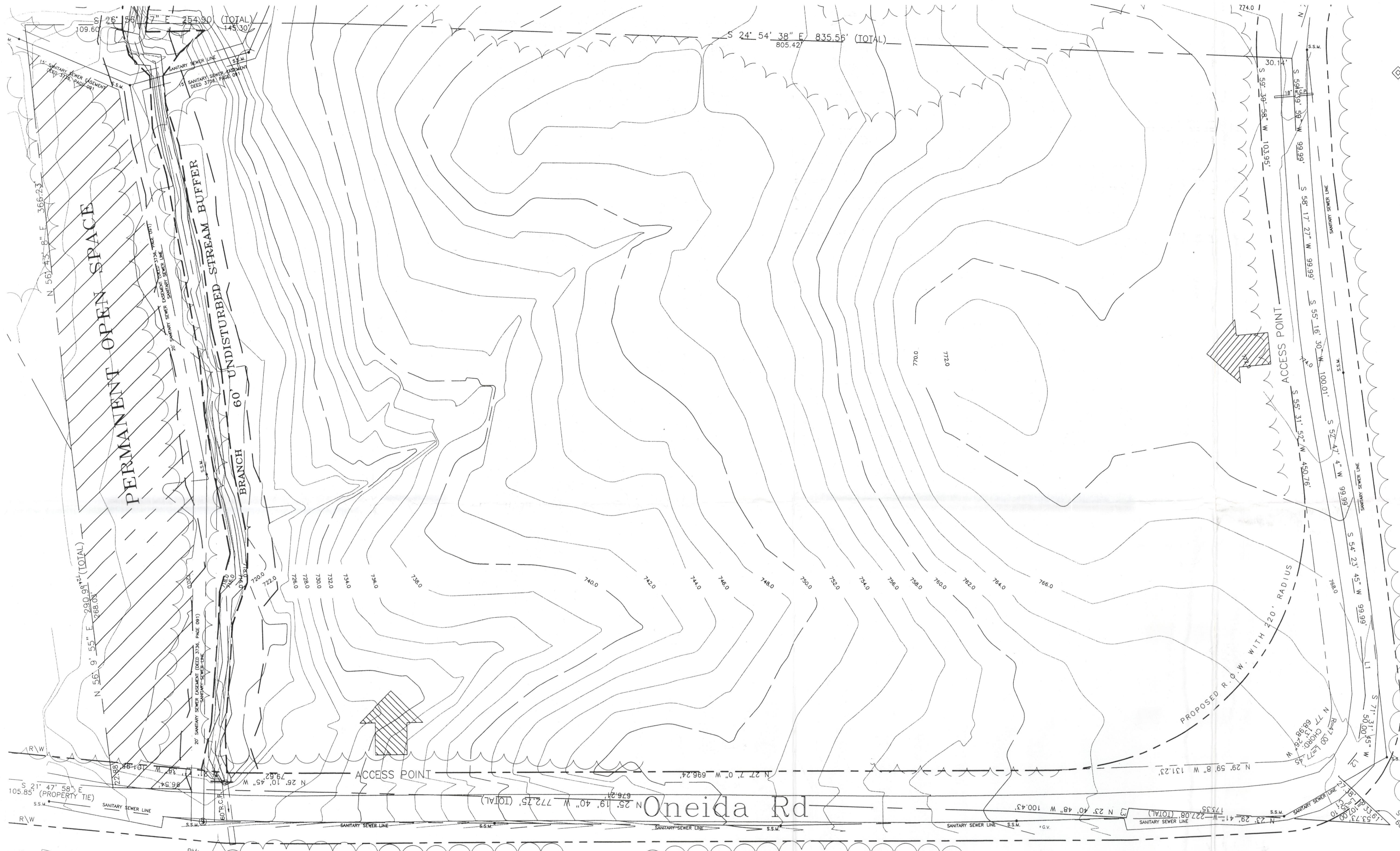


**Oneida Woods**  
Charlotte, NC



APPROVED BY CITY COUNCIL  
DATE **9-23-98**

**Rezoning Petition**  
**98 - 68**

"FOR PUBLIC HEARING"

