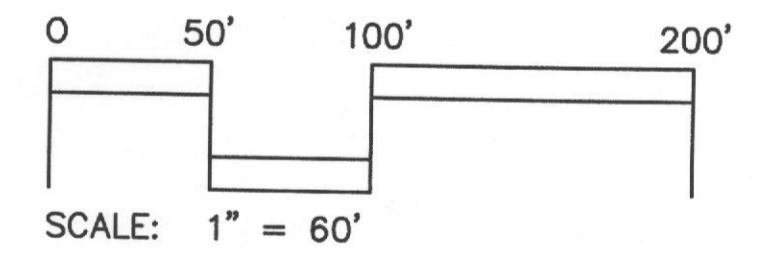
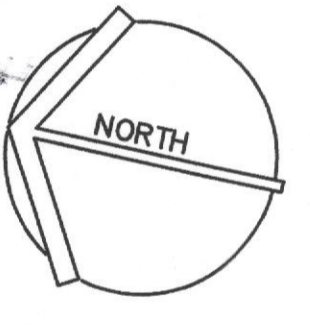


**SITE DEVELOPMENT DATA**

EXISTING ZONING	R-3 & R-12 (CD)
PROPOSED ZONING	R-12MF (CD) (A)
GROSS SITE AREA	11.99 AC.
MAX. NO. OF UNITS PROPOSED	95

Boundary and topographic information taken from a survey by Alliance Engineering & Surveying, dated April 6, 1998.

APPROVED BY CITY COUNCIL  
DATE 9-23-98  
1998-69



201-501-08, 201-351-77 po

THIS ILLUSTRATIVE SITE PLAN IS INTENDED TO SHOW GENERAL DEVELOPMENT CHARACTER ONLY. ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES.

