

**SITE DEVELOPMENT SUMMARY:**

1) TAX PARCEL ID #:  
 14905101, 14905111, 14905112, 14905113, 14905114, 14905115, 14905201, 14905202, 14905203, 14905204, 14905205, 14905206, 14905207, 14905208, 14905209, 14905210, 14905211, 14905304, 14905413, 14905414, 14905415, 14905416, 14905417, 14905418, 14905419, 14905420, 14905421, 14905422, 14905423, 14905424, 14905425, 14905426, 14905427, 14905428, 14905429, 14905430, 14905431, 14905432, 14905433, 14905434, 14905435, 14905436, 14905437, 14905438, 14905439, 14905440, 14905441, 14905442, 14905443, 14905444, 14905456, 14905457, 14905458, 14905459, 14905460, 14905461, 14905462, 14905463, 14905464, 14905465, 14905467, 14905468, 14905471, 14905473

2) DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:  
 SCALEYBARK STATION AREA PLAN (2008)

3) TOTAL SITE SF (ACREAGE): +/- 1,585,396 SF (36.4 AC)

4) EXISTING ZONING & USES: GENERAL BUSINESS DISTRICT "B-2"  
 MULTI-FAMILY RESIDENTIAL DISTRICT  
 "R-17MF"

5) PROPOSED ZONING & PERMITTED USES:  
 TRANSIT ORIENTED DEVELOPMENT (OPTIONAL) "TOD-MO" AND "TOD-RO"  
 -OFFICE  
 -RETAIL  
 -CIVIC  
 -MULTI-FAMILY RESIDENTIAL  
 -SINGLE-FAMILY DETACHED RESIDENTIAL

6) PARCELS:

A:	TOD-R	+/- 150,095 SF	(3.4 AC)
B:	TOD-R	+/- 120,519 SF	(2.8 AC)
C:	TOD-M	+/- 17,591 SF	(0.4 AC)
D:	TOD-R	+/- 86,711 SF	(2.0 AC)
E:	TOD-M	+/- 44,766 SF	(1.0 AC)
F:	TOD-R	+/- 102,560 SF	(2.4 AC)
G:	TOD-R	+/- 62,819 SF	(1.4 AC)
H:	TOD-M	+/- 190,109 SF	(4.4 AC)
I:	TOD-M	+/- 39,435 SF	(0.9 AC)
J:	TOD-M	+/- 350,543 SF	(9.0 AC)
K:	TOD-M	+/- 234,719 SF	(5.4 AC)
L:	TOD-M	+/- 140,974 SF	(3.2 AC)
TOTAL:		+/- 1,585,396 SF	(36.4 AC)

7) DIMENSIONAL REQUIREMENTS:

MINIMUM SETBACK REQUIREMENTS:	
ALONG SOUTH BLVD.:	24 FEET FROM BACK OF CURB
ALONG ALL OTHER STREETS:	16 FEET FROM BACK OF CURB
MINIMUM SIDE YARD REQUIREMENTS:	0 FEET
MINIMUM REAR YARD REQUIREMENTS:	0 FEET
BUILDING HEIGHT REQUIREMENTS:	
BASE HEIGHT:	40 FEET
MAXIMUM HEIGHT:	120 FEET
HEIGHT INCREASE:	ONE ADDITIONAL FOOT OF HEIGHT FOR EVERY 10 FEET OF ADDITIONAL DISTANCE THE PORTION OF THE BUILDING IS FROM THE EDGES OF NEARBY SINGLE-FAMILY ZONING DISTRICTS.

8) PROPOSED DWELLING UNITS PER ACRE:  
 MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

9) PROPOSED FLOOR AREA RATIO:  
 MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

10) PROPOSED URBAN OPEN SPACE:  
 MINIMUM URBAN OPEN SPACE FOR PUBLIC AND PRIVATE AREAS SHALL COMPLY WITH SECTION 9.1208(12) OF THE ZONING ORDINANCE AS APPROVED AND AMENDED MARCH 19, 2009

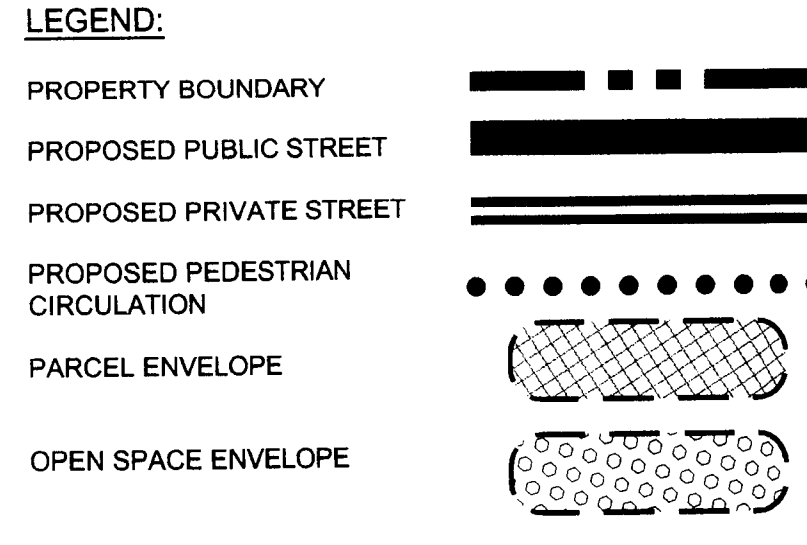
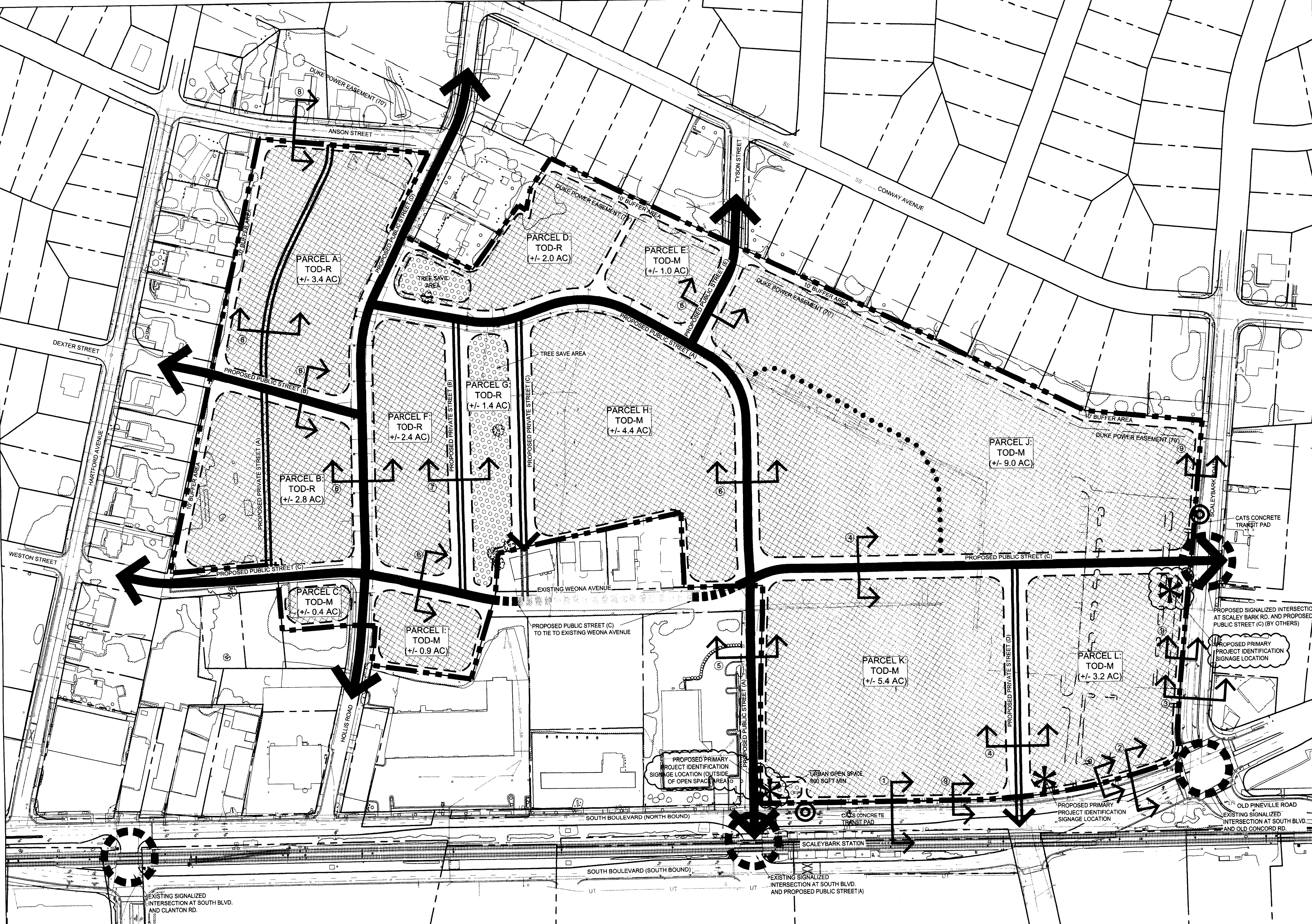
**PARKING REQUIREMENTS:**  
 MINIMUM PARKING PER THE ORDINANCE

**GENERAL NOTES:**  
 \*PROPERTY BOUNDARY SURVEY PROVIDED BY:  
 ESP ASSOCIATES, PA  
 P.O. BOX 7030  
 CHARLOTTE, NC 28241  
 803.802.2440

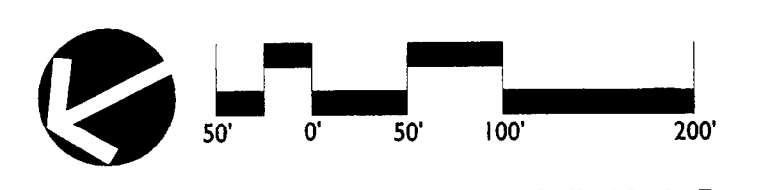
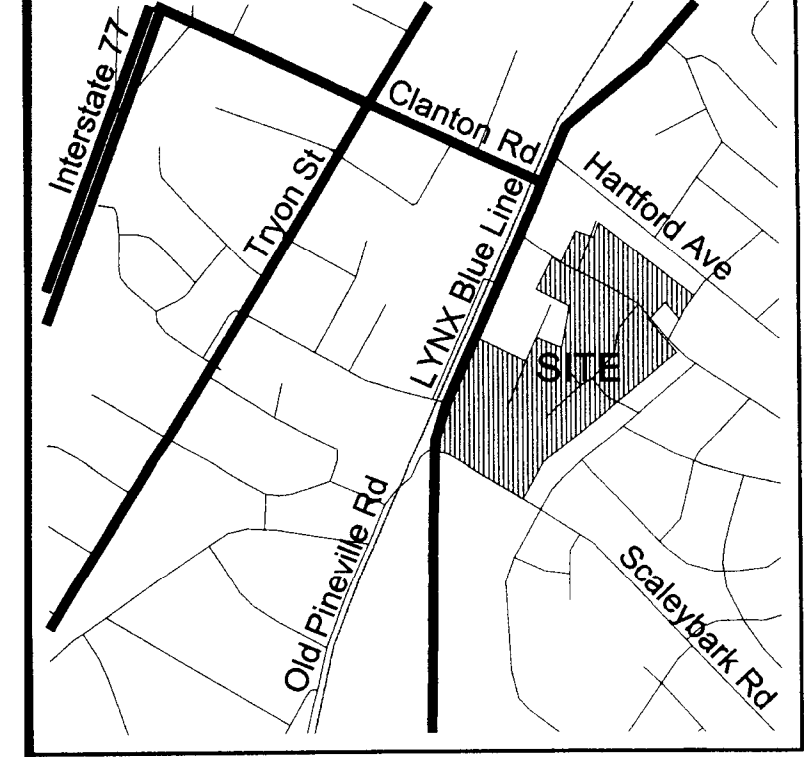
TREE SURVEY PROVIDED BY:  
 FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVENUE  
 GREENVILLE, SC 29609  
 864.271.4924

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:  
 2004 MECKLENBURG COUNTY DELD DATA.

\* THE INFORMATION WAS RECEIVED IN NOVEMBER 2006.



VICINITY MAP - NOT TO SCALE



**FOR PUBLIC HEARING**  
**PETITION NO. 2009-036**



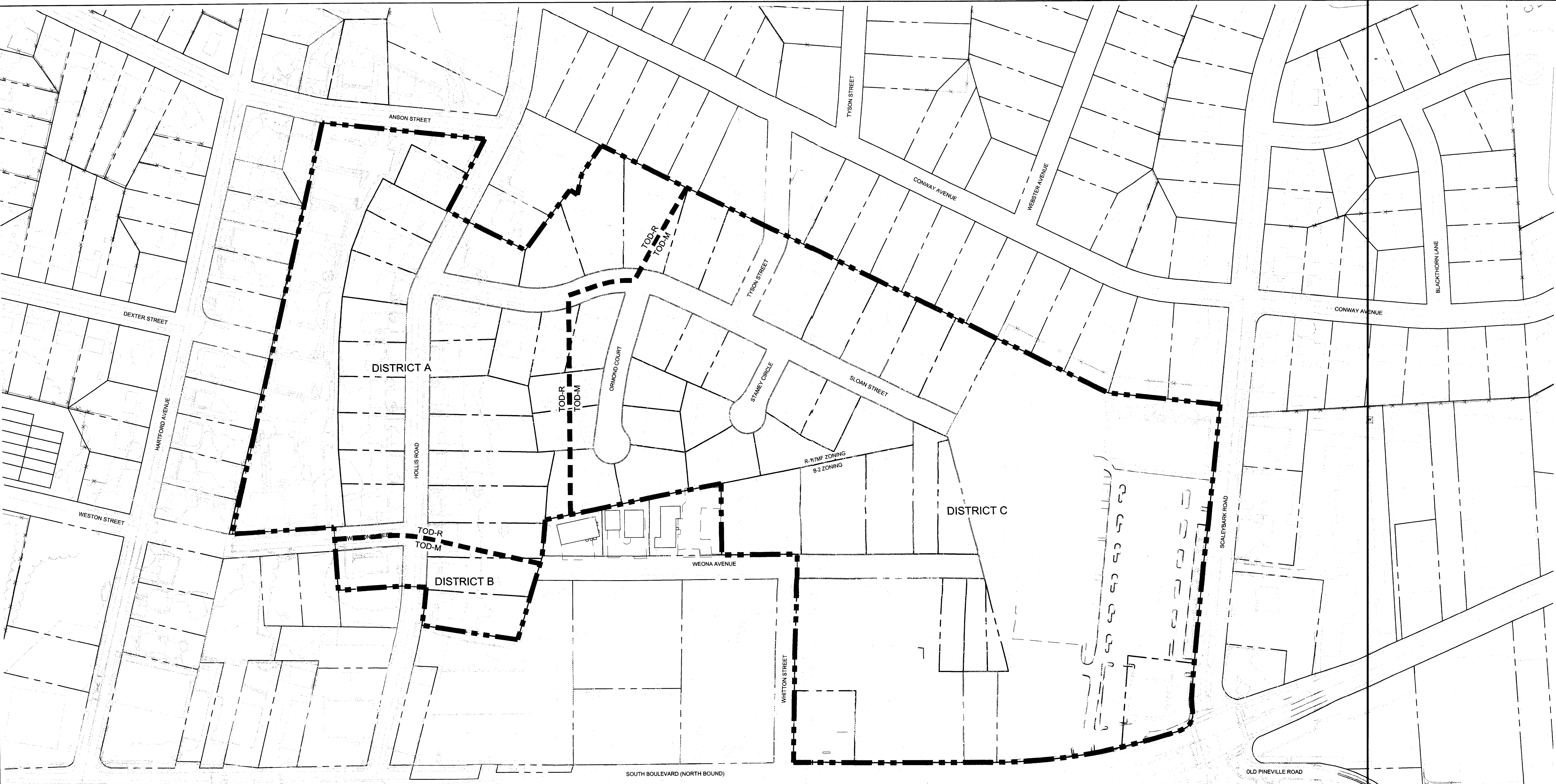
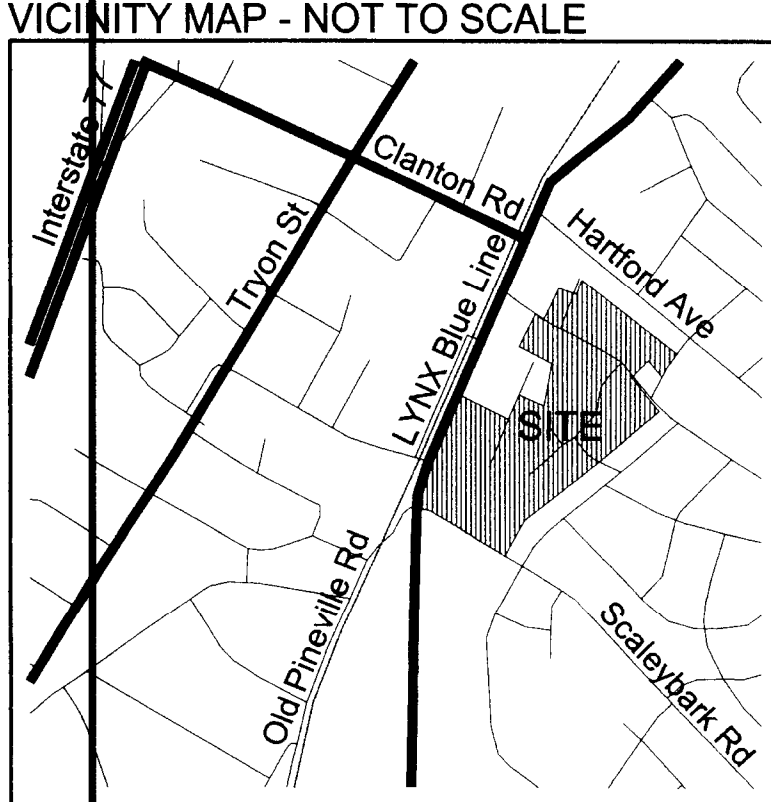
**CROSLAND GREENS  
TRANSIT ORIENTED DEVELOPMENT  
PROPOSED DISTRICTS PLAN**

