

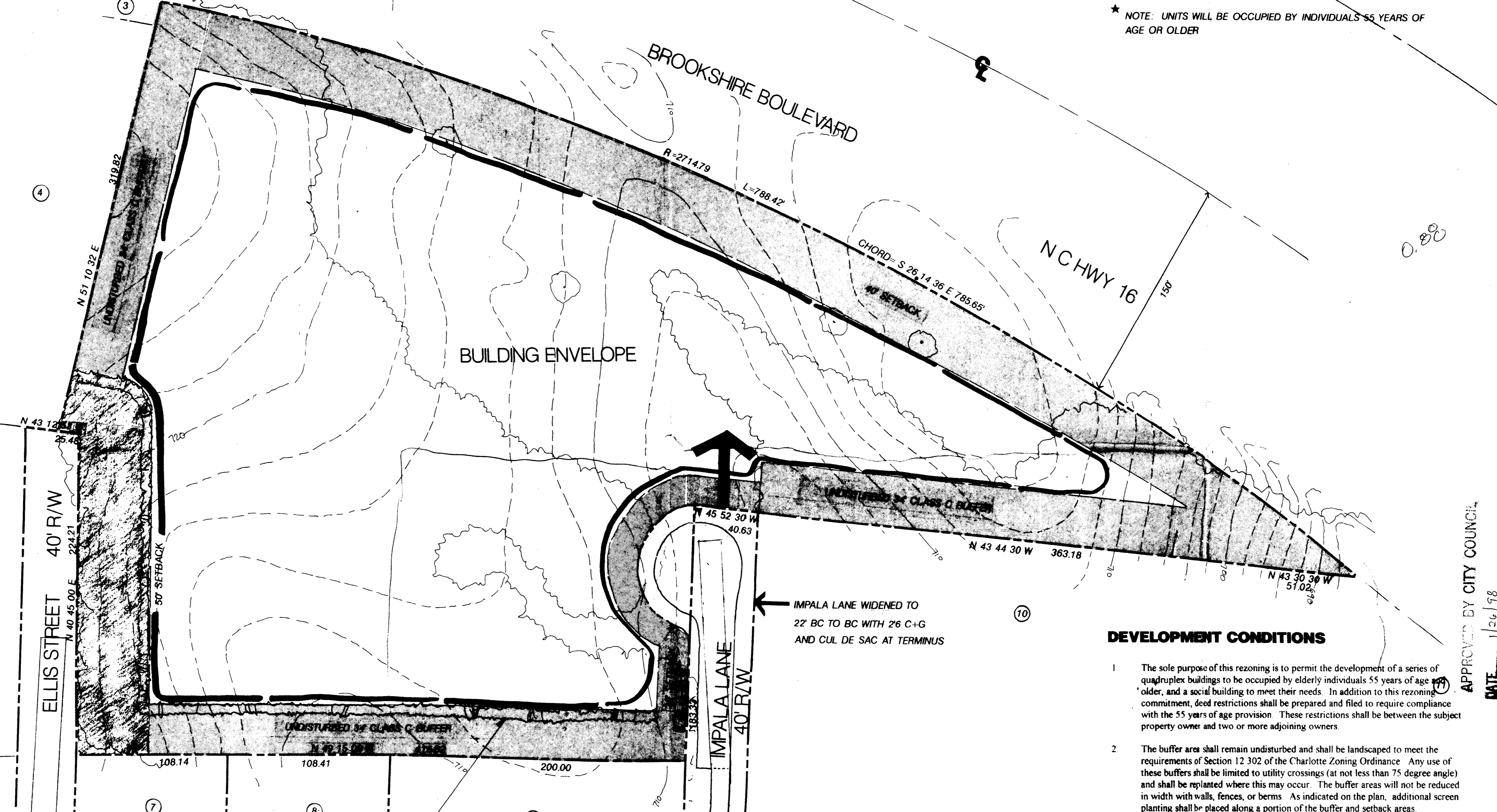
ADJACENT PROPERTY OWNERS

- 035-179-01 ① D. E. Dellinger and Wife, Willie S.
3245 Jackson Road
Mooreville NC 28115
- 035-179-19 ② Randy I. Goforth and Wife, Malene B., & Harold E. Goforth
6501 Clanton Road
Charlotte NC 28216
- 035-178-34 ③ Henry C. Dellinger
211 Donwood Place
Harrisburg MS 39401
- 035-178-22 ④ Henry Clinton Dellinger and Wife, Martha S.
211 Donwood Place
Harrisburg MS 39401
- 035-178-01 ⑤ David L. Zimmerman and Wife, Sherry L.
7808 Ellis Street
Charlotte NC 28216
- 035-178-40 ⑥ Timothy Allen Moran and Wife, Penny C.
8116 Harriet Avenue
Charlotte NC 28216
- 035-178-15 ⑦ Worth Standley Guinn
8028 Harriet Avenue
Charlotte NC 28216
- 035-178-16 ⑧ Lillian Y. Smith (By Entirety)
235 S. Cloudman Street
Charlotte NC 28216
- 035-178-17 ⑨ Hammett Construction Company, Inc.
5101 Mountain Point Lane
Charlotte NC 28216
- 035-158-05 ⑩ Marcus T. Holland and Wife, T. Gill
7919 Old Plank Road
Charlotte NC 28216
- 035-158-03 ⑪ Robert Kenneth Whitlock, Jr. (By Entirety)
7800 Old Plank Road
Charlotte NC 28216
- 035-152-01 ⑫ Sue H. Smith
7600 Old Plank Road
Charlotte NC 28216
- 035-152-12 ⑬ Clara G. Gillis (By Entirety)
1442 Pharoah Drive
Charlotte NC 28216