**"FOR PUBLIC HEARING"**  
Rezoning Petition No. 98-69

# Conditional Rezoning Plan

**York Road Site**  
**For The Mathisen Company**  
Charlotte, North Carolina

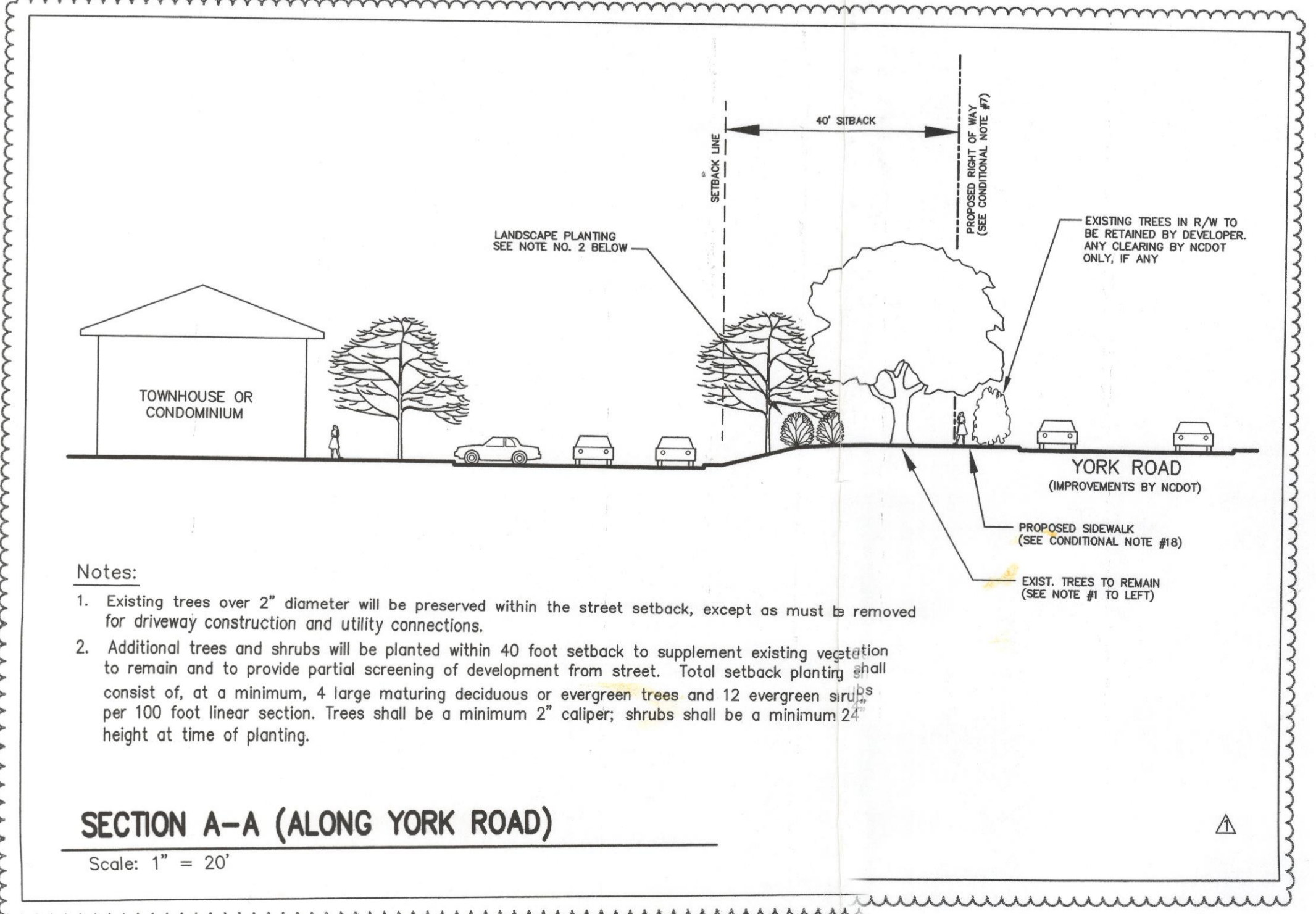
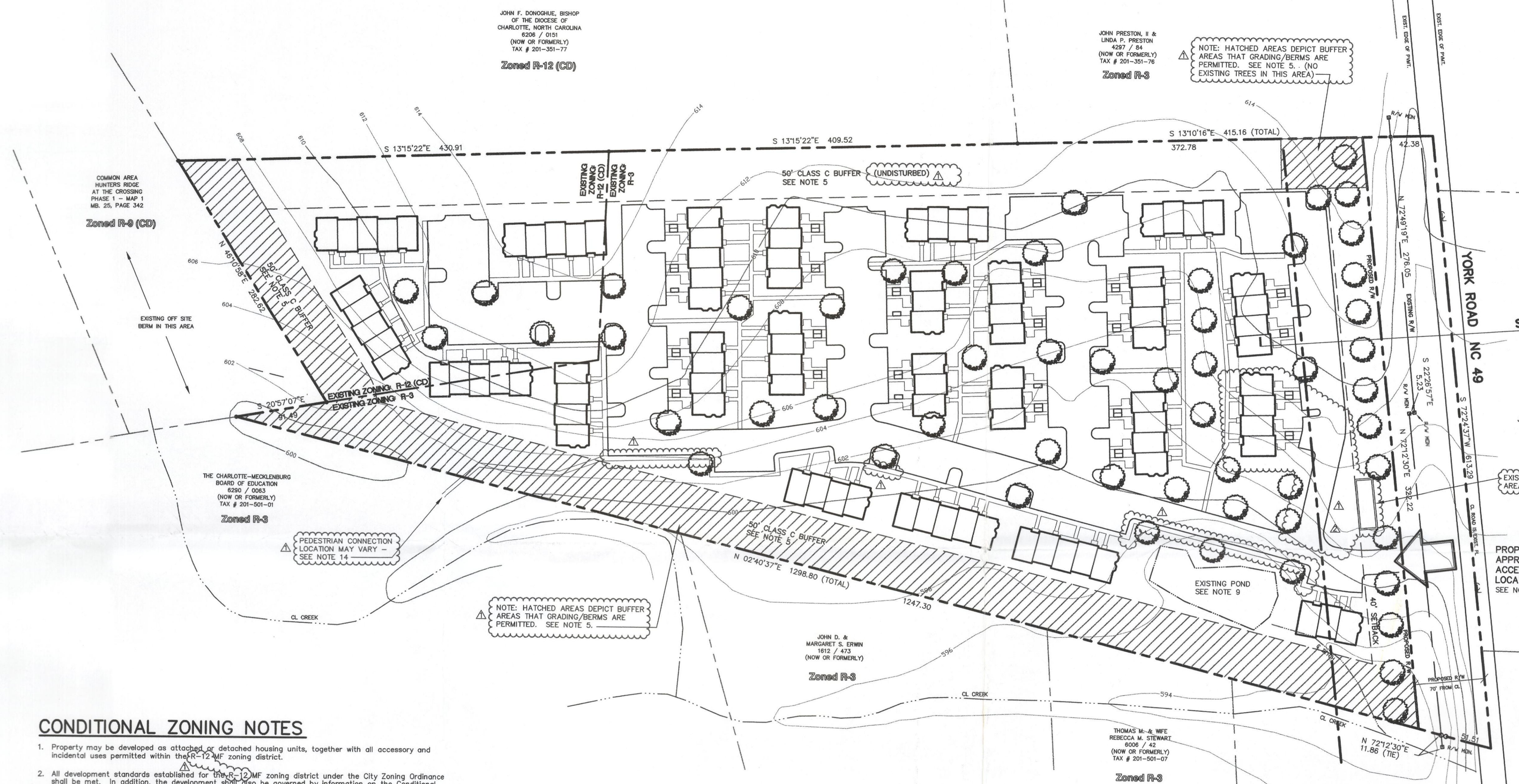
**SITE DESIGN STUDIO**  
4828 Carousel Drive  
Charlotte, NC 28212  
Phone: 704-566-0706  
Fax: 704-567-0980