REVISIONS:  
04/17/09 - REVISIONS PER STAFF COMMENTS

DATE: 02/23/09  
DESIGNED BY: WFB  
DRAWN BY: WFB  
CHECKED BY: WFB  
SCALE: 1" = 100'  
PROJECT #: 1007160

SHEET #:  
**Z-1.1**

**FOR PUBLIC HEARING  
PETITION NO. 2009-036**



**LEGAL DESCRIPTION FOR DISTRICT A:**  
BEGINNING AT A POINT; THENCE North 14 degrees 41 minutes 07 seconds East for a distance of 53.70 feet to a point; THENCE North 59 degrees 34 minutes 27 seconds West for a distance of 7.31 feet to a point; THENCE North 58 degrees 24 minutes 28 seconds West for a distance of 73.49 feet to a point; THENCE North 46 degrees 40 minutes 21 seconds West for a distance of 11.28 feet to a point; THENCE with a curve to the right having an arc length of 18.76 feet, a radius of 300.00 feet, and a chord bearing of North 36 degrees 46 minutes 39 seconds East for a distance of 18.76 feet to a point; THENCE North 38 degrees 34 minutes 08 seconds East for a distance of 223.27 feet to a point; THENCE with a curve to the left having an arc length of 83.79 feet, a radius of 300.00 feet, and a chord bearing of North 30 degrees 34 minutes 03 seconds East for a distance of 83.52 feet to a point; THENCE North 22 degrees 33 minutes 56 seconds East for a distance of 110.20 feet to a point; THENCE South 67 degrees 36 minutes 30 seconds East for a distance of 26.12 feet to a point; THENCE North 22 degrees 25 minutes 27 seconds East for a distance of 211.15 feet to a point; THENCE South 51 degrees 07 minutes 38 seconds East for a distance of 871.85 feet to a point; THENCE South 36 degrees 01 minutes 39 seconds West for a distance of 3.31 feet to a point; THENCE South 31 degrees 53 minutes 36 seconds West for a distance of 336.15 feet to a point; THENCE North 36 degrees 29 minutes 30 seconds West for a distance of 168.16 feet to a point; THENCE South 53 degrees 31 minutes 12 seconds West for a distance of 50.11 feet to a point; THENCE South 52 degrees 57 minutes 20 seconds West for a distance of 91.96 feet to a point; THENCE South 52 degrees 51 minutes 38 seconds West for a distance of 38.26 feet to a point; THENCE South 27 degrees 20 minutes 51 seconds East for a distance of 76.95 feet to a point; THENCE South 27 degrees 18 minutes 56 seconds East for a distance of 46.09 feet to a point; THENCE South 27 degrees 10 minutes 23 seconds East for a distance of 33.72 feet to a point; THENCE South 61 degrees 12 minutes 59 seconds West for a distance of 18.48 feet to a point; THENCE South 52 degrees 04 minutes 00 seconds East for a distance of 43.11 feet to a point; THENCE South 29 degrees 22 minutes 21 seconds East for a distance of 42.00 feet to a point; THENCE South 29 degrees 20 minutes 51 seconds East for a distance of 30.40 feet to a point; THENCE South 52 degrees 19 minutes 08 seconds West for a distance of 31.08 feet to a point; THENCE South 52 degrees 18 minutes 36 seconds West for a distance of 49.91 feet to a point; THENCE South 52 degrees 16 minutes 17 seconds West for a distance of 72.07 feet to a point; THENCE South 52 degrees 17 minutes 18 seconds West for a distance of 46.40 feet to a point; THENCE North 34 degrees 06 minutes 46 seconds West for a distance of 222.04 feet to a point; THENCE with a curve to the left having an arc length of 78.04 feet, a radius of 200.01 feet, and a chord bearing of North 18 degrees 26 minutes 53 seconds East for a distance of 77.55 feet to a point; THENCE North 07 degrees 16 minutes 14 seconds East for a distance of 62.99 feet to a point; THENCE North 64 degrees 10 minutes 31 seconds West for a distance of 452.81 feet to the POINT OF BEGINNING. Said area containing 12.0 Acres, more or less.

**LEGAL DESCRIPTION FOR DISTRICT B:**  
BEGINNING AT A POINT; THENCE North 46 degrees 40 minutes 21 seconds West for a distance of 163.16 feet to a point; THENCE North 34 degrees 36 minutes 19 seconds East for a distance of 201.29 feet to a point; THENCE South 55 degrees 23 minutes 41 seconds East for a distance of 4.36 feet to a point; THENCE South 56 degrees 02 minutes 47 seconds East for a distance of 36.17 feet to a point; THENCE South 58 degrees 38 minutes 43 seconds East for a distance of 32.67 feet to a point; THENCE South 59 degrees 27 minutes 53 seconds East for a distance of 4.43 feet to a point; THENCE North 28 degrees 55 minutes 48 seconds East for a distance of 49.99 feet to a point; THENCE North 22 degrees 26 minutes 34 seconds East for a distance of 134.38 feet to a point; THENCE South 67 degrees 48 minutes 02 seconds East for a distance of 82.84 feet to a point; THENCE South 67 degrees 36 minutes 30 seconds East for a distance of 23.88 feet to a point; THENCE South 22 degrees 33 minutes 58 seconds West for a distance of 110.20 feet to a point; THENCE with a curve to the right having an arc length of 83.79 feet, a radius of 300.00 feet, and a chord bearing of South 30 degrees 34 minutes 03 seconds West for a distance of 83.52 feet to a point; THENCE South 38 degrees 34 minutes 08 seconds West for a distance of 223.27 feet to a point; THENCE with a curve to the left having an arc length of 18.76 feet, a radius of 300.00 feet, and a chord bearing of South 36 degrees 46 minutes 39 seconds West for a distance of 18.76 feet to the POINT OF BEGINNING. Said area containing 1.3 Acres, more or less.

**LEGAL DESCRIPTION FOR DISTRICT C:**  
BEGINNING AT A POINT; THENCE South 64 degrees 10 minutes 31 seconds East for a distance of 452.81 feet to a point; THENCE South 07 degrees 16 minutes 06 seconds West for a distance of 62.99 feet to a point; THENCE with a curve to the right having an arc length of 78.04 feet, a radius of 200.01 feet, and a chord bearing of South 18 degrees 26 minutes 53 seconds West for a distance of 77.55 feet to a point; THENCE South 34 degrees 06 minutes 45 seconds East for a distance of 222.03 feet to a point; THENCE South 52 degrees 03 minutes 33 seconds West for a distance of 971.97 feet to a point; THENCE South 31 degrees 57 minutes 26 seconds West for a distance of 233.80 feet to a point; THENCE North 58 degrees 10 minutes 57 seconds West for a distance of 57.52 feet to a point; THENCE with a curve to the left having an arc length of 57.32 feet, a radius of 271.25 feet, and a chord bearing of North 63 degrees 08 minutes 41 seconds West for a distance of 57.21 feet to a point; THENCE with a curve to the right having an arc length of 52.54 feet, a radius of 38.07 feet, and a chord bearing of North 32 degrees 53 minutes 42 seconds West for a distance of 48.47 feet to a point; THENCE with a curve to the right having an arc length of 373.04 feet, a radius of 1242.77 feet, and a chord bearing of North 16 degrees 13 minutes 01 seconds East for a distance of 371.64 feet to a point; THENCE North 25 degrees 47 minutes 31 seconds East for a distance of 205.85 feet to a point; THENCE North 26 degrees 09 minutes 06 seconds East for a distance of 234.55 feet to a point; THENCE South 62 degrees 57 minutes 18 seconds East for a distance of 220.48 feet to a point; THENCE South 62 degrees 10 minutes 38 seconds East for a distance of 207.20 feet to a point; THENCE North 25 degrees 35 minutes 37 seconds East for a distance of 155.68 feet to a point; THENCE South 64 degrees 36 minutes 00 seconds East for a distance of 148.48 feet to a point; THENCE North 14 degrees 40 minutes 15 seconds East for a distance of 320.05 feet to a point; to the POINT OF BEGINNING. Said area containing 23.1 Acres, more or less.



CROSLAND GREENS MIXED-USE VILLAGE DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PLAN FILED BY CROSLAND GREENS, LLC (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, PEDESTRIAN-FRIENDLY VILLAGE TYPE COMMUNITY TO BE KNOWN AS CROSLAND GREENS ON AN APPROXIMATELY 36.4 ACRE SITE...

II. PERMITTED USES AND BUILDING AREA RESTRICTIONS

THIS PROPOSAL IS INTENDED TO ACCOMMODATE MIXED USE DEVELOPMENT PRINCIPALLY OF RESIDENTIAL, RETAIL/RESTAURANT, CIVIC AND OFFICE USES WHICH WILL BE INTERCONNECTED WITH OPEN SPACE, PEDESTRIAN FEATURES AND VEHICULAR LINKAGES.

THE SITE MAY BE DEVOTED TO ANY OF THE FOLLOWING USES:
• NON-RESIDENTIAL USES AS ALLOWED IN THE TOD-M AND TOD-R ZONING DISTRICTS;
• RESIDENTIAL USES AS ALLOWED IN TOD-M AND TOD-R ZONING DISTRICTS;

IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE PARCELS (A) AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ADJACENT PARCELS MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH PARCELS...

THE FOLLOWING USES WILL BE PERMITTED ON PARCELS A, B, D, AND F:
• RESIDENTIAL USES AND OPEN SPACE;
• ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE RESIDENTIAL AND OPEN SPACE USES IN THE TOD-R ZONING DISTRICT.

THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCELS C, E, H, AND I:
• RESIDENTIAL, RETAIL, RESTAURANT, OFFICE AND CIVIC; AND
• ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-M ZONING DISTRICT.

THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL G:
• PUBLIC OPEN SPACE; AND
• ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE OPEN SPACE USES IN THE TOD-R ZONING DISTRICT.

THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCELS J, K AND L:
• RESIDENTIAL, OFFICE, RETAIL, RESTAURANT, CIVIC, AND PUBLIC OPEN SPACE USES;
• ASSOCIATED STRUCTURED AND SURFACE PARKING FACILITIES; AND
• ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE TOD-M ZONING DISTRICT.

THE FOLLOWING ADDITIONAL PROVISIONS SHALL GOVERN USES ON THE SITE:
• THE FOLLOWING USES WILL NOT BE PERMITTED ON THE SITE: GASOLINE SALES, COMMERCIAL ROOMING HOUSES, SINGLE ROOM OCCUPANCY RESIDENCES (SRO), AND CAR WASHES.

UNIFIED DEVELOPMENT, SETBACKS, YARDS, OPEN SPACE AREAS AND PARKING
IN ACCORDANCE WITH THE ORDINANCE AND THE ADOPTED SCALEYBARK TRANSIT STATION AREA PLAN, THE PROPOSED SETBACKS ARE ALSO SPECIFIED ON THE SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS.

PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH THE MAXIMUM AND MINIMUM PARKING RATIO REQUIREMENTS FOR RETAIL AND/OR RESTAURANT, RESIDENTIAL, OFFICE, CIVIC AND OTHER NON-RESIDENTIAL USES AS SET FORTH IN SECTION 9.1208.(6) OF THE ORDINANCE.

SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS ESTABLISHED AND DEFINED UNDER SECTION 9.1208.(12) OF THE ORDINANCE MAY BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER...

TO THE EXTENT NECESSARY THE PROVISIONS OF THIS SECTION II SHALL CONSTITUTE A PORTION OF THE OPTIONAL PROVISIONS UNDER THE TOD-RO AND TOD-MO APPLICATION SET FORTH IN SECTION 4 BELOW.

IV. OPTIONAL DEVELOPMENT PROVISIONS

SIGNAGE STANDARDS (SECTION 9.1209.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW MODIFICATIONS TO THE TOD-M AND TOD-R SIGNAGE STANDARDS TO PERMIT AN EXCITING AND UNIQUE SIGNAGE SYSTEM ON THE SITE...

IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV(I), PETITIONER SHALL BE ENTITLED TO ONE (1) DETACHED, GROUND MOUNTED PROJECT IDENTIFICATION SIGN ON PARCEL L AT THE CORNER OF SOUTH BOULEVARD AND SCALEYBARK ROAD.

IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV(I), PETITIONER SHALL BE ENTITLED TO ONE (1) ROOF MOUNTED PROJECT IDENTIFICATION SIGN ON PARCEL L AT THE CORNER OF SOUTH BOULEVARD AND SCALEYBARK ROAD.

IF A UNIQUE THREE-DIMENSIONAL ROOF SIGN IS UTILIZED THE PLANNING DIRECTOR MAY ALTER THE SIGN DIMENSIONS BEYOND THE MINIMUMS.

THE PROPOSED ROOF SIGN MAY BE INTEGRATED INTO THE SCREENING OF THE ROOF TOP MECHANICAL EQUIPMENT.

THE PROPOSED ROOF SIGN WILL COMPLEMENT THE ARCHITECTURE OF THE BUILDING ON WHICH IT IS PLACED.

IV. OPTIONAL DEVELOPMENT PROVISIONS (CONT)

IMAGES OF EXISTING ROOF SIGNS AS WELL AS AN ARTIST RENDERING OF A CONCEPT OF THE ROOF SIGN ARE ATTACHED ON SHEET Z-3.3. THESE IMAGES AND THE ABOVE STANDARDS WILL BE USED BY THE PLANNING DIRECTOR TO REVIEW AND APPROVE THE DRAWINGS FOR THE PROPOSED ROOF SIGN FOR THE PURPOSE OF ASSURING THAT THE SIGN IS SIMILAR IN STYLE AND THEME AS THE ATTACHED IMAGES.

CONCEPTUAL ILLUSTRATIVE ELEVATIONS OF THE DETACHED SIGN ON THE PROPOSED ROOF SIGN AND THE OVER STREET PROJECT IDENTIFICATION SIGNS HAVE BEEN INCLUDED ON SHEET Z-3.1 AND Z-3.2 CONCEPTUAL SIGNAGE AND BUILDING ELEVATIONS AS EXAMPLES OF THE PROPOSED SIGNS...

IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV(I), THE PETITIONER SHALL BE ENTITLED TO ONE GROUND MOUNTED OR MONUMENT STYLE PROJECT IDENTIFICATION SIGN FOR EACH OF THE PARCELS...

IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER THIS SECTION IV(I), THE PETITIONER SHALL BE ALLOWED TO PLACE PROJECT IDENTIFICATION SIGNS OVER THE INTERIOR PUBLIC AND PRIVATE STREETS.

THE SIGN LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL IN NATURE; THE LOCATIONS OF THE SIGNS MAY BE ALTERED.

PROJECTING WALL SIGNS (SECTION 9.1209.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THREE (3) PROJECTING WALL SIGNS AS FOLLOWS: (I) A PROJECTING WALL SIGN ON EITHER PARCEL L OR J AT THE INTERSECTION OF SCALEYBARK ROAD AND PUBLIC STREET C...

STREET WALLS (SECTION 9.1209.(11)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THE PROPOSED BUILDINGS WITHIN PARCEL K OR L THAT INCLUDE A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 46,000 (25,000) SQUARE FEET OF GROSS FLOOR AREA...

BUILDING ENTRANCES AND ORIENTATION (SECTION 9.1209.(4)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW STRUCTURED PARKING FACILITIES LOCATED ON EITHER PARCEL K OR L WITH FRONTAGE ON PRIVATE STREET D AND ASSOCIATED WITH A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 25,000 SQUARE FEET OF GROSS FLOOR AREA...

PARKING STANDARDS: PARKING BETWEEN STREET AND BUILDINGS (SECTION 9.1208.(6)(C)). DUE TO THE SIZE OF THE PROJECT AND THE TIMING AND COST ASSOCIATED WITH THE CONSTRUCTION OF PARKING STRUCTURES CONTEMPLATED UPON FULL BUILD-OUT...

PARKING STANDARDS: PARKING AREAS THAT COVER MORE THAN 35% OF THE TOTAL LOT WIDTH (SECTION 9.1208.(6)(G)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW SURFACE PARKING TO THE SIDE OF THE PRIMARY STRUCTURES ON PARCEL H TO COVER MORE THAN 35% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A.

MANEUVERING FOR LOADING SPACE IN RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D (SECTION 9.1208.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW LOADING DOCKS TO BE DESIGNED THAT REQUIRE VEHICLES TO MANUEVER WITHIN THE RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D FOR BUILDINGS LOCATED ON PARCEL L AND K...

ON A PORTION OF PROPOSED PRIVATE STREET D THE PETITIONER MAY HAVE A GAP IN THE SPACING OF STREET TREES. THIS GAP WILL OCCUR ON ONE SIDE OF THE STREET FOR A LENGTH OF 120 FEET.

IV. OPTIONAL DEVELOPMENT PROVISIONS (CONT)

FLOOR AREA RATIO (FAR) (SECTION 9.1208.(5)(B)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW INDIVIDUAL PHASES OF THE PROJECT TO NOT MEET THE MINIMUM FAR AND/OR DENSITY REQUIREMENTS OF THE TOD-M OR TOD-R ZONING DISTRICTS AS LONG AS THE PETITIONER CAN DEMONSTRATE VIA A PROPOSED MASTER PLAN HOW THE ENTIRE PROJECT WILL MEET THE MINIMUM FAR AND/OR DENSITY REQUIREMENTS WHEN CONSTRUCTION OF THE SITE IS COMPLETED.

FRONT-LOADED GARAGES, PARKING PADS AND DRIVEWAYS FOR INDIVIDUAL UNITS (SECTION 9.1208.(6)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW INDIVIDUAL UNITS WITH FRONT LOADED GARAGES ONLY WITHIN PARCEL A BETWEEN PROPOSED PRIVATE STREET A AND THE NORTHERN BOUNDARY OF THE SITE AS MORE SPECIFICALLY INDICATED ON THE TECHNICAL DATA SHEET.

RETAIL SALES ESTABLISHMENTS WITH MORE THAN 30,000 SQUARE FEET OF GROSS FLOOR AREA PER FLOOR, PER SINGLE TENANT (SECTION 9.1208.(9)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW ONE SINGLE TENANT RETAIL SALES ESTABLISHMENT WITH MORE THAN 30,000 BUT LESS THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA TO BE ESTABLISHED ON PARCEL K OR L...

BUFFER STANDARDS (SECTION 9.1208.(9)). AS A RESULT OF THE DUKE POWER DESIGN CRITERIA, FOR LANDSCAPING UNDER UTILITY LINES, WHICH DOES NOT ALLOW SHRUBS AND TREES TO BE LOCATED WITHIN 50 FEET OF UTILITY TRANSMISSION TOWERS...

MINIMUM REAR YARD (SECTION 9.1208.(2)(A)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO REQUIRE 20 FOOT REAR YARD TO BE REQUIRED TO ALL BUILDINGS ON THE NORTHERN BOUNDARY OF PARCEL A AND B WHEN SINGLE-FAMILY DETACHED HOMES ARE DEVELOPED ON PARCELS A OR B.

ENCROACHMENTS INTO REQUIRED SETBACKS (SECTION 9.1208.(1)(A) 2). THE PETITIONER WILL PROVIDE A 22 FOOT SETBACK ALONG ALL STREETS CLASSIFIED AS LOCAL RESIDENTIAL STREET WIDTH BY THE APPROVED SCALEYBARK TRANSIT STATION AREA PLAN...

REQUIRED SETBACK OF 30 FEET WHEN ABUTTING SINGLE-FAMILY ZONING (SECTION 9.1208.(1)(A) 1). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO REDUCE THE 30 FOOT SETBACK REQUIRED ALONG A PORTION OF ANSON STREET TO 22 FEET FROM THE BACK OF CURB.

