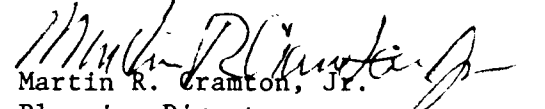


**INTER-OFFICE COMMUNICATION**

DATE: January 7, 1992

FROM:   
Martin R. Cramton, Jr.  
Planning Director

TO: Robert Brandon  
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. [REDACTED] by American Newland  
Tax Parcel No. 029-062-03, 029-221-12, 029-231-03, 029-221-03

Attached are two revised pages for the Highland Creek development plan. The pages that have been revised address the required building setbacks and yards for the single family homes. The previously approved pages had required 15 feet building separations as measured from the roof overhangs. This has been revised so that building separation is governed by County zoning regulations. Also eliminated was the reference to the minimum distance that protrusions such as trellises and arbors must maintain from lot lines. These types of protrusions will also be governed by the County zoning ordinance in effect on December 31, 1991.

Since these changes are minor I am administratively approving this change please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KHM/cln

*ATTACHED TO  
ADMINISTRATIVE  
APPROVAL DATED  
5/10/92*

## SITE LAYOUT Building Setbacks

Generally, building setback lines for residences are as illustrated. Some variations, especially in large lot sections, may occur. Setbacks can be affected by utility easements. Each lot must be reviewed for its specific setbacks.

### Residential - R-9PUD

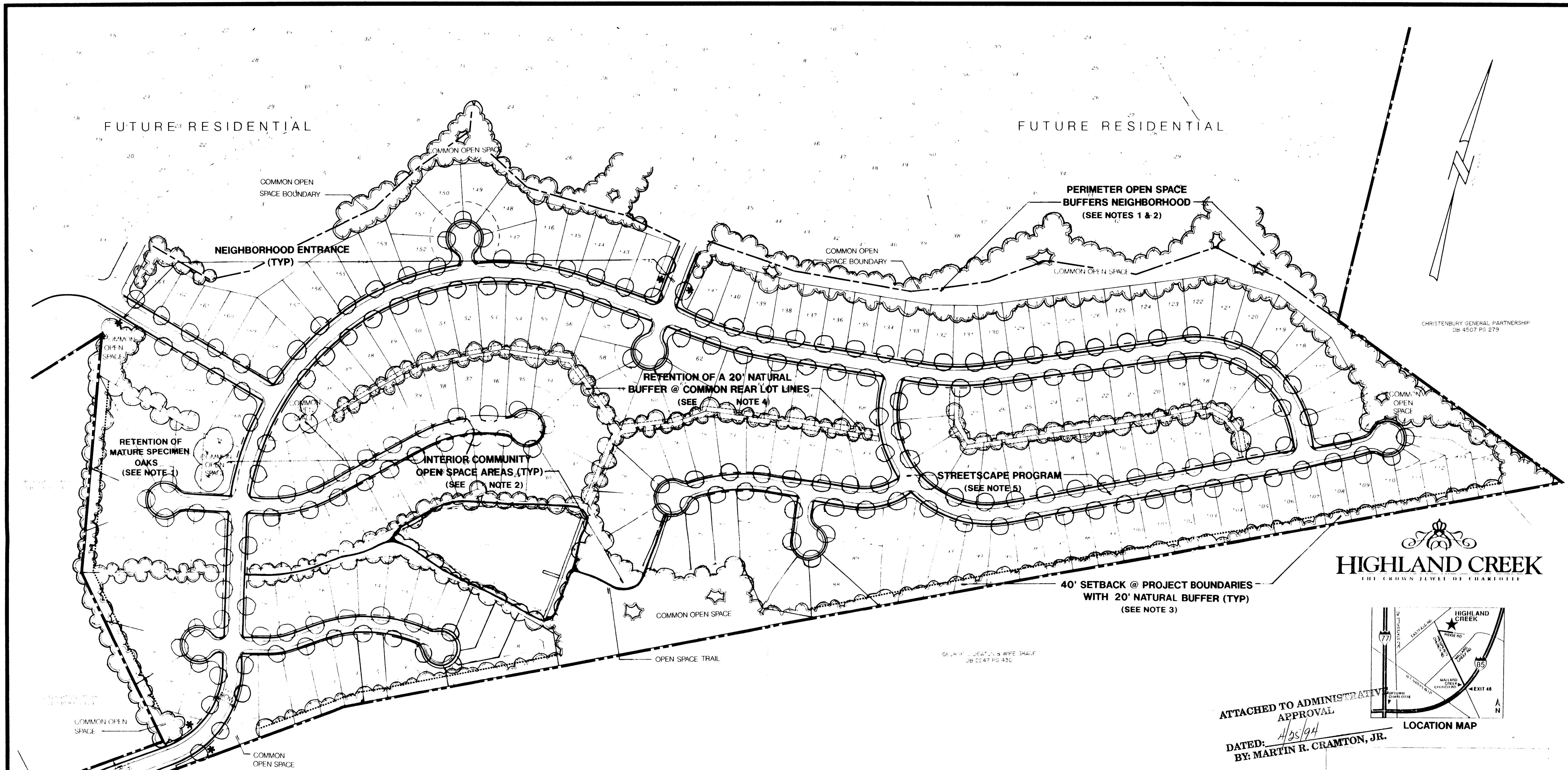
The front yard setbacks to residential structures is an average of twenty-five (25) feet from the street R.O.W. line, but, in no case shall be less than twenty (20) feet. This will allow off-street parking in the driveway without obstructing the pedestrian walkway. Balconies, roofs, low walls (maximum 2' height), and non-garage segments of dwelling units are allowed to encroach three (3) feet into this setback requirement.

