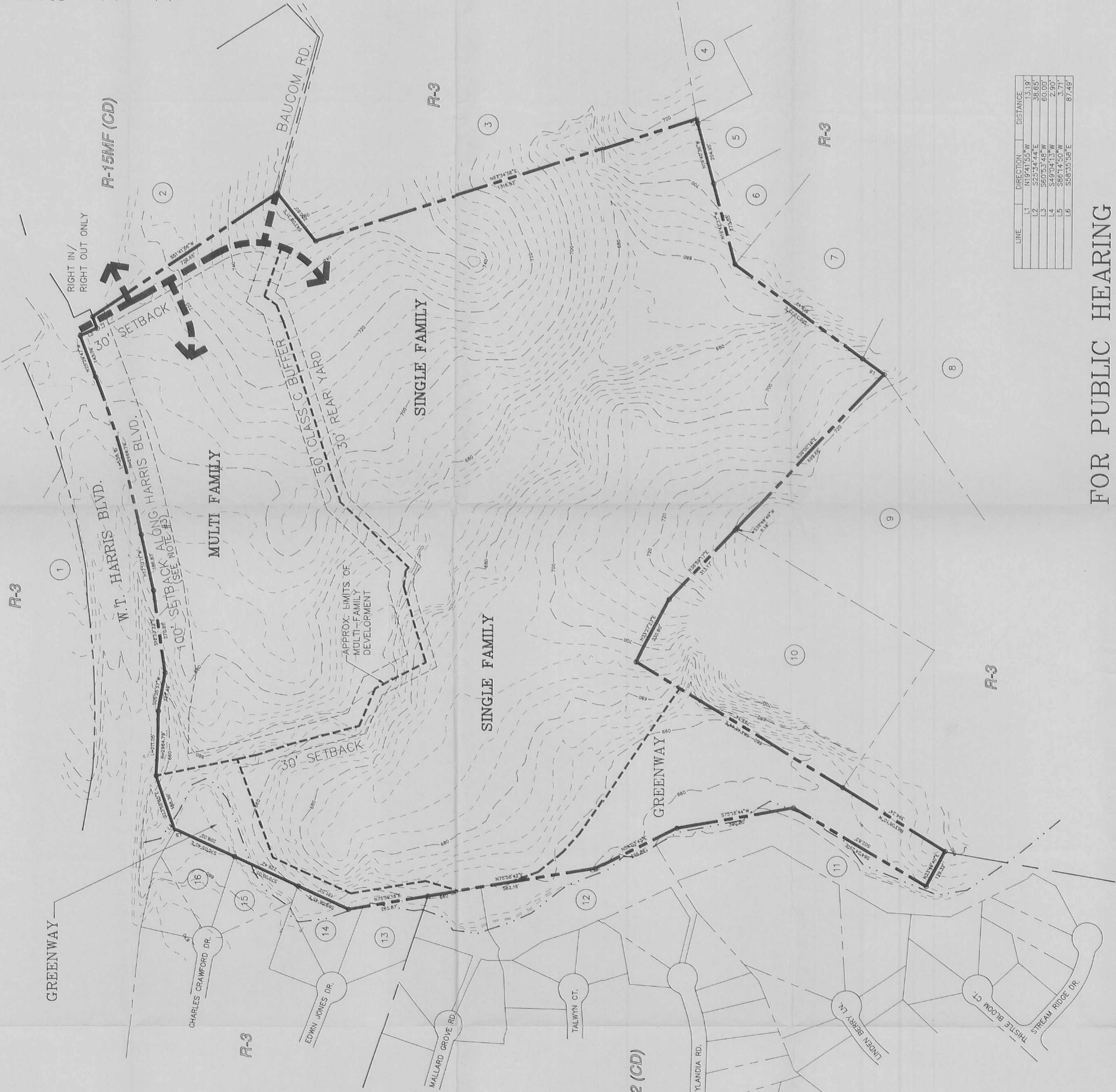


DEVELOPMENT DATA

EXISTING ZONING—R-3
 PROPOSED ZONING—MX-2
 SITE AREA—103.8 AC
 SINGLE FAMILY & GREENWAY—78.8 AC.
 MULTI FAMILY—25.0 AC.
 PROPOSED UNITS—510 DU TOTAL
 SINGLE FAMILY—200 DU
 MULTI FAMILY—310 DU
 DENSITY—4.9 DU/AC.
 SINGLE FAMILY—2.5 DU/AC
 MULTI FAMILY—12.4 DU/AC.