SCALEYBARK AVENUE STREETScape REQUIREMENTS (SECTION 9.1208.(8)(A)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO MODIFY THE WIDTH OF THE AMENITY ZONE ALONG SCALEYBARK AVENUE FROM 16 FEET TO 18 FEET...

REQUIRED STREET TREES AND SIDEWALKS. THE PETITIONER SEEKS THE OPTIONAL PROVISION TO REQUEST A DELAY IN THE INSTALLATION OF REQUIRED STREET TREES AND SIDEWALKS ON EACH PARCEL AS DEVELOPMENT OCCURS ON THE PARCEL.

THE PROVISIONS OF SECTION III, TO EXTENT NECESSARY CONSTITUTE ACCEPTABLE VARIATIONS (AND OPTIONAL PROVISIONS) FROM THE TOD-M AND TOD-R MINIMUM STANDARDS.

V. DESIGN AND PERFORMANCE STANDARDS

BUILDINGS LOCATED WITHIN EACH PARCEL WILL MEET THE MAXIMUM HEIGHT REQUIREMENTS OF THE TOD-M AND TOD-R ZONING DISTRICTS. BUILDING HEIGHT WILL BE MEASURED AS DEFINED IN THE ORDINANCE PROVIDED THE FOLLOWING WILL NOT BE INCLUDED...

STREETS WITHIN THE SITE MAY BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE TECHNICAL DATA SHEET. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.

A BUFFER AS PER THE REQUIREMENT OF SECTION 9.1208.(9) OF THE ORDINANCE WILL BE PROVIDED ALONG THE NORTHERN AND EASTERN BOUNDARIES OF THE SITE ABUTTING THE EXISTING SINGLE-FAMILY HOMES AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET...

THE PETITIONER SHALL MAKE GOOD FAITH DILIGENT EFFORTS TO SAVE THE EXISTING TREES LOCATED WITHIN THE TREE SAVE AREAS IDENTIFIED ON THE TECHNICAL DATA SHEET. ADDITIONAL TREE SAVE AREAS, TO THE EXTENT REQUIRED BY THE ORDINANCE, WILL BE IDENTIFIED DURING THE DESIGN DEVELOPMENT PHASES OF THE PROJECT.

A UNIFIED STREETScape TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE, INCLUDING THE SITE'S FRONTAGE ON SOUTH BOULEVARD AND SCALEYBARK ROAD. THE PROPOSED STREETScape TREATMENT IS SPECIFIED ON SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS, SUBJECT, HOWEVER, TO ANY CONFLICTS WITH EXISTING UTILITY EASEMENTS LOCATED WITHIN SUCH AREAS.

ON A PORTION OF PROPOSED PRIVATE STREET D THE PETITIONER MAY HAVE A GAP IN THE SPACING OF STREET TREES. THIS GAP WILL OCCUR ON ONE SIDE OF THE STREET FOR A LENGTH OF 120 FEET.

V. DESIGN AND PERFORMANCE STANDARDS (CONT)

THE PETITIONER WILL CONSTRUCT PUBLIC STREET C (WEONA AVENUE) TO THE MAIN STREET STANDARDS CALLED FOR IN THE SCALEYBARK STATION AREA PLAN.

THE PETITIONER RESERVES THE RIGHT TO SUBSTITUTE A BIO-SWALE/RAIN GARDEN FOR THE TYPICAL EIGHT FOOT PLANTING STRIP ALONG BOTH SIDES OF ANY OF THE PROPOSED PRIVATE STREETS.

THE PROJECT DEVELOPER, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULL CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. WALL "PAK" TYPE LIGHTING SHALL BE USED.

ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.

OFF-STREET VEHICULAR AND BICYCLE PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE RATIO REQUIREMENTS OF THE ORDINANCE.

SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PHASES IN ASSOCIATION WITH NEARBY DEVELOPMENT AND AS THE PROJECT DEVELOPS.

AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS "OPEN SPACE" WILL INCLUDE DECORATIVE FAVING, BENCHES AND SEATING AREAS, LANDSCAPING FEATURES AND/OR OTHER AMENITIES SUCH AS FOUNTAINS OR DECORATIVE ARCHITECTURAL ELEMENTS.

AT LEAST ONE ACRE, IN THE AGGREGATE, OF PUBLIC OPEN SPACE AS DEFINED BY THE TOD PROVISIONS OF THE ORDINANCE WILL BE PROVIDED WITHIN PARCELS J, K AND L. THIS PUBLIC OPEN SPACE MAY INCLUDE THE LAND UNDER THE DUKE POWER UTILITY EASEMENT LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE.

THE PETITIONER WILL PROVIDE A MINIMUM OF 800 SQUARE FEET OR URBAN OPEN SPACE ON PARCEL K ALONG SOUTH BOULEVARD ACROSS FROM THE EXISTING RAPID TRANSIT STATION, AS GENERALLY DEPICTED ON SHEET Z-1.0.

THE PETITIONER SHALL INSTALL TWO (2) CONCRETE WAITING PADS ON THE SITE, ONE ALONG SOUTH BOULEVARD AND ONE ALONG SCALEYBARK ROAD IN THE AREAS GENERALLY INDICATED ON THE TECHNICAL DATA SHEET.

THE PETITIONER WILL EXPLORE OPPORTUNITIES TO CONSOLIDATE AND PLACE UNDERGROUND EXISTING OVERHEAD UTILITIES WITH EACH OF THE RESPECTIVE UTILITY COMPANIES THAT OWN AND OPERATE THESE EXISTING UTILITIES.

THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE TECHNICAL DATA SHEET, EXCEPT TO THE MORE ACCESS POINTS ARE PERMITTED BY CDOT.

THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSES HAVE BEEN COMPLETED. AS EACH PARCEL WITH EXISTING DRIVEWAYS IS REDEVELOPED EXISTING DRIVEWAYS WILL BE REMOVED OR RECONSTRUCTED TO MEET CURRENT DRIVEWAY STANDARDS AND THE CONDITIONS OF THIS CONDITIONAL PLAN.

PUBLIC STREET C MUST BE CONSTRUCTED AND OPEN TO TRAFFIC BETWEEN SCALEYBARK ROAD AND ITS INTERSECTION WITH PROPOSED PUBLIC STREET A BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE SECOND BUILDING CONSTRUCTED ON PARCEL J.

IF DEVELOPMENT ON PARCEL K OR L PRECEDES THE DEVELOPMENT OF THE SECOND BUILDING ON PARCEL J THE PETITIONER WILL CONSTRUCT PUBLIC STREET C FROM SCALEYBARK ROAD TO ITS INTERSECTION WITH PROPOSED PUBLIC STREET A.

ONCE PUBLIC STREET C IS CONSTRUCTED AND OPEN FROM ITS INTERSECTION WITH SCALEYBARK ROAD TO ITS INTERSECTION WITH PUBLIC STREET A AND TWO BUILDINGS ON PARCEL J OR (II) THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ONE BUILDING ON EITHER PARCEL K OR L HAVE OCCURRED, THEN THE CITY WILL SIGNALIZE THE INTERSECTION OF SCALEYBARK ROAD AND PUBLIC STREET C.

AS PART OF THE DEVELOPMENT OF PARCELS A AND B, THE PETITIONER WILL CONSTRUCT OR IMPROVE PUBLIC STREET B AND A PORTION OF PUBLIC STREET C TO THE PROPERTY LINE.

THE PORTION OF PUBLIC STREET A FROM ITS INTERSECTION WITH PUBLIC STREET C TO PROPOSED PUBLIC STREET E WILL BE CONSTRUCTED AS DEVELOPMENT OCCURS ON THE PORTION OF PARCEL J THAT FRONTS ON PUBLIC STREET A.

THE OTHER STREETS SHOWN ON THE SITE PLAN WILL BE CONSTRUCTED OR IMPROVED AS DEVELOPMENT OCCURS ON THE ABUTTING PARCELS.

THE PETITIONER WILL RELOCATE THE EXISTING CURB AND GUTTER ALONG THE SITES PARCEL L FRONTAGE ON SOUTH BOULEVARD TO ALLOW THE CONSTRUCTION OF A FIVE (5) FOOT BIKE LANE.

THE PETITIONER WILL RELOCATE THE EXISTING CURB ALONG THE SITE'S FRONTAGE ON ANSON STREET AS NECESSARY TO PROVIDE PROTECTED PARKING.

SCREENING, LANDSCAPING, AND OPEN SPACE AREAS
1. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.

LANDSCAPING SHALL SATISFY THE REQUIREMENTS OF THE ORDINANCE FOR THE TOD-MO AND TOD-R ZONING DISTRICTS AND THE CITY OF CHARLOTTE TREE ORDINANCE.

THE PROPOSED INTERIM SURFACE PARKING AREAS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET WITH A MINIMUM OF TWO ROWS OF EVERGREEN SHRUBS PLANTED PER THE REQUIREMENTS OF SECTION 12.303.(2)(G) OF THE ORDINANCE.

VIII. SCREENING, LANDSCAPING, AND OPEN SPACE AREAS

SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS ESTABLISHED AND DEFINED UNDER SECTION 9.1208.(12) OF THE ORDINANCE WILL BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER.

URBAN OPEN SPACE WILL BE PROVIDED THROUGHOUT THE SITE AND CENTRALLY LOCATED.

ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

SIGNS
1. EXCEPT AS SET FORTH IN SECTION IV REGARDING THE OPTIONAL PROVISIONS, SIGNAGE WITHIN THE COMPONENTS OF THE SITE SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE FOR THE TOD-M AND TOD-R ZONING DISTRICTS.

STORM WATER MANAGEMENT AND WATER QUALITY
1. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE (PCCO) EFFECTIVE AS OF THE DATE OF APPROVAL OF THIS PETITION.

SOLID WASTE MANAGEMENT PLAN
1. THE PETITIONER SHALL SUBMIT TO THE MECKLENBURG COUNTY SOLID WASTE DEPARTMENT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND CONSTRUCTION ACTIVITIES.

THE PETITIONER IS AWARE OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) INFORMATION REGARDING TAX PARCEL # 149-054-67 AND HAS BEEN IN CONTACT WITH DENR. A LETTER OF NO FURTHER ACTION REGARDING THIS PARCEL HAS BEEN ISSUED BY DENR AND HAS BEEN RECEIVED BY THE PETITIONER.

HOUSING
1. AS PART OF THE DEVELOPMENT OF THE SITE, IT IS CURRENTLY CONTEMPLATED THAT THE PETITIONER WILL PROVIDE A VARIETY OF HOUSING TYPES AT A VARIETY OF PRICE POINTS.

PLAN REVIEW
1. ALL DEVELOPMENT OCCURRING ON THE SITE SHALL SATISFY THE REQUIREMENTS FOR PLAN REVIEW IMPOSED BY SECTION 9.1213 PRELIMINARY REVIEW OF THE ORDINANCE.

AMENDMENTS TO REZONING PLAN
1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED, IN ACCORDANCE WITH CHAPTER SIX OF THE ORDINANCE.

BINDING EFFECT
1. IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH PARCEL WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNERS OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

VESTING -- G.S. §160A-385.1; SECTIONS 6.208
1. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-385.1, DUE TO THE SIZE OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, THE SCOPE AND TIMING OF GOVERNMENTAL INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.

IT IS UNDERSTOOD THAT A PORTION OF THE PUBLIC STREET C MAY UTILIZE A PORTION OF EXISTING WEONA AVENUE AT THE PETITIONER'S DISCRETION.

PL TO THE EXTENT CONSISTENT WITH PETITIONERS DEVELOPMENT AND BUILDING PLANS, THE PETITIONER (A) WILL DURING THE SUBDIVISION AND TOD REVIEW PROCESS WORK WITH THE CITY DEPARTMENT OF TRANSPORTATION ON AN AGREEMENT SOLUTION TO THE ALIGNMENT OF PROPOSED PUBLIC STREET C AND EXISTING WEONA AVENUE AND (B) SEEK TO DESIGN THE INTERSECTION OF PUBLIC STREET C WITH SCALEYBARK AVENUE TO ALIGN WITH THE EXISTING OPPOSING DRIVEWAY ON THE SOUTH SIDE OF SCALEYBARK AVENUE.

ONCE PUBLIC STREET C IS CONSTRUCTED AND OPEN FROM ITS INTERSECTION WITH SCALEYBARK ROAD TO ITS INTERSECTION WITH PUBLIC STREET A AND TWO BUILDINGS ON PARCEL J OR (II) THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ONE BUILDING ON EITHER PARCEL K OR L HAVE OCCURRED, THEN THE CITY WILL SIGNALIZE THE INTERSECTION OF SCALEYBARK ROAD AND PUBLIC STREET C.

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THE PETITIONER WILL RELOCATE THE EXISTING CURB AND GUTTER ALONG THE SITES PARCEL L FRONTAGE ON SOUTH BOULEVARD TO ALLOW THE CONSTRUCTION OF A FIVE (5) FOOT BIKE LANE.

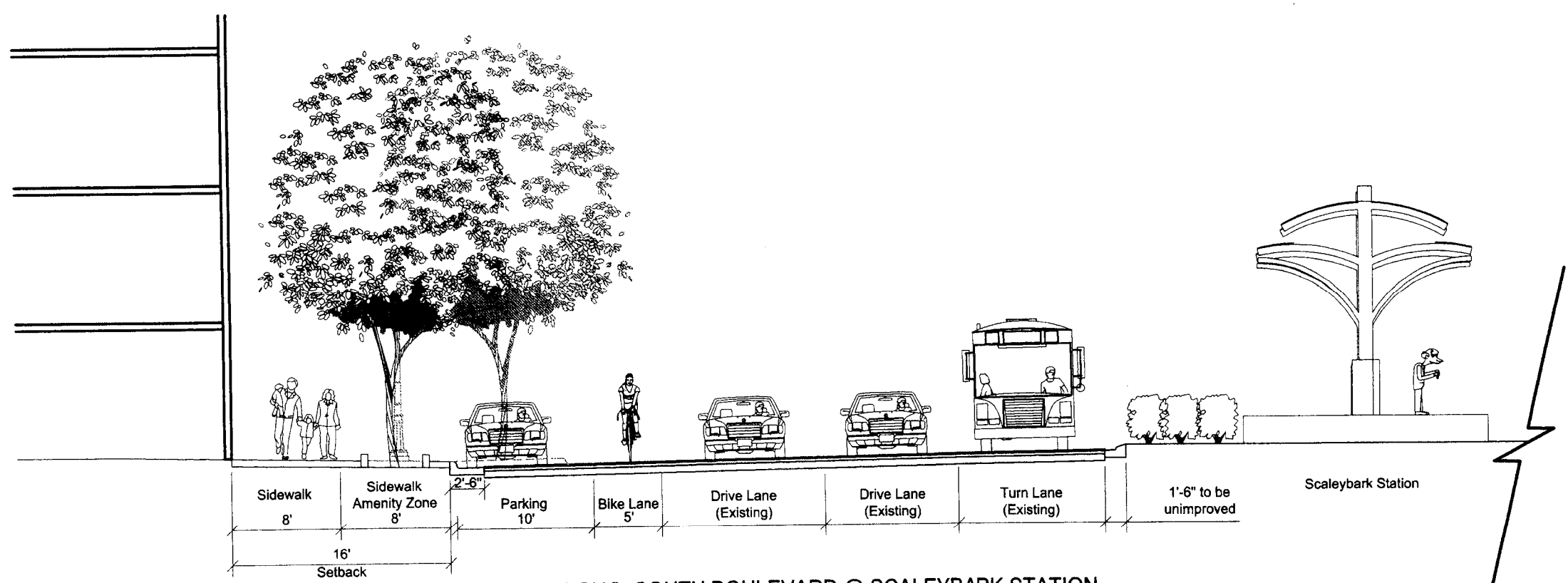
THE PETITIONER WILL RELOCATE THE EXISTING CURB ALONG THE SITE'S FRONTAGE ON ANSON STREET AS NECESSARY TO PROVIDE PROTECTED PARKING.

SCREENING, LANDSCAPING, AND OPEN SPACE AREAS
1. SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.

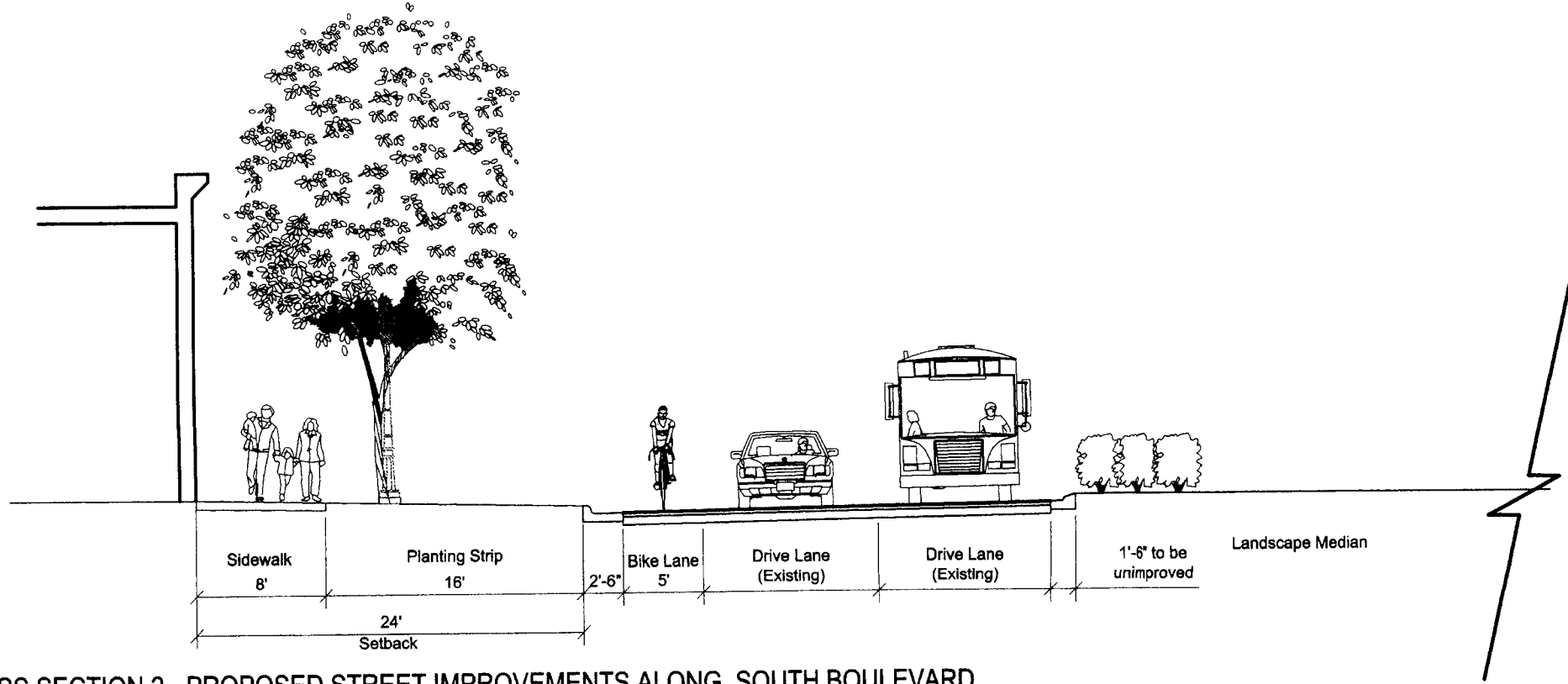
LANDSCAPING SHALL SATISFY THE REQUIREMENTS OF THE ORDINANCE FOR THE TOD-MO AND TOD-R ZONING DISTRICTS AND THE CITY OF CHARLOTTE TREE ORDINANCE.

