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ORCHARD PARK
CHARLOTTE, NORTH CAROLINA
CASHEL ROCK INVESTORS
8514 MCALPINE PARKWAY, SUITE 190

REZONING DOCUMENT

30 0 30 60
SCALE: 1"=60'

PROJECT #: 337-001
DRAWN BY: CC
CHECKED BY: TH

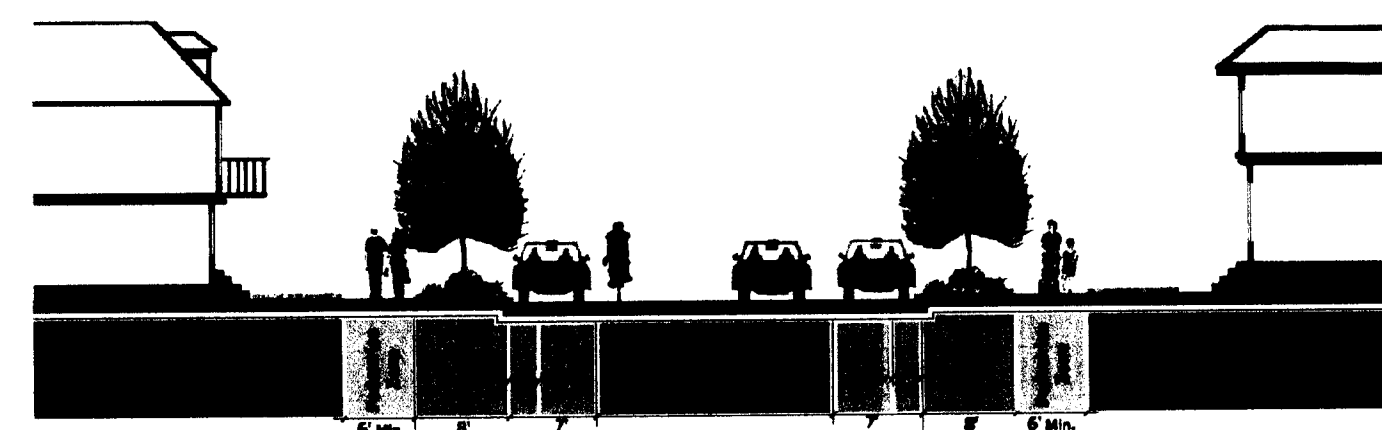
REZONING PETITIC
#2009-023

DATE: 27 JUNE 2011

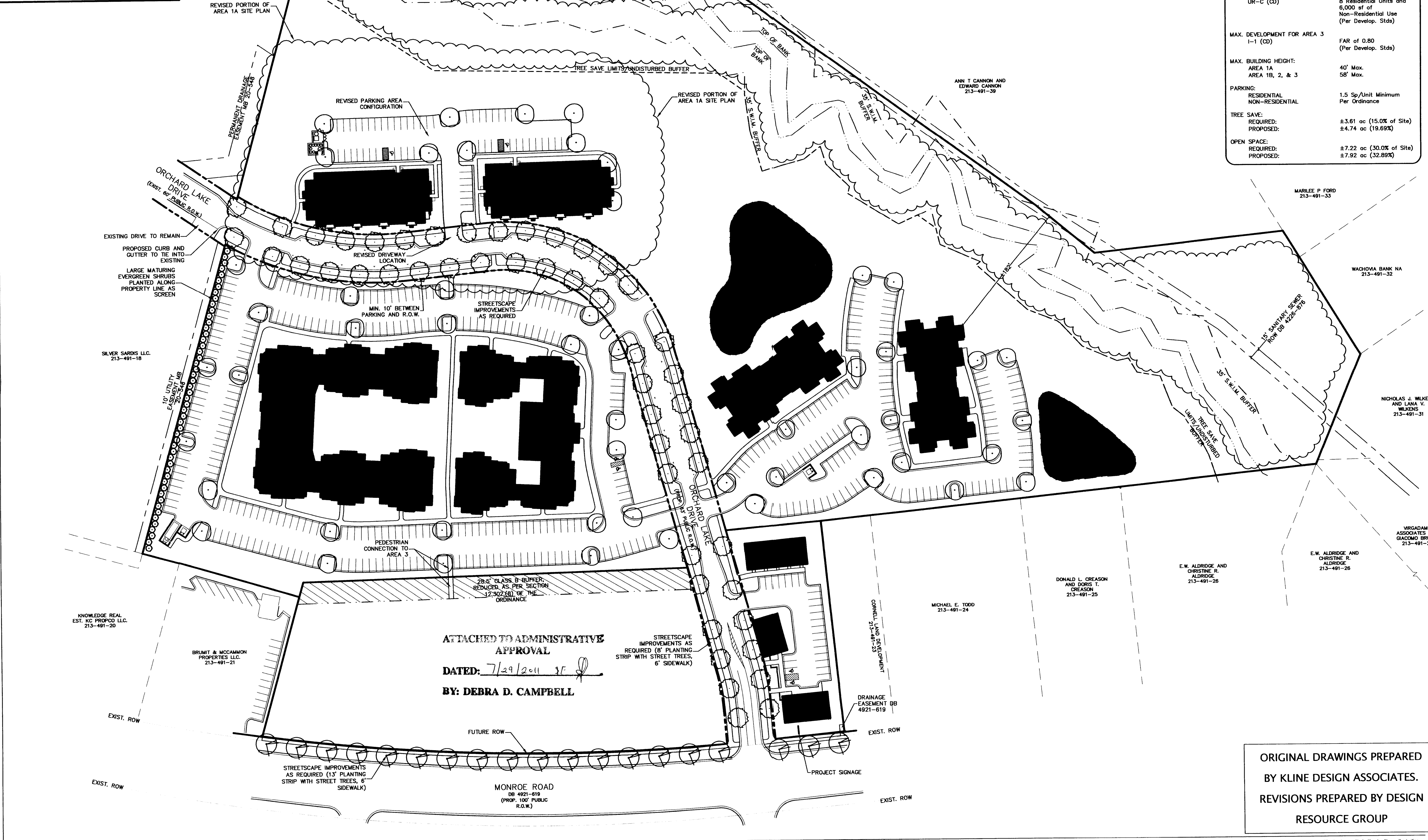
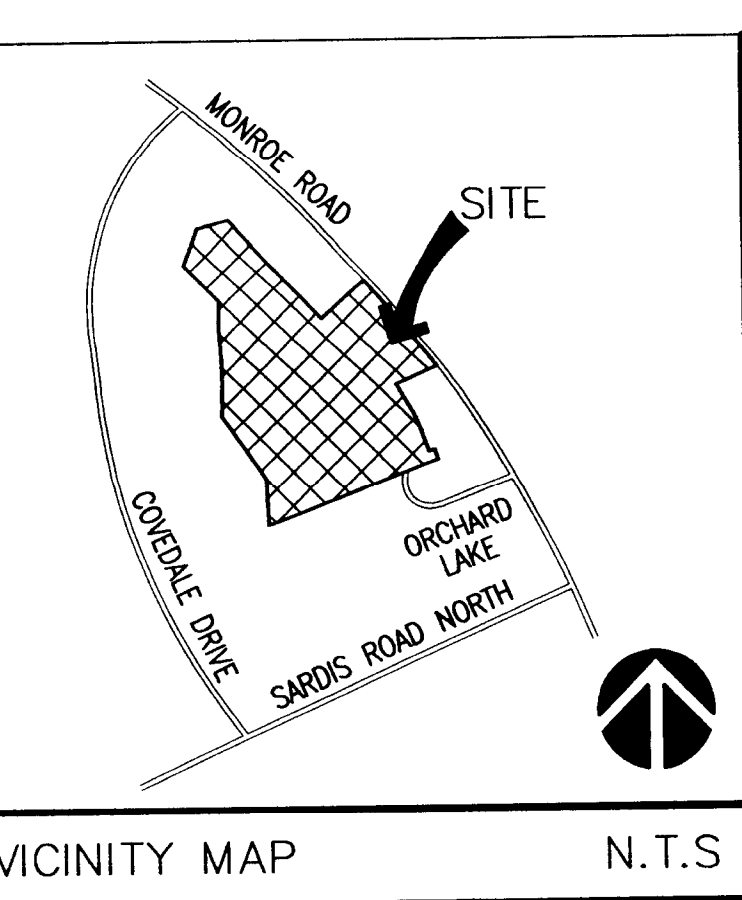
REVISIONS:

RZ-6

| DEVELOPMENT SUMMARY | |
|---------------------------------|---|
| TAX PARCEL ID #: | 21-349-122 |
| SITE AREA: | ±24.08 ac |
| EXISTING ZONING: | |
| I-1 (CD) | ± 8.36 ac |
| I-1 | ±15.72 ac |
| PROPOSED ZONING: | |
| UR-2 (CD) | ±19.08 ac |
| UR-C | ± 0.89 ac |
| I-1 (CD) | ± 3.22 ac |
| PROPOSED USE: | |
| AREA 1A: | Townhomes |
| AREA 1B: | Apartments |
| AREA 2: | Mixed Use |
| AREA 3: | Commercial/Industrial |
| MAX. DWELLING UNITS FOR AREA 1: | |
| UR-2 (CD) | 270 Units (Per Develop. Stds) |
| MAX. DEVELOPMENT FOR AREA 2: | |
| UR-C (CD) | 8 Residential Units and 6,000 sq ft of Non-Residential Use (Per Develop. Stds) |
| MAX. DEVELOPMENT FOR AREA 3: | |
| I-1 (CD) | FAR of 0.80 (Per Develop. Stds) |
| MAX. BUILDING HEIGHT: | |
| AREA 1A: | 40' Max. |
| AREA 1B, 2, & 3: | 55' Max. |
| PARKING: | |
| RESIDENTIAL | 1.5 Sp./Unit Minimum Per Ordinance |
| NON-RESIDENTIAL | |
| TREE SAVE: | |
| REQUIRED: | ±3.61 ac (15.0% of Site) |
| PROPOSED: | ±4.74 ac (19.69%) |
| OPEN SPACE: | |
| REQUIRED: | ±7.22 ac (30.0% of Site) |
| PROPOSED: | ±7.92 ac (32.89%) |



ORCHARD PARK DRIVE SECTION
LOCAL RESIDENTIAL - WIDE
SCALE: NTS



Charlotte-Mecklenburg Planning Department

DATE: July 29, 2011

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2009-023 Cashel Rock Investors

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows the proposed layout and elevations for Area 1A that was approved for townhome development. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.