

Conditional Notes:

- Uses allowed in the R-17 MF(CD) area shall include any uses permitted by right or permitted under prescribed conditions in the R-17 MF district.
- A maximum of 585 residential dwelling units will be allowed in the R-17 MF(CD) area. No more than 300 of the units shall be multi-family dwelling units.
- Greenway area will be dedicated no later than at the time of development of the adjacent property with record plats for single-family, or building permits for other uses. Access points shall be provided from the residential areas. A minimum of two 30' wide access points will be provided from a public street to the greenway to facilitate maintenance.
- Uses allowed in the B-1(CD) area shall include any uses permitted by right or permitted under prescribed conditions in a B-1 district, except that no food service involving drive-thru windows ("fast food" establishments) shall be allowed.
- The petitioner shall dedicate an area equal to 50' from centerline along Vance Road for future roadway purposes. Such dedication shall occur prior to issuance of any building permit for the B-1(CD) area.
- The petitioner shall dedicate to NCDOT 100 feet of right-of-way (50' each side of centerline) for the Outer Belt. In addition, 200 feet (100' either side of the center 100') shall be reserved for purchase by NCDOT. The value of the reserved right-of-way shall be determined by the lower of the following:
 - An appraisal at the time of acquisition with the value based on single-family development as the higher and best use, or;
 - The cost of the land to the original petitioner, plus the total interest on that land.
- The R-9 PUD areas to remain will meet the minimum 10% open space requirement, with the areas north and south of the Outer Belt considered independently.

Development Data:

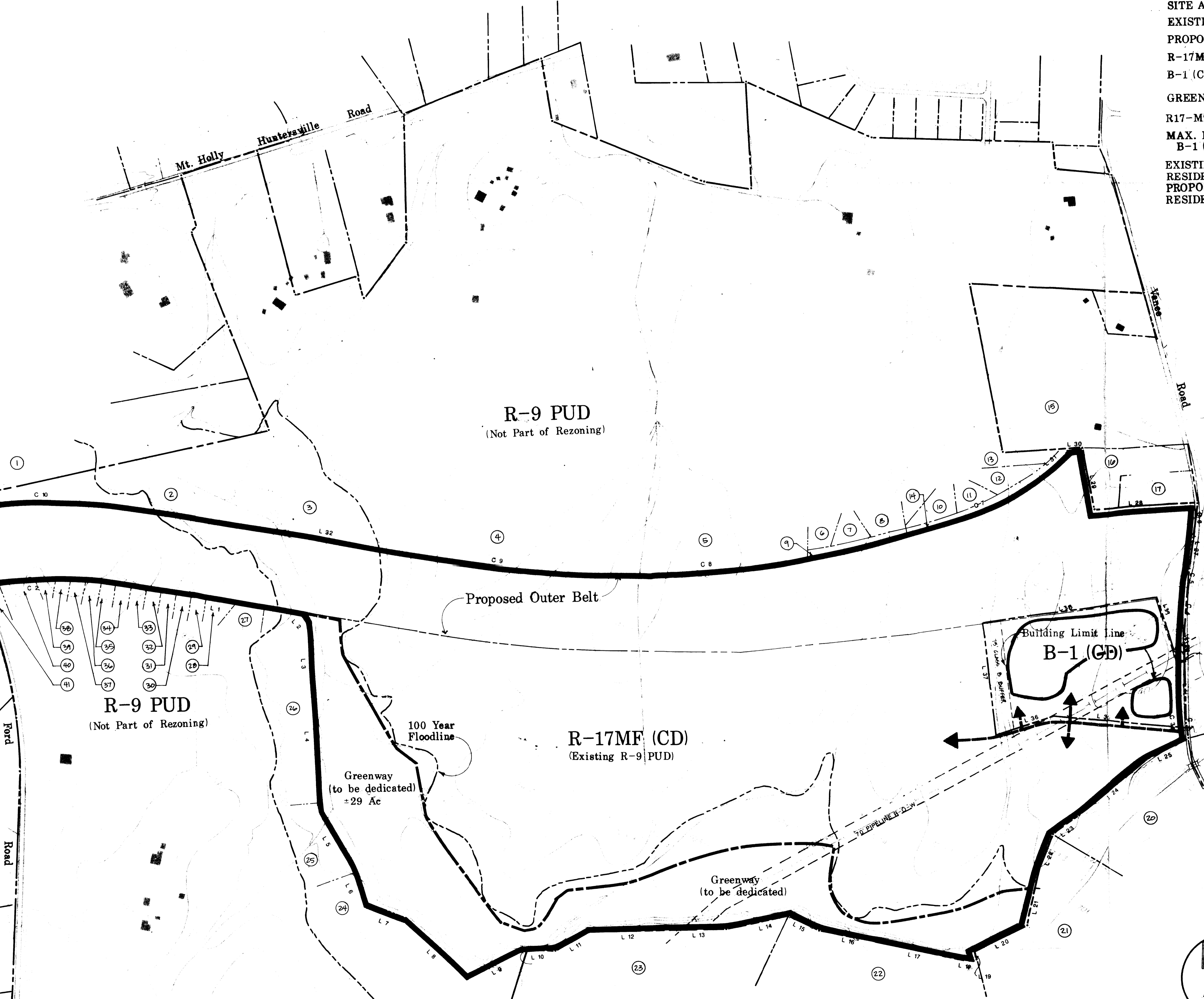
SITE AREA ————— 165.6(±) ACRES
 EXISTING ZONING ——— R-9 PUD
 PROPOSED ZONING ——— R-17MF (CD) & B-1 (CD)
 R-17MF (CD) ————— 155.0(±) ACRES
 B-1 (CD) ————— 10.6(±) ACRES
 GREENWAY ————— 29 (±) ACRES (17.5% OF SITE)
 R17-MF (CD) DENSITY= 685/153.0 = 3.82 D.U./Ac. (Max.)
 MAX. BLDG. AREA,
 B-1 (CD) ————— 55,000 S.F. (Including out Parcel)
 EXISTING APPROVED
 RESIDENTIAL ————— 1,022 MF Units
 PROPOSED
 RESIDENTIAL ————— 585 Units (max. 300 MF Units)