THE PROPOSED INTERIM SURFACE PARKING AREAS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET WITH A MINIMUM OF TWO ROWS OF EVERGREEN SHRUBS PLANTED PER THE REQUIREMENTS OF SECTION 12.303.(2)(G) OF THE ORDINANCE.

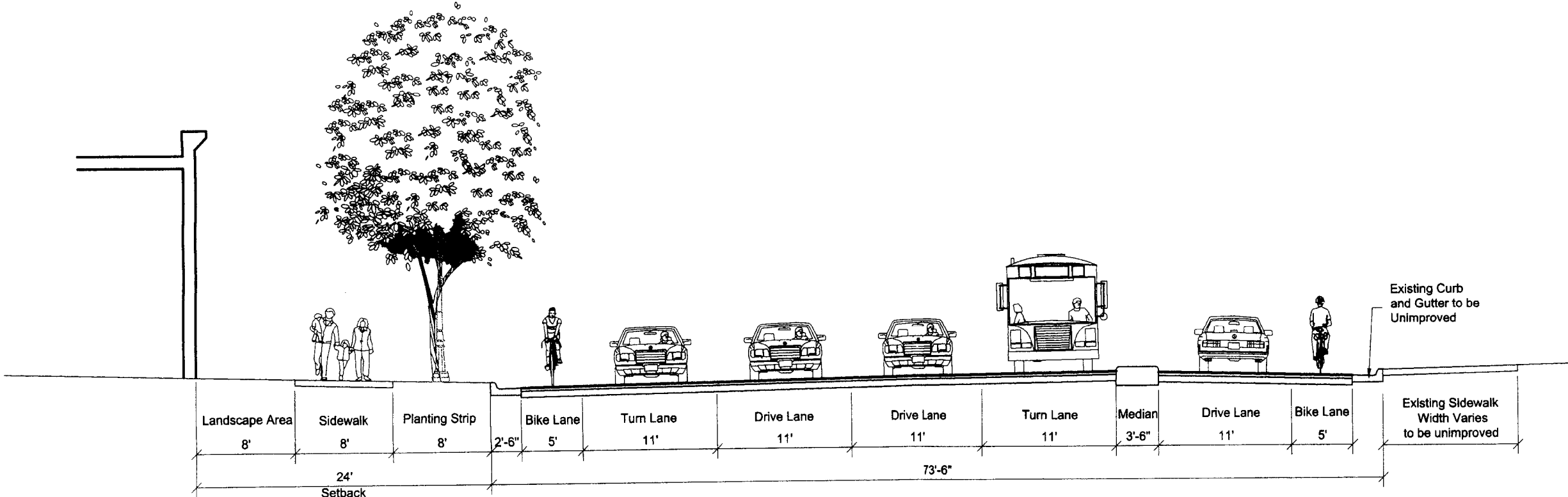




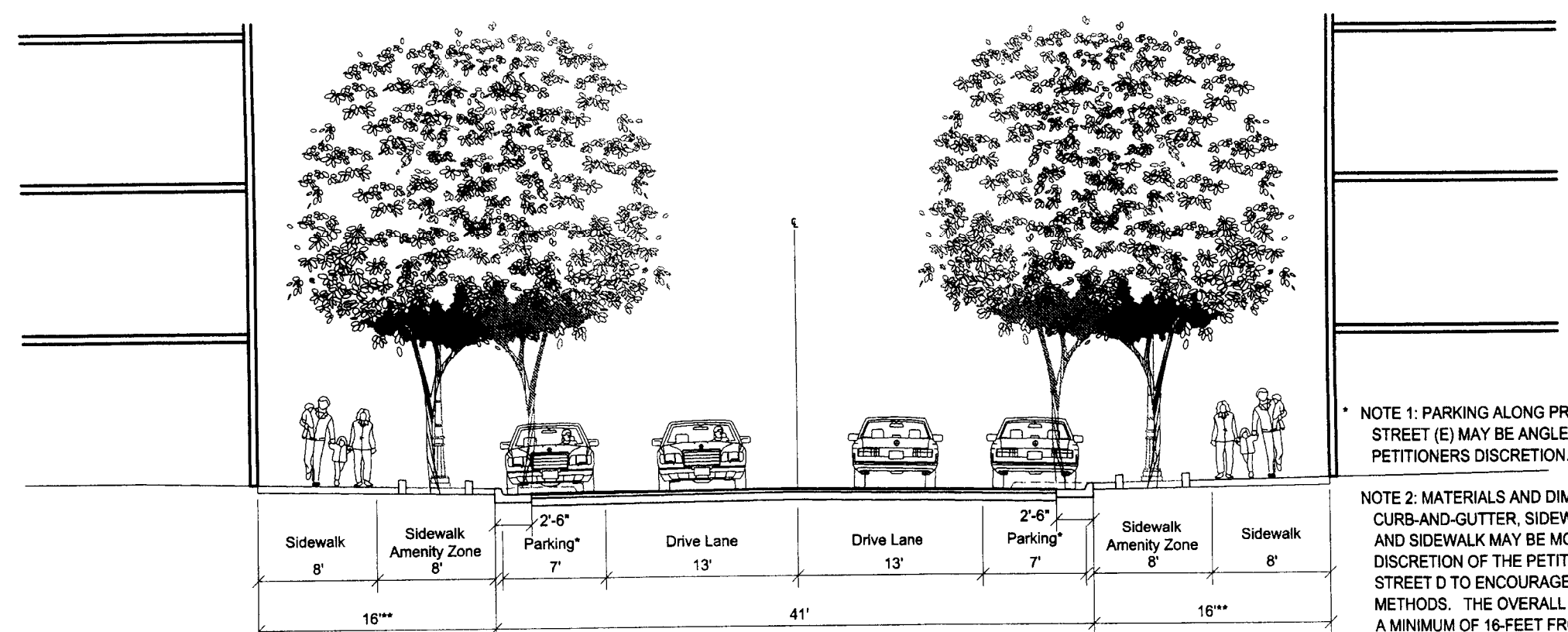
CROSS SECTION 1 - PROPOSED STREET IMPROVEMENTS ALONG SOUTH BOULEVARD @ SCALEYBARK STATION



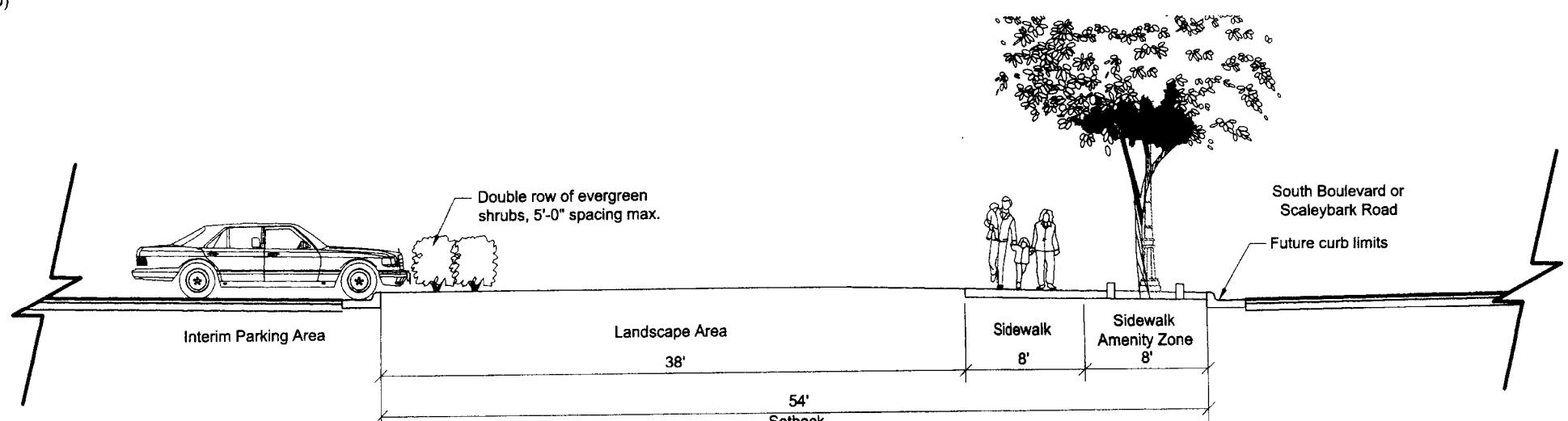
CROSS SECTION 2 - PROPOSED STREET IMPROVEMENTS ALONG SOUTH BOULEVARD



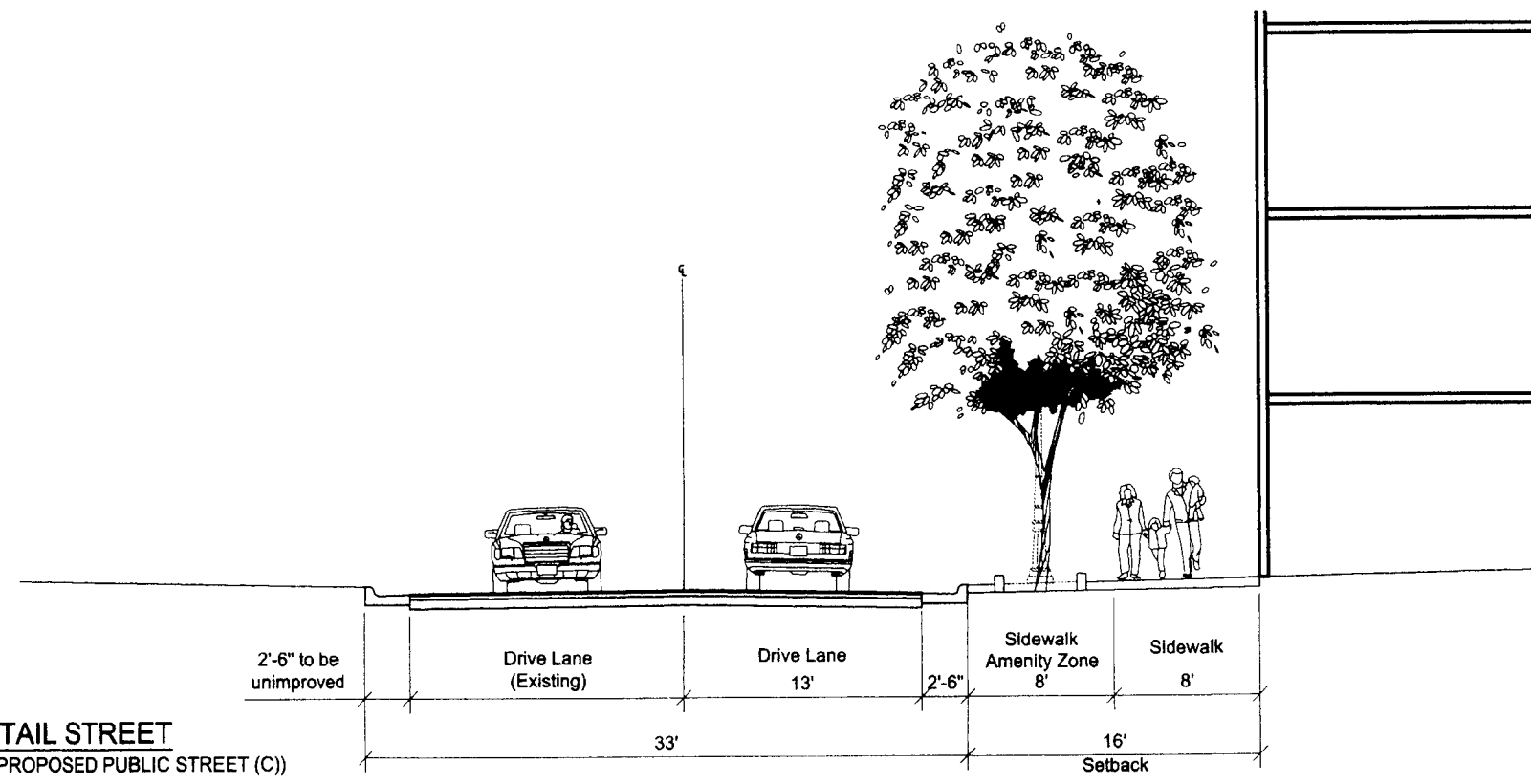
CROSS SECTION 3 - PROPOSED STREET IMPROVEMENTS ALONG SCALEYBARK ROAD



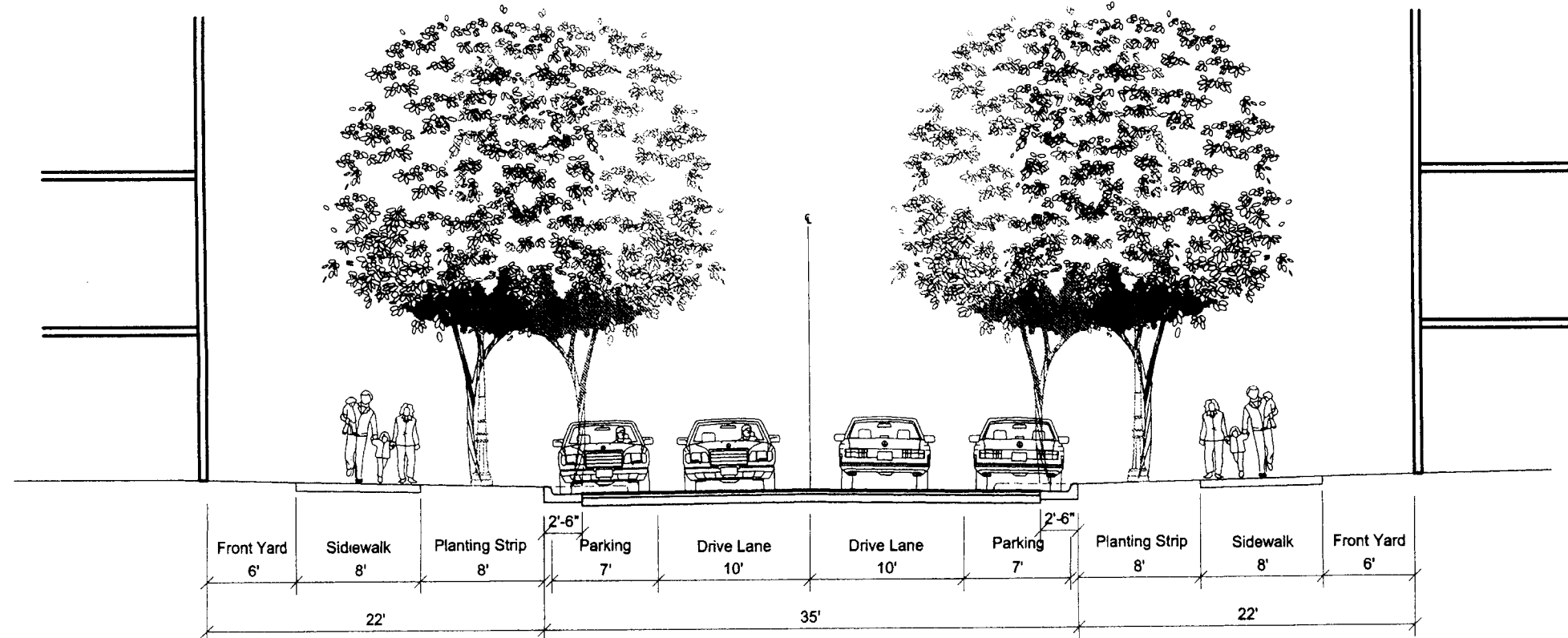
CROSS SECTION 4 - PROPOSED RETAIL STREET  
- PROPOSED PUBLIC STREET (C) (SCALEYBARK RD. TO PROPOSED PUBLIC STREET (A))  
- PRIVATE STREET (D)



CROSS SECTION 9 - PROPOSED INTERIM PARKING AREAS  
- APPLICABLE TO SOUTH BOULEVARD AND SCALEYBARK ROAD ONLY  
- ALLOWED FOR PARCELS J, K AND L ONLY

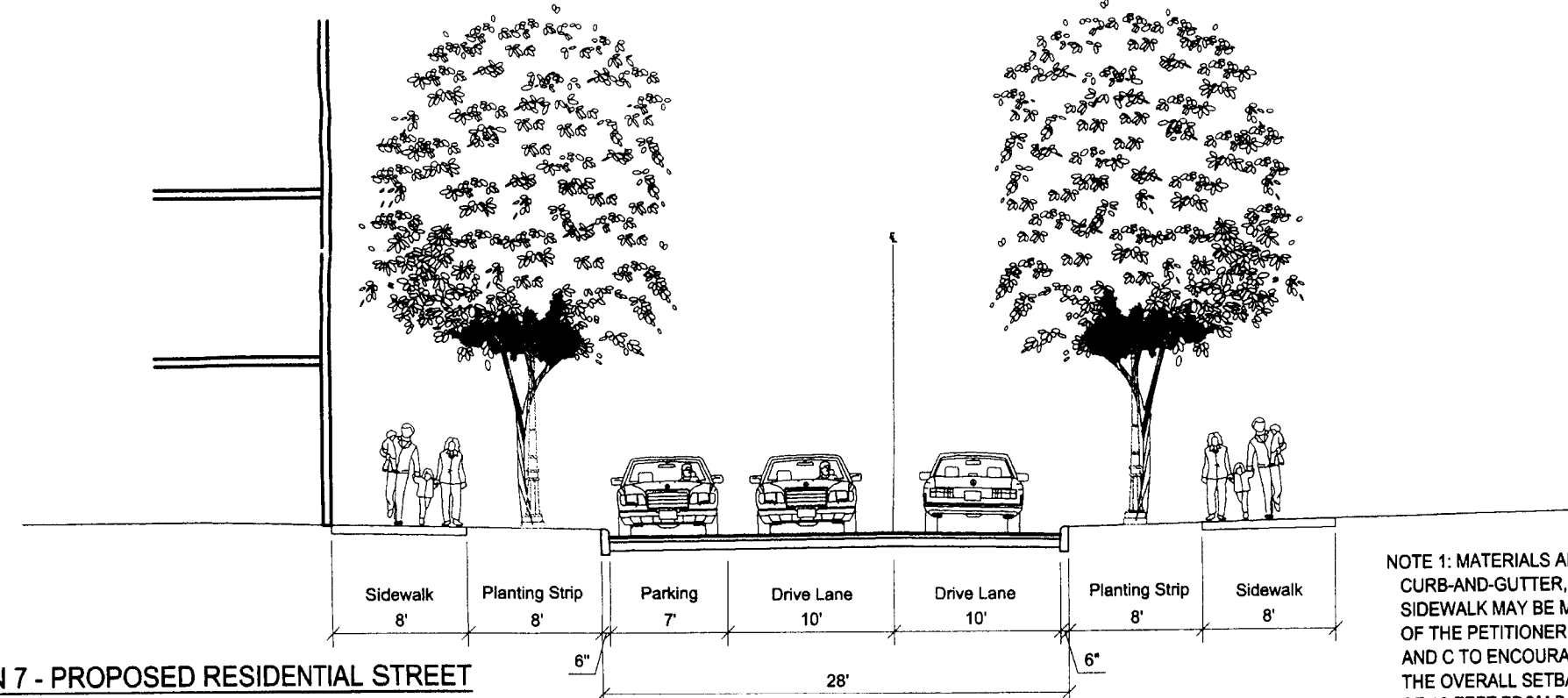


CROSS SECTION 5 - PROPOSED RETAIL STREET  
- PROPOSED PUBLIC STREET (A) (SOUTH BLVD... TO PROPOSED PUBLIC STREET (C))