LEFT TURN LANE ALONG
 MALLARD CREEK ROAD. SEE
 NOTE #12



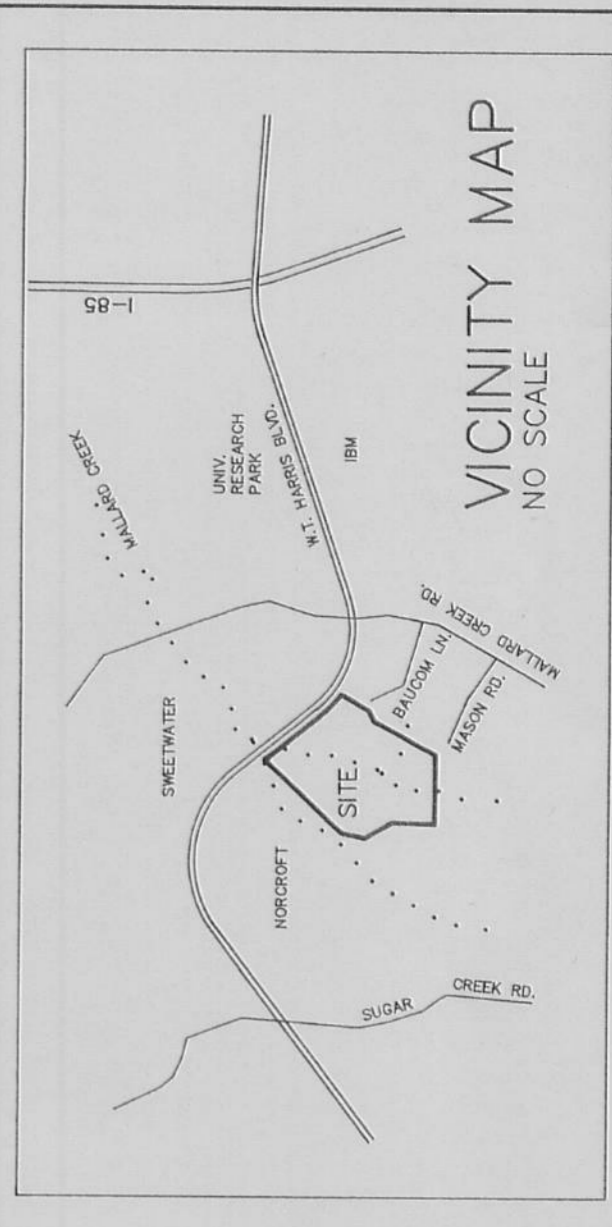
NOTES

- Property use will be limited to single family and multi-family dwellings, site use accessory uses normally associated with such developments. Outdoor recreation, such as tennis, swimming pools, cabana, etc., may be allowed as well.
- Area noted as greenway on the plan shall be dedicated to Mecklenburg County as public greenway at the time of development of adjoining property. Industrial access shall be provided from the greenway to the site. A 50 foot buffer to the greenway.
- A 100 foot setback shall be maintained along Harris Blvd. No parking shall be allowed in the setback, except as required for utility and pedestrian connections.
- Vehicle access to Harris Blvd. shall be limited to the west public street at the southeast corner of the property. This public street shall replace the existing private drive and shall serve the Harris Hills apartments, in accordance with the provisions of the Harris Hills site plan. The Harris Hills site plan shall be approved by the Planning Commission. While it is intended to have a residential character, final design of the public road shall be subject to DOT approval.
- A minimum of 10 percent of the site shall be reserved as open space, including greenway and private open space. Private open space includes common areas near road frontage, and other open space. The minimum of 10 percent of the site shall be reserved as common open space shall comply with section 11.207 of the Charlotte Zoning Ordinance.
- Multi-family developments shall be limited to a maximum of 10 units and shall be located on that portion of the property adjacent Harris Blvd. The "industrial" boundary line shown on the plan is the approximate limits of multi-family development. Final design of the site shall be subject to Planning Commission approval.
- Storage shall be permitted in accordance with the applicable sections of the Zoning Ordinance.
- Multi-family development shall be subject to the requirements of the Charlotte Tree Ordinance.
- Special use shall be subject to the high quality of design for buildings, site arrangement, and site amenities within all developments.
- Fire hydrants shall be provided within 750 feet of all dwelling units.
- All storm drainage systems shall be built in accordance with the Charlotte Mecklenburg Engineering Department Manual. All storm drainage design shall be approved by the Engineering Department prior to construction.
