

BOUNDARY SURVEY

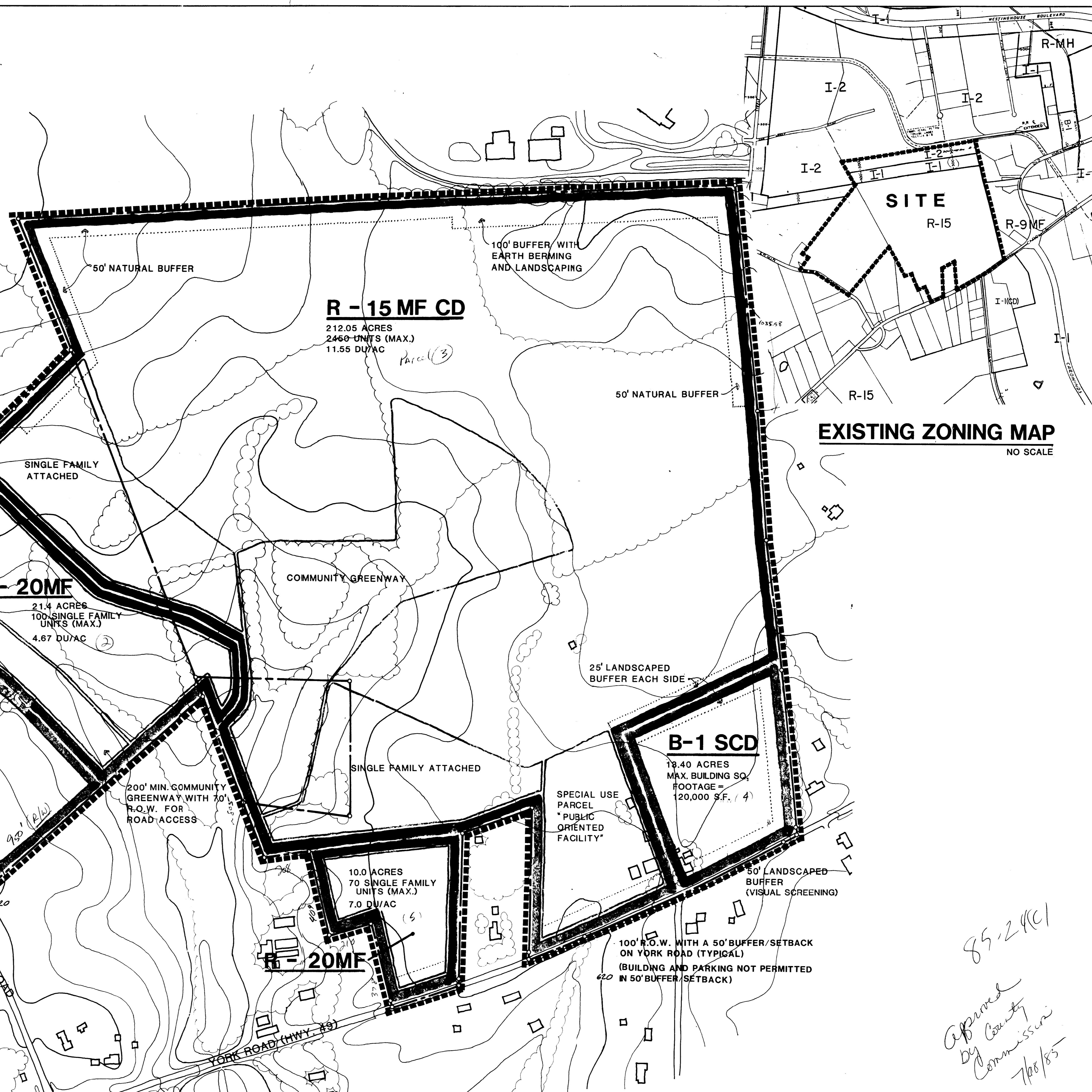
TOTAL ACRES = 291.38
NO SCALE

ADJACENT PROPERTY OWNERS

NAME AND ADDRESS	TAX PARCEL #
1. Glenn C. Lister 2800 Sandy Porter Rd. Charlotte, NC 28210	201-201-10 (08 3126/297) 201-201-17 (08 3406/05)
2. Hal L. Price 10816 John Price Dr. Charlotte, NC 28210	201-201-05 (08 4075/483)
4. Honey & Hopkins 3000 Fairview Rd. One Fairview Plaza Charlotte, NC 28210	201-201-15 (08 4544/338) 201-201-14 (08 4544/335)
5. Thomas W. Neely RFD 1, Box 130 Pineville, NC 28134	201-201-03 (08 1052/842)
6. John Boyd RFD 1, Box 106 Pineville, NC 28134	201-201-02 (08 1321/418)
7. John Preston 2207 Fern Street Charlotte, NC 28208	201-201-16 (08 4297/84)
8. James C. Price RFD 1 Pineville, NC 28134	201-211-13 (08 4083/048)
9. John D. Erwin RFD 1 Pineville, NC 28134	201-211-11 (08 1524/473)
10. Frank A. Erwin 4300 Cabon St. Jacksonville, FL 32207	201-211-07 (08 1531/399)
11. McClintock Presbyterian Church 25 N. 13th Street Charlotte, NC 28202	201-211-05 (08 1667/466)
12. Elizabeth Millwee 842 Wesley Place Charlotte, NC 28210	201-211-09 (08 1993/523)
13. Steele Creek Association 311 S. Millard Avenue Mallard, NC 28750	201-211-01 (08 4764/947)
14. Regent Company By Regent A Trust Dept. First Union National Bank Charlotte, NC 28206	201-151-01 (08 1566/523)
15. Vinson Realty & Goffley Construction Co. 201 S. Orange Charlotte, NC 28202	201-161-04 (08 3628/667)

