

Site Data

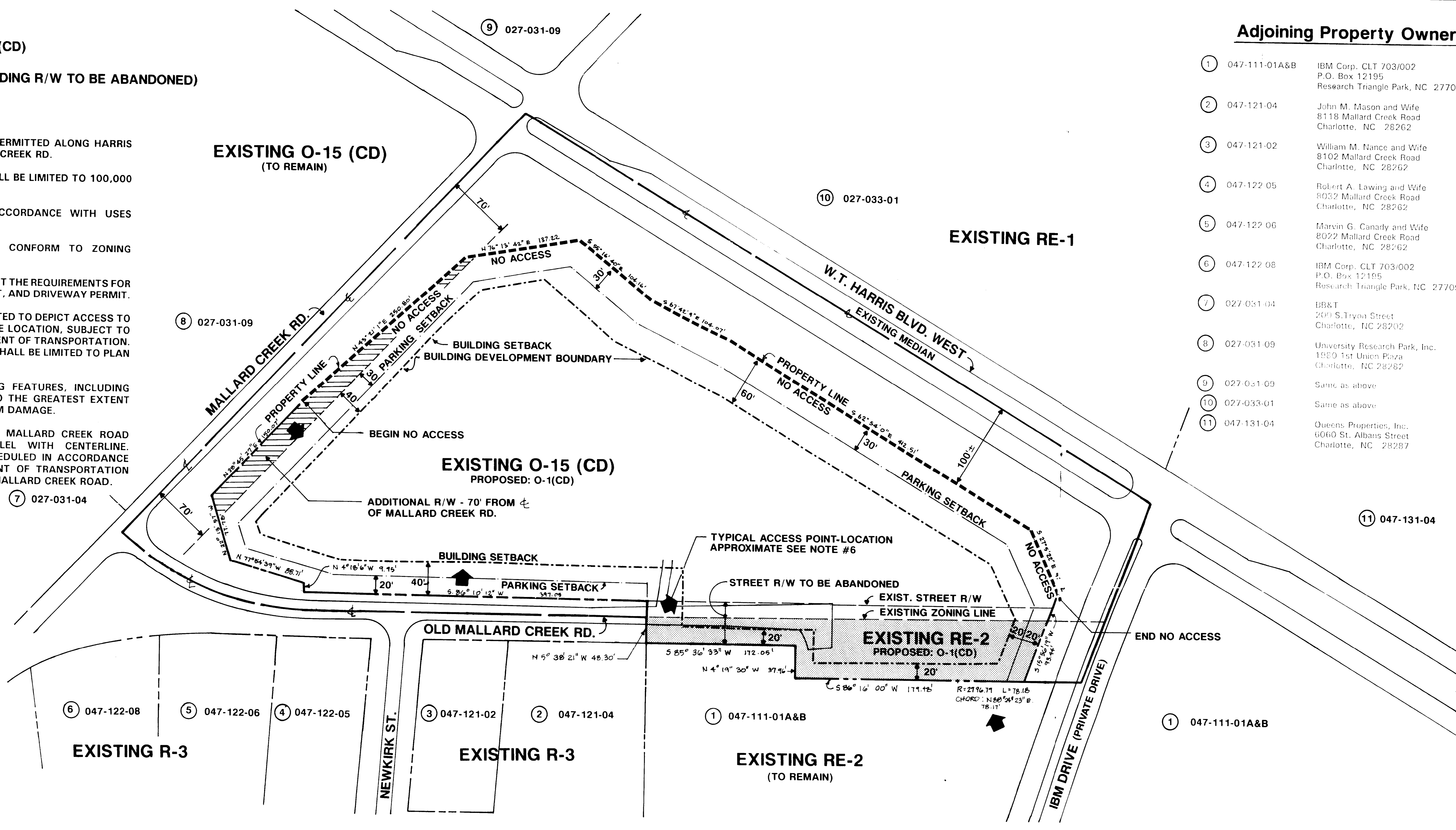
EXISTING ZONING: RE-2 & O-15 (CD)
 PROPOSED ZONING: O-1 (CD)
 SITE SIZE: 6.623 ACRES (INCLUDING R/W TO BE ABANDONED)

