

ISLAND POINTE

REZONING PLAN

Prepared by:
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Client:
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Rev. November 19, 1990 Date: August 6, 1990
 Revised after Public Hearing Rev. September 12, 1990
 Rev. November 26, 1990
 Rev. as per Zoning Comm. meeting for Public Hearing

Notes:
 1. Station Road West is to be realigned and reconstructed to the International Agreement in R-RUD.
 2. Federalist circulation will be provided to separate the activity from vehicular movement and to assure site access to adjacent areas to school, park sites and neighborhood amenity areas.

R-PUD OPEN SPACE CALCULATIONS

13442 AC. RESIDENTIAL ACREAGE IN R-PUD	21237 AC.
OPEN SPACE/COUSE	100 AC.
PROVIDE COUL COURSE	820 AC.
ACTIVE AMENITY OPEN SPACE	304.37 AC.
DUKE POWER R/W	
Open space = 22.6% of Residential Ac.	

DEVELOPMENT DATA

Existing Zoning: R-15 and R-R
 Proposed Zoning: R-12 PUD

Ttract A- B-1 SCD
 Ttract B- B-4 CD (with
 Ttract C- Commercial/Multi SJP)

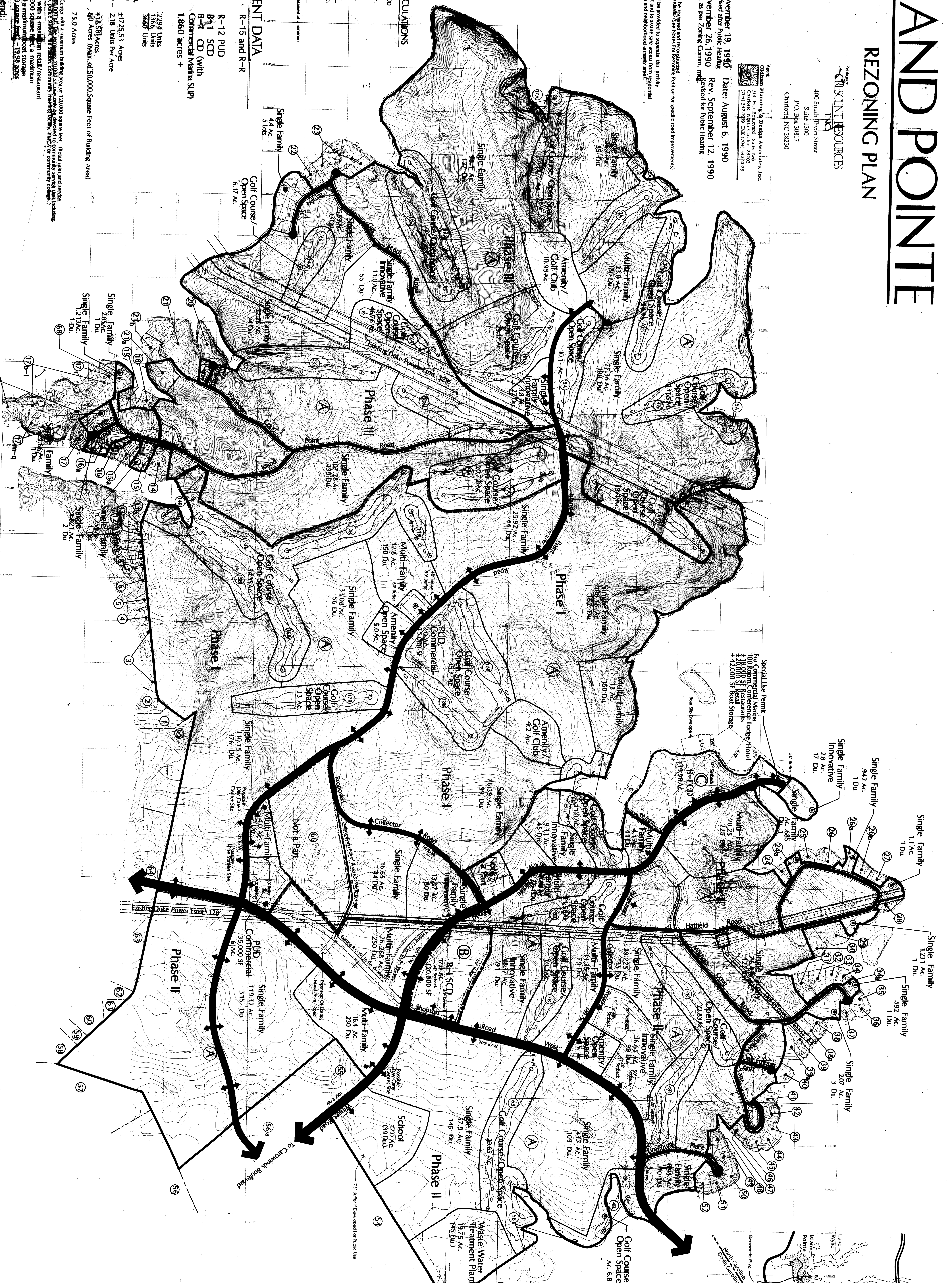
Total Property Size: 1,860 acres +

Proposed Use:
 Ttract A - Single Family - 2294 Units
 Multi-Family - 1366 Units
 Total - 3660 Units
 Residential Land Area - 4173.53 Acres
 Space - 218 Units Per Acre
 Residential Density - 2.18 Units Per Acre
 PUD Commercial - 438.58 Acres
 PUD Commercial - 80 Acres (Max. of 50,000 Square Feet of Building Area)
 Single Family - 75.0 Acres

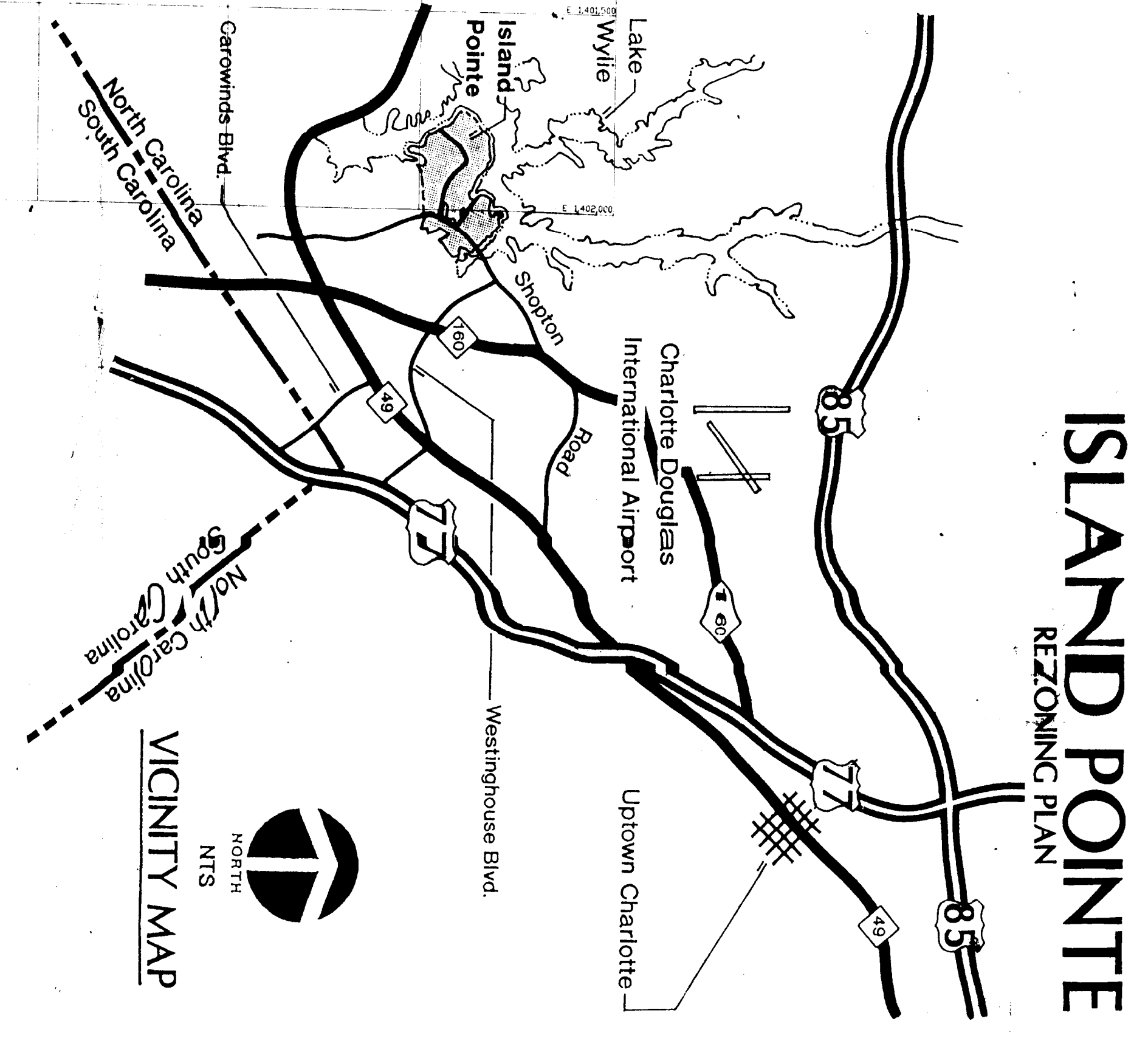
Ttract B - Neighborhood Shopping Center with a maximum building area of 75,000 square feet. Retail sales and service uses shall be limited to those permitted in the zoning ordinance. The building community shall be VAC or community center.)
 Ttract C - Commercial Center with a maximum retail/restaurant building area of 50,000 square feet, a maximum 1000 room hotel and a maximum 1000 room office building. Total square feet - 19,98,825

