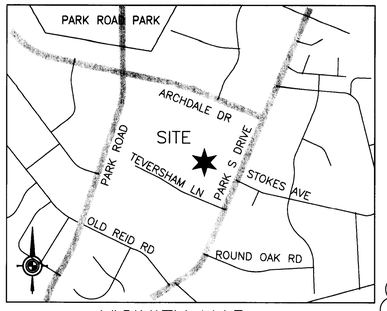


VICINITY MAP
not to scale

SITE PLAN NOTES

1. DEVELOPMENT DATA TABLE
   a. TOTAL ACREAGE: 4.99 ACRES
   b. TAX PARCEL NUMBERS: 17309121 & 17309120
   c. EXISTING ZONING: R-3
   d. PROPOSED ZONING: UR-2 (CD)
   e. EXISTING USE: VACANT
   f. PROPOSED USE: 15 SINGLE FAMILY HOMES
   g. PROPOSED DENSITY: 3.006 DUA
   h. MAXIMUM BUILDING HEIGHT: 40' PER 9.205

2. GENERAL PROVISIONS
   a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207

3. PERMITTED USES
   a. ALLOWED USES: SINGLE FAMILY HOMES AND THEIR ACCESSORY USES
   b. ACCESSORY USES SHALL BE ALLOWED IN THE SPACE BETWEEN THE APPROXIMATE BUILDING ENVELOPE AND THE CONCEPTUAL LOCATION OF THE TREE SAVE/TREE PLANTING AREAS.

4. TRANSPORTATION
   a. SINGLE FAMILY HOMES WILL BE SERVED BY A PRIVATE STREET
   b. ADDITIONAL R.O.W WILL BE DEDICATED ALONG PARK SOUTH DRIVE AND ADDITIONAL PAVING, CURB AND GUTTER AND SIDEWALK WILL BE ADDED AS NOTED ON THE PLAN.
   c. THE PROPOSED PLAN/PRIVATE STREET MAY BE GATED.

5. ARCHITECTURAL FEATURES
   a. FACADES WILL INCLUDE UP TO 60% STUCCO, BRICK, OR MASONRY
   b. ALL SINGLE FAMILY HOMES SHALL HAVE A TWO CAR GARAGE
   c. THE HEIGHT LIMIT FOR THE SINGLE FAMILY HOMES SHALL BE RESTRICED TO A 40' MAXIMUM HEIGHT AS DESCRIBED IN THE ORDINANCE FOR R-3 ZONING.

6. STREETSCAPING AND LANDSCAPING
   a. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG PARK SOUTH ROAD. AN 8' PLANTING STRIP AND 6' SIDEWALK WILL BE PROVIDED ALONG A SINGLE SIDE OF THE PRIVATE INTERNAL STREET AS SHOWN AND NOTED ON THE PLAN.

