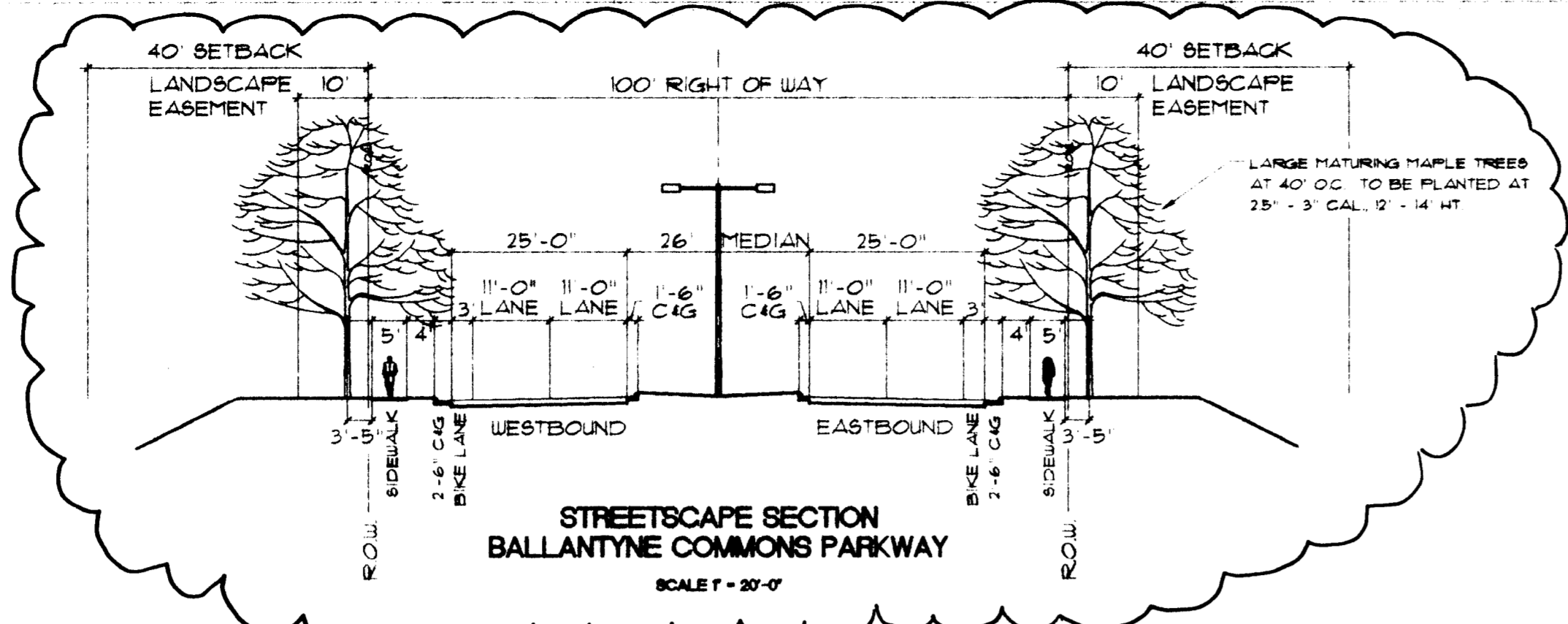


**Adjacent Property Owners:**

- 1 223-21-01 The Weir Associates Limited Partnership  
445 Lenoir Road  
Charlotte, NC 28270
- 2 223-21-01 WFB Charlotte, Inc.  
1200 Timberwood Circle, Suite 20  
Louisville, KY 40223
- 3 223-21-06 Fortral Homes  
8003-A Monroe Road  
Charlotte, NC 28270
- 4 223-21-02 Robert C. Pihan Interests, Inc.  
5350 Beverly Seven Center Drive  
Charlotte, NC 28207



