OF EXISTING VEGETATION  
TO REMAIN AS BUFFER.

**CLUSTER C**  
**48 Units**  
**(MAXIMUM)**

**CLUSTER B**  
**60 Units**  
**(MAXIMUM)**

**CLUSTER A**  
**60 Units**  
**(MAXIMUM)**

**SINGLE FAMILY HOUSING**  
**17 Lots Max**

pool & cabana

Active Recreation Area  
NOT TO BE REPLICATED

Floodway Fringe

GREENWAY  
AREA WITH FLOODWAY TO BE DEDICATED  
TO MECKLENBURG COUNTY PARK & RECREATION DEPT.  
(EXCEPT AS NOTED)

PROPOSED TRAFFIC ISLAND TO BE  
LANDSCAPED WITH TREES AND SHRUBS

WHEREVER PETITIONER REMOVES EXISTING  
UNDERGROWTH FROM AREA TO BE LEFT NATURAL.  
PETITIONER SHALL PLANT ORNAMENTAL TREES  
TO FILTER THE VIEW AS PERCEIVED BY THE  
PASSING MOTORISTS & SURROUNDING  
PROPERTY OWNERS.

NEW EVERGREEN SCREENING  
PLANTING, 6' MINIMUM HEIGHT  
ON CENTER, SPACED 5'

IF ALL THREE ADJACENT SINGLE FAMILY PROPERTY  
OWNERS AGREE TO PAY DEED PREPARATION & RECORDING  
FEES (NOT TO EXCEED \$30.00 PER TRACT) FOR TRACTS A, B, & C,  
EACH TRACT WILL BE DEEDED TO THE ADJACENT OWNER AT  
NO ADDITIONAL COST.

WADEBRIDGE  
COVE ROAD

REXWOOD  
PLACE

OLD REID ROAD

EXISTING DRAINAGE CHANNEL WILL BE ALTERED BY  
PETITIONER, AT NO COST TO SINGLE FAMILY LOT  
OWNER, TO PROVIDE POSITIVE DRAINAGE FROM  
6618 OLD REID ROAD LOT.

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| George L. A. Moore, Jr.<br>6036 Calhoun Pl.<br>Charlotte, NC 28210 | Michael Jones<br>6050 Calhoun Pl.<br>Charlotte, NC 28210 | Ray G. & Margaret Aves<br>6028 Calhoun Pl.<br>Charlotte, NC 28210 | Jack M. & Dora S. Cook<br>4408 Calhoun Pl.<br>Charlotte, NC 28210 | Stephen K. Blay<br>4003 Calhoun Pl.<br>Charlotte, NC 28210 | David B. & Ann K. Payne<br>6036 Calhoun Pl.<br>Charlotte, NC 28210 | Walter D. Bostory<br>6000 Calhoun Pl.<br>Charlotte, NC 28210 | Margaret Ann H. Gault<br>5942 Calhoun Pl.<br>Charlotte, NC 28210 | Philip W. Cole<br>5946 Calhoun Pl.<br>Charlotte, NC 28210 | Robert O. Bell<br>5938 Calhoun Pl.<br>Charlotte, NC 28210 | Don L. & Helen<br>5914 Calhoun Pl.<br>Charlotte, NC 28210 | Lawrence H. & Elizabeth<br>5908 Calhoun Pl.<br>Charlotte, NC 28210 | Wanda L. & John T. Mason<br>5912 Calhoun Pl.<br>Charlotte, NC 28210 | Reginald E. M. Kelly<br>5906 Calhoun Pl.<br>Charlotte, NC 28210 |
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Per # 82-49 John Crosland Company

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

DATE: July 8, 1983  
TO: Dale Long  
City-County Zoning  
Administrator  
FROM: Martin S. Crawford, Jr.,  
Planning Director  
SUBJECT: Revised Schematic Site Plan for Housing Area  
off Old Reid Road, (Zoning Petition #82-49,  
John Crosland Co., approved by City Council  
November 3, 1982.)

Attached is a revised plan for the above referenced CD zoning petition  
which I am administratively approving. The changes to the attached housing  
area basically consist of minor adjustments to the development outline  
boundaries, the internal road system and in pool location. The number of  
units remains as originally approved.

MBC Jr.:RCH:ac  
cc: Mr. Gerald S. Workman, Development Manager  
John Crosland Company  
P. O. Box 11231  
Charlotte, N.C. 28220

Attached to M. Crawford  
memo 7/8/83