The side yard setback will be a minimum of six (6) and eight (8) feet. When side yards front on streets (i.e., corner lots) or open space area, a ten (10) foot side yard setback is required including roof overhang. If side yard is used as drive to garage, a twenty (20) foot setback must be used. If the rear lot line of a corner lot is also the side lot line of an adjacent lot to the rear, then the side lot line of the corner lot on the street must be a least 50% of the required setback for the adjoining lot (Section 1616.2).

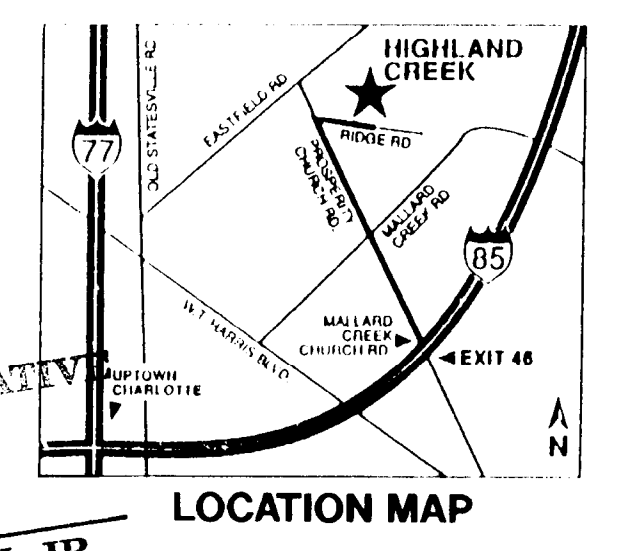
The rear yard setback shall be a minimum of twenty-five (25) feet in all cases, except for rear yards on the exterior boundary line of the property, in which case the rear yard

setback must be a minimum of forty (40) feet. This includes secondary structures or guest houses constructed in rear yards. Exception: garages where lot size is restrictive. For lots along thoroughfares, provisions contained in the zoning ordinance, paragraphs 1631.2, 1631.3 and 1631.4 shall apply.

Surface and subsurface structures such as tennis courts and pools must maintain a minimum seven and one-half (7.5) foot setback from the property line and are subject to approval by the New Construction Committee as established in the Highland Creek Design Guidelines.



**HIGHLAND CREEK**  
THE CROWN JEWEL OF CHARLOTTE



ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: 4/25/94  
BY: MARTIN R. CHAMTON, JR.