**Development Standards:**

- A. DEVELOPMENT REQUIREMENTS**
1. **Statement of Intent.** The Petitioner intends to develop on the site a residential project including single-family, multifamily, and office uses. Special care will be taken to ensure that the site is developed as a high quality, moderately scaled residential project in aesthetic harmony with adjoining properties. In order to achieve these goals, responses will be placed on landscaping, building architecture, and site design.
  2. **General Provisions.** All development standards established under the Zoning Ordinance of Mecklenburg County (the "Ordinance") shall be followed for each parcel as listed below:
    - a. Parcel A - R-4 District Standards
    - b. Parcel B - R-12MF District Standards
    - c. Parcel C - O-1 District Standards
    - d. Parcel D - R-3 District Standards

The building configurations, placements, and sizes shown on the Ballantyne Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building lines established on the Reasoning Plan. Parking layouts may also be modified to accommodate final building locations.
  3. **Setbacks, Side Yards and Rear Yards.** All buildings constructed within the site shall meet or exceed the setbacks, rear yard, and side yard requirements established under the Ordinance for the R-4 Zoning District Classification in Parcel A, the R-12MF Zoning District in Parcel B, the O-1 Zoning District in Parcel C, and the R-3 Zoning District in Parcel D.
  4. **Buffer Areas.**
    - a. Buffers established on the Reasoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject however to the provisions of Section 12.304 and the following provisions of subparagraphs 4b, 4c, 4d and 4e set forth below.
    - b. Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, grading, utility lines and facilities, and underground storm water, detention facilities. Storm water detention ponds will not be located in the buffer. Storm water and sewer installations may only cross undisturbed buffer zones at exterior angles measured at all property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replicated with plant materials which are the same as or similar to the types of materials that are in place within the buffer zones. Buffers shall conform to the standards of Section 12.302 (12c).
    - c. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, and the installation of utility construction, the cleared unshaded areas will be landscaped as required by Section 12.302 of the Zoning Ordinance.
    - d. The Petitioners also reserve the right to remove views, undergrowth, and small understory trees (less than one inch caliper) within any buffer areas for the purpose of improving the overall appearance of naturally vegetated areas.
    - e. If property adjoining Parcel B is rezoned to MF prior to the development of Parcel B, the 75-foot buffer shown may be reduced or eliminated.
  5. **Landscape Areas and Screening.** Screening shall conform with the standards and treatments specified in Section 12.302 of the Ordinance. Landscape areas within the site will be planted and improved in sequence such as are keyed to the development taking place on each Parcel. Each dumpster and service area will be screened on all four sides from public view and from adjacent properties in a manner which screens or exceeds the requirements of the Ordinance.
  6. **Signs.** A master signage and graphic system will be adopted and implemented throughout the site. All signs placed on the site will be sited in accordance with the requirements of the Ordinance. All signs must be read and may not move, rotate, or flash. All freestanding building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structure which they identify and each sign shall be sited to a structure which is compatible with its architectural design.
  7. **Access Points (Driveways).** The number of vehicular access points will be limited to those shown on the Reasoning Plan and each will be located in the general areas depicted on the Reasoning Plan. The configurations and final locations of driveways and access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by NCDOT and Mecklenburg County Engineering Department.
  8. **Lighting.** A uniform lighting system will be employed within each Parcel. All lighting within the site, except street lights, shall be designed such that direct illumination does not extend past the property lines of the site. Consideration will be given to the impact of lighting both with and without the perimeter of the site. Items for consideration include intensity, cutoff angles, color, energy efficiency and shielding of courses of light, the intent being to eliminate glare towards adjacent streets and properties. Light fixtures will not exceed 30 feet in height, except for street lights.
  9. **Parking.**
    - a. The parking spaces depicted on the Reasoning Plan may vary, but in all events, will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance.
    - b. No parking will be permitted within designated buffer and landscape areas or setbacks.
  10. **Burial of Certain Power Lines.** The electrical primary voltage loop system for the site including all power line serving buildings constructed on the site, will be installed underground.
  11. **Tree Planting.** All development shall comply with ordinance requirements of Mecklenburg County.
  12. **Fire Protection.** Adequate fire protection in the form of fire hydrants will be provided to the County Fire Marshal's specifications.
  13. **Design Standards for Parcel C.** Buildings on Parcel C must be designed to have a residential character and be constructed with pitched roofs.
  14. **Right-of-Way Dedication.** All areas within the property that are reserved for right-of-way dedication shall be dedicated prior to the issuance of any building permits.
- B. PERMITTED USES**
1. Parcel A. Parcel A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-4 Zoning District. The total number of houses constructed on Parcel A cannot exceed 100.
  2. Parcel B. Parcel B may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-12MF Zoning District. The total number of units constructed on Parcel B cannot exceed 500.
  3. Parcel C. Parcel C may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District. The gross floor area of office structures constructed on Parcel C cannot exceed 65,000 square feet.
  4. Parcel D. Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-3 Zoning District. The total number of dwelling units, if constructed on Parcel D cannot exceed 15.
- C. AMENDMENTS TO REASONING PLAN**
- Future amendments to the Reasoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels Involved in accordance with Chapter 8 of the Ordinance.
- D. BINDING EFFECT OF THE REASONING APPLICATION**
1. If the Petitioner's Reasoning Application is approved, the development program established under these Development Standards, the Reasoning Plan, and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest, and assigns.
  2. Throughout this Reasoning Application, the terms "Petitioners," "Owner" or "Owners" shall, with respect to each Parcel, be deemed to include the heirs, devisees, personal representatives, successors in interest, and assigns of the Petitioners or the Owners.

