



**SITE DATA**  
 AREA TO BE REZONED 120.31 ACRES  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: MX-1  
 ♦ - PROPOSED LOT WITH 60' LOT WIDTH AND 8,000 SF MIN.

PROPOSED RESIDENTIAL  
 SINGLE FAMILY 106.37 AC (272 UNITS)  
 SINGLE FAMILY ATTACHED 13.94 AC (60 UNITS)

DENSITY OF REZONED PARCEL: 2.75 DU/AC

6.10 ACRES IN DUKE POWER R/W  
 23.52 ACRES IN COMMON OPEN SPACE  
 29.82 ACRES TOTAL IN COMMON OPEN SPACE (24.6%)

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. The proposal is intended to enable the development of a mixed residential community of single family detached and attached housing.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Buildings will not exceed 40 feet in height.
- The site may be developed for any use allowed in the MX-1 district in accordance with the standards of that district and the restrictions of this site plan.
- A stub street, as required by the Subdivision Ordinance, will be created to provide access to an apparently land locked tract. This access may also be extended to provide access to Beard Rd. on other properties develop.
- The common open space areas which will be developed as part of this site may include such amenities as play structures, play fields, and pathways intended to connect various areas within the community.
- Sidewalks will be installed on both sides of all cul-de-sacs.
- All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
- The Mecklenburg/Cabarrus County line as shown is based on an actual survey of the revised county line as of 4-10-03.
- The petitioner, in accordance with the provisions of section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
  - Street right-of-way width,
  - Street type and construction standards,
  - Minimum lot size,
  - Off-street parking,
  - Lot width
- In accordance with the request of Stormwater Services, the petitioner will commit to the following: for portion of the site draining south to Beard Rd., the petitioner will provide an analysis, sealed by a professional engineer, certifying that the existing culvert will remain in compliance with the current design standards; and for the portion of the site draining north to Grabun's Ford Dr., the petitioner will provide an analysis, sealed by a professional engineer, certifying that the existing 100+1 building restriction flood boundary for the downstream lots on Grabun's Ford Dr. will not be increased or exceeded by the runoff produced by the proposed development.
- The focal point structure will be a gazebo, water fountain, sculpture, or other amenity feature.

LINE	DIRECTION	LENGTH
L1	N141°17'59"E	153.52
L2	N23°38'29"E	100.64
L3	N35°30'46"E	137.14
L4	N15°32'53"E	162.80
L5	N42°49'33"E	194.00
L6	N16°12'39"E	87.92
L7	N09°42'51"E	115.44
L8	N49°40'26"E	94.89
L9	N88°41'22"E	80.76
L10	N51°28'57"E	101.44
L11	N30°05'09"E	90.73
L12	N21°20'40"E	240.51
L13	N03°24'35"E	31.87
L14	N46°04'19"E	54.04
L15	N07°52'58"E	79.21
L16	N28°02'13"E	105.16
L17	N27°57'53"W	128.60

100-91 FOR PUBLIC HEARING

# HIGHLAND CREEK

## CHRISTENBURY TRACT

### REZONING PLAN

DATE: 12-16-03

GRAPHIC SCALE  
 1 inch = 200 ft.

**YARBROUGH-WILLIAMS & HOULE, INC.**  
 Planning • Surveying • Engineering  
 729 Wilshire Oak Court Charlotte, NC 28275  
 704.556.1800 704.556.0505(fax)

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: July 14, 2004

TO: Robert Brandon  
 Zoning Administrator

FROM: *[Signature]*  
 Debra Campbell  
 Planning Director

SUBJECT: Administrative Amendment to Highland Creek, Rezoning Petition #99-110

Please find attached a revised site plan for a portion of Highland Creek shown on Rezoning Petition #99-110. This revised site plan modifies the layout of a portion of the single-family innovative section. The street and lot design has changed slightly as well as a reduction in the non-required buffers that were previously shown on an innovative site plan. All other conditions approved for this rezoning petition remain unchanged. Please refer to this plan when evaluating requests for building permits.