PROJECT VICINITY MAP

AMENDED  
INNOVATIVE SITE PLAN  
HIGHLAND CREEK VILLAGE 3  
NEWLAND CAROLINA  
AMENDMENT DATE  
4-12-94

**SITE DATA**

Current Zoning: R-9 PUD  
Proposed Zoning Designation: R-9 PUD (Innovative) (85%)  
Residential Area (lots/streets): 44.25 ac.  
Common Open Space: 8.15 ac. (18%)  
Total Site Area: 52.40 ac.

**LOT DATA**

Total Lots: 208  
Min. Lot Size: 55' X 110'  
Min. Lot Area: 6,000 sq. ft.\*  
Setbacks/Yard Areas: per R-9 PUD  
Front: 25'  
Side: 5'\*\*\*  
Corner Side: 10' where lot rear abuts common open space  
12' where lot rear abuts another lot  
Rear: 25' where lot rear abuts another lot  
40' where lot rear abuts exterior boundary of project  
Setback at Project Boundary: 40'  
\* proposed variation from R-9 PUD zoning as part of this Innovative Development Application  
\*\*\*proposed amendment to approved Innovative Site Plan.

**INNOVATIVE INTENT AND FEATURES**

Through the Innovative Development process, the developer is providing a quality, highly amenitized residential community within a master planned community not typically available in subdivisions of similar scale. This neighborhood offers a quality living environment through use of the following natural and planned features:

1. A site plan that responds to the exist. topography and wooded areas, reducing the need for mass clearing/grading, thus maintaining vegetation, natural drainage patterns and other natural site features.
2. 18% common open space including a small lake with walking trails. Perimeter open space buffers the neighborhood from adjacent property and neighborhoods and provides access to the overall Highland Creek open space/park system.
3. A 40' setback at perimeter (project) boundaries with the requirement of maintaining 20' of exist. vegetation as a natural buffer (except where conflicting with utility esmts.).
4. Additional lot depth at a majority of lots allows for variation of building setbacks and the retention of a 20' exist. vegetation buffer at common rear lot lines (10' each side, except where

- conflicting with utility esmts. and/or lot drainage).
5. An overall streetscape program consisting of street tree plantings, sidewalks along both sides of all streets and street lighting & mailboxes. Selected street trees will be 2 1/2" cal. large maturing deciduous trees (one per lot) planted in the fall season. Trees to be located 4'- 6' back from sidewalk edge. (All streets to be publicly maintained).
6. A variety of house plans will be available with complementary design features, style, colors, materials and details providing an architectural theme throughout the neighborhood. Landscape packages will be included with all houses.
7. A Homeowners' Association will maintain all common open space areas and entrance areas within the site. Natural vegetation buffer within lots will be protected by recorded covenants and restrictions governing the Homeowners' Association and applying to the uses and activities on all properties.
8. The availability of the many amenities within Highland Creek, including: the entrance features and parkway access, the golf course & clubhouse, community recreation centers and the open space/park system.

Oldham Planning & Design Associates, Inc.  
500 East Boulevard - Suite Two  
Charlotte, North Carolina 28203  
(704) 542-1919 FAX (704) 542-2025

**ESP ASSOCIATES, P.A.**  
engineering services / urban planning

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

DATE: April 25, 1994  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin R. Chamton, Jr., Planning Director