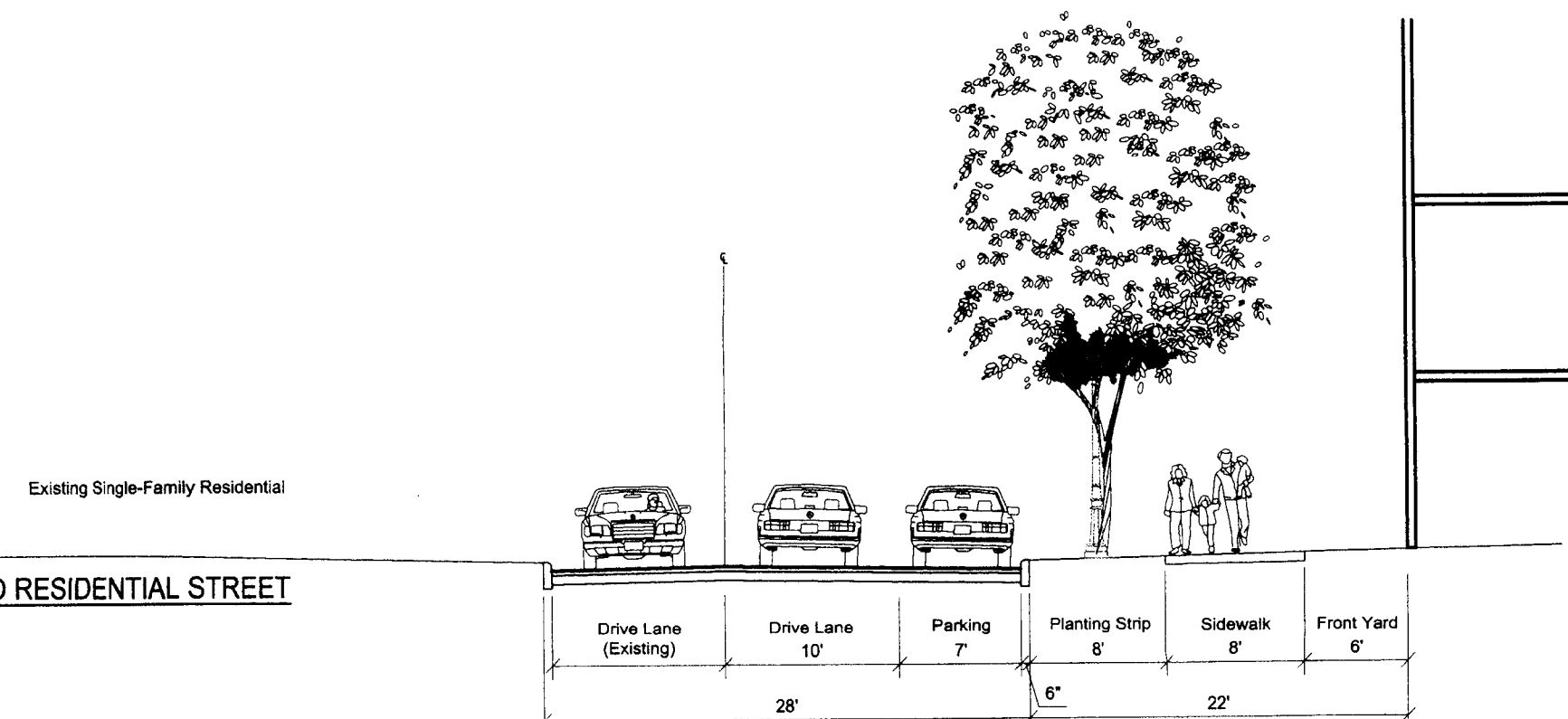
CROSS SECTION 6 - PROPOSED RESIDENTIAL STREET  
- PROPOSED PUBLIC STREET (A) (PUBLIC STREET (C) TO (D))  
- PROPOSED PUBLIC STREET (B)  
- PROPOSED PUBLIC STREET (C) (PUBLIC STREET (A) TO HARTFORD AVE.)  
- PROPOSED PUBLIC STREET (D)  
- PROPOSED PUBLIC STREET (E)

NOTE:  
ITEMS WHICH MAY BE INCLUDED WITHIN THE FRONT YARD AREA INCLUDE ADDITIONAL LANDSCAPING, STEPS, OPEN PORCHES, BAY WINDOWS, AND BALCONIES. ENCROACHMENTS FOR FEATURES AT GRADE MAY NOT REDUCE THE CLEAR SIDEWALK TO LESS THAN THE REQUIRED WIDTH.



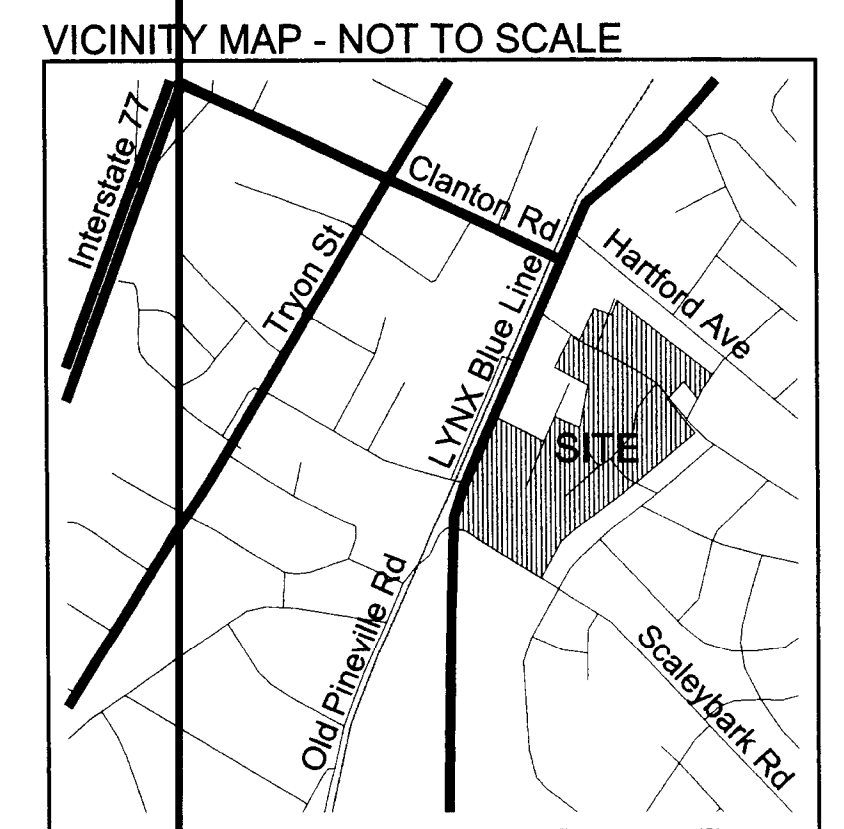
CROSS SECTION 7 - PROPOSED RESIDENTIAL STREET  
- PROPOSED PRIVATE STREET (B)  
- PROPOSED PRIVATE STREET (C)

NOTE 1: MATERIALS AND DIMENSIONS FOR CURB-AND-GUTTER, PLANTING STRIP AREAS AND SIDEWALK MAY BE MODIFIED AT THE DISCRETION OF THE PETITIONER ALONG PRIVATE STREETS B AND C TO ENCOURAGE SUSTAINABLE METHODS. THE OVERALL SETBACK WILL REMAIN A MINIMUM OF 16-FEET FROM BACK-OF-CURB



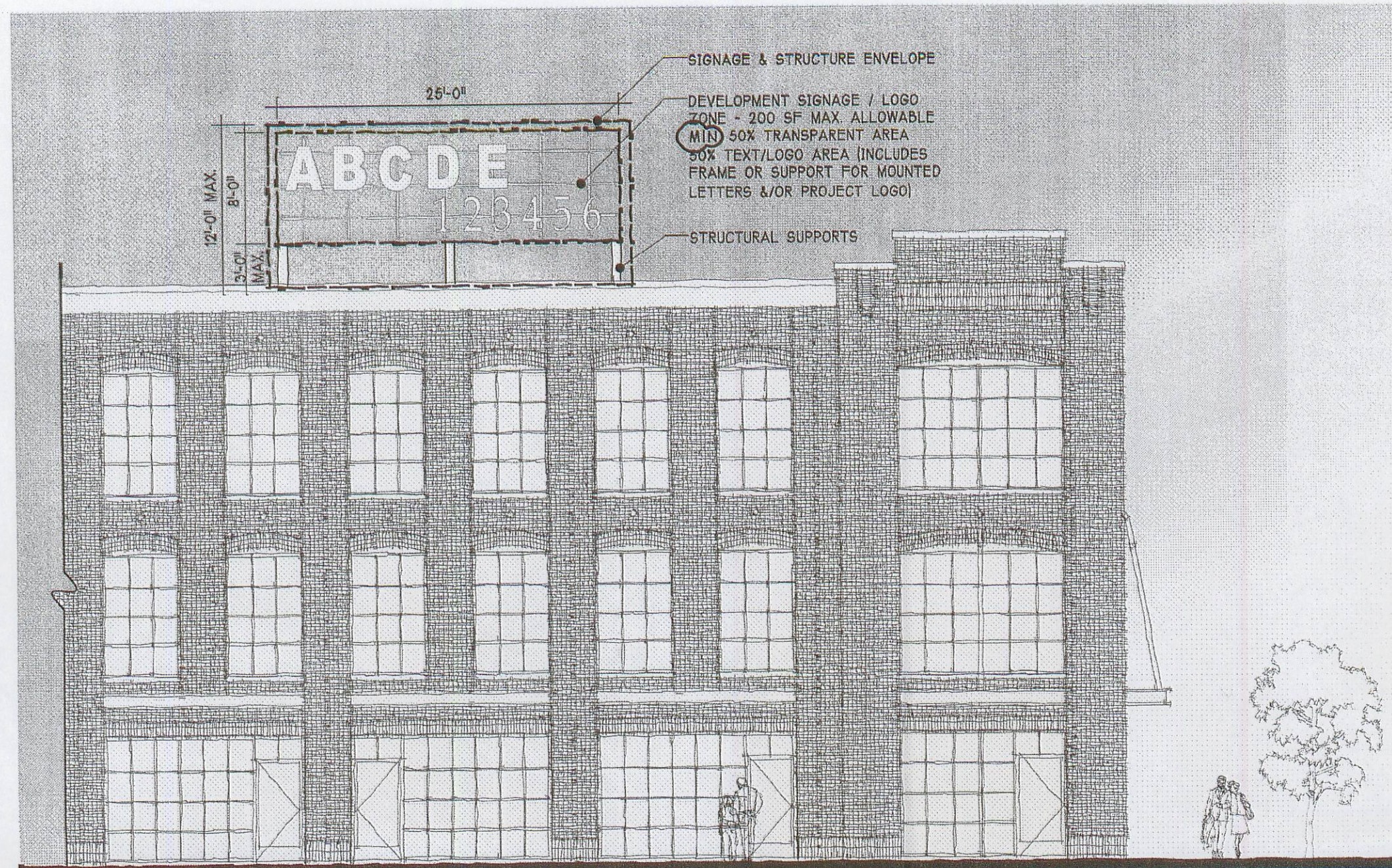
CROSS SECTION 8 - PROPOSED RESIDENTIAL STREET  
- ANSON STREET

NOTE:  
1. THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.  
2. PROPOSED PUBLIC STREET CROSS SECTION WIDTHS ARE DESIGNED TO MEET THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2007.



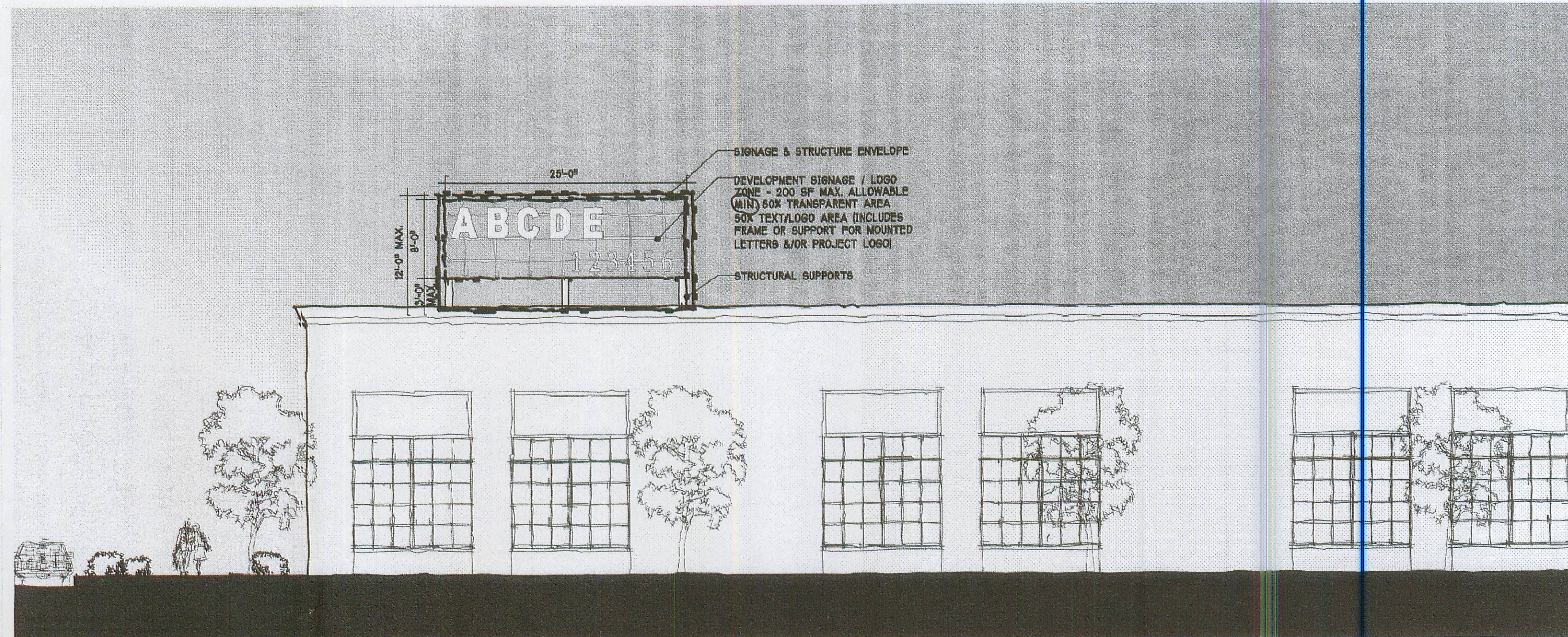
FOR PUBLIC HEARING  
PETITION NO. 2009-036





ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 1

NOT TO SCALE



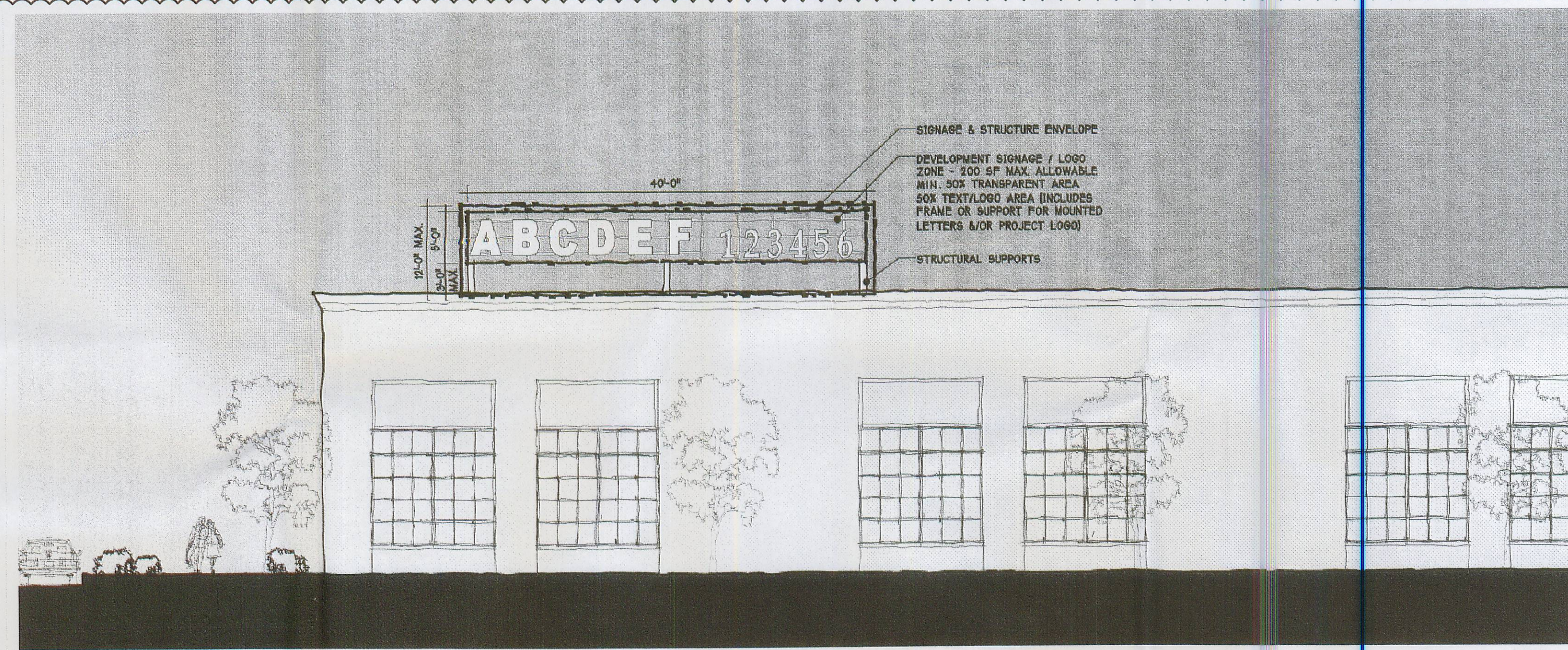
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NOT TO SCALE