Lead Planner: Landscape Architecture  
April 23, 1998

REVISIONS

NO.	DATE	DESCRIPTION
1	6/16/98	Per City staff and Owner review comments, as closed
2	7/31/98	Deleted Conditional Zoning Note 12; revised internal circulation

**RZ-1**  
SHEET 1 OF 1



## CONDITIONAL ZONING NOTES

- Property may be developed as attached or detached housing units, together with all accessory and incidental uses permitted within the R-12MF zoning district.
- All development standards established for the R-12MF zoning district under the City Zoning Ordinance shall be met. In addition, the development shall also be governed by information on the Conditional Rezoning Plan.
- The building, street, and parking configurations shown on this plan are schematic in nature only. Site layout may be modified during final site and architectural design, so as to adhere to all requirements of the Conditional Rezoning Plan.
- All buildings constructed within the site shall meet or exceed the setback, side and rear yard requirements established for the R-12MF zoning district.
- Buffers shown on plan shall conform to requirements established in the City Zoning Ordinance. Buffer widths shall be as shown on plan; buffer widths shall not be reduced from that shown. In those buffer areas where existing trees and natural vegetation have been cleared to accommodate berms and grading, where specifically shown on plan, the cleared areas will be landscaped as required by Section 12.302 of the Ordinance, to class C requirements.
- Vehicular access to the site will be limited to one access point, in the approximate location indicated on the plan. Access point (driveway) will be subject to approval of the Charlotte and North Carolina Departments of Transportation (CDOT and NCDOT) and will be coordinated with the proposed state improvements to York Road.
- Right-of-way measuring a maximum of 70' (minimum of 50') measured from the centerline of York Road will be dedicated by the developer prior to issuance of any building permits associated with the proposed development. Exact dimensions of right-of-way to be coordinated with NCDOT's planned widening of York Rd.
- The site will comply with all applicable standards for parking. No parking will be permitted in buffers or setbacks. The parking shown on this plan is schematic and subject to change, but shall comply with all Ordinance requirements.
- The existing pond shown on plan will be preserved. However, the property owner shall retain the right to enlarge, modify, or reduce in size the pond at any time.
- The site shall comply with all requirements of the Charlotte Tree Ordinance. In addition, screening will be provided as required by Section 12.303 of the City Zoning Ordinance.
- Signage shall comply with the provisions of Section 13 of the City Zoning Ordinance.
- Fire protection in the form of fire hydrants will be provided, to the Fire Marshall's specifications.
- Pedestrian connection will be made with adjacent public school campus, if agreed upon by the school board. Exact walk location to be determined in field to work around existing vegetation and topography.
- Planting, grading, and utility requirements allow, existing mature trees will be preserved to the extent feasible.
- Where the site plan shows trees shown on plan consist of existing and/or proposed trees. Locations are approximate and subject to change.
- Storm water detention shall not be permitted within setback of buffer areas.
- The site will comply with all requirements of the Charlotte detention regulations. Storm water detention system walls shall utilize a minimum of 25% brick. The rear elevations of buildings adjacent to York Road and floor window details incorporating such features as shutters, decorative moldings, etc. This treatment shall be applicable to all such windows, except when window design conditions prevent this treatment.
- Exterior building on York Road to be built by NCDOT, as part of TIP #J-2512A. If this does not occur, the developer shall provide sidewalk at the back of the future right-of-way. Walk location may meander so as to save space.
- Sidewalk along York Road will install a 5' wide sidewalk at the back of the future right-of-way. Walk location may meander so as to save space.