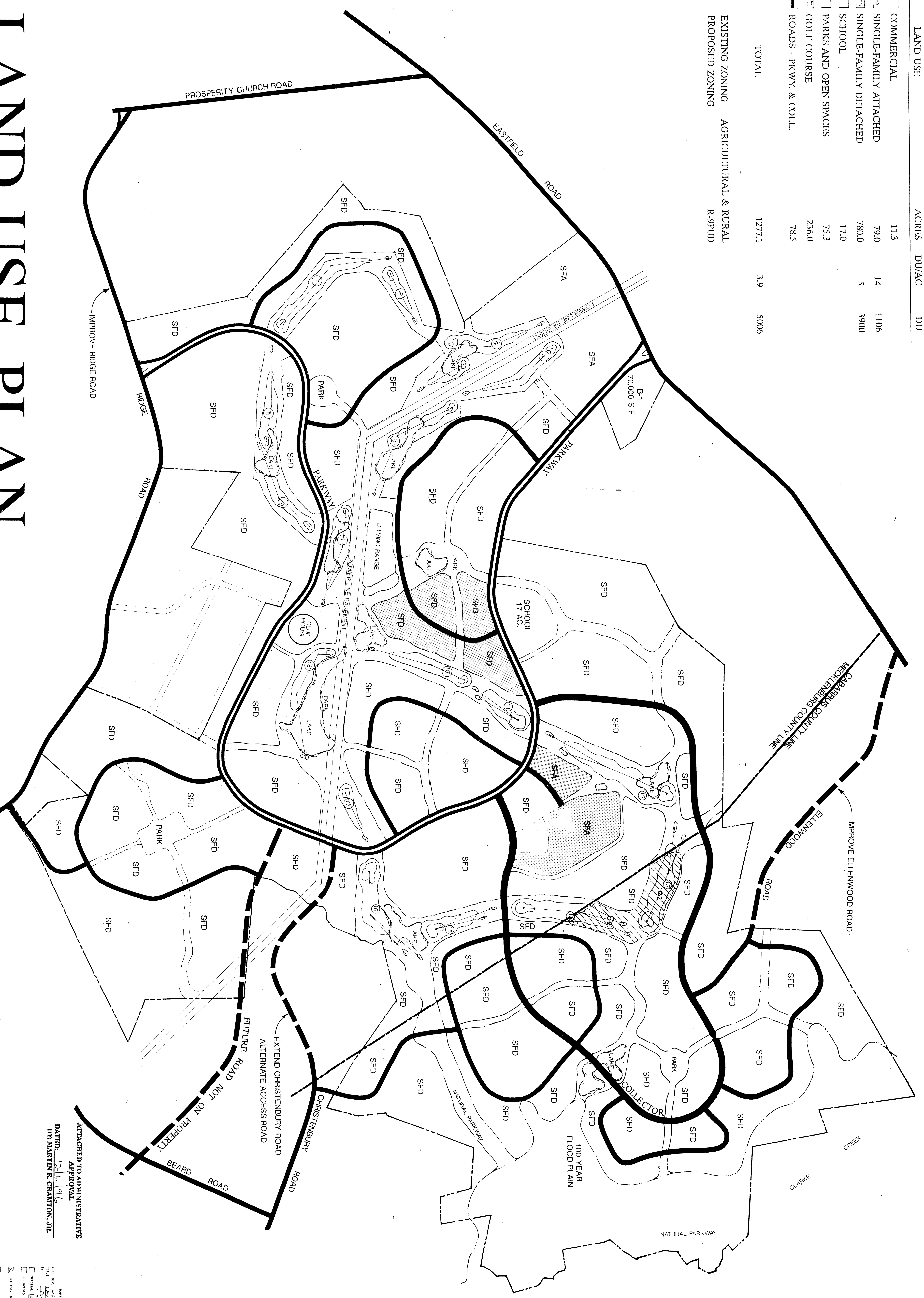
SUBJECT: Amendment to a Specific Innovative Plan for Highland Creek, Part of Petition No. [redacted] Tax Parcel No. 029-221-03.

Attached is an amendment to a specific innovative site plan for Highland Creek. Please use this plan when evaluating requests for building permits and certificates of occupancy.



LAND USE	ACRES	DU/AC	DU
COMMERCIAL	11.3		
SINGLE-FAMILY ATTACHED	79.0	14	1106
SINGLE-FAMILY DETACHED	780.0	5	3900
SCHOOL	17.0		
PARKS AND OPEN SPACES	75.3		
GOLF COURSE	236.0		
ROADS - PKWY. & COLL.	78.5		
<b>TOTAL</b>	<b>1277.1</b>	<b>3.9</b>	<b>5006</b>

EXISTING ZONING AGRICULTURAL & RURAL  
 PROPOSED ZONING R-9PUD



# LAND USE PLAN

## HIGHLAND CREEK - CHARLOTTE, NORTH CAROLINA

A master planned community - American Newland Associates

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 12/1/96  
 BY: MARTIN R. GRANTON, JR.

