



1. This plan is a proposed zoning ordinance for the area shown on the map. It is intended to guide the development of the area in a manner consistent with the Comprehensive Zoning Ordinance of Mecklenburg County, North Carolina. The plan is subject to the approval of the Board of Commissioners and the voters of Mecklenburg County.

2. The plan is based on the following assumptions: (a) The area shown on the map is suitable for the proposed uses; (b) The proposed uses are consistent with the Comprehensive Zoning Ordinance; (c) The proposed uses are in the public interest; (d) The proposed uses are consistent with the Comprehensive Zoning Ordinance.

3. The plan is subject to the following conditions: (a) The proposed uses shall be subject to the Comprehensive Zoning Ordinance; (b) The proposed uses shall be subject to the Comprehensive Zoning Ordinance; (c) The proposed uses shall be subject to the Comprehensive Zoning Ordinance.

- LEGEND**
- MECK. CO. GREENWAY
 - GREENWAY PEDESTRIAN - RAIL
 - PROPERTY LINE
 - ZONING LINE
 - R.O.W.
 - VEHICULAR/PEDESTRIAN
 - ACCESS POINTS
 - APPROX. BLDG. LOCATION
 - POSSIBLE EXT. MECK. CO. GREENWAY
 - DEFINED SITE BOUNDARY
 - FLOODWAY ENCROACHMENT LINE

LAND USE CHART

ZONING DISTRICT	ACRES	UNITS	DENSITY
R-9 (CD) Low Density Single Family	370	**1082 LOTS	2.81 DU/AC
R-15 MF	110	110 LOTS	4.78 DU/AC
R-15 MF (CD) Attached for Rent or Sale	99	850 DU	9.55 DU/AC
SUBTOTAL	482	1970 DU	4.50 DU/AC
B-1 (SCD) Commercial	35	250,000 S.F.	—
O-15 (CD) Office	48	450,000 S.F.	—
INST (CD)	22	400 Residents	—
TOTAL	599	1970 DU	3.29 DU/AC

PROPOSED ZONING PLAN

REVISED APRIL 23, 1986

BLAKENEY HEATH VENTURE COMPANY

LAND PLANNERS: LITTLE & ASSOCIATES
WOOLPERT CONSULTANTS

LANDEN

APPROVED: [Signature]

DATE: 4/23/86

- NOTES**
1. APPROXIMATE BLDG. LOCATIONS OF PROPERTY SHOWN ON THE PLAN ARE IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 2. ALL PARCELS TO BE SPLIT ARE SUBJECT TO THE GENERAL NOTES AND PERFORMANCE STANDARDS TO BE SUBMITTED WITH THE ZONING APPLICATION.
 3. IF BLDG. SITE IS NOT SHOWN, THE BLDG. SHALL BE PLACED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 4. 20 FEET WIDE SIDE DRIVE SHALL BE PROVIDED FOR ALL DRIVEWAYS.

SHEET # 1

1970 DU

3.29 DU/AC