Development Notes

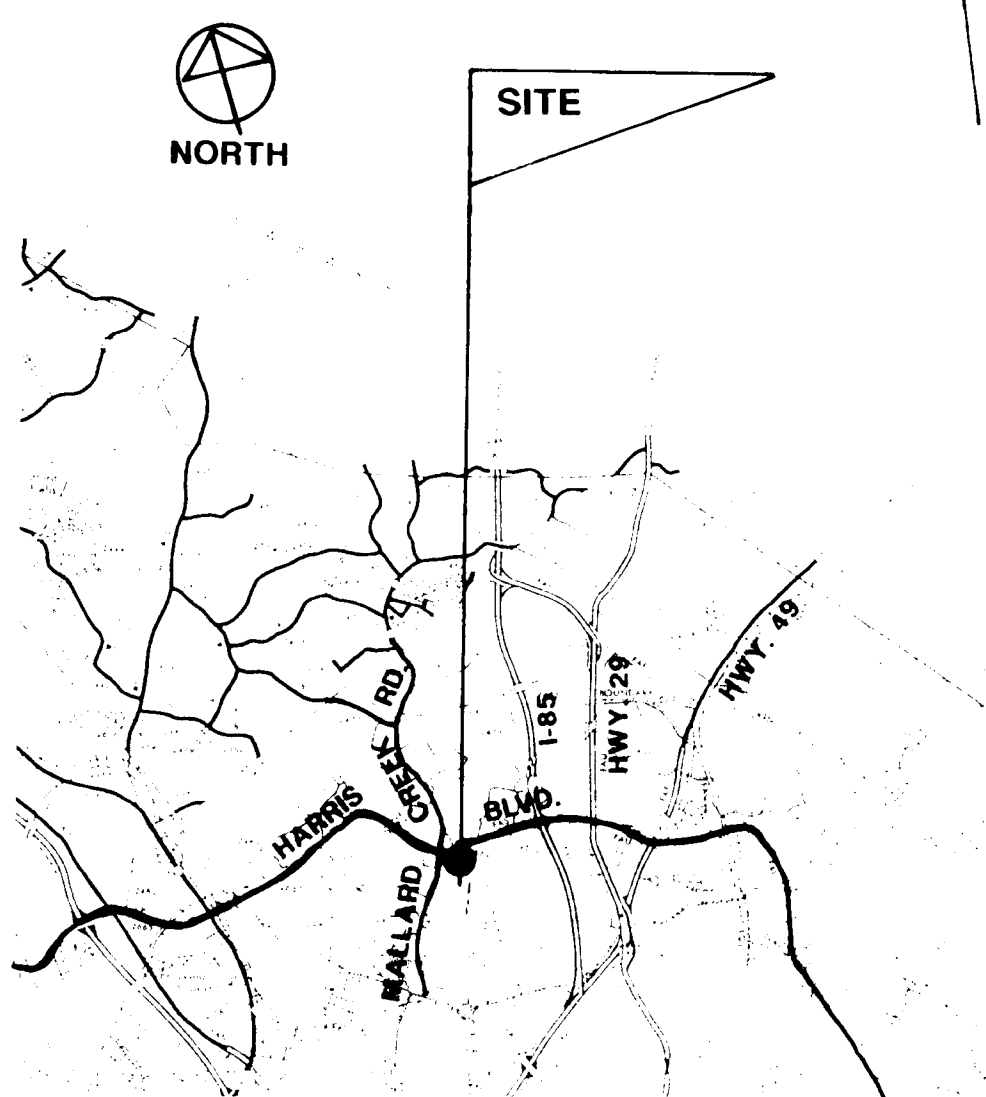
- NO VEHICULAR ACCESS SHALL BE PERMITTED ALONG HARRIS BLVD. AND A PORTION OF MALLARD CREEK RD.
- TOTAL BUILDING DEVELOPMENT SHALL BE LIMITED TO 100,000 S.F.
- PERMITTED USES SHALL BE IN ACCORDANCE WITH USES ALLOWED IN O-1 ZONING DISTRICT.
- SITE DEVELOPMENT PLANS SHALL CONFORM TO ZONING ORDINANCE AND TREE ORDINANCE.
- SITE DEVELOPMENT PLANS SHALL MEET THE REQUIREMENTS FOR GRADING PERMIT, DETENTION PERMIT, AND DRIVEWAY PERMIT.
- TYPICAL ACCESS POINTS ARE INDICATED TO DEPICT ACCESS TO SITE. PLAN INDICATES APPROXIMATE LOCATION, SUBJECT TO REVIEW FROM CHARLOTTE DEPARTMENT OF TRANSPORTATION. TOTAL NUMBER OF ACCESS POINTS SHALL BE LIMITED TO PLAN ALONG PUBLIC RIGHT OF WAY.
- DEVELOPER SHALL RETAIN EXISTING FEATURES, INCLUDING EXISTING TREES AND WATERLINE TO THE GREATEST EXTENT POSSIBLE, AND SHALL PROTECT FROM DAMAGE.
- ADDITIONAL RIGHT OF WAY ALONG MALLARD CREEK ROAD SHALL BE MAXIMUM 70' PARALLEL WITH CENTERLINE. DEDICATION OF R/W SHALL BE SCHEDULED IN ACCORDANCE WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION NEEDS FOR IMPROVEMENTS ALONG MALLARD CREEK ROAD.