Adjacent Property Owners

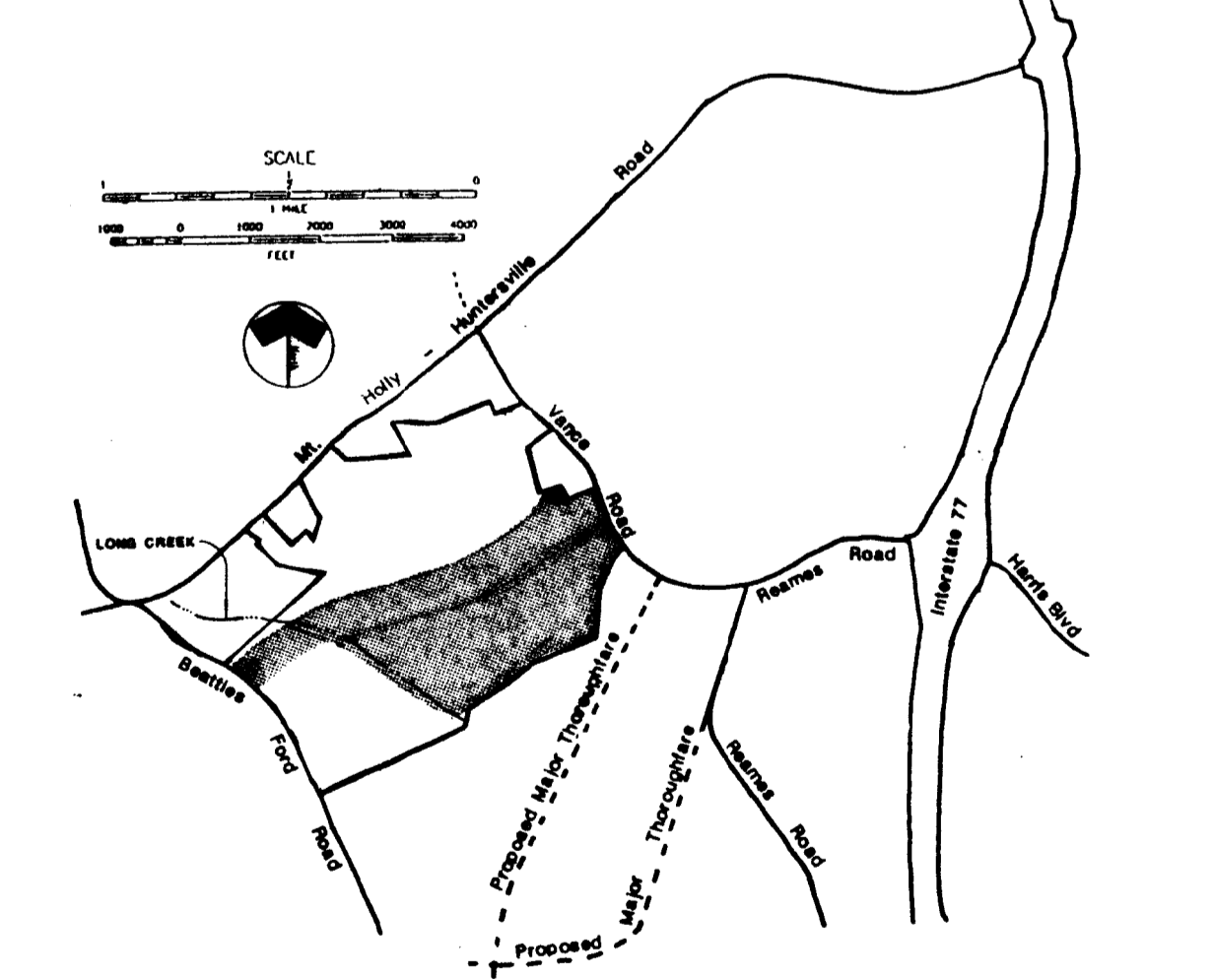
① 021-181-04	James W. Kelly, Jr. and John D. Kelly 7811 Black Creek Road Charlotte, NC 28217	② 021-181-21	L. Ryan Miller, Jr. and John D. Miller, Sr. c/o 9011 Woodside Raleigh, NC 27614
② 021-181-78 Parcel	First Colony Group Ltd. 1200 Government Center Charlotte, NC 28204	③ 021-181-96	First Colony Group Ltd. 1200 Government Center Charlotte, NC 28204
③ 021-181-99 Parcel	Sam As Above	④ 021-181-98	Sam As Above
④ 021-181-99 Parcel	Sam As Above	⑤ 021-181-99	Mecklenburg C-10 400 E. Fourth Street, 11th Floor Charlotte, NC 28202
⑤ 021-181-94	Planis Development Associates 443 Parkside Manor, #200 Charlotte, NC 28210	⑥ 021-181-40	MJ Schmittman Home, Inc. 104 E. Marshall Street, #105 Charlotte, NC 28204
⑥ 021-181-17	Resort Home, Inc. 2000 Cliff Gateway Dr., Suite 100 Charlotte, NC 28219	⑦ 021-181-39	Resort Home Associates 1000 E. Fourth Street, #201 Charlotte, NC 28204
⑦ 021-181-16	Sam As Above	⑧ 021-181-35	Resort Home Associates 1000 E. Fourth Street, #201 Charlotte, NC 28204
⑧ 021-181-15	Richard H. White and Wife 853 Cypress Forest Drive Charlotte, NC 28216	⑨ 021-181-37	Sam As Above
⑨ 021-181-71 Lot Area	Vance Development Associates 1401 E. Fourth Street Charlotte, NC 28204	⑩ 021-181-36	Sam As Above
⑩ 021-181-27	Henry E. Smith 8141 Cypress Forest Drive Charlotte, NC 28215	⑪ 021-181-35	Sam As Above
⑪ 021-181-28	James W. Kelly and Wife 841 Cypress Forest Drive Charlotte, NC 28216	⑫ 021-181-31	MJ Schmittman Home, Inc. 104 E. Marshall Street, #105 Charlotte, NC 28204
⑫ 021-181-29	Henry E. Smith and Wife 8141 Cypress Forest Drive Charlotte, NC 28215	⑬ 021-181-32	Resort Home Associates 1000 E. Fourth Street, #201 Charlotte, NC 28204