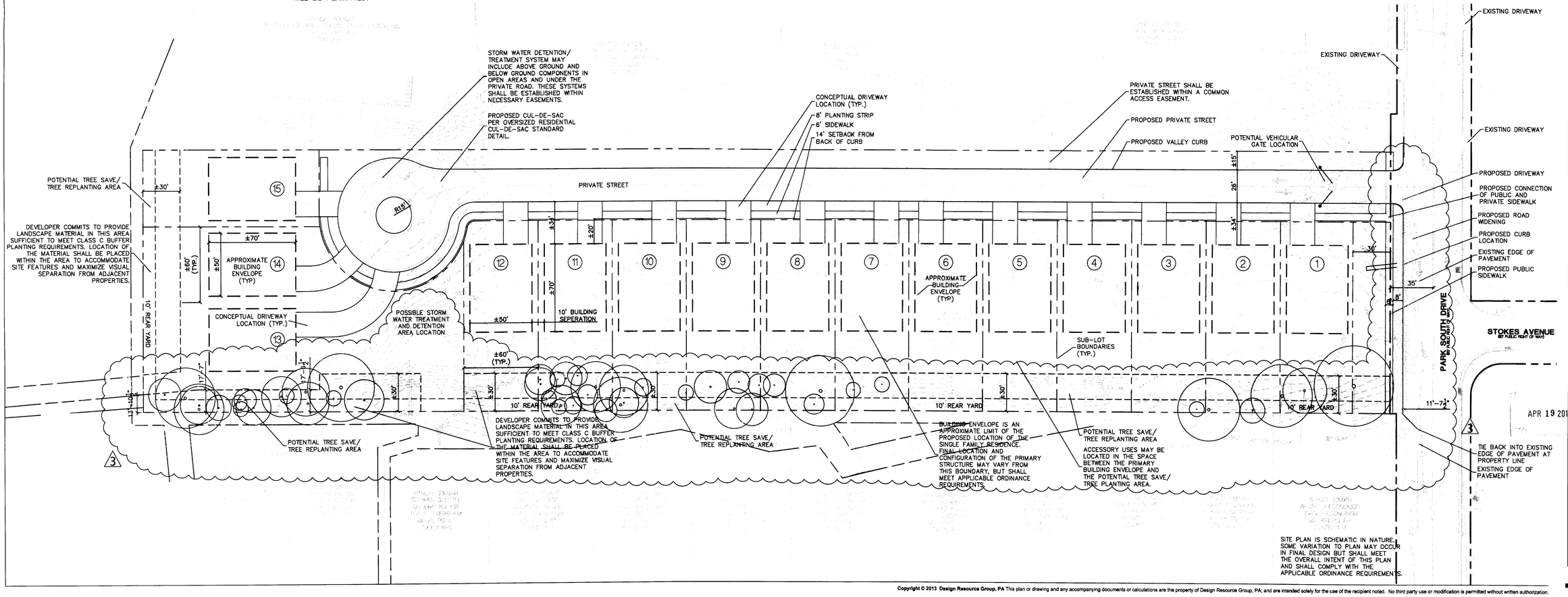
3 7. ENVIRONMENTAL FEATURES
   a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE ADOPTED POST CONSTRUCTION ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
   b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. PROPOSED TREE SAVE/TREE REPLANTING AREAS SHALL GENERALLY BE 30' WIDE WHERE SITE CONDITIONS PERMIT, BUT SHALL IN NO CASE BE LESS THAN 15' WIDE. THE SOLE EXCEPTION SHALL BE IN THE SOUTH WEST CORNER OF THE SITE, WHERE A UTILITY EASEMENT EXISTS AND INTRUDES ON THE PROPOSED TREE SAVE AREA. THIS TREE SAVE AREA SHALL BE AS DIMENSIONED ON THE PLANS.

