

### Development Data

EXISTING ZONING	R-9
PROPOSED ZONING	B-2 (CD)
PARCEL A	B-2 (CD)
PARCEL B & C	R-9 MF (CD)
SITE AREA DISTRIBUTION	
PARCEL A	5.42± AC
PARCEL B	5.73± AC EXCLUDING R/W
PARCEL C	5.99± AC EXCLUDING R/W
TOTAL	17.14± AC (INCLUDES ROW)
BUILDING AREA DISTRIBUTION	
PARCEL A	59,500 SF
PARCEL B	66 DU (DENSITY=14 DU/AC)
PARCEL C	77 DU (DENSITY=14 DU/AC)

- ### Development Notes
- BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY BY R.B. PHARR & ASSOCIATES DATED 12/28/87 AND 10/10/88. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF CHARLOTTE AERIAL TOPOGRAPHIC MAPS.
  - THIS SITE PLAN REPRESENTS A CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF BUILDINGS, PARKING AND CIRCULATION/CURB CUT AREAS. HOWEVER, ADJUSTMENTS ARE PERMITTED BASED UPON TERRAIN/DEVELOPER NEEDS, TOPOGRAPHIC OR OTHER SITE DESIGN CONSTRAINTS. NO REDUCTION IN BUILDING SETBACKS AROUND THE PERIMETER OF THE SITE OR BUFFER AREAS WILL BE PERMITTED.
  - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCES AND STANDARDS DEALING WITH OFF-STREET PARKING, STORAGE, TREE ORDINANCE, SCREENING, AND FLOODWAYS.
  - THE PROPOSED DEVELOPMENT SHALL BE LIMITED TO AN AUTO DEALERSHIP (NEW & USED VEHICLES) AND ASSOCIATED FUNCTIONS (I.E., PAINT/BODY REPAIR, CAR WASH, SALES DEPARTMENT, STORAGE, ETC.) AND MULTI-FAMILY DEVELOPMENT. THE AUTO DEALERSHIP (PARCEL A) SHALL NOT EXCEED 50,000 SQUARE FEET OF TOTAL BUILDING AREA AND THE MULTI-FAMILY AREA DEVELOPMENT (PARCELS B AND C) SHALL CONFORM TO A MAXIMUM OF TWO MULTI-FAMILY UNITS.
  - AREAS DESIGNATED AS BUFFERS SHALL REMAIN UNDISTURBED EXCEPT IN THE INSTANCE WHERE UTILITY CONNECTIONS (GAS, WATER, SEWER, ELECTRICAL, ETC.) NECESSARY TO SERVE THE DEVELOPMENT SHALL BE PERMITTED TO PENETRATE TO THE BUFFER. IF ANY PENETRATION OF A BUFFER IS DISTURBED AS ALLOWED JUST ABOVE, THEN THE DISTURBED AREA SHALL BE RE-ASSOCIATED WITH GRASS, SHRUBS AND/OR TREES, ETC. TO ESTABLISH AN ADEQUATE SCREEN TO ADJOINING PROPERTIES.
  - BUILDINGS SHALL NOT EXCEED THREE STORIES IN HEIGHT EXCEPT THAT ANY MULTI-FAMILY BUILDING NEXT TO THE 50 FOOT UNDISTURBED BUFFER WHICH ADJOINS SINGLE FAMILY HOMES LOCATED ON BRIARDALE DRIVE SHALL NOT EXCEED TWO STORIES. FURTHERMORE, A PEDESTRIAN CONNECTION TO THE MULTIPLE CREEK CREEKWAY SHALL BE PROVIDED FOR MULTI-FAMILY PARCEL C IF DETERMINED DESIRABLE BY THE PLANNING STAFF AND THE PARK AND RECREATION STAFF DURING THE PLAN MULTI-FAMILY REVIEW PROCESS.
  - THE SITE SHALL BE SERVED BY THE DRIVEWAY CURB CUTS AS SHOWN ON THIS SITE PLAN. THE LOCATION, HOWEVER, MAY VARY FROM THOSE INDICATED HEREON UPON FINAL DESIGN CONSIDERATIONS. SITE CONSTRAINTS, ZONING REGULATIONS, ETC., SHALL NOT EXCEED THOSE SHOWN. ONLY THREE (3) DRIVEWAY CURB CUTS ON THE SOUTHERLY SIDE OF DELTA ROAD EXTENSION ARE SHOWN FOR APPROVAL PURPOSES.
  - TREES, ESPECIALLY THOSE OF SIGNIFICANT SIZE, ARE RECOGNIZED AS A MARKETING ASSET. THEREFORE, EXISTING TREES IN THE PROPOSED MULTI-FAMILY DEVELOPMENT SITES WILL BE SAVED TO THE EXTENT FEASIBLE AND IN ACCORDANCE WITH THE TREE ORDINANCE.
  - IN THE EVENT THAT PARCEL 165-151-37 IS REZONED FROM THE PRESENT R-9 TO A NON-RESIDENTIAL ZONING DISTRICT, THEN THE 20' UNDISTURBED BUFFER SHOWN ALONG THE COMMON PROPERTY LINE MAY BE USED INSTEAD IN ASSOCIATION WITH THE AUTO DEALERSHIP FUNCTIONS.
  - FIRE HYDRANTS SHALL BE INSTALLED SO THAT FIRE FIGHTING EQUIPMENT DOES NOT HAVE TO TRAVEL MORE THAN 500 FEET TO THE MOST REMOTE BUILDING ON THE SITE. DRIVEWAYS WILL BE DESIGNED TO ACCOMMODATE THE NECESSARY TURNING RADIUS FOR FIRE FIGHTING VEHICLES.
  - PETITIONER AGREES TO DEDICATE 10' OF RIGHT-OF-WAY (BEYOND THE SETTING 40') ALONG BOTH SIDES OF DELTA ROAD EXTENSION FOR THE ENTIRE PROJECT LENGTH. FURTHERMORE, THE PETITIONER AGREES TO EXCEDE AN ADDITIONAL 10' OF RIGHT-OF-WAY ON BOTH SIDES FOR PARKING IN THE FRONT THAT THE CITY OF CHARLOTTE IDENTIFIED THE NEED FOR SAID RIGHT-OF-WAY FOR FUTURE ROAD IMPROVEMENTS. MINIMUM BUILDING SETBACKS SHALL BE MAINTAINED FROM THE 120' R/W MARGIN.

