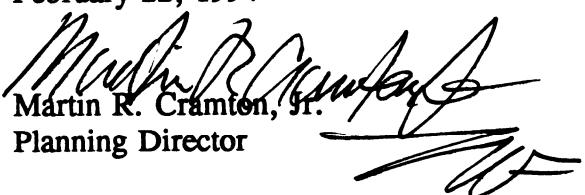


**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

TO: Robert Brandon
Zoning Administrator

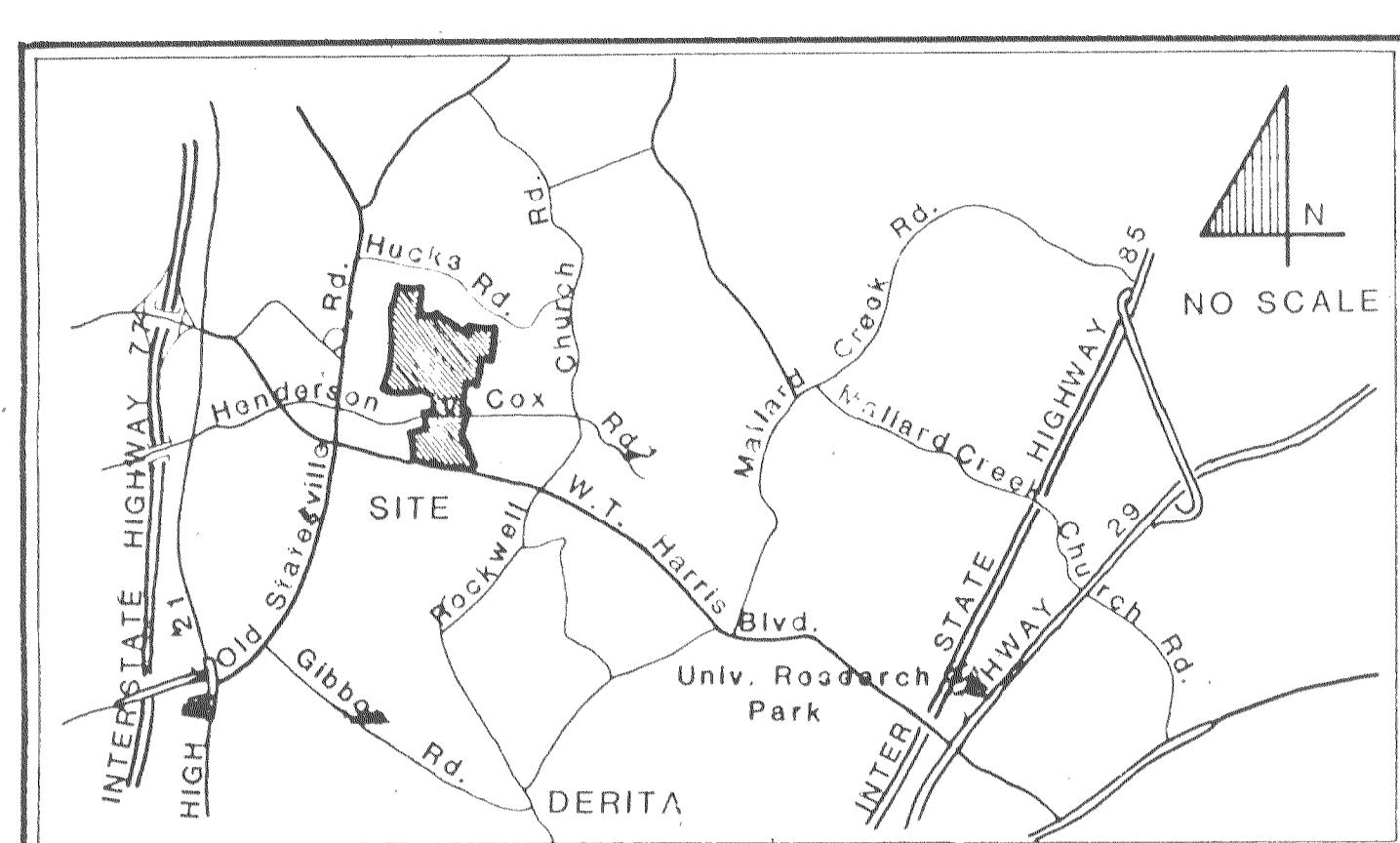
DATE: February 22, 1994

FROM: 
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-33(c), Investors Real Estate Investment Company Tax Parcels: 020-361-04, 05, 08, 15, and 18.

Attached is a revised site plan for Davis Lake. The purpose of this modification is to allow the designated uses on two adjacent parcels to be exchanged. This change involves the parcel designated for a "Day Care Center" located on the northerly side of David Cox Road at the end of McQuay Road and the parcel designated for "Residential/Institutional/Recreational (Single Family, Fire Station, Library, Church or Other Suitable Uses) located on the northeasterly corner of David Cox Road and Davis Lake Parkway. The zoning ordinance permits minor changes in detail to be made