⑬ 021-181-24	William J. Whitford and Wife 853 Cypress Forest Drive Charlotte, NC 28216	⑭ 021-181-31	MJ Schmittman Home, Inc. 104 E. Marshall Street, #105 Charlotte, NC 28204
⑭ 021-181-19 Lot Area	Planis Development Associates 443 Parkside Manor, #200 Charlotte, NC 28210	⑮ 021-181-32	Resort Home Associates 1000 E. Fourth Street, #201 Charlotte, NC 28204
⑮ 021-181-99	Franklin W. Blitch and Wife 8141 Cypress Forest Drive Charlotte, NC 28215	⑯ 021-181-39	MJ Schmittman Home, Inc. 104 E. Marshall Street, #105 Charlotte, NC 28204
⑯ 021-181-97	Edward W. Blitch and Wife 8141 Cypress Forest Drive Charlotte, NC 28215	⑰ 021-181-38	Resort Home Associates 1000 E. Fourth Street, #201 Charlotte, NC 28204
⑰ 021-181-94	Edward W. Blitch, Jr. 8141 Cypress Forest Drive Charlotte, NC 28215	⑱ 021-181-27	MJ Schmittman Home, Inc. 104 E. Marshall Street, #105 Charlotte, NC 28204
⑱ 021-181-01	James W. Kelly and Wife P.O. Box 12093 Charlotte, NC 28221	⑲ 021-181-30 Lot Area	Windsor W. Whitford Homeowners Association 443 Parkside Manor, #200 Charlotte, NC 28210
⑲ 021-181-01	Vance Road Associates 1200 E. Fourth Street Charlotte, NC 28204	⑳ 021-181-01	Daniel L. Wernoff and Wife 8141 Cypress Forest Drive Charlotte, NC 28215
⑳ 021-181-01	Kenneth T. Kelly 1001 Glendon Heights Blvd. Saline, VA 24353	㉑ 021-181-04	Richard D. Calvey, Sr. and Wife 8141 Cypress Forest Drive Charlotte, NC 28215
㉑ 021-181-01	Harvey F. Kelly 1200 E. Fourth Street Charlotte, NC 28204	㉒ 021-181-03	Long Creek Ltd. Planning c/o Planis Development Group, Inc. 1200 Government Center Charlotte, NC 28204
㉒ 021-181-01	Resort Home Associates P.O. Box 1209 Raleigh, NC 27653	㉓ 021-181-01	V. A. Blitch and Wife 8141 Cypress Forest Drive Charlotte, NC 28215