Adjoining Property Owners

- | | | |
|---|---------------|---|
| ① | 047-111-01A&B | IBM Corp. CLT 703/002
P.O. Box 12195
Research Triangle Park, NC 27709 |
| ② | 047-121-04 | John M. Mason and Wife
8118 Mallard Creek Road
Charlotte, NC 28262 |
| ③ | 047-121-02 | William M. Nance and Wife
8102 Mallard Creek Road
Charlotte, NC 28262 |
| ④ | 047-122-05 | Robert A. Lawing and Wife
8032 Mallard Creek Road
Charlotte, NC 28262 |
| ⑤ | 047-122-06 | Marvin G. Canady and Wife
8022 Mallard Creek Road
Charlotte, NC 28262 |
| ⑥ | 047-122-08 | IBM Corp. CLT 703/002
P.O. Box 12195
Research Triangle Park, NC 27709 |
| ⑦ | 027-031-04 | BB&T
209 S. Tryon Street
Charlotte, NC 28202 |
| ⑧ | 027-031-09 | University Research Park, Inc.
1950 1st Union Plaza
Charlotte, NC 28262 |
| ⑨ | 027-031-09 | Same as above |
| ⑩ | 027-033-01 | Same as above |
| ⑪ | 047-131-04 | Queens Properties, Inc.
6060 St. Albans Street
Charlotte, NC 28287 |

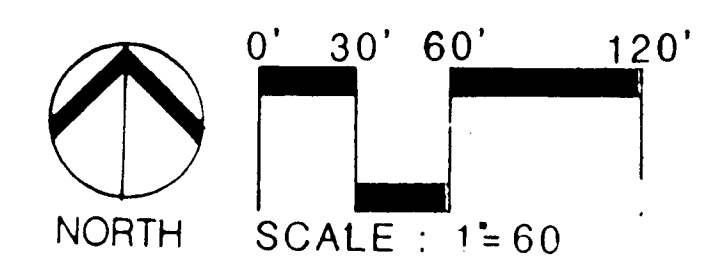


Vicinity Map



PLAN
SCALE: 1"=60'-0"

92-21



APPROVED BY CITY COUNCIL
 DATE *May 18, 1992*

Project Manager
Design
Drawn
Date: February 3, 1992
Project Number

Revisions
MARCH 23, 1992 - REVISED PER CHARLOTTE MECKLENBURG PLANNING COMMISSION COMMENTS

J. Gary Morgan Associates
 Landscape Architecture
 and Planning
 1990 First Union Plaza
 Charlotte, North Carolina 28282
 704 374-1329

REZONING PLAN FOR PUBLIC HEARING - PETITION NO. [REDACTED]
CHARLOTTE, NORTH CAROLINA
 92-21

ZONING
Sheet Number
Z-7
Of 1 Total 1