CONDITIONAL REQUIREMENTS

- Multi-family density in the first 2 phases of development shall not exceed 10 units per acre. Higher density in subsequent phases is permitted but shall not exceed a maximum of 2,700 units, including single family.
- No more than 50% of the multi-family rental units shall be one bedroom units in any of the phases. This will apply through 50% of the rental development. The developer shall indicate the proposed bedroom mix as part of the administrative planned multi-family review process. Upon actual or anticipated completion of 50% of the development, the developer(s) may re-negotiate the bedroom mix with the Steele Creek Residents Association and report the results of these negotiations to the Planning Commission.
- Variety of architectural design between phases of the development is to be provided. Mass and form of all residential buildings shall not be repetitive. Repetitive features to be avoided include: window placement, window size, window shape, window material, window color, window treatment and color. Innovative design and site integration of buildings and parking is to be related to existing topography and vegetation to a major objective for each development phase.
- The site plans shall allow for separate entrances for each phase of the development with proper setbacks and landscaping. No individual units shall have direct access to "Main Road Extension".
- Water and sewer will be extended to the single-family residential area in the first phase of multi-family and prior to the start of construction of the second phase. The developer shall notify the City of the completion of this condition.
- Visual screening must be provided between the proposed commercial development and existing single family homes. Landscaping screening shall be provided between all development phases.
- Primary access to the commercial section will be from York Road, but should be from "Main Road Extension" or other streets within the development. A minor, secondary road will be necessary along York Road to the commercial section for service. Service areas shall be adequately screened from view from the public right of way on York Road. The service areas shall only provide access to and from the commercial area.
- The proposed multi-family units shall be phased 4-500 and developed accordingly.
- The maximum height from the development shall be governed by an ordinance to be adopted by the Planning Commission. The maximum height shall be 35 feet. The maximum height shall be provided on Erwin Road.
- The single-family Attached housing shall be developed as for sale. Sale of units with or without land will be permitted. If land to sold with the units, densities shall be calculated in accordance with County ordinance provisions (see Chart 1).
- The special use parcel at York Road will be reserved for community recreation and designated as "Public oriented facilities" and will include related uses. The developer shall be responsible for consultation with the Steele Creek Residents Association prior to the development of this parcel. The results of these discussions shall be reported to the Planning Commission. Related uses will include one or more of the following:
 - Library
 - Childcare center
 - Senior citizens center
 - Fire station
 - Community recreation center
 - Daycare