8. SIGNAGE
   a. SIGNAGE AS ALLOWED BY THE ORDINANCE WILL BE PROVIDED.

9. LIGHTING
   a. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS SCONCES WILL BE PERMITTED.

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
17309110	DRAGAN ANG AND VERONIKA ANG	6915 PARK RD	CHARLOTTE	NC	28210	L2 B17 M14-55	19661	261	1 LT
17309121	KELVIN L RENFRO II AND CANDICE L RENFRO	6912 PARK RD	CHARLOTTE	NC	28210	L3 B17 M14-55	29150	308	1 LT
17309120	ALLAN BLACKBURN AND KATHLEEN BLACKBURN	6900 PARK RD	CHARLOTTE	NC	28210	L4 B17 M14-55	21605	472	1 LT
17308139	KATHLEEN S TRIPLE	6812 PARK RD	CHARLOTTE	NC	28210	L5 B17 M14-55	16825	362	1 LT
17308140	PATRICIA JO MORTON	6808 PARK RD	CHARLOTTE	NC	28210	L6 B17 M14-55	09617	313	1 LT
17308615	JAMES A SR AND MARY ANN HARRINGTON	6616 PARK RD	CHARLOTTE	NC	28210	P7 B17 M14-55	03825	192	1 LT
17308616	DONALD C WOMBLE AND ALBERTINE J WOMBLE	6604 JOHNSTON AVE STE 108	CHARLOTTE	NC	28210	P8 B17 M14-55	04709	484	1 LT
17308617	NICK PANAGIOTIS KOLITSOPOULOS AND KATERINA NICOLAS KOLITSOPULOS	6600 PARK RD	CHARLOTTE	NC	28210	P5 B17 M14-55	28962	47	1 LT
17308618	RICARDO GIL LA PENA AND SARA LIZETTE LA PENA	PO BOX 11444	CHARLOTTE	NC	28220	P10 B17 M14-55	29037	675	1 LT
17309102	ALBERTA M HARRELL	6411 PARK RD	CHARLOTTE	NC	28210	L14 B19 M14-55	27271	479	1 LT
17309103	RENE A ROZMAN	6417 PARK RD	CHARLOTTE	NC	28210	L13 B19 M14-55	17066	93	1 LT
17309104	GARY LEVY SUN	6421 PARK RD	CHARLOTTE	NC	28210	L12 B19 M14-55	29886	454	1 LT
17309105	SAMUEL W M JARRAH	6429 PARK RD	CHARLOTTE	NC	28210	L11 B19 M14-55	27280	389	1 LT
17309106	JARROD M SMITH AND MARTHA C SMITH	6501 PARK RD	CHARLOTTE	NC	28210	L10 B19 M14-55	27287	297	1 LT
17309107	RICHARD HOWARD ANDRAVIS	1204 DEVONWOOD DR	HOMEWOOD	AL	35209	L9 B19 M14-55	20851	672	1 LT
17309108	ASHLEY ROSE BOYNTON AND MARK GARY BOYNTON	6511 PARK RD	CHARLOTTE	NC	28210	L8 B19 M14-55	30809	897	1 LT
17309109	JEFFREY THOMPSON AND DONNA S THOMPSON	1103 WOODEN MILL RD	CHARLOTTE	NC	28227	L7 B19 M14-55	25845	210	1 LT
17309110	FLETCHER S JR SITTING AND ELIZABETH M STONE	6521 PARK RD	CHARLOTTE	NC	28210	L6 B19 M14-55	10489	496	1 LT
17309111	FRANK C BRADLEY	6534 PARK SOUTH DR	CHARLOTTE	NC	28210	N2.5W 224	29548	917	1.168 AC
17309112	TRAYLEN LUCKETT IV AND JOAN B ADAMSON	6512 CARLESTON DR	CHARLOTTE	NC	28226	NA	11421	232	1 LT
17309201	FIRST TRUST BANK	PO BOX 35521	CHARLOTTE	NC	28235-5521	NA	29074	455	2.1 AC
17309202	FIRST TRUST BANK	PO BOX 35521	CHARLOTTE	NC	28235-5521	NA	29033	495	2.84 AC
17309212	DONALD W SMITH AND MARY ANN SMITH	PO BOX 241125	CHARLOTTE	NC	28224	NA	28747	242	1 LT