Property Line Data

LINE DATA	Direction	Distance
L 1	N 73 47'04" E	279.237'
L 2	S 50 11'30" W	32.261'
L 3	S 28 20'30" E	245.244'
L 4	S 28 59'20" E	635.568'
L 5	S 45 59'08" W	367.927'
L 6	S 44 12'06" E	143.411'
L 7	S 39 44'30" E	299.111'
L 8	S 37 53'40" E	389.764'
L 9	N 39 04'45" E	272.34'
L 10	N 66 16'22" E	1150.087'
L 11	S 34 12'11" W	173.537'
L 12	S 43 05'13" W	325.557'
L 13	S 43 03'54" W	311.027'
L 14	S 51 57'13" W	289.133'
L 15	N 40 21'50" W	152.511'
L 16	S 74 01'42" W	341.94'
L 17	N 10 16'54" W	355.097'
L 18	S 40 43'13" W	49.71'
L 19	S 42 05'10" E	41.211'
L 20	S 31 47'18" E	272.007'
L 21	S 13 34'44" E	272.18'
L 22	S 21 31'11" E	173.207'
L 23	S 27 25'51" E	110.927'
L 24	S 21 01'25" E	445.107'
L 25	S 37 42'24" W	220.297'
L 26	S 27 00'07" E	26.86'
L 27	S 13 04'42" E	139.457'
L 28	N 60 37'20" W	465.727'
L 29	S 40 37'13" E	798.627'
L 30	N 60 37'13" E	49.307'
L 31	S 21 42'00" E	119.267'
L 32	N 73 42'04" E	1372.337'
L 33	N 56 41'57" E	125.057'
L 34	S 49 33'53" W	218.427'
L 35	S 40 16'30" W	284.74'
L 36	N 32 21'47" W	522.70'
L 37	N 32 21'47" W	522.70'
L 38	N 56 09'23" E	810.31'
L 39	N 62 05'00" E	811.93'
L 40	N 62 05'00" E	811.93'
L 41	S 11 00'01" E	218.43'
C 1	2177.251'	409.507'
C 2	2432.791'	732.407'
C 3	636.927'	69.667'
C 4	636.927'	71.337'
C 5	1009.467'	246.517'
C 6	811.277'	151.397'
C 7	1313.567'	590.097'
C 8	4553.107'	1639.897'
C 9	5315.107'	782.077'
C 10	2782.097'	837.087'
C 11	1559.24'	274.707'
C 12	156.00'	249.00'



Location Map



APPROVED BY COUNTY COMMISSION
 DATE 10/18/93

WEDGEWOOD
 A Planned Unit Development By First Colony Group

Sheet **RZ-1**
 DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204 704/332-1204