

