17309213	MELANIE LOVELL PAPATSAS	6501 TEVERSHAM LN	CHARLOTTE	NC	28277	NA	23005	897	1 LT
17309214	JOHN L WILSON III AND NORA HAROLD	2103 TATUM PL	GREENSBORO	NC	27408	NA	16502	42	1 LT
17309220	NC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	6512 ARCHDALE DR	CHARLOTTE	NC	28210	NA	13625	310	1.66 AC
17309301	NC TRUSTEES OF GRACE PRESBYTERIAN CHURCH	PO BOX 11444	CHARLOTTE	NC	28209	NA	03666	021	0.54 AC
17309302	CHRISTOPHER TALWEL RD TRUSTEE AND CHRISTOPHER TALWEL LLC	6216 TEVERSHAM LN	CHARLOTTE	NC	28226-4947	L19 M09-117	28670	700	1 LT
17309311	ROBERT F JR GOUTMAN AND CATHERINE J GOUTM	6208 TEVERSHAM LN	CHARLOTTE	NC	28210	L18 M09-117	13048	178	1 LT
17309312	JAMES SAMMONS AND SALLY S SAMMON	6212 TEVERSHAM LN	CHARLOTTE	NC	28210	L17 M09-117	06121	686	1 LT
17309418	SYLVESTER S LANDRUM AND LINDA L LANDRUM	6232 TEVERSHAM LN	CHARLOTTE	NC	28210	L16 M09-117	08641	528	1 LT
17309318	NICHOLAS J GREGORAKIS AND STEPHANIE A GREGORAKIS	6236 TEVERSHAM LN	CHARLOTTE	NC	28210	L15 M09-117	23616	172	1 LT
17309319	JERRY MOSES	6242 TEVERSHAM LN	CHARLOTTE	NC	28210	L14 M09-117	08641	502	1 LT
17309418	KEVIN JON MOORE	6246 TEVERSHAM LN	CHARLOTTE	NC	28210	L13 M09-117	07284	921	1 LT
17309419	MILDRED W PENN	6247 TEVERSHAM LN	CHARLOTTE	NC	28210	L12 M09-117	09721	239	1 LT
17309420	MITCHELL B GRANT	6238 DONNYBROOK AV	ELLON			L11 M09-117	25202	765	1 LT
17309421	DANIEL L K KENNEDY	6227 TEVERSHAM LN	CHARLOTTE	NC	28210	L10 M09-117	27407	431	1 LT
17309422	BONNIE DOUB	6219 TEVERSHAM LN	CHARLOTTE	NC	28210	L9 M09-156	29441	034	1 LT
17309423	VICTORIA C MARTINEZ	6211 TEVERSHAM LN	CHARLOTTE	NC	28210	L8 M09-156	29501	615	1 LT
17309424	STEPHEN G LITTLE	6311 TEVERSHAM LN	CHARLOTTE	NC	28210	L2 M09-157	19651	495	1.11
17309425	DAVID STRUBBE	6315 TEVERSHAM LN	CHARLOTTE	NC	28210	L3 M09-157	22509	305	1 LT
17309426	GRANT D MONASTERO	6321 TEVERSHAM LN	CHARLOTTE	NC	28210	L5 M09-157	15624	562	1 LT
17309427	BENJAMIN MICHAEL FOSTER AND LEGUE ANNA WEBB	6331 TEVERSHAM LN	CHARLOTTE	NC	28210	L4 M09-157	18611	756	1 LT
17309428	JOHN B DICKINSON	6401 TEVERSHAM LN	CHARLOTTE	NC	28210	L3 M09-157	09569	570	1 LT
17309429	ANNE M GURGESS	6409 TEVERSHAM LN	CHARLOTTE	NC	28210	L2 M09-157	27962	583	1 LT
17309430	SCOTT J SMITH	6415 TEVERSHAM LN	CHARLOTTE	NC	28210	L1 M09-157	13765	659	1 LT
17309501	ELIZABETH C SZUNYOGH AND JOHN A EYER	6421 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	30501	429	1 LT
17309502	EDWARD D GADWIN AND ALICIA M KAYE	6427 TEVERSHAM LN	CHARLOTTE	NC	28210	NA	26725	436	1 LT
17309503	JOHN L IRWIN AND IRWIN JOHN K WYATT	2103 N ELM ST	GREENSBORO	NC	27408	NA	19302	12	2.16 AC