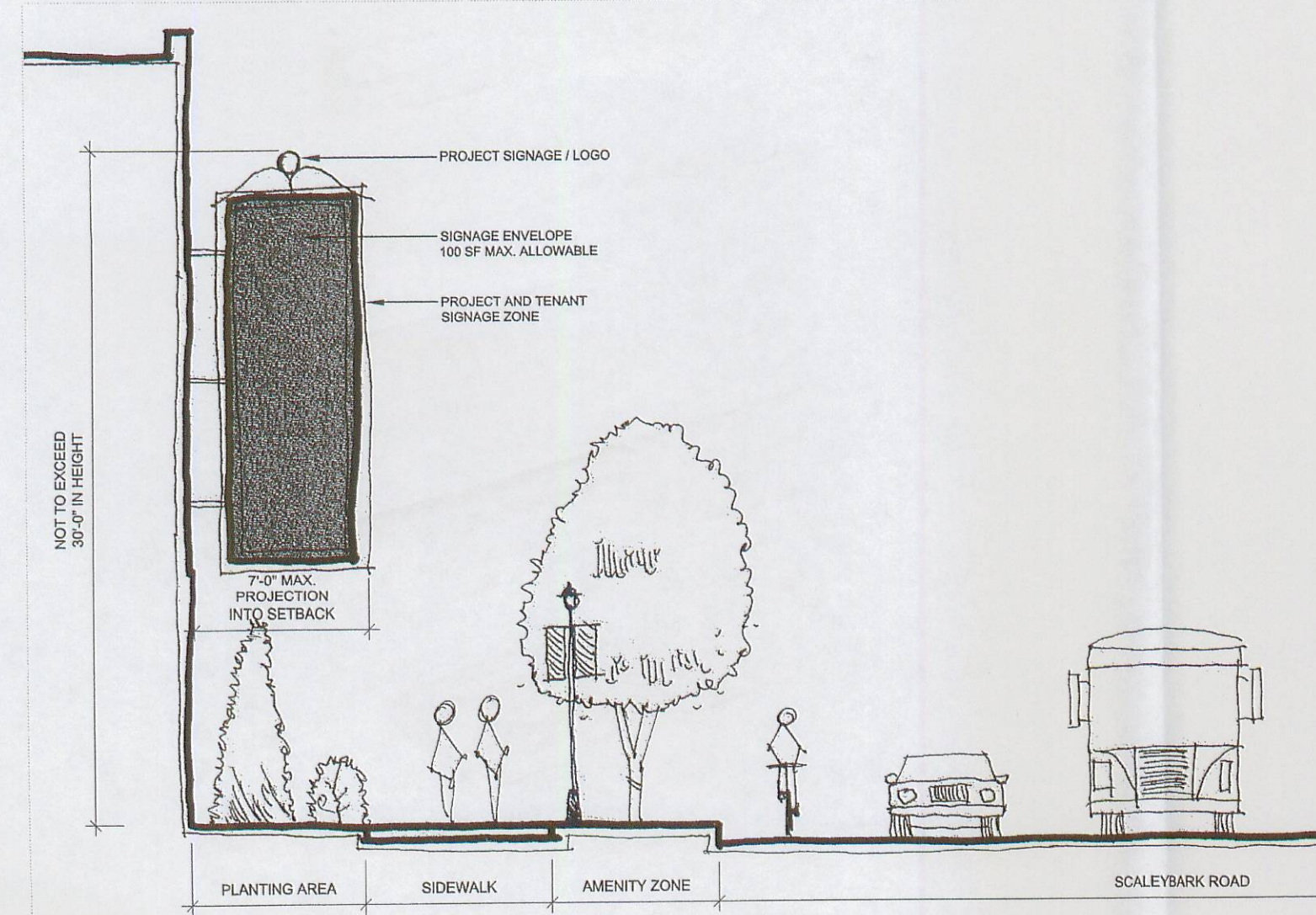
ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 3

NOT TO SCALE

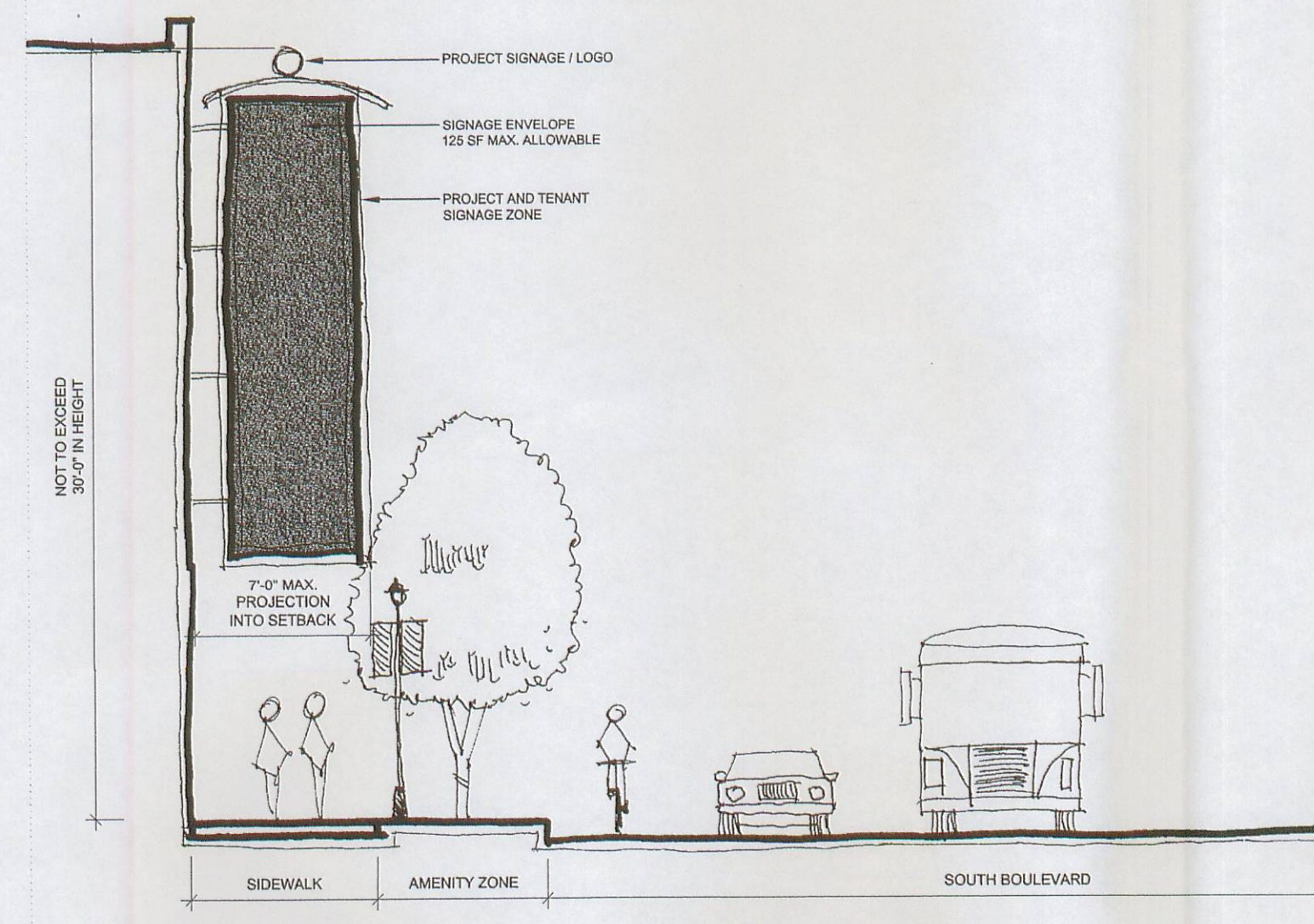


ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 4

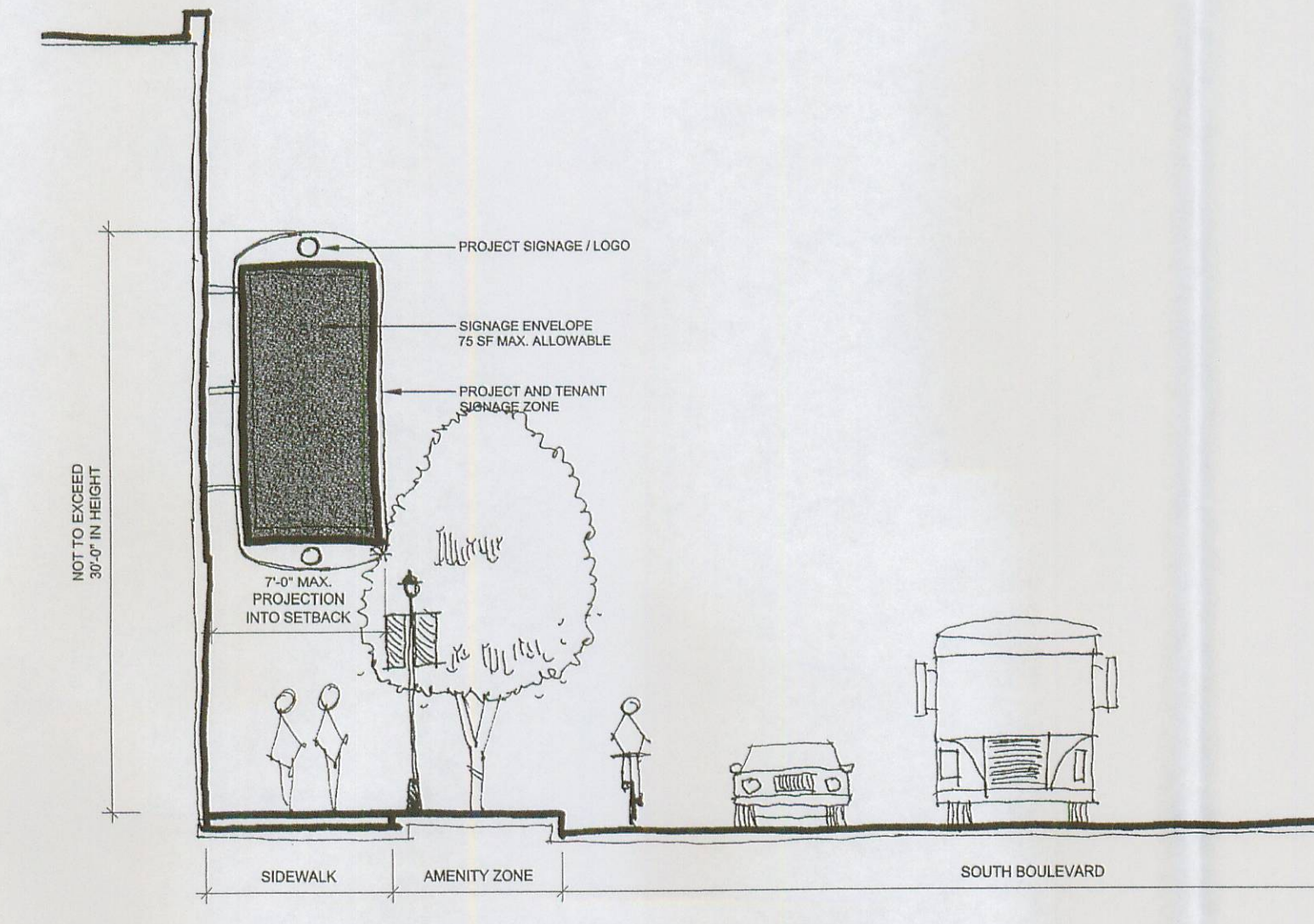
NOT TO SCALE



WALL MOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SCALEYBARK ROAD AND PUBLIC STREET (C) NOT TO SCALE



WALL MOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SOUTH BOULEVARD AND PUBLIC STREET (A) NOT TO SCALE



WALL MOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE SOUTH BOULEVARD AND PRIVATE STREET (D) NOT TO SCALE

NOTE:  
1. THE ILLUSTRATIVE ELEVATIONS ARE INTENDED TO DEPICT BUILDING AND SIGNAGE SCALE AND MASSING AS DESCRIBED WITHIN THE REZONING DEVELOPMENT NOTES. THESE ILLUSTRATIVE ELEVATIONS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED AS PART OF THE DEVELOPMENT PROCESS.

VICINITY MAP - NOT TO SCALE



APPROVED BY  
CITY COUNCIL  
JUN 16 2009

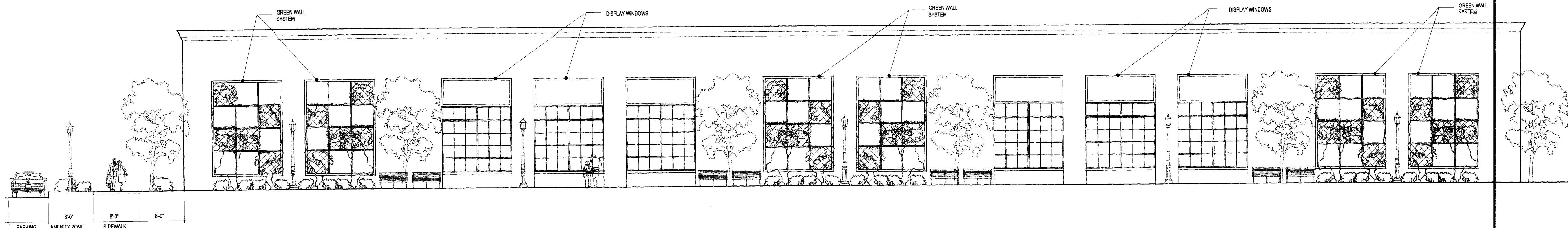
**CROSLAND GREENS**  
**TRANSIT ORIENTED DEVELOPMENT**  
CROSLAND GREENS, LLC, CHARLOTTE, NC  
**CONCEPTUAL SIGNAGE AND BUILDING ELEVATIONS**

REVISIONS:  
04/17/09 - REVISIONS PER STAFF COMMENTS  
05/22/09 - REVISIONS PER STAFF COMMENTS  
06/09/09 - REVISIONS PER STAFF COMMENTS

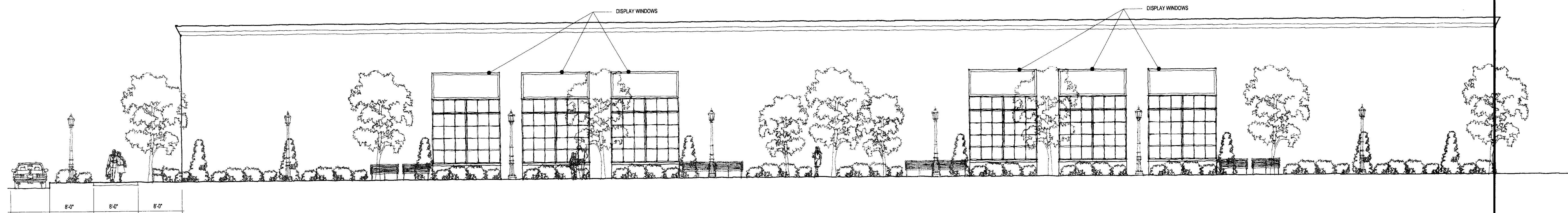
DATE: 02/23/09  
DESIGNED BY: RJP  
DRAWN BY: BB-M  
CHECKED BY: CHK  
SCALE: N/A  
PROJECT #: 1007160  
SHEET #: **Z-3.1**

**FOR PUBLIC HEARING**  
**PETITION NO. 2009-036**

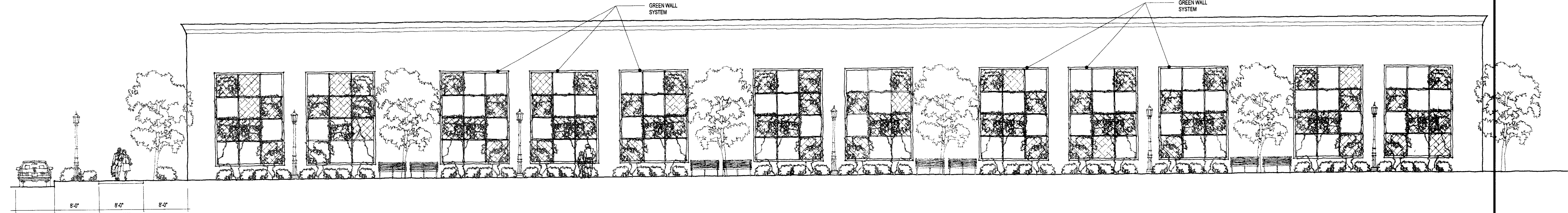




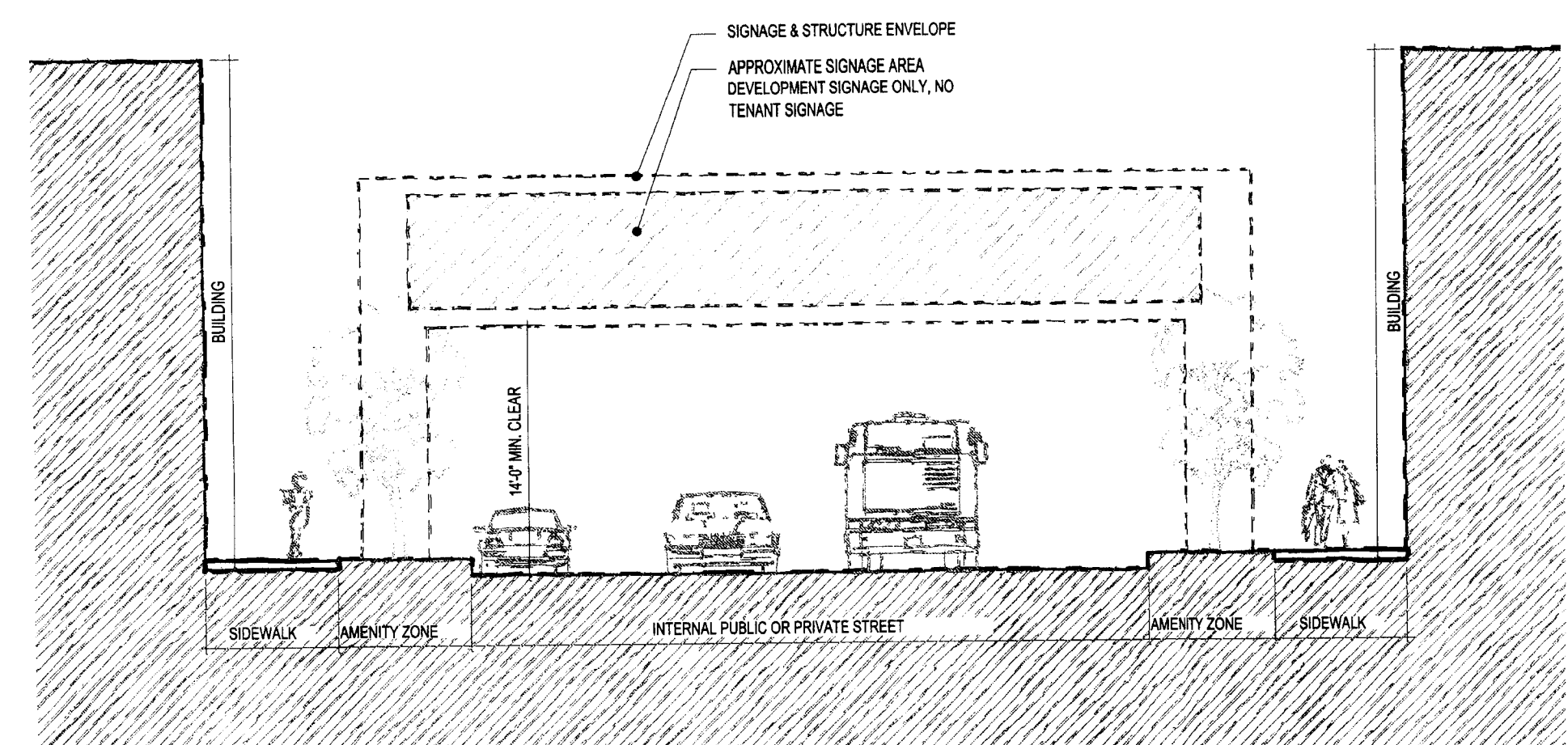
CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 1  
NOT TO SCALE