Legend:

Preliminary Phase Boundary
 Major Access Points

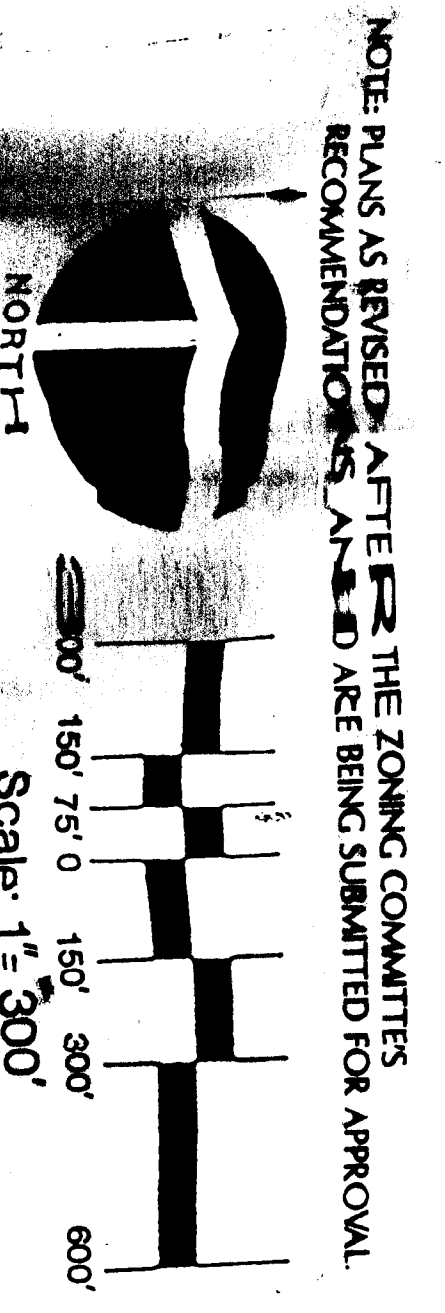


Special Use Permit:
 For Golf Course:
 100,000 sq. ft. Restaurants
 100,000 sq. ft. Lodges/Hotels
 100,000 sq. ft. Boat Storage
 100,000 sq. ft. Boat Storage



ISLAND POINTE REZONING PLAN

90-12(c)
 Oldham
 November 27, 1990



NOTE: THIS IS A PRELIMINARY PLAN. THE ZONING COMMITTEE SHALL REVIEW AND APPROVE THE FINAL PLAN. THIS PLAN IS NOT BEING SUBMITTED FOR APPROVAL.