



REZONING PETITION # 01-91

CURRENT ZONING: R4  
REQUESTED ZONING: R6 CD

**CONDITIONS:**

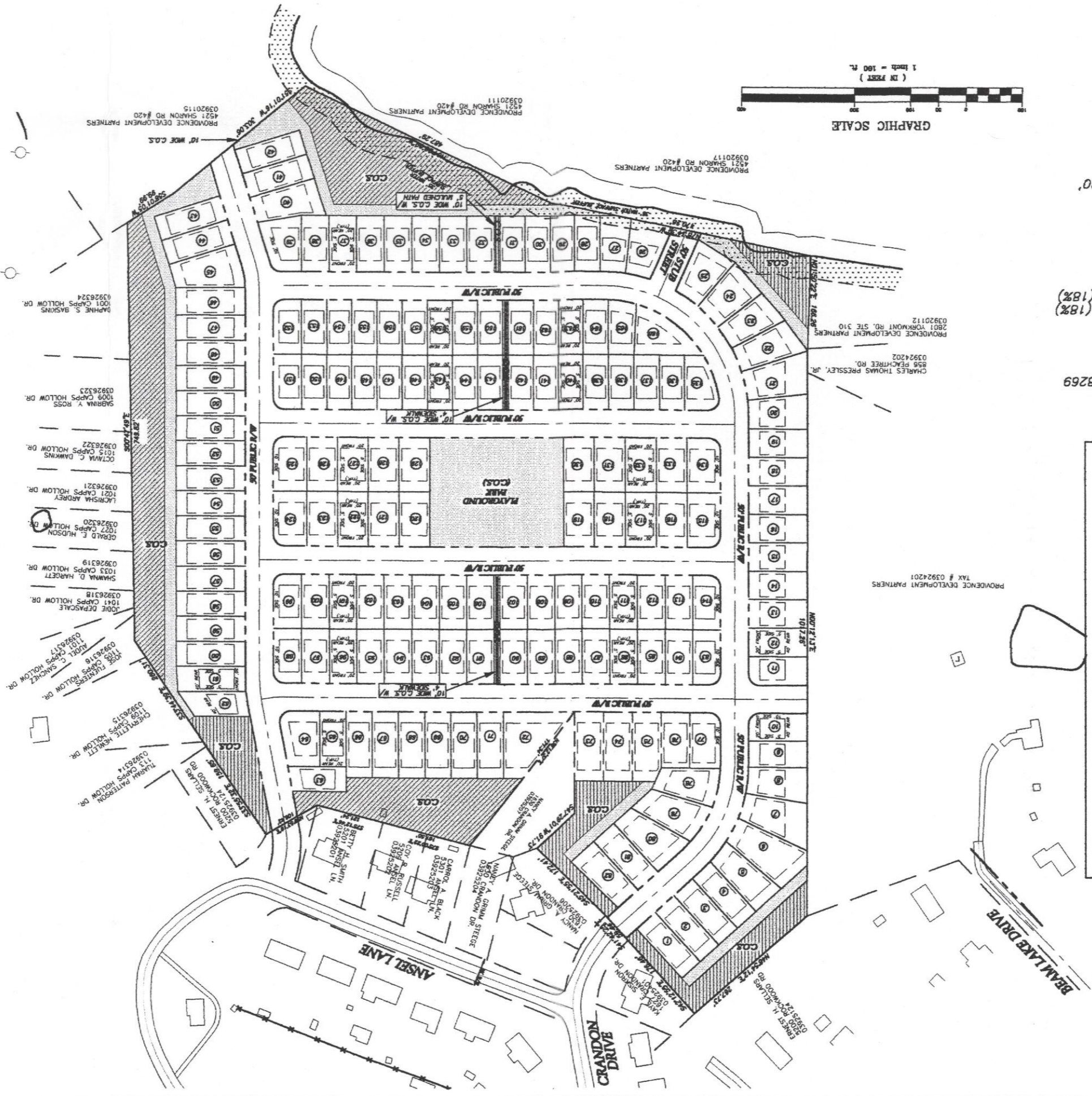
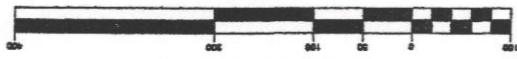
1. MAXIMUM DENSITY SHALL BE 5 DWELLING UNITS PER ACRE.
2. 18% COMMON OPEN SPACE TO BE PROVIDED, AND WILL INCLUDE CENTRALIZED PLAYGROUND PARK AND AREAS OF EXISTING TREES ALONG PORTIONS OF PERIMETER.
3. REAR SETBACK SHALL BE 40' ON PERIMETER UNLESS AGAINST C.O.S.
4. FINAL SUB STREET LOCATION ON SOUTHWEST PORTION OF PROPERTY SHALL BE COORDINATED WITH DEVELOPER OF ADJACENT PROPERTY.
5. BUILDER SHALL PLANT ONE LARGE MATURING TREE IN EACH FRONT YARD AT TIME OF HOME LANDSCAPING PRIOR TO C.O.
6. SWM BUFFERS TO BE PROVIDED ALONG CREEK.
7. PEDESTRIAN SCALE LIGHTING TO PROVIDED ALONG PUBLIC STREETS.
8. MAXIMUM NUMBER OF LOTS SHALL BE 166.
9. MINIMUM PLAYGROUND AREA = 220'x194' & SHALL CONTAIN IMPROVEMENTS AS APPROXIMATELY SHOWN IN ATTACHMENT.
10. SHOULD ADJACENT LAND NOT BE DEVELOPED TO PROVIDE CONNECTION THROUGH BEAM LAKE ROAD TO PEACHTREE PRIOR TO 100 HOMES BEING BUILT, DEVELOPER WILL INSTALL TURN LANE ON PEACHTREE AT CRANDON DRIVE.