to conditional site plans. Because these uses are considered similar in nature, I am administratively approving this plan. Please reference this plan when evaluating requests for building permits.

MRC/mm



SITE DATA

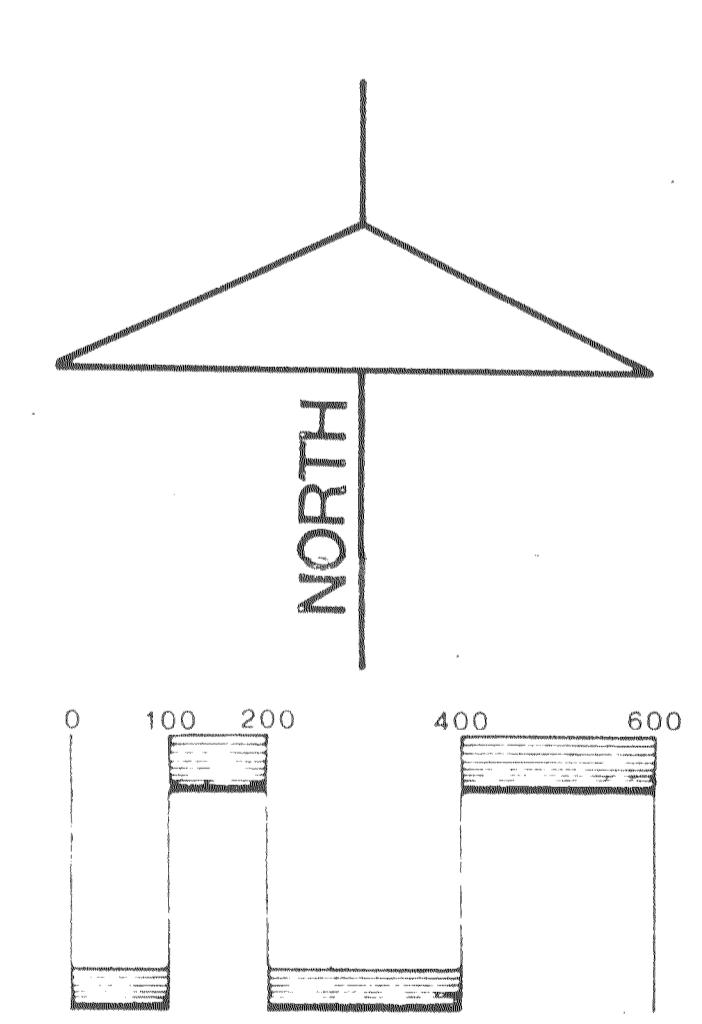
EXISTING ZONING:	R-9 PUD	261.18 acres	70.76%	TOTAL AREA:	384.785 Acres
	R-15MF(CD)	32.70 acres	8.86%		
PROPOSED ZONING:	O-15(CD)	17.28 acres	4.68%	MAXIMUM USAGE:	R-9 PUD Single-Family 729 Units
	B-1SCD	23.74 acres	6.43%		R-15MF(CD) Attached 291 Units
	I-1	34.22 acres	9.27%	Total Units	1020 Units
	R-9 PUD	297.015 acres	77.19%		O-15 (CD) Office 172,000 Square Feet
	B-1	3.255 acres	0.85%	B-1 SCD Office	120,000 Square Feet
	R-9	2.168 acres	0.57%		B-1 SCD Commercial 197,000 Square Feet
	I-1	8.627 acres	2.25%	RESIDENTIAL DENSITY:	R-9 PUD Area 2.47 Units/Acre
	R-15MF(CD)	32.70 acres	8.53%		R-15MF(CD) Area 8.90 Units/Acre
	O-15(CD)	17.28 acres	4.51%		
	B-1 SCD	23.74 acres	6.20%		