17309963	RESERVED	1727 PARK SANDS RD NORTH	CHARLOTTE	NC	28270	NA	28974	123	1 LT
17309964	RESERVED	1727 PARK SANDS RD NORTH	CHARLOTTE	NC	28270	NA	28974	123	1 LT
17309965	RESERVED	1727 PARK SANDS RD NORTH	CHARLOTTE	NC	28270	NA	28974	123	1 LT
17309966	RESERVED	1727 PARK SANDS RD NORTH	CHARLOTTE	NC	28270	NA	28974	123	1 LT
17309967	RESERVED	1727 PARK SANDS RD NORTH	CHARLOTTE	NC	28270	NA	28974	123	1 LT
17401102	FRANK B III AYCOCK AND HEIDI HUDOK	6501 PARK SOUTH DR	CHARLOTTE	NC	28210	L3 M05-150	31190	405	1 LT
17504103	HOLLEMAN FAMILY TRUST AND CHARLES L RUTLEDGE AND PEGGY HOLLEMAN	6537 PARK SOUTH DR	CHARLOTTE	NC	28210-4739	L2 M05-155	N7587	196	1 LT
17611151	DEUTSCHE BANK NA	1507 PALM BEACH LAKES BLVD	WEST PALM BEACH	FL	33401	L1 M05-155	23790	191	1 LT
17403126	OLGA MARIA ARANGUREN	6402 LONG MEADOW RD	CHARLOTTE	NC	28210	L4 M07-499	27571	511	1 LT
17611137	MARK G DECHERD AND ELIZABETH L DECHERD	6514 CRANBORNE CHASE CT	CHARLOTTE	NC	28211	L4 B17 M09-159	15505	199	1 LT
17504139	MICHAEL S BROWN AND BROOKE C BROWN	6521 CRANBORNE CHASE CT	CHARLOTTE	NC	28211	L4 D13 M07-498	18444	827	1 LT
17404140	VANESSA L DANIELS AND DANIEL J HEFFRON	2507 SOUTHPARK LN	CHARLOTTE	NC	28210	L9 B13 M10-151	33397	232	1 LT
17404501	BILLY C KNIFESIDE AND JEANETTE D KNIFESIDE	6441 PARK SOUTH DR	CHARLOTTE	NC	28210-2731	L1 B6 M14-519	19721	498	1 LT
17404502	MORGEN SHIELD	6435 PARK SOUTH DR	CHARLOTTE	NC	28210	L2 B6 M14-517	29783	435	1 LT
17404503	WILLIAM E HEDGES AND ELIZABETH M PENDYALA	6427 PARK SOUTH DR	CHARLOTTE	NC	28210	L3 B6 M14-517	11826	629	1 LT
17404504	THOMAS JOSEPH KAHRMANN	6421 PARK SOUTH DR	CHARLOTTE	NC	28210	L4 B6 M14-517	19037	440	1 LT
17404505	MARJORIE M RICH AND RICHARD A RICH	6411 PARK SOUTH DR	CHARLOTTE	NC	28210	L5 B6 M14-517	17727	691	1 LT
17504518	ADAM J SARGEYAN AND PATRICIA VILLALOBOS VILLALOBOS	6439 LONG MEADOW RD	CHARLOTTE	NC	28210	L11 B6 M14-517	26178	255	1 LT
17504519	AUDREY A ROBERTSON AND BY EMARRIAGE	6436 LONG MEADOW RD	CHARLOTTE	NC	28210	L10 B6 M14-517	12249	705	1 LT
17504521	ALBERT J ABBEY OVERBY AND VIRGINIA P OVERBY	3912 STOKES AVE	CHARLOTTE	NC	28210	L21 B6 M14-519	05199	329	1 LT
17504522	BENJAMIN J REUMAN	3920 STOKES AVE	CHARLOTTE	NC	28210-1762	L22 B6 M14-519	19906	345	1 LT

APPROVED BY
CITY COUNCIL
MAY 20 2013



APR 19 2013

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REZONING DOCUMENTS

REZONING PETITION FOR PUBLIC HEARING
2013-015

SCALE: 1" = 40'

PROJECT #: 409-001
DRAWN BY: TH
CHECKED BY: DJK

SCHEMATIC SITE PLAN

FIRST DATE SUBMITTAL: 11/26/12

REVISIONS:
1. 01/18/13
2. 03/15/13
3 04/18/13 PER STAFF COMMENTS

RZ1.0