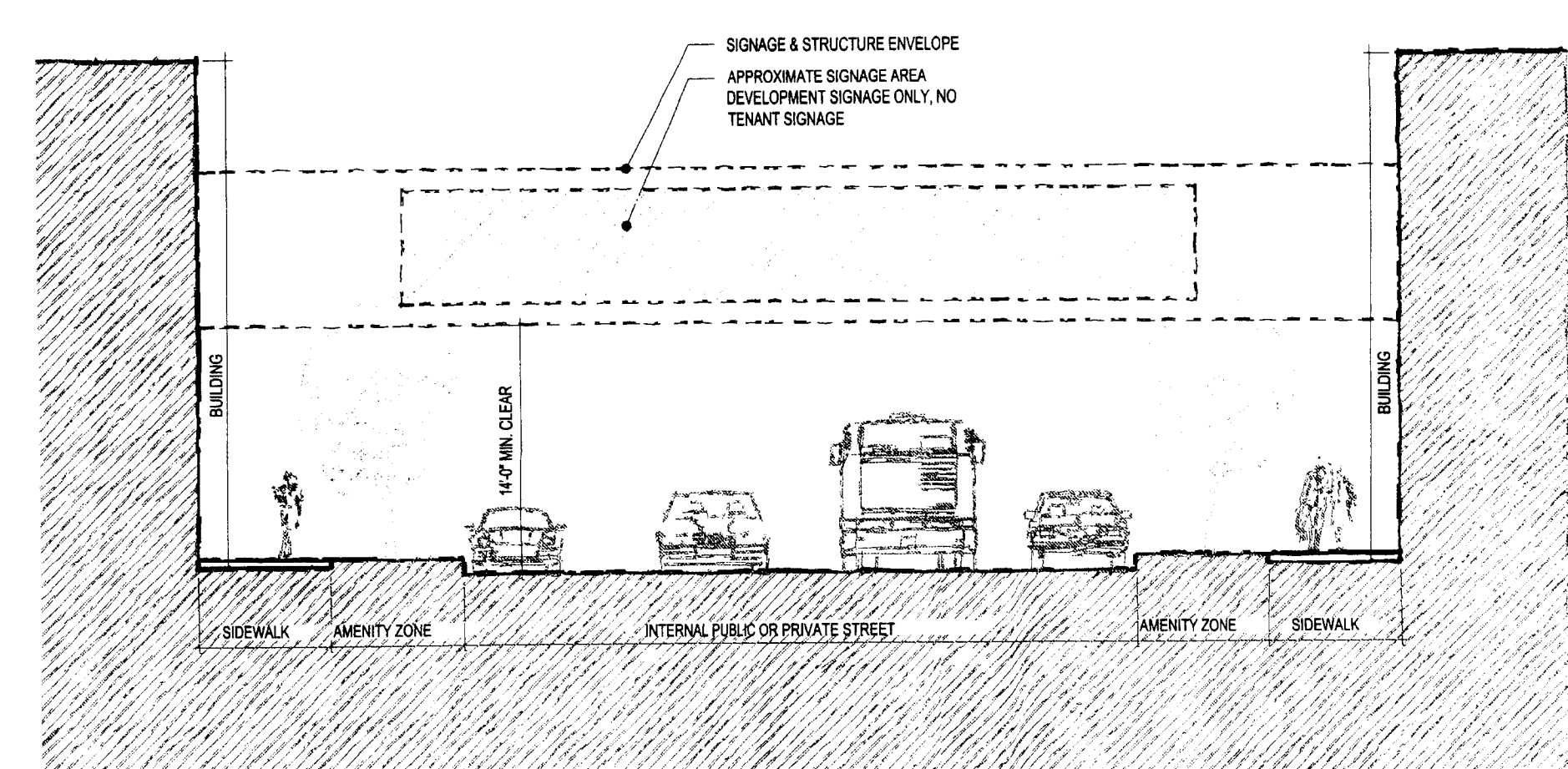
CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 2  
NOT TO SCALE



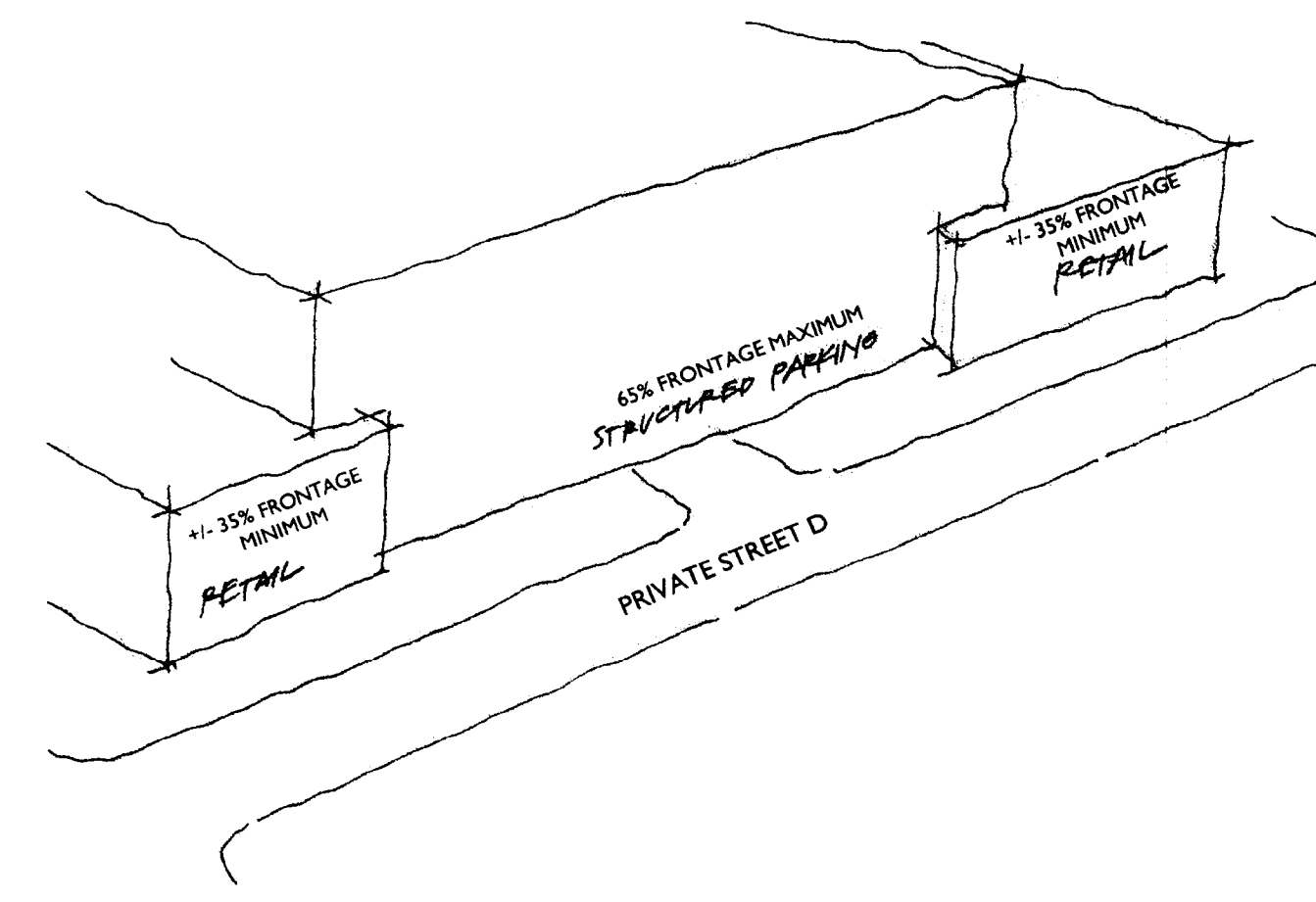
CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 3  
NOT TO SCALE



PROJECT IDENTIFICATION SIGNAGE OVER INTERIOR PUBLIC AND PRIVATE STREETS: OPTION 1  
NOT TO SCALE

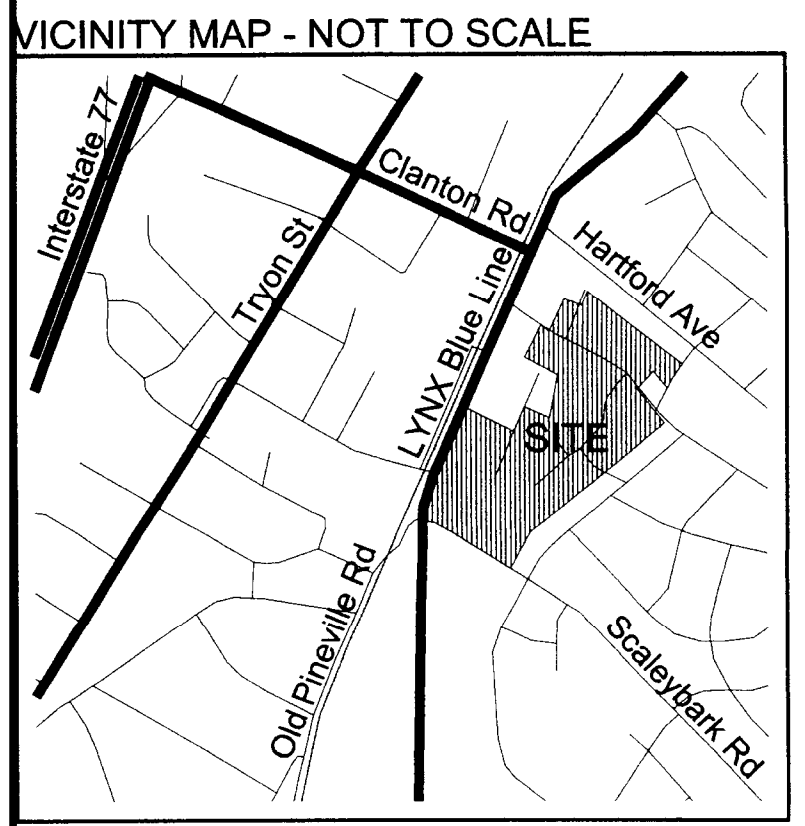


PROJECT IDENTIFICATION SIGNAGE OVER INTERIOR PUBLIC AND PRIVATE STREETS: OPTION 2  
NOT TO SCALE



STRUCTURED PARKING FRONTAGE WITHIN PARCEL K OR L ALONG "PRIVATE STREET D"  
NOT TO SCALE

**NOTE:**  
1. THE ILLUSTRATIVE ELEVATIONS ARE INTENDED TO DEPICT BUILDING AND SIGNAGE SCALE AND MASSING AS DESCRIBED WITHIN THE REZONING DEVELOPMENT NOTES. THESE ILLUSTRATIVE ELEVATIONS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED AS PART OF THE DEVELOPMENT PROCESS.



VICINITY MAP - NOT TO SCALE

\\cfiles\Projects\2007\1007160\CAD\Exhibits\Zoning Plans\Z-3.1.dwg, Z-3.2, 6/8/2009 3:30:52 PM, hixendrick, LandDesign, Inc.





VICTORIA GARDENS - RANCHO CUCAMONGA, CALIFORNIA



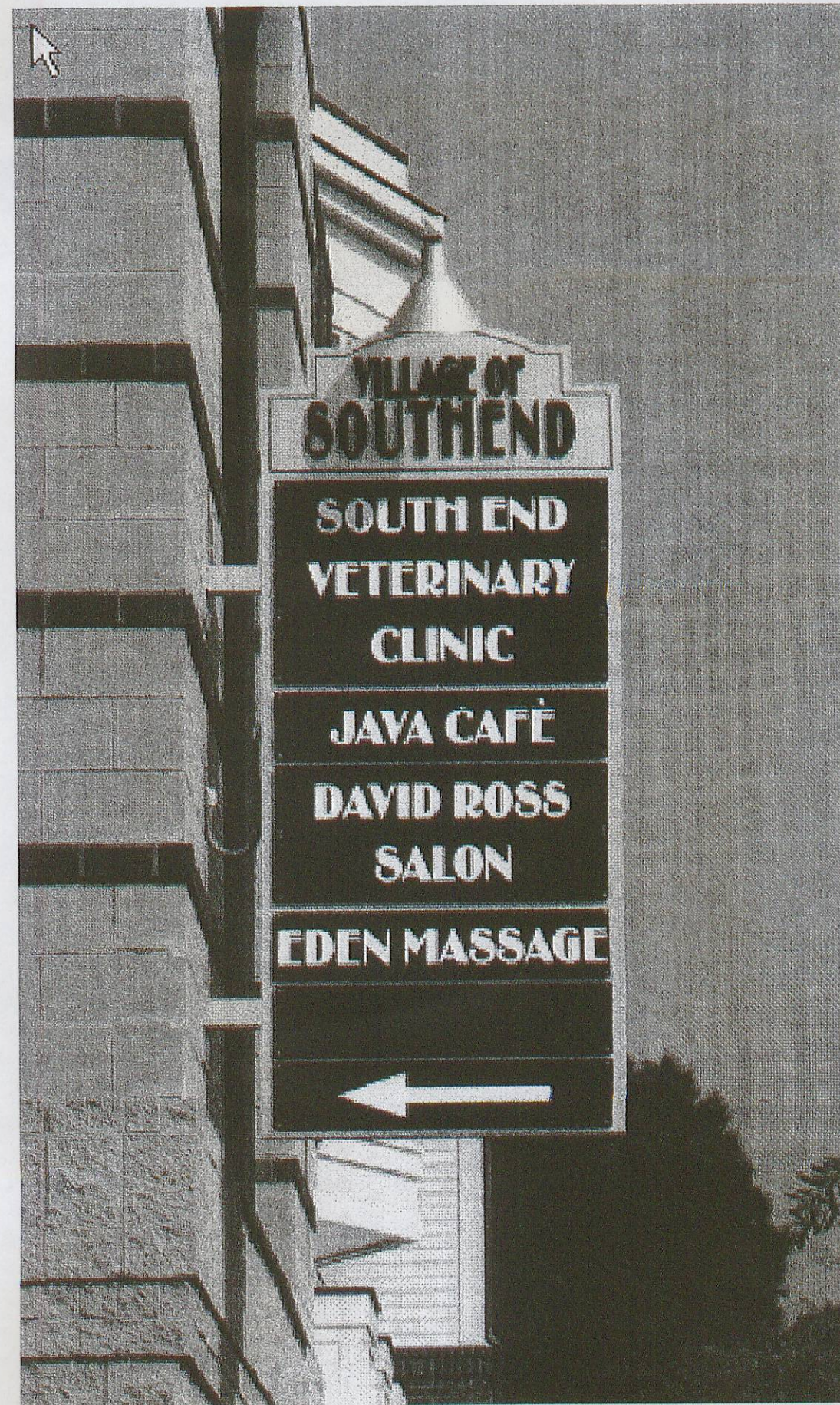
PRIME OUTLETS AT WAREHOUSE ROW - CHATTANOOGA, TENNESSEE



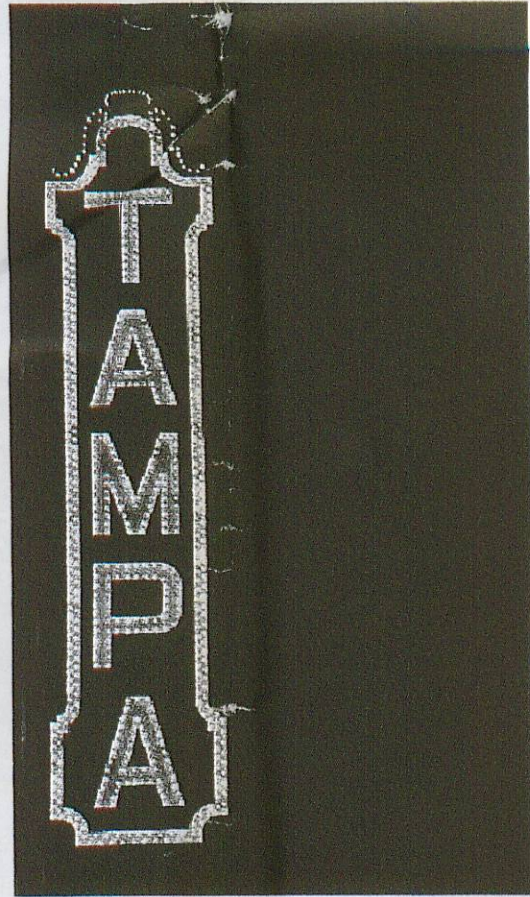
CONCEPTUAL SIGNAGE - CROSLAND GREENS, CHARLOTTE, NORTH CAROLINA

ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE - IMAGERY  
NOT TO SCALE

TAMPA THEATRE - TAMPA, FLORIDA



VILLAGE AT SOUTH END - CHARLOTTE, NORTH CAROLINA

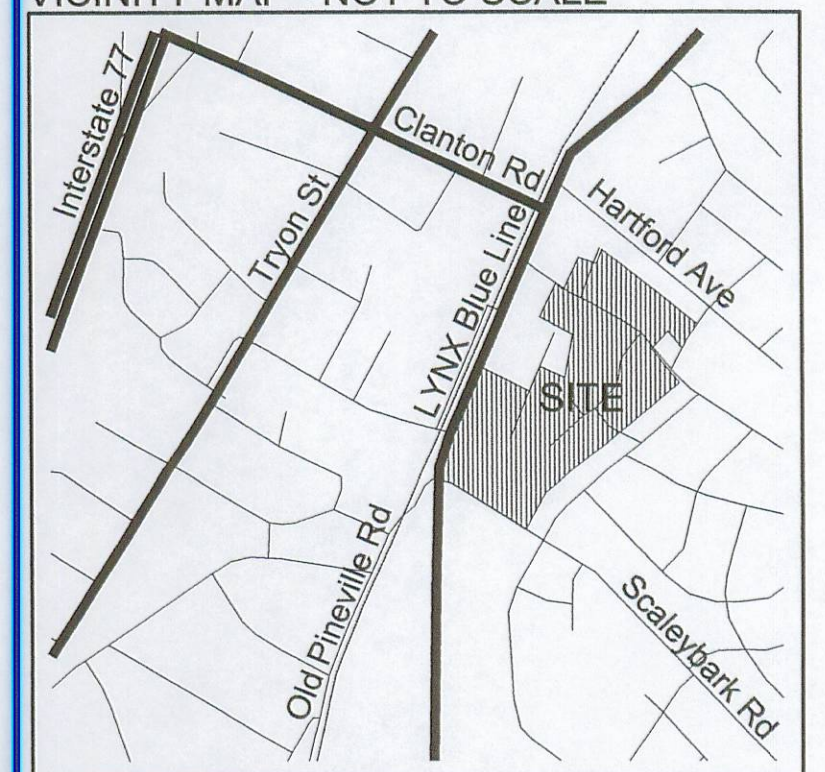


PERKIN ELMER SIGN - LOCATION UNKNOWN

WALL MOUNTED PROJECT/TENANT IDENTIFICATION SIGNAGE ON SCALEYBARK ROAD - IMAGERY  
NOT TO SCALE

NOTE:  
1. THE CONCEPTUAL IMAGES ARE INTENDED TO DEPICT BUILDING AND SIGNAGE SCALE AND MASSING AS DESCRIBED WITHIN THE REZONING DEVELOPMENT NOTES. THESE ILLUSTRATIVE ELEVATIONS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED AS PART OF THE DEVELOPMENT PROCESS.