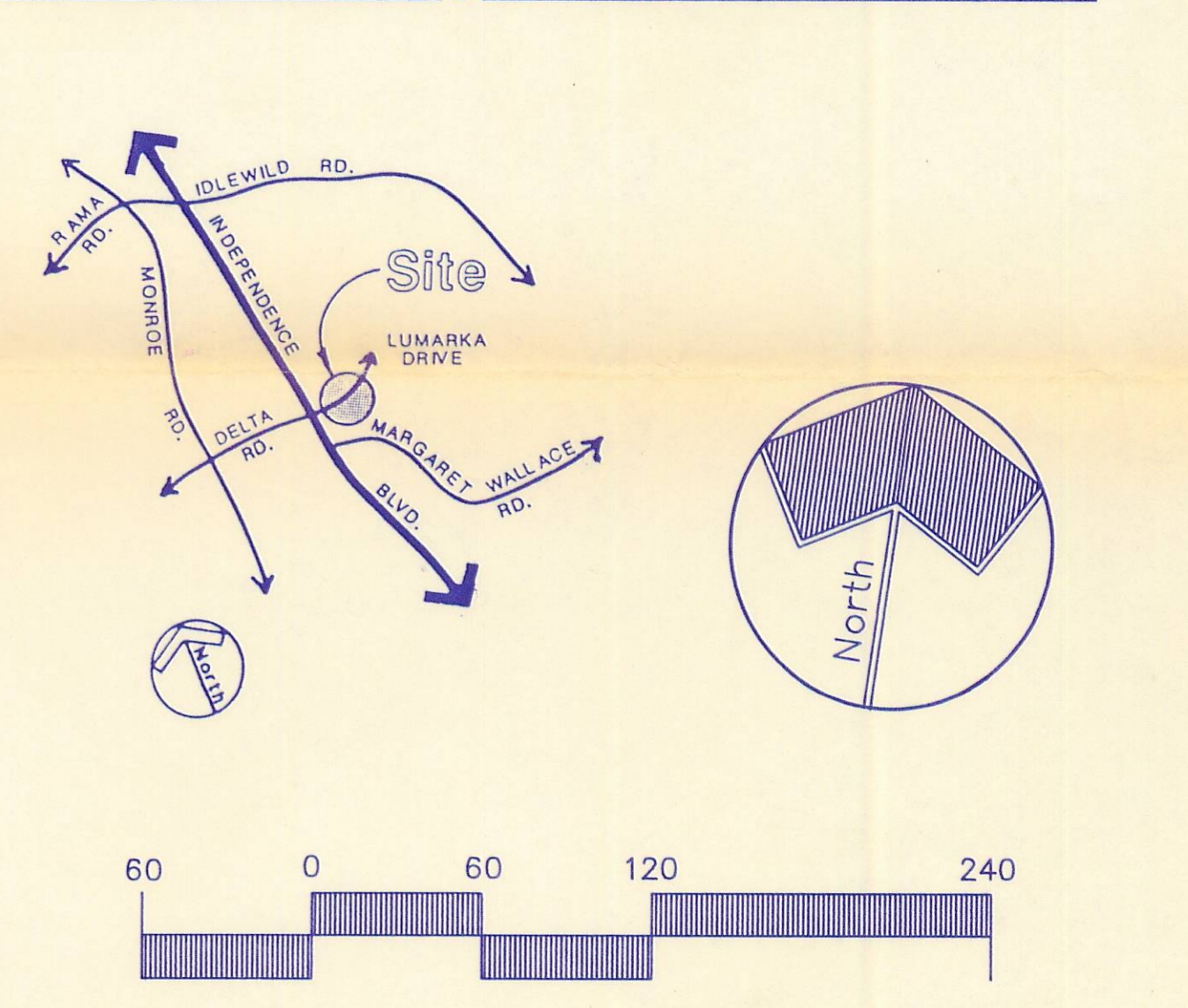
### Development Notes (cont)