REVISION : NOVEMBER 15, 1996

THE PLANNING CENTER  
 1300 DUNE STREET, SUITE 300  
 NEWPORT BEACH, CALIFORNIA 92660  
 PHONE: 714.861.9444  
 FAX: 714.861.9445

SCALE: 1" = 800'  
 REVISION: AUGUST 1990



**SITE DATA**

Current Zoning: R-9 PUD  
Proposed Zoning Designation: R-9 PUD (Innovative)  
Residential Area (lots/ Streets): 18.3AC  
Common Open Space: 4.3AC (20%)  
Total Site Area: 22.6AC

**LOT DATA**

Total Lots: 87  
Min. Lot Size: 55' \* x 110'  
Min. Lot Area: 6,050 SF\*  
Setbacks/ Yard Areas: per R-9 PUD  
Front: 20'  
Side: 5'  
Corner Side: 10' where lot rear abuts common open space.  
12' where lot rear abuts another lot.  
25' where lot abuts another lot.  
40' where lot rear abuts exterior boundary of project.\*

\* proposed variation from R-9 PUD zoning as part of this Innovative Development Application.

**INNOVATIVE INTENT AND FEATURES**

Through the Innovative Development process, the developer is providing a quality, highly amenitized residential community within a master planned neighborhood not typically available in subdivisions of similar scale. This neighborhood offers a quality living environment through use of the following natural and planned features:

1. A site plan that responds to the existing topography reducing the need for mass clearing / grading, thus maintaining vegetation, natural drainage patterns and other natural site features.
2. 4.3AC common open space including: picnic areas, walking trails, small play structures, benches, interior open space buffers the neighborhood from adjacent property and neighborhoods and provides access to the overall Highland Creek open space/ park amenity system.
3. A 40' setback along the Highland Creek Parkway with the requirement of maintaining 20' of vegetation as a natural buffer (except where conflicting with utility easements).
4. Smaller lots maintain density, yet allow more open space between lots and retain more existing vegetation, except where conflicting with utility easements and/or lot drainage.