- NOTES:**
1. PROPERTY OWNER: JOHN G. CLOER, 5512 MANNING ROAD, CHARLOTTE, N.C. 28269
  2. TAX PARCEL #: 039-252-08
  3. CURRENT ZONING: R4
  4. PROPOSED ZONING: R6-CD
  5. TOTAL ACREAGE: 33.40 AC.
  6. COMMON OPEN SPACE REQUIRED: 6.0ac. (18%)
  7. COMMON OPEN SPACE PROVIDED: 6.0ac. (18%)
  8. NUMBER OF LOTS: 166
  9. MINIMUM LOT SIZE = 4500 S.F.
  10. MINIMUM LOT WIDTH = 45 FEET
  11. SETBACKS:  
FRONT: 20'  
SIDE: 5'  
REAR (INTERIOR OR AGAINST C.O.S.): 40'  
REAR ADJACENT R-4 ZONING: 30'
  12. WATER SURFACE BUFFER: 35'

C.O.S. (COMMON OPEN SPACE)

UNDISTURBED C.O.S.

1 inch = 100 ft.



APPROVED BY CITY COUNCIL  
DATE 9/17/01

**"FOR PUBLIC HEARING"**

01-91  
7-12-01

Sheet	1
DATE	MARCH 2001
SCALE	1" = 20'
REV. NO.	
REV. DATE	
PROJECT NUMBER	03920112
PROJECT NAME	PEACHTREE HILLS SUBDIVISION
OWNER/DEVELOPER	TRIVEN PROPERTIES, LLC 601 E. HODGENS ROAD SUITE 108 CHARLOTTE, NORTH CAROLINA 28202 PHONE: (704) 578-2307
ENGINEER	LATAM, WALTERS ENGINEERING, INC. 17718-B KINGS POINT DRIVE CORNELIUS, NORTH CAROLINA 28031 (704) 896-9484
ARCHITECT	SKETCH PLAN
DATE	