- IN THE EVENT THAT PARCEL 165-151-37 HAS NOT DEVELOPED BY THE TIME THAT THE MULTI-FAMILY PORTION OF TRACT C WHICH LIES ON THE WESTERN SIDE OF THE 15 FOOT CARTRAY SEWER EASEMENT IS DEVELOPED, THEN IF REQUIRED UNDER APPLICABLE SUBDIVISION ORDINANCE STANDARDS A VEHICULAR CONNECTION SHALL BE PROVIDED TO SAID TAX PARCEL.
- MULTI-FAMILY BUILDING SHAPES AND SIZES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DEPENDING UPON FINAL DESIGN PLANS BUILDING SIZES MAY BE CHANGED TO FIT FEWER THAN THOSE SHOWN OR MORE BUILDINGS MAY BE PERMITTED, BUT IN EITHER EVENT BUFFER AREAS AND SETBACKS/YARD DIMENSIONS SHALL NOT BE REDUCED. FINAL DEVELOPMENT PLANS FOR THE MULTI-FAMILY AREA SHALL BE REVIEWED AND APPROVED BY THE PLANNING STAFF IN ACCORDANCE WITH APPLICABLE PLANNED MULTI-FAMILY REVIEW PROCEDURES.

### Adjoining Property Owners

1. 165-151-13 Petitioner	10. 165-154-32 Harold and Janie Robinson 7924 Briarclade Drive Charlotte, N.C. 28212
2. 165-151-37 Toyota City, Inc. 6801 E. Independence Blvd. Charlotte, N.C. 28212	11. 165-142-31 Billy R. Merchant 7916 Briarclade Drive Charlotte, N.C. 28212
3. 165-151-23 Mecklenburg County P.O. Box 31457 Charlotte, N.C. 28202	12. 165-143-30 James W. Farmer, Jr. 7912 Briarclade Drive Charlotte, N.C. 28212
4. 165-151-09 Piedmont Natural Gas 4339 S. Tryon Street Charlotte, N.C. 28213	13. 165-143-29 Robert R. Dunn 10222-B Plum Creek Lane Charlotte, N.C. 28210
5. 165-143-84 Valley at Sharon Forest P.O. Box 35429 Charlotte, N.C. 28235	14. 165-143-28 Daniel and April Waters 7900 Briarclade Drive Charlotte, N.C. 28212
6. 165-143-44 City of Charlotte 800 E. Trade Street Charlotte, N.C. 28202	15. 165-143-27 Lyndell and Lola Thompson 5944 Amity Place Charlotte, N.C. 28212
7. 165-143-35 Edward L. Deyo 8006 Briarclade Drive Charlotte, N.C. 28212	16. 165-151-03 Walker D. Jordan, Sr. 6901 E. Independence Blvd. Charlotte, N.C. 28212
8. 165-143-34 James and Curieno Clinton 800 Briarclade Drive Charlotte, N.C. 28212	17. 165-151-19 Walker D. Jordan, Sr. 6901 E. Independence Blvd. Charlotte, N.C. 28212
9. 165-143-33 Afl Foyad 7932 Briarclade Drive Charlotte, N.C. 28212	

### Location Map



Project Manager	GER
Drawn By	DEW
Checked By	GER
Date	6-26-89
Project Number	89033

Revisions:  
 8-20-89 REVISIONS PER PUBLIC HEARING, CMPC COMMENTS.  
 9-18-89 PER CMPC COMMENTS.  
 11-21-89 REVISED PER CLIENTS COMMENTS.  
 1-3-90 REVISED PER CMPC COMMENTS.

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Rezoning Plan • Petition No. 89-60

APPROVED BY CITY COUNCIL  
 DATE January 16, 1990

Delta Road Extension Property  
 Charlotte, North Carolina

FOR FRANK LaPOINTE

Scale: 1" = 60'  
 Sheet Number: RZ-1  
 Of ONE Total ONE