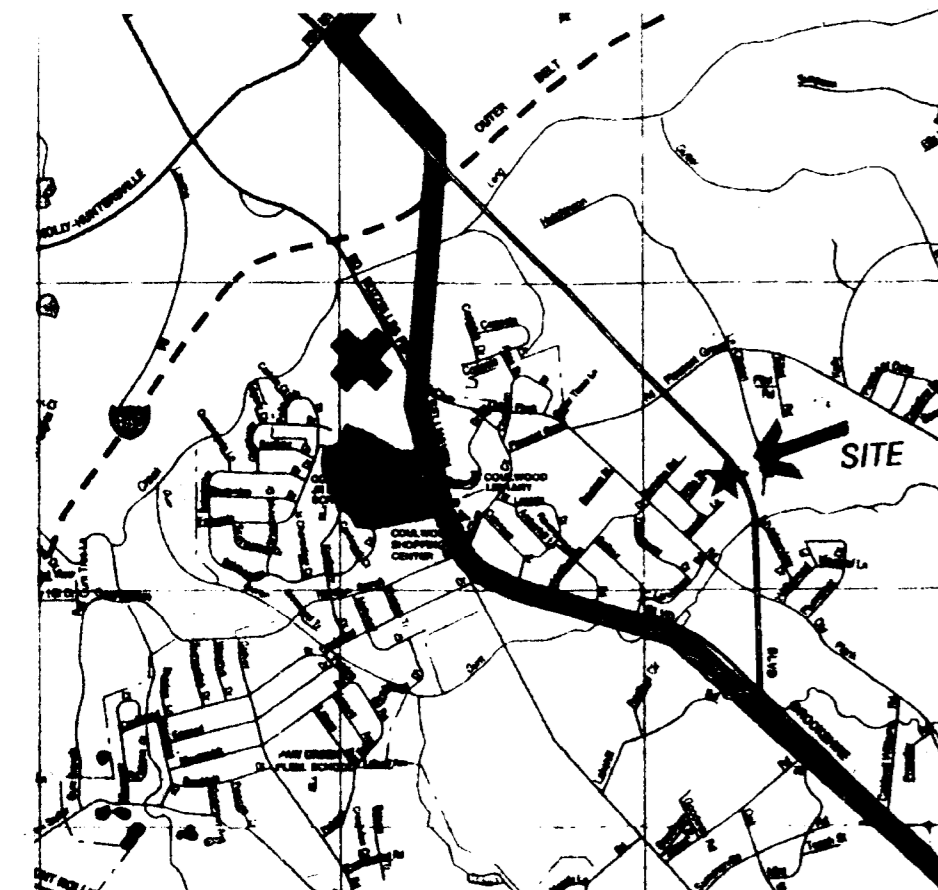
SITE DATA

Total Site Area: 5.966 Ac.
 Existing Zoning: R-3
 Proposed Zoning: R-8 MF (RD)
 Proposed Use: Attached Quadruplex Residential Buildings *
 Proposed No. Units: 36
 Density: 6.03 DUA
 Building Height: 15' max.

* NOTE: UNITS WILL BE OCCUPIED BY INDIVIDUALS 55 YEARS OF AGE OR OLDER



VICINITY MAP



DEVELOPMENT CONDITIONS

1. The sole purpose of this rezoning is to permit the development of a series of quadruplex buildings to be occupied by elderly individuals 55 years of age or older, and a social building to meet their needs. In addition to this rezoning commitment, deed restrictions shall be prepared and filed to require compliance with the 55 years of age provision. These restrictions shall be between the subject property owner and two or more adjoining owners.
2. The buffer area shall remain undisturbed and shall be landscaped to meet the requirements of Section 12.302 of the Charlotte Zoning Ordinance. Any use of these buffers shall be limited to utility crossings (at not less than 75 degree angle) and shall be replanted where this may occur. The buffer areas will not be reduced in width with walls, fences, or berms. As indicated on the plan, additional screen planting shall be placed along a portion of the buffer and setback areas.
3. The access from Impala Lane shall be improved in accordance with applicable development standards.
4. Signage on the property shall be as allowed by the Zoning Ordinance. Detached signage shall consist of only ground mounted or monument-type signage not to exceed four feet in height.
5. Any detached lighting on the site will not exceed 20 feet in height and shall be shielded or directed in such a way as to prevent glare on adjacent single-family areas.
6. Storm water detention shall be provided to meet or exceed the standards of the Storm Water Services regulations and the Watershed Ordinance and will not be located in the buffers or setbacks.
7. Fire hydrants shall be located within 750 feet of the most remote part of any building on the site.
8. If dumpsters are used, they will be screened with solid enclosures and gates, and located in the area indicated on the Schematic Plan.
9. Except for gables, soffits and trim, all buildings shall be constructed with brick exteriors.
10. An on-site resident manager shall be retained and will occupy one of the units.