APPROVED BY CITY COUNCIL  
DATE \_\_\_\_\_

*Brian Sigmon*  
**Brian Sigmon**  
Landscape Architecture PA

1212 South Boulevard  
Suite 201  
Charlotte, NC 28203-4208  
704/375 0725

**04518101**  
DATE 19 June, 1998  
REVISIONS  
Prop. Zoning 19 June, 1998

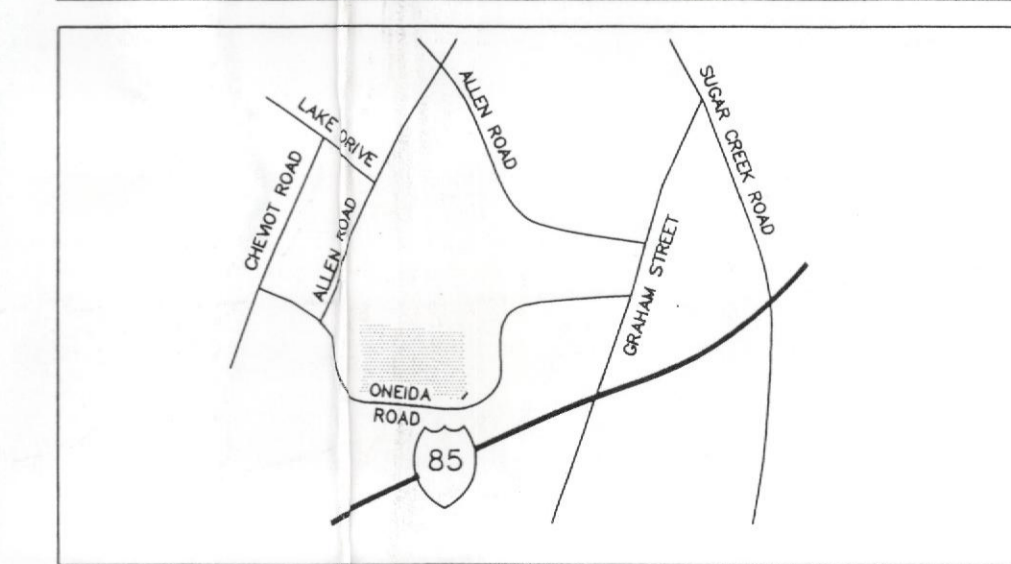
**General Notes**

- At a minimum, all applicable development standards established under the Ordinance for the R - 6 District will be satisfied in connection with development taking place on this site.
- Up to 75 detached dwellings at a maximum density of five (5) dwelling units per acre may be constructed on the site within the development area, together with any incidental or accessory uses associated therewith which are permitted under the Charlotte Zoning Ordinance in an R - 6 Zoning District.
- Sidewalks shall be provided on both sides of the new streets within the development area.
- Additional R.O.W. will be dedicated at the curve in Oneida Road in order to bring the street within the current Collector Street Standards.
- Land to the North of the existing Sanitary Sewer Easement along the existing creek will be dedicated as Permanent Open Space and shall be Deed Restricted so that structures of any kind will not be allowed.
- A 30 foot undisturbed Stream Buffer shall be dedicated on both sides of the center line of the existing stream and shall be Deed Restricted so that there is to be no disturbance allowed.
- The following agencies will be contacted regarding wetland and water quality permits: 401/404 Permit, NCEHNR - Raleigh office @ (919) 733-4854, Wetlands Permit, U.S. Army Corps of Engineers, @ (704) 271-4854.
- Street trees shall be planted along all streets associated with this project at an interval of 45' to 50' on center. Species and size shall conform to the requirements as stated in the City of Charlotte Tree Ordinance - Chapter 21.
- Requires Rear Yard's for lots along the existing creek shall be measured from the 60' Undisturbed Stream Buffer.
- Arrows indicate public street access. Lots fronting Oneida Road will be allowed driveway access.
- The developer will erect a sign on Oneida Road at the Permanent Open Space stating that cutting, clearing or development shall not occur within this area.

**Site Data**

PETITIONER: Charlotte Mecklenburg Housing Partnership  
ADDRESS: 1201 Greenwood Cliff, Ste. 300  
TELEPHONE NUMBER: (704) 342-0933  
EXISTING ZONING: R-12 MF (CD)  
PROPOSED ZONING: R-6 (CD)  
JURISDICTION: City of Charlotte  
PROPOSED USE: Single-family Residential  
PROPERTY SIZE : (Total) 16.3242 ACRES  
PROPERTY SIZE : (Excluding ROW) 14.7676 ACRES  
MIN. LOT SIZE: 4500 S.F. min.  
MIN. LOT WIDTH: 40'  
BUILDING HEIGHT : 40'

**Vicinity Map**



JOB NO. \_\_\_\_\_  
SHEET 1  
OF 1