GENERAL NOTES

- ## GENERAL NOTES
1. The Day Care Center site shall:
 - a: conform to R-9MF Standards of Sections 1626 and 2119
 - b: observe a 40' no parking setback along David Cox Rd.
 - c: observe a 30' buffer adjacent to single family zoning outside PUD.
 - d: specific site plan to be approved by Planning Staff prior to issuance of building permit..
 2. In order to create a parkway-like character, the entry roads to the development at Harris Boulevard and David Cox Road shall be divided and no individual residential driveways shall be allowed to access directly onto Davis Lake Parkway that runs through the R-9PUD area, except as shown on plan.
 3. The plan includes a perspective submitted with Petition 87-45(c) from Harris Boulevard which is intended to illustrate the way in which the plan will incorporate special design features to preserve an attractive streetscape along Harris Boulevard and to soften public view of the business and office areas.
 4. At the time any development of property occurs along David Cox Road, that roadway shall be widened to collector standards and 30' of right of way dedicated from centerline curb to issuance of permits. Any left turn lane installation shall be determined by normal standards and requirements of Mecklenburg County Engineering Department.
 5. Cross-sections of typical edge treatments at various locations in order to show design intent with respect to the use of existing trees, berms, vegetation and supplemental plantings to buffer and screen adjoining properties were submitted with Petition #87-45(c).
 6. Landscape buffers shown between zoning classifications shall utilize existing vegetation, which shall be supplemented by berms and plantings where necessary to provide a visual separation of uses. This separation shall screen parking and service areas and soften other views.
 - A. **BUFFER REVEGETATION PLAN** - The below list of plant materials shall be installed at the sizes and quantities shown whenever buffers as shown on this map are disturbed by grading or other construction activity.
 - B. **MINIMUM REQUIRED PLANTS IN BUFFERS** - For every 2000 sf of buffer there shall be:
 - a. 2 canopy trees of 1 1/2 - 2" caliper min.
 - b. 2 understory trees of 6' height min.
 - c. 2 evergreen trees of 4 - 5' height min.
 - d. 8 evergreen shrubs at 3 gal. pot size min.
 - e. 6 deciduous shrubs at 3 gal. pot size min.
 - C. If existing vegetation to remain meets or exceeds the above standard, no additional plantings will be provided; otherwise supplemental plantings will be installed.
 - D. Where existing vegetation is to remain, vines, weedy plants, and other scrub growth may be removed to provide a proper landscape appearance.
 7. Parking for the proposed development shall adhere to all requirements of applicable zoning classifications. Landscaped islands shall be placed in parking areas at a ratio of not less than one 9' x 15' island for every 15 parking spaces to avoid large expanses of pavement and shall be planted with at least one shade tree of 1 1/2 - 2" caliper.
 8. Buildings in the business, office and apartment areas shall be architecturally compatible with the other buildings in the same area. The offices proposed shall be constructed of wood and masonry to achieve a design theme that is residential in character. All detached buildings within the commercial area shall conform to uniform design criteria established for the main retail center.
 9. Exterior lighting for business and office areas will be designed and located to direct glare away from adjacent properties.
 10. Illustrated phasing areas are intended to show a general intent with respect to project development, which may be modified during the course of development with the approval of the Planning Staff.