APPROVED BY CITY COUNCIL
 DATE: 11/29/97

DESIGN RESOURCE GROUP, PA

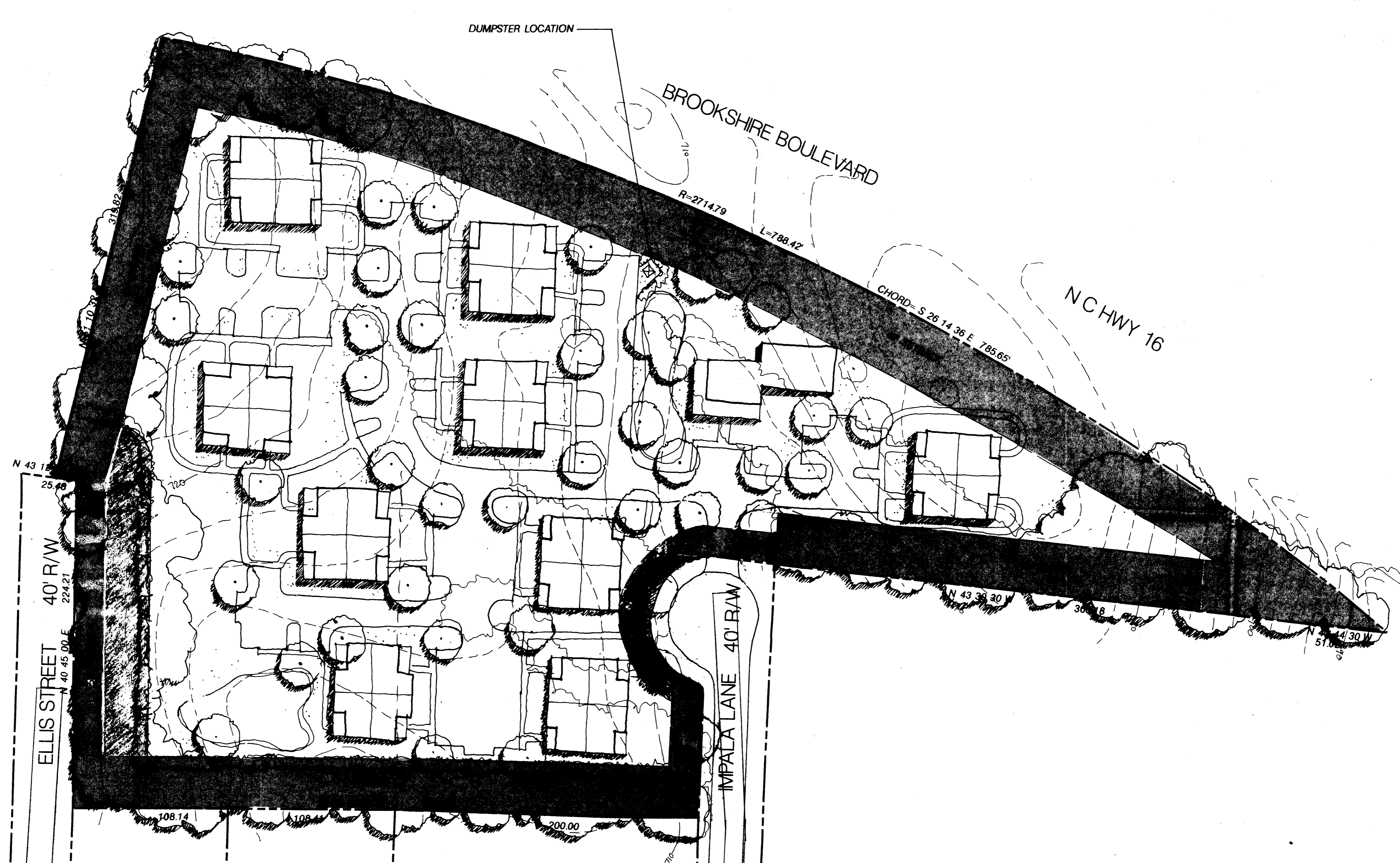
Landscape Architecture - Land Planning
 500 East Boulevard
 Suite 102
 Charlotte, NC 28203
 PH 704 343-0608
 FAX 704 343-9380

REZONING PETITION

FOR PUBLIC HEARING,
 PET # 97-85

Scale:	1" = 40'
Date:	23 JUNE 1997
Revisions:	12 SEPT 97
	PER PC COMMENTS
	NOV 97 - NOTE 1, PER PC COMMENTS
	JAN 98 - PER NEIGHBORHOOD MEET

Sheet 1 of 2



OLD PLANK MANOR

by
 Hammett Construction Company, Inc.
 PO Box 661
 Paw Creek, NC 28130
 PH 704 882-2138

DESIGN RESOURCE GROUP, PA

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SCHEMATIC SITE PLAN

Scale:	1" = 40'
Date:	23 JUNE 1997
Revisions:	12 SEPT 97
	PER PC COMMENTS
	JAN 98 - PER NEIGHBORHOOD MEET

Sheet 2 of 2