**NOTES**

DEED REFERENCE: DEED BOOK 4016, PAGE 518  
MECKLENBURG COUNTY REGISTRY

TAX PARCEL # 223-21-02

GENERAL AND BOUNDARY INFORMATION PROVIDED BY  
GERRI, CLARK & TAYLOR, INC.

**LINE TABLE**

LINE	DIRECTION	DISTANCE
1	S 113.33° E	35.90
2	S 88° 56' 57" W	49.50
3	S 16° 03' 03" E	75.00
4	S 113.33° E	49.50
5	N 88° 56' 57" E	49.50
6	S 76° 03' 03" E	75.00
7	S 76° 03' 03" E	49.50
8	S 59° 27' 18" E	49.98
9	S 19° 25' 43" W	74.93
10	S 30° 03' 30" W	49.50
11	N 7° 53' 45" E	87.07
12	S 59° 56' 30" E	43.40
13	S 74° 06' 02" W	75.00
14	S 30° 31' 56" W	40.45
15	N 7° 23' 11" E	86.43
16	S 64° 33' 29" E	55.31
17	S 25° 26' 31" W	45.95

**CURVE CHART**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	290.55	285.19	143.18	284.61	S 30° 30' 19" E	12° 39' 41"
C2	2050.00	981.15	500.16	971.82	N 87° 16' 20" W	27° 25' 21"
C3	1950.00	571.65	287.89	559.61	S 89° 45' 43" E	16° 47' 47"

**Parcel B - R-12 MF(CD)  
Section A-1 (North)**  
• 110.6 Acres  
• 106 Dwelling Units  
• 10 DUA

**PARCEL D - R-3(CD)**  
• 15.3 Acres  
• 16 Dwelling Units  
or any uses permitted in the R-3 District  
• 3.0 DUA

**PIPER OLEN  
RETAIL  
CC**

ADDITIONAL 5' RIGHT OF WAY TO BE DEDICATED TO N.C.D.O.T. FOR FUTURE WIDENING OF R.O.W. TO 70'

PROPERTY LINE FOLLOWS CENTERLINE OF ROAD  
ADDITIONAL 5' RIGHT OF WAY TO BE DEDICATED TO N.C.D.O.T. FOR FUTURE WIDENING OF R.O.W. TO 70'