- A 50 foot Class C buffer shall be maintained by the developer along Mallow Creek Road at Bacon Road in accordance with Charlotte DOT design standards.
- These areas of development shall consist of at least 100 single-family lots. These two shall consist of the remainder of the site. At least 10% of the developed area shall be set aside as common open space.
- The 50 foot Class C buffer separating the single-family and multi-family developments shall be maintained except for utility and pedestrian connections, including access to the Greenway.

ADJACENT PROPERTY OWNERS

1	027-021-01	White S. Ratcliffe Estate 2026 Providence Road Charlotte, NC 28211
2	027-031-05	Phoenix Mutual Life Insurance Company One American Row Hartford, CT 06115
3	027-022-09	Sarah Baucum (By Entirety) 3420 Shamrock Drive Charlotte, NC 28215
4	027-013-25	Patrick J. Stockenbrogh and Suzanne M. Stockenbrogh (By Will) 1304 Muddy Branch Lane Charlotte, NC 28210
5	027-013-19	Eugene D. Blumstein, Jr. and Tammy L. Blumstein 1632 Green Dolphin Lane Huntersville, NC 28078
6	027-013-44	Alice Marie S. DeKort-Young 3508 Mason Drive Charlotte, NC 28269
7	027-013-42	Tom M. Rice and Barbara S. Rice Box #2 Box 471 Pittsboro, NC 27112
8	027-013-41	Beazer M. Cooper, Jr. P. O. Box 28592 Charlotte, NC 28221
9	027-011-02	Cambrea Industries, Inc. 1000 W. York Road Matthew, NC 28106
10	027-011-01	George A. Jones 900 Cahoon Road Charlotte, NC 28213
11	027-391-59	Mecklenburg County 600 E. 4th Street/11th Floor Charlotte, NC 28202
12	027-241-59	Home Cross Company 6620 Fairview Road Charlotte, NC 28210
13	027-241-26	Jerry B. Cowan and Wife 2801 Edwin Jones Drive Charlotte, NC 28269
14	027-241-25	Dolly M. Lee and Husband 2800 Edwin Jones Drive Charlotte, NC 28269
15	027-241-13	Mayra C. Patel and Wife 8256 Charling Crawford Drive Charlotte, NC 28269
16	027-241-12	John S. Lucas, III and Wife 8256 Charling Crawford Drive Charlotte, NC 28269

APPROVED BY CITY COUNCIL
 DATE *October 19, 1994*



Project Manager
 Drawn By RLE/BDC
 Checked By
 Date 5/24/94
 Project Number 94031

REVISIONS:

No.	Date	By	Description
1	9/19/94	RLE	PER COUNTY REVIEW

FOR PUBLIC HEARING

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

Resoning Plan • Petition No. 94-76

Ratcliffe Property
 Robert C. Rhein Interests, Inc.
 Charlotte, North Carolina

Scale: 1" = 200'

Sheet Number **RZ-1** of Total