



PROPOSED ZONING

R20 MF (INNOVATIVE)
 Proposed Zoning: R20MF (Innovative)
 Proposed Use: Single family and two family residential
 Number of Units: 54 Units
 Land Area: 6.89 Acres
 Density: 7.8 Units/Acre
 Proposed Conditions: See Sheet #3 for proposed conditions per unit type

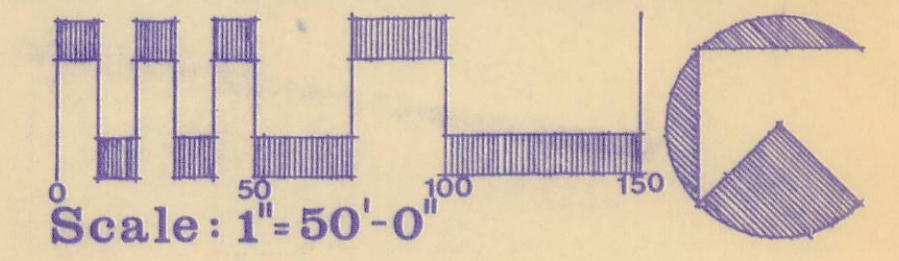
UR3-CD
 Proposed Zoning: UR3-CD
 Proposed Use: Multi-family residential
 Number of Units: 138 units
 Land Area: 4.01 acres
 Density: 34.4 units/acre
 Proposed Conditions: See sheet #3 for proposed conditions