- The commercial section of the development shall be developed as "open mall" concept. Stores will be developed and all service areas will be accessible to the public. The developer shall be responsible for consultation with the Steele Creek Residents Association prior to the development of this parcel. The results of these discussions shall be reported to the Planning Commission. The orientation of this commercial development shall be toward "Main Road Extension".
- Development of all parcels shall comply with all applicable ordinances at the time of development.
- All signage will conform to City/County Zoning Ordinance requirements.
- Permitted uses in the area designated as "Community Greenway" will be limited only to park and recreational facilities and/or uses directly related thereto. No time of day project or construction activities shall be permitted in the Community Greenway area.
- The roadway through the development ("Main Road Extension") will have a dedicated right of way of 100' at the York Road entry. The remainder of the roadway will have a minimum 70' right of way prior to the additional right of way necessary to accommodate a landscaped median. This roadway will be developed as a landscaped median (generally 11' wide), curb and gutter, and sidewalks on both sides of the street. A minimum 10' planting strip between sidewalk and curb is required.
- The maximum allowed building square footage for the B-1 SCD parcel will be 120,000 S.F.
- A 50' buffer/setback for land along York Road to be measured from the existing 100' R.O.W. shall be provided by the developer(s). No development, including parking development, shall occur within this 50' buffer/setback corridor.
- Parking areas in the multi-family sections should reflect a residential scale and should be landscaped across width to 100% of the paved areas.
- The development of this site shall adhere to the city's storm water detention requirements.
- The brochure attached, ("Illustrative Guidelines - A Steele Creek Residential Community") shall provide a conceptual/illustrative guidelines. These guidelines shall be used by the Planning Commission in the evaluation of firm development proposals (some illustrative concepts as depicted therein may not be accessible to the North Carolina Department of Transportation or other governmental agencies).
- Parcel A and B shall be developed in such a way as to incorporate the additional features (if acquired) as set of this comprehensive project via street and/or building orientation.
- Parcel C with R-20MF zoning shall be developed as single-family detached with land, and will include the minimum housing provisions allowed in this zoning and features such residential use shall contain no less than 1000 S.F. floor area.
- At least one public through community greenway will be permitted, connecting the R-20MF and B-1 SCD parcels.
- Some land (approximately one-half acre) of the B-1 SCD parcel may be reserved for a future use at some future time.



PROPOSED ZONING - SITE PLAN

TRACT	TOTAL ACRES	TOTAL S.F.	DU/AC
R-15 MF CD	212.05 AC	2460 UNITS (MAX)	11.55 DU/AC
R-20MF	21.4 AC	100 SINGLE FAMILY UNITS (MAX)	4.67 DU/AC
R-15 CD	34.58 AC	100 SINGLE FAMILY UNITS (MAX)	2.89 DU/AC
B-1 SCD	13.40 AC	MAX. BUILDING SQ. FOOTAGE = 120,000 S.F.	7.0 DU/AC
R-20MF	10.0 AC	70 SINGLE FAMILY UNITS (MAX)	7.0 DU/AC

262 44-ADA = 215.09 = 12.65 DU/AC
 small density 10.36 R.O.W. 200' x 200'

85-2401
 Approved by County Commission
 7/18/85

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THE WALSH CORPORATION
 CHARLOTTE, NORTH CAROLINA

YORK ROAD DEVELOPMENT

4/12/85 1195.01
 5/10/85
 6/3/85 4-1-85
 6/7/85
 6/18/85 STL
 7/15/85 GRA
 Approved

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