**60' PUBLIC PORT OF WAY  
BALLANTYNE COMMONS PKWY.**

DRIVEWAYS TO BE DESIGNED TO BE RIGHT-IN / RIGHT-OUT ACCESS ONLY

**EXISTING ROAD EXT.**

**INST. (CD)**

**R-3**

**Parcel B - R-12MF(CD)  
Section B-2 (South)**  
Village of Troon  
• 16.66 Acres  
• 31 Dwelling Units

**R-12 MF ( CD )  
SEE PETITION # 95-50 (C)**

**Parcel B - R-12MF(CD)  
Section B-1 (South)**  
Including Street ROW  
• 123.11 Acres (Net)  
• 270 Dwelling Units

**R-12 MF ( CD )**

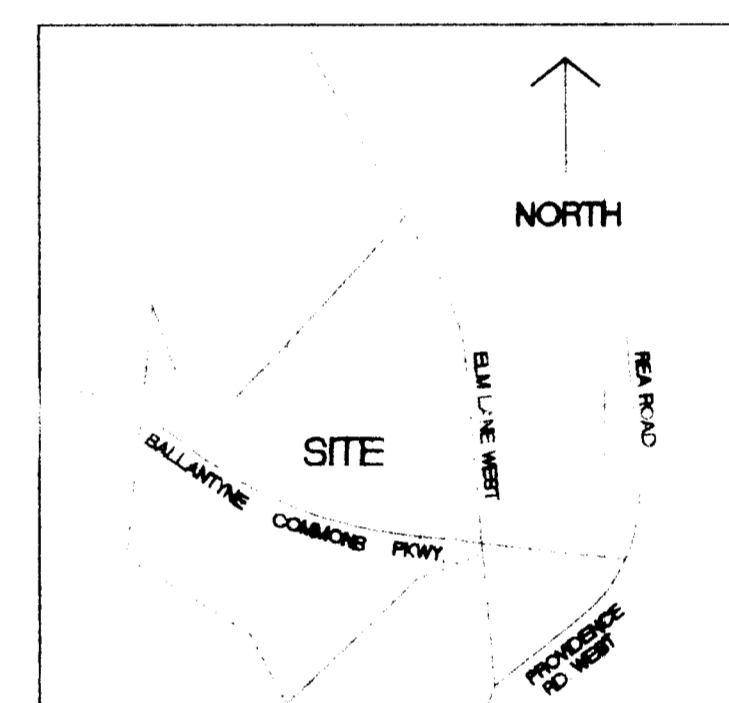
**R-3**

# WEIR PROPERTY

Mecklenburg County, North Carolina

## Development Summary:

- Total Site Area: 192.7 Acres
- Proposed Zoning:**  
Parcel A - R-4(CD)  
• 125.9 Acres  
• 98 Dwelling Units or any uses permitted in the R-4 District  
• 3.8 DUA
- Parcel B - R-12 MF(CD)  
• 151.0 Acres Total  
• 500 Dwelling Units Total
- Section A-1 (North)  
• 110.6 Acres  
• 106 Dwelling Units  
Section A-2 (North)  
• 18.5 Acres  
• 84 Dwelling Units or 124 Assisted Living Beds
- Section B-1 (South)  
• 125.2 Acres (Gross) (Including Street ROW)  
• 270 Dwelling Units  
Section B-2 (South)  
• 16.66 Acres  
• 31 Dwelling Units
- Parcel C - O-1(CD)  
• 10.5 Acres  
• Uses Permitted in the O-1 District  
• 65,000 SF.
- Parcel D - R-3(CD)  
• 15.3 Acres  
• 16 Dwelling Units or any uses permitted in the R-3 District  
• 3.0 DUA



APPROVED BY COUNTY COMMISSION  
DATE 1/14/97

## TECHNICAL DATA SHEET

AS FOR PUBLIC HEARING, PETITION 96-42 (C)

SITE PLAN AMENDMENT OF PETITION #95 - 27(C)  
ZONING AND DENSITIES OF SHADED PARCELS TO REMAIN UNCHANGED. REFER TO TECHNICAL DATA SHEET OF PET #95-27(C) FOR ADJACENT PROPERTY OWNERS OF UNAFFECTED PARCELS.

**Petitioner:**  
ALTMAN DEVELOPMENT CORPORATION

**LEGEND**

- ↔ RIGHT IN/RIGHT OUT
- ← ACCESS POINTS
- BUFFER
- ▨ SETBACKS/REAR YARDS
- LANDSCAPE EASEMENT
- - - - ZONING BOUNDARY

Scale: 1" = 200'

*Ford Design*

DATE: AUGUST 30, 1996  
PROJECT NO.: 16234  
REVISED:  
Ballantyne Streetscape Section Added  
November 13, 1996

**Land Design Inc.**  
Landscape Architecture Land Planning  
Urban Design Civil Engineering

SHEET NO. 1  
FILE: E:\M\WV\ZONING\DWG