MAX. F.A.R.: 2 - 349,361 S.F. BUILDABLE FLOOR AREA

87-92
Meca Properties
 APPROVED BY CITY COUNCIL
 DATE 1/19/88

ZONING

REVISED 12/8/87



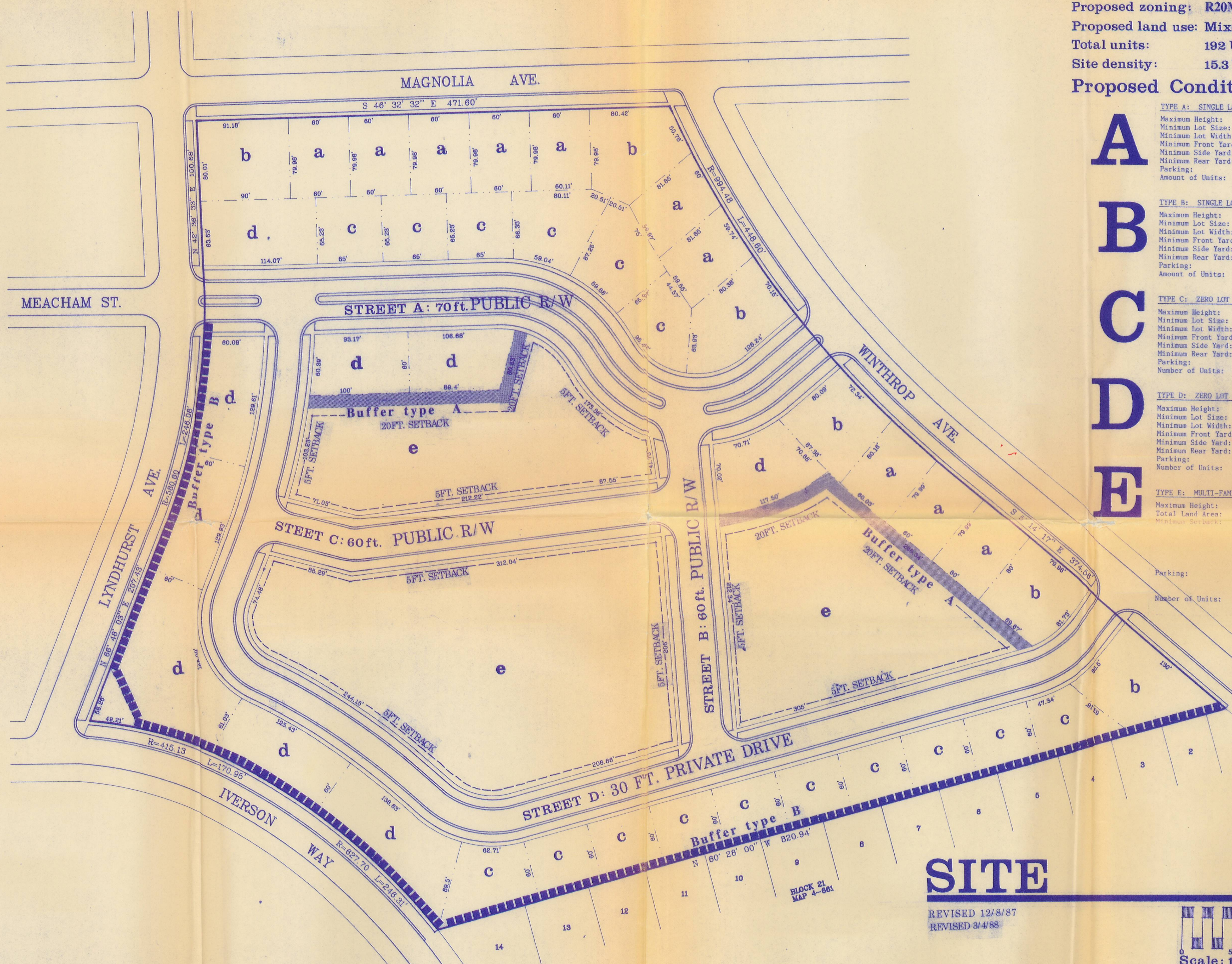
CROCKETT PARK
 REDEVELOPMENT

OWNER/DEVELOPER: **MECA PROPERTIES INCORPORATED**
 737 EAST BLVD. CHARLOTTE, N.C. PH. 704-372-9461

ARCHITECTURAL ENGINEERING CONCEPTS, P.A.
 225 EAST KINGSTON AVE. CHARLOTTE, N.C. PH. 704-332-4658

October 1 1987

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Zoning Proposal

Existing zoning: R-6 residential
 Proposed zoning: R20MF (INNOVATIVE) AND UR3-CD
 Proposed land use: Mixed unit type residential
 Total units: 192 Units
 Site density: 15.3 Units/acre

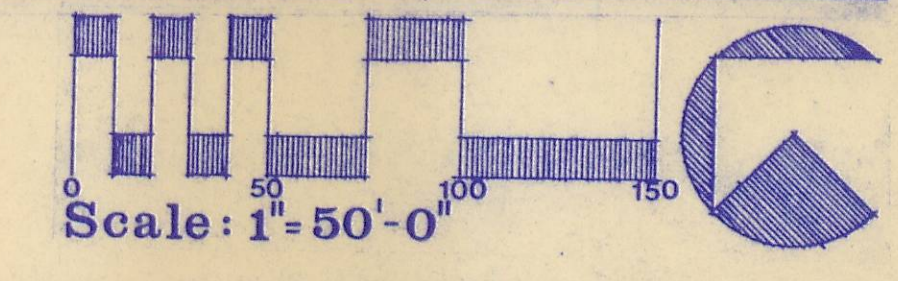
Proposed Conditions: per unit type

- A** TYPE A: SINGLE LOT RESIDENTIAL R20MF (INNOVATIVE) SINGLE FAMILY DETACHED UNITS
 Maximum Height: 40 Ft.
 Minimum Lot Size: 4500 SF
 Minimum Lot Width: 55 Ft.
 Minimum Front Yard: 20 Ft.
 Minimum Side Yard: 6-8 Ft.
 Minimum Rear Yard: 12 Ft.
 Parking: 2 spaces off street
 Amount of Units: 10 units
- B** TYPE B: SINGLE LOT DUPLEX R20MF (INNOVATIVE) TWO FAMILY DUPLEX UNITS
 Maximum Height: 40 Ft.
 Minimum Lot Size: 6000 SF
 Minimum Lot Width: 60 Ft.
 Minimum Front Yard: 20 Ft.
 Minimum Side Yard: 6-8 Ft.
 Minimum Rear Yard: 10 Ft.
 Parking: 4 spaces off street
 Amount of Units: 12 units
- C** TYPE C: ZERO LOT LINE RESIDENTIAL R20MF (INNOVATIVE) SINGLE FAMILY DETACHED UNITS
 Maximum Height: 40 Ft.
 Minimum Lot Size: 3800 SF
 Minimum Lot Width: 63 Ft.
 Minimum Front Yard: 10 Ft.
 Minimum Side Yard: 0-10 Ft.
 Minimum Rear Yard: 5 Ft.
 Parking: 2 spaces off street
 Number of Units: 16 units
- D** TYPE D: ZERO LOT DUPLEX R20MF (INNOVATIVE) TWO FAMILY DUPLEX UNITS
 Maximum Height: 40 Ft.
 Minimum Lot Size: 6000 SF
 Minimum Lot Width: 60 Ft.
 Minimum Front Yard: 10 Ft.
 Minimum Side Yard: 0-10 Ft.
 Minimum Rear Yard: 5 Ft.
 Parking: 4 spaces off street
 Number of Units: 18 UNITS
- E** TYPE E: MULTI-FAMILY UR3CD
 Maximum Height: 50 Ft.
 Total Land Area: 4.01 acres
 SETBACKS ARE GRAPHICALLY DEPICTED ON ADJACENT SITE PLAN

Parking: 1 space per living unit off street (additional parking will be provided on street)
 Number of Units: 138 units

SITE

REVISED 12/8/87
 REVISED 3/4/88



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