VICINITY MAP - NOT TO SCALE



APPROVED BY  
CITY COUNCIL  
JUN 16 2009

CROSLAND GREENS  
TRANSIT ORIENTED DEVELOPMENT  
CROSLAND GREENS, LLC; CHARLOTTE, NC  
CONCEPTUAL SIGNAGE IMAGERY

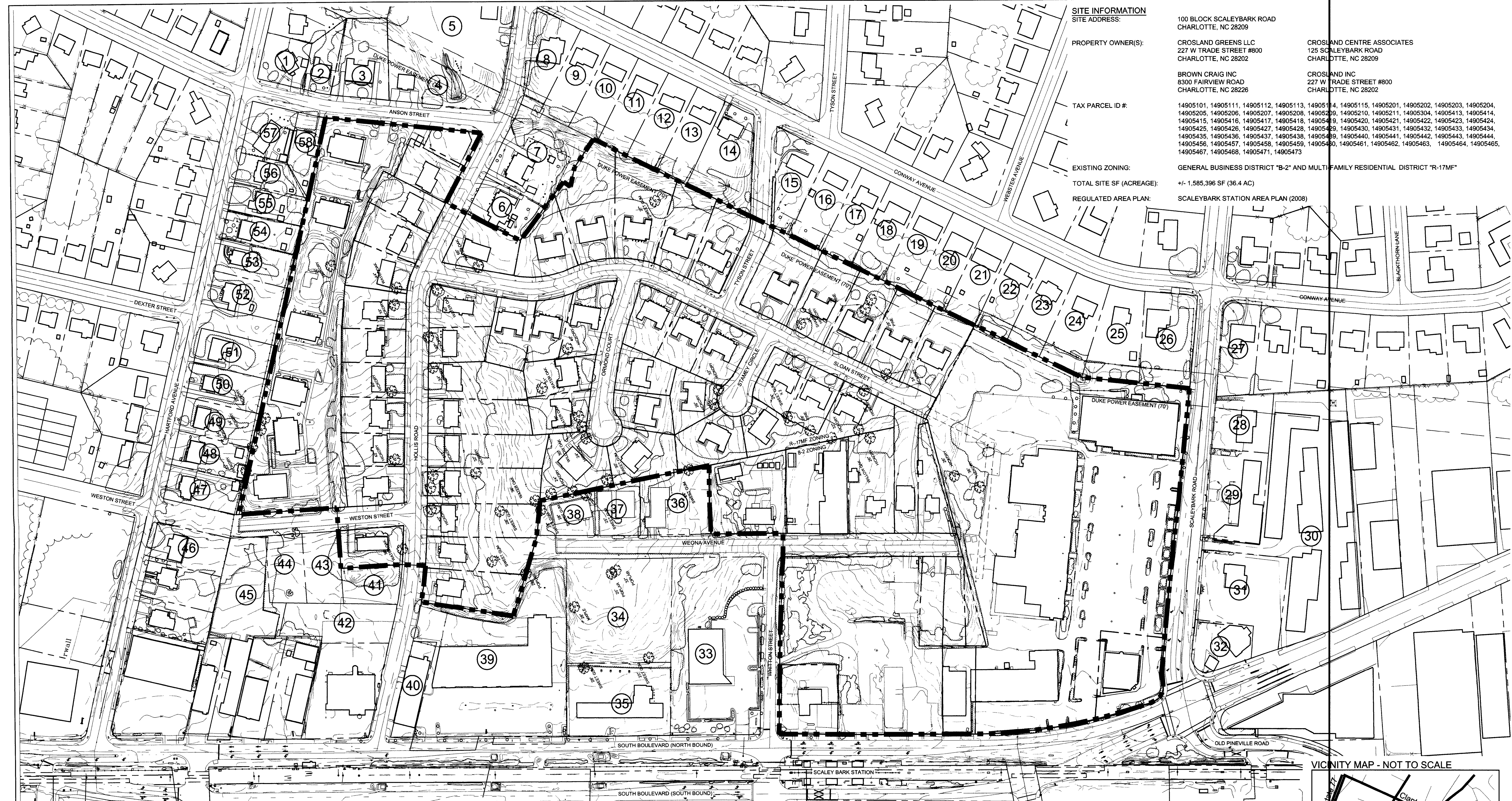
REVISIONS:  
05/22/09 - REVISIONS PER STAFF COMMENTS  
06/09/09 - REVISIONS PER STAFF COMMENTS

DATE: 02/23/09  
DESIGNED BY: RIP  
DRAWN BY: BB-M  
CHECKED BY: CHK  
SCALE: 1/8" = 1'-0"  
PROJECT #: 1007160

SHEET #:  
**Z-3.3**

FOR PUBLIC HEARING  
PETITION NO. 2009-036





**SITE INFORMATION**  
 SITE ADDRESS: 100 BLOCK SCALEYBARK ROAD, CHARLOTTE, NC 28209

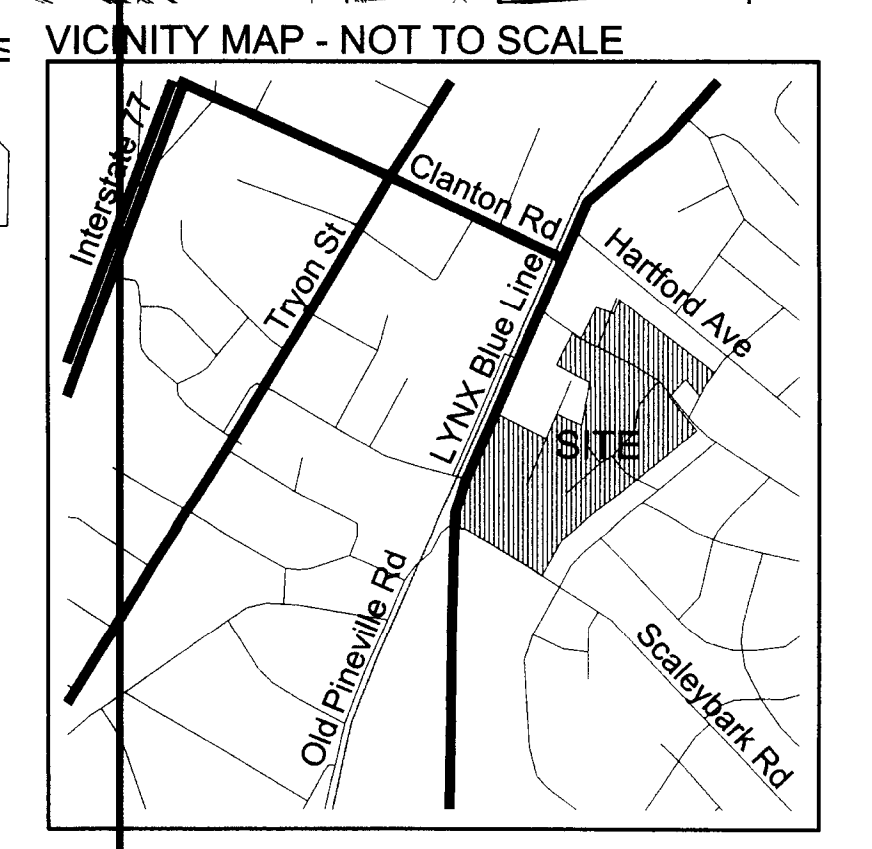
**PROPERTY OWNER(S):**  
 CROSLAND GREENS LLC, 227 W TRADE STREET #800, CHARLOTTE, NC 28202  
 BROWN CRAIG INC, 8300 FAIRVIEW ROAD, CHARLOTTE, NC 28226

**TAX PARCEL ID #:**  
 14905101, 14905111, 14905112, 14905113, 14905114, 14905115, 14905201, 14905202, 14905203, 14905204, 14905205, 14905206, 14905207, 14905208, 14905209, 14905210, 14905211, 14905304, 14905413, 14905414, 14905415, 14905416, 14905417, 14905418, 14905419, 14905420, 14905421, 14905422, 14905423, 14905424, 14905425, 14905426, 14905427, 14905428, 14905429, 14905430, 14905431, 14905432, 14905433, 14905434, 14905435, 14905436, 14905437, 14905438, 14905439, 14905440, 14905441, 14905442, 14905443, 14905444, 14905456, 14905457, 14905458, 14905459, 14905460, 14905461, 14905462, 14905463, 14905464, 14905465, 14905467, 14905468, 14905471, 14905473

**EXISTING ZONING:** GENERAL BUSINESS DISTRICT "B-2" AND MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"

**TOTAL SITE SF (ACREAGE):** +/- 1,585,396 SF (36.4 AC)

**REGULATED AREA PLAN:** SCALEYBARK STATION AREA PLAN (2008)



ADJACENT OWNERS	
1 MARY J LERIS, 310 HOLLIS ROAD, CHARLOTTE, NC 28209, EXISTING ZONING: R-17, EXISTING USE: SINGLE FAMILY	16 MIKE & CHRISTINA PISTOLIS, 3612 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
2 VICTOR VERDERY IVEY, 3409 ANSON STREET, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	17 JOHN R FOSTER, 3318 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
3 CROSLAND GREENS LLC, 227 W TRADE STREET #800, CHARLOTTE, NC 28202, EXISTING ZONING: R-17MF, EXISTING USE: MULTI FAMILY	18 DESPINA GROUMBAS, 3534 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
4 E JUSTIN ZAKOCS, 1914 LISNA LANE, CHARLOTTE, NC 28277, EXISTING ZONING: R-17 MF, EXISTING USE: SINGLE FAMILY	19 HELEN GILBERT DAVIS, 3630 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
5 EMILIE M KNIGHT, 351 HOLLIS ROAD, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	20 ELLENIE STRATTON, 3636 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
6 ROBERT B MCLEAN, 4137 PINEVIEW ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	21 HENRY FRANK ALSTON, 3700 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
7 DEMETRIOS GALATAS, 347 SANDRIDGE ROAD, CHARLOTTE, NC 28210, EXISTING ZONING: R-17 MF, EXISTING USE: SINGLE FAMILY	22 PAMELA M JOHNSON, 3708 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
8 JAMES & VIRGINIA POUTIER, 2625 LILLY MILL ROAD, CHARLOTTE, NC 28210, EXISTING ZONING: R-17 MF, EXISTING USE: SINGLE FAMILY	23 MICHAEL J PRESSLEY, 3714 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
9 MICHAEL & ANN GILL, 3510 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	24 THOMAS J HOOVER, 3720 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
10 PATRICK O'SHAUGHNESSY, 3510 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	25 J DAVID & ROSA G HARTLEY, 438 HEMMINGFORD GREY, FORT MILL, SC 29708, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
11 VERONICA J JELLEY, 3528 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	26 JAY D & ROSA G HARTLEY, 438 HEMMINGFORD GREY, FORT MILL, SC 29708, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
12 SANDRA HAYDEN, 3220 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	27 SANDRA HAYDEN, 3220 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
13 BERNARD R VETTER, 3534 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	28 STEPHEN R MILLER, PO BOX 2198, MEMPHIS, TN 38101, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL
14 VIRGINIA RUTH MARPLE, 3540 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	29 ADELPHIA PROPERTIES LLC, 4009 SOUTH BOULEVARD, CHARLOTTE, NC 28209, EXISTING ZONING: I-2, EXISTING USE: COMMERCIAL
15 LILIAN GARCIA, 3600 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	30 88 INVESTMENTS LLC, 621 BAXTER STREET STE. 318, CHARLOTTE, NC 28202, EXISTING ZONING: I-2, EXISTING USE: WAREHOUSE
18 JAMES D DEMOPOULOS, 4009 SOUTH BOULEVARD, CHARLOTTE, NC 28209, EXISTING ZONING: I-2, EXISTING USE: COMMERCIAL	31 JAMES D DEMOPOULOS, 4009 SOUTH BOULEVARD, CHARLOTTE, NC 28209, EXISTING ZONING: I-2, EXISTING USE: COMMERCIAL
19 HENRY FRANK ALSTON, 3700 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	32 C D G INC, 122 CHEROKEE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL
20 ELLENIE STRATTON, 3636 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	33 AUTOZONE INC, 38101, MEMPHIS, TN 38101, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL
21 HENRY FRANK ALSTON, 3700 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	34 ANTHOULA COPPIS, 4918 HARDWICKE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: VACANT
22 PAMELA M JOHNSON, 3708 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	35 NICK C COPPIS, 4918 HARDWICKE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL
23 MICHAEL J PRESSLEY, 3714 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	36 JEFFREY & ANN DAVIS, 3727 WEONA AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE
24 THOMAS J HOOVER, 3720 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	37 W J BRASWELL, 3715 WEONA AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE
25 J DAVID & ROSA G HARTLEY, 438 HEMMINGFORD GREY, FORT MILL, SC 29708, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	38 WILLIAM AND CHARLOTTE TYSON, 7255 PRICE POINT, DENVER, NC 28037, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE
26 JAY D & ROSA G HARTLEY, 438 HEMMINGFORD GREY, FORT MILL, SC 29708, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	39 PLAYER FAMILY ASSOCIATES, 5401 HARDISON ROAD, CHARLOTTE, NC 28226, EXISTING ZONING: B-2O-2, EXISTING USE: COMMERCIAL
27 SANDRA HAYDEN, 3220 CONWAY AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	40 D A CAPITAL LLC, 8420 FALLSDALE DRIVE, CHARLOTTE, NC 28214, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE
28 STEPHEN R MILLER, PO BOX 2198, MEMPHIS, TN 38101, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL	41 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT
29 ADELPHIA PROPERTIES LLC, 4009 SOUTH BOULEVARD, CHARLOTTE, NC 28209, EXISTING ZONING: I-2, EXISTING USE: COMMERCIAL	42 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT
30 88 INVESTMENTS LLC, 621 BAXTER STREET STE. 318, CHARLOTTE, NC 28202, EXISTING ZONING: I-2, EXISTING USE: WAREHOUSE	43 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT
31 JAMES D DEMOPOULOS, 4009 SOUTH BOULEVARD, CHARLOTTE, NC 28209, EXISTING ZONING: I-2, EXISTING USE: COMMERCIAL	44 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT
32 C D G INC, 122 CHEROKEE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL	45 FAY SINKOE & SHEILA GOTTLIEB, 2139 CLOISTER AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
33 AUTOZONE INC, 38101, MEMPHIS, TN 38101, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL	46 HOWARD JACK, 134 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
34 ANTHOULA COPPIS, 4918 HARDWICKE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: VACANT	47 HARRY AND VASILIKI LANIS, 1808 SUMMEY AVENUE, CHARLOTTE, NC 28205, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
35 NICK C COPPIS, 4918 HARDWICKE ROAD, CHARLOTTE, NC 28211, EXISTING ZONING: B-2, EXISTING USE: COMMERCIAL	48 CAROL R MILLER, 208 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
36 JEFFREY & ANN DAVIS, 3727 WEONA AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE	49 ARTHUR FRANKLIN JR, 314 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
37 W J BRASWELL, 3715 WEONA AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE	50 ANTHONY J QUARTAPPELLA, 220 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
38 WILLIAM AND CHARLOTTE TYSON, 7255 PRICE POINT, DENVER, NC 28037, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE	51 ROBERT & STAVROULA ECONOMOS, 6825 ALEXANDER ROAD, CHARLOTTE, NC 28270, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
39 PLAYER FAMILY ASSOCIATES, 5401 HARDISON ROAD, CHARLOTTE, NC 28226, EXISTING ZONING: B-2O-2, EXISTING USE: COMMERCIAL	52 RUTH SUAREZ HONEYCUTT, 300 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
40 D A CAPITAL LLC, 8420 FALLSDALE DRIVE, CHARLOTTE, NC 28214, EXISTING ZONING: B-2, EXISTING USE: WAREHOUSE	53 AMANDA PRIEST, 304 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
41 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT	54 JOSEPH AND MAYSE KEITH MCBRYAR, 314 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
42 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT	55 DIMITRIOS P ROUSIS, 318 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
43 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT	56 KHOI TUAN TRAN AND DANH HOANG PHAM, 7100 CEDARLAKE COURT, BETHANIA, NC 27016, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
44 ROBERT CLAY SPARROW, 18341 ROYAL OAKS ROAD, CHARLOTTE, NC 28278, EXISTING ZONING: R17 MF, EXISTING USE: VACANT	57 NICKOLAOS & NOULA KASTANAS, 328 HARTFORD AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY
45 FAY SINKOE & SHEILA GOTTLIEB, 2139 CLOISTER AVENUE, CHARLOTTE, NC 28209, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY	58 LINDA MARIE GEORGE, PO BOX 11803, CHARLOTTE, NC 28220, EXISTING ZONING: R-4, EXISTING USE: SINGLE FAMILY

**CROSLAND GREENS**  
 TRANSIT ORIENTED DEVELOPMENT  
 CROSLAND GREENS, LLC, CHARLOTTE, NC  
 EXISTING CONDITIONS

REVISIONS: 04/17/09 - REVISIONS PER STAFF COMMENTS

DATE: 02/23/09  
 DESIGNED BY: WFB  
 DRAWN BY: WFB  
 CHECKED BY: CHK  
 SCALE: 1" = 100'  
 PROJECT #: 1007160  
 SHEET #: X-1.0

FOR PUBLIC HEARING  
 PETITION NO. 2009-036