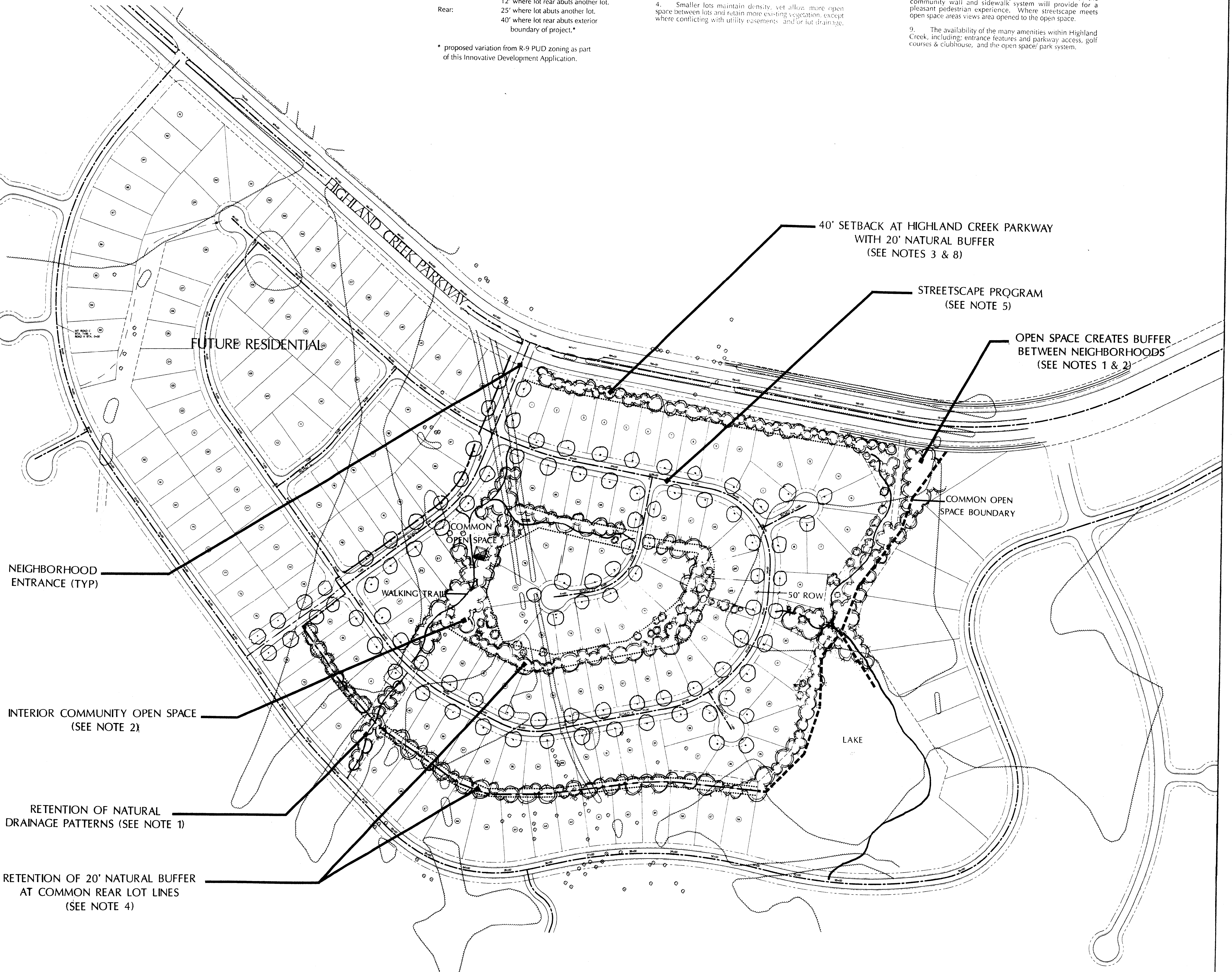
5. An overall streetscape program consisting of street tree planting, sidewalks along both sides of all streets and street lighting & mailboxes. Selected street trees will be 2 1/2" cal. large maturing deciduous trees (spaced approximately 75' on center; a minimum of one tree per lot). Trees to be located 4'-6' from sidewalk edge. (All streets to be publicly maintained).

6. A variety of house plans will be available with complementary design features, style, colors, materials and details providing an architectural theme throughout the neighborhood. Landscape packages will be included with all houses.

7. A Homeowners' Association will maintain all common open space areas and entrance areas within the site. Natural vegetation buffer within the lots will be protected by recorded covenants and restrictions governing the Homeowners' Association and applying to the uses and activities on all properties.

8. Creative use of berms in combination with the community wall and sidewalk system will provide for a pleasant pedestrian experience. Where streetscape meets open space areas views are opened to the open space.

9. The availability of the many amenities within Highland Creek, including: entrance features and parkway access, golf courses & clubhouse, and the open space park system.



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 12/6/96  
BY: MARTIN R. CRAMTON, JR.



**HIGHLAND CREEK**

AMERICAN GENERAL LAND DEVELOPMENT, INC.

INNOVATIVE SITE PLAN AMENDMENT

**Haden Stanziale, Inc.**

1919 South Boulevard, Suite 102  
Charlotte, NC 28203  
(704) 373-0534



SCALE: 1"=100'-0"

NOVEMBER 15, 1996

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

DATE: December 6, 1996

TO: Robert Brandon  
Zoning Administrator  
FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: APPROVED R-9PUD INNOVATIVE SITE PLAN  
HIGHLAND CREEK  
AREA E  
HIGHLAND CREEK R-9PUD INNOVATIVE DISTRICT  
HIGHLAND CREEK PARKWAY  
PETITION NO. [REDACTED]

Attached please find a copy of the approved innovative site plan for a portion of the Highland Creek development. The plan has been approved by the Zoning Committee of the Charlotte Mecklenburg Planning Commission. Please use this approved plan when evaluating requests for building permits and certificates of occupancy.

cc: Jonathan Wood