 11. Schematic building cross-sections submitted with Petition #87-45(c) illustrate the general type of design features which the Developer intends to incorporate in order to enhance the quality and attractiveness of the project.
 12. Configuration of buildings, vehicular circulation, road alignments, access points and parking areas are subject to modifications to accommodate definitive development plans. Such modifications will be subject to existing zoning ordinances.
 13. In the PUD area architectural features of residences shall avoid excessive repetition of building design. Building heights, scale, roof lines and materials are important design features to be considered and will be controlled by an Architectural Review Board.
 14. Common open space and buffer areas in the PUD development shall be owned and maintained by a homeowners association.
 15. Recreation areas will include bikeways, swim and tennis club and other amenities as determined by development needs. The reception center shall provide for on-site sales and may serve as permanent professional offices following project completion. Recreational bikeways shall be constructed in conjunction with the residential neighborhoods served by the bikeway and, in no case, later than 6 months following neighborhood completion.
 16. McQuay Road (N.C.S.R. No. 2617) will be abandoned.
 17. All set-backs and other dimensional requirements prescribed by the Mecklenburg County Zoning Ordinance will be observed or exceeded as shown on the plan.
 18. The project signage shall conform to Mecklenburg County Zoning Ordinance requirements and the Davis Lake Flexibility Option.
 19. The S. W. & C. S. Davis Store, S. W. Davis House and Croft Schoolhouse now located on Bob Beatty Road will be retained as Historic Properties.
 20. All subdivision standards for street location and design shall be adhered to including provisions for stub street connections to adjoining properties.
 21. On-site road improvements shall be constructed as recommended by the traffic impact study prepared by Kimley-Horn and Associates, dated August 1987.
 22. Northbound Davis Lake Parkway shall be reconstructed to provide for two inbound left-turn lanes from Harris Boulevard and continuing for approximately 1,000 feet to the first median opening and for an appropriate transition north of that point. Southbound Davis Lake Parkway shall be reconstructed to increase the existing left-turn lane storage to 300 feet. (This construction shall be in substantial conformance with a design prepared by Post, Buckley, Schuh & Terriyan, Inc. as part of the April, 1991 traffic study.) These improvements are not needed until (1) Harris Boulevard has been widened to provide the dual left-turn lanes and (2) the intersection has been made four-way through development of land to the south. Therefore, the developer agrees to install or guarantee this installation when either these two events occur or when development begins on the portion of land included in this petition for change from I-1 to R-9 PUD near SC 115, whichever comes first. If the guarantee is in the form of a bond or other financial instrument (in lieu of actual construction) the maximum effective time of this financial guarantee shall be five years from date of filing.
 23. The developer agrees to create a roadway extending from Davis Lake Parkway to the northerly property line in the area west of Crofton Springs Drive and east of the Duke Power right-of-way. This road shall be physically developed to a collector pavement width standard as defined by the Charlotte/Mecklenburg Development Manual. Due to property configuration a variance in right-of-way width may be considered to a minimum of 50'.
 24. Charlotte Mecklenburg Utility Department - water/sewer is

ADJOINING PROPERTY OWNERS

2.	043-082-06	Bobby C. Locklear RFD 7, Box 507E Charlotte, NC 28213	15.	027-361-034 027-361-036	Jean C. Mullis P.O. Box 4418 Emerald Isle, NC 28594
3.	043-082-12 043-085-12	Crow-Childress-Klein #8A 1400 Charlotte Plaza Charlotte, NC 28244	16.	027-191-01	William W. Davis RFD 7, Box 649 Charlotte, NC 28213
4.	043-085-10	Mecklenburg Investments, Ltd. c/o The Hankey Company 400 Perimeter #975 Atlanta, GA 30346	17.	027-191-02	James V. Davis and Wife RFD 7, Box 648 Charlotte, NC 28213
5.	043-085-11	William A. Myers, Jr. and Wife 4925 David Cox Road Charlotte, NC 28213	18.	027-191-05	Luther L. Canipe and Wife RFD 7, Box 647 Charlotte, NC 28213
6.	043-092-08 043-093-03	Grover C. Brown, Jr. and Wife 8200 Cleve Brown Road Charlotte, NC 28213	19.	027-191-10	Alma D. Hucks RFD 7, Box 645 Charlotte, NC 28213
7.	043-081-01	George P. Canipe and Wife RFD 7, Box 499A Charlotte, NC 28213	20.	027-191-15	Carey B. Todd and Wife RFD 7, Box 639 Charlotte, NC 28213
8.	043-089-05	Reid W. Brown and Wife 4715 David Cox Road Charlotte, NC 28269	21.	027-191-16	Robert G. Watkins and Wife 9300 Bob Beatty Road Charlotte, NC 28213
9.	043-062-02	E. C. Griffith Company, Inc. 1914 Brunswick Avenue Charlotte, NC 28207	22.	027-201-02	Loftis Construction Corpora P. O. Box 30504 Charlotte, NC 28230
10.	043-093-04	Richard L. McQuay and John W. McQuay 4434 Fair Street Charlotte, NC 28208	23.	027-211-02	R. D. Kennerly and Wife 2144 Hastings Drive Charlotte, NC 28207
11.	027-201-03	Duke Power Company 422 S. Church Street Charlotte, NC 28202	24.	027-211-03	Lawrence A. Temple and Wife c/o RFD 7, Box 508 Charlotte, NC 28213
12	027-361-035	Arthur Killian and Wife 4728 David Cox Road Charlotte, NC 28269	25.	027-211-04 027-211-05	Ira B. Temple and Wife 4924 David Cox Road Charlotte, NC 28213
13.	027-212-02 027-212-04	Margaret S. Dupriest RFD 7, Box 501F Charlotte, NC 28213	26.	027-211-08 027-211-09	Bruce N. Lemmond and Wife 4930 David Cox Road Charlotte, NC 28213
14.	027-212-03	G. C. Nelson and W. Elizabeth Nelson RFD 7, Box 501E ..	27.	027-151-01	Paul B. Quinn and Wife RFD 7, Box 496 Charlotte, NC 28213
			28.	027-211-06	Lucy Brown Gray 4908 David Cox Rd.



SCALE IN FEET

JTA # 1569 July 1, 198⁵

REVISED July 7, 1987

 Sept. 3, 1987

 Dec. 7, 1990 YWA

 Jan. 14, 1991 YWA

 Jan. 21, 1991 YWA

 May 20, 1991 YWA

 May 28, 1991 YWA

 Aug. 15, 1991 YWA

FOR PUBLIC H

OWNER:
INVESTORS REAL ESTATE INVESTMENT CO
6719-C FAIRVIEW RD.
CHARLOTTE N.C. 28210

CONSULTANT:
YARBROUGH - WILLIAMS & ASSOCIATES, INC
801 CLANTON RD. SUITE 110
CHARLOTTE, N.C. 28217

D A V I S

a planned community in mecklenburg county, north carolina
For Public Hearing

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 2/22/93
BY: MARTIN R. CRAMTON, JR.

REVISED DEC. 7, 1990
YARBROUGH-WILLIAMS & ASSOCIATES, INC.
PETITION # 91-9(C)

ORIGINAL MAP PREPARED BY
ENGINEERS: KIMLEY-HORN AND ASSOCIATES, INC.
ENGINEERS AND PLANNERS

LAND PLANNING BY: JERRY TURNER & ASSOCIATES, INC.
RALEIGH, N.C.

PLANNING CONSULTANT: FRED E. BRYANT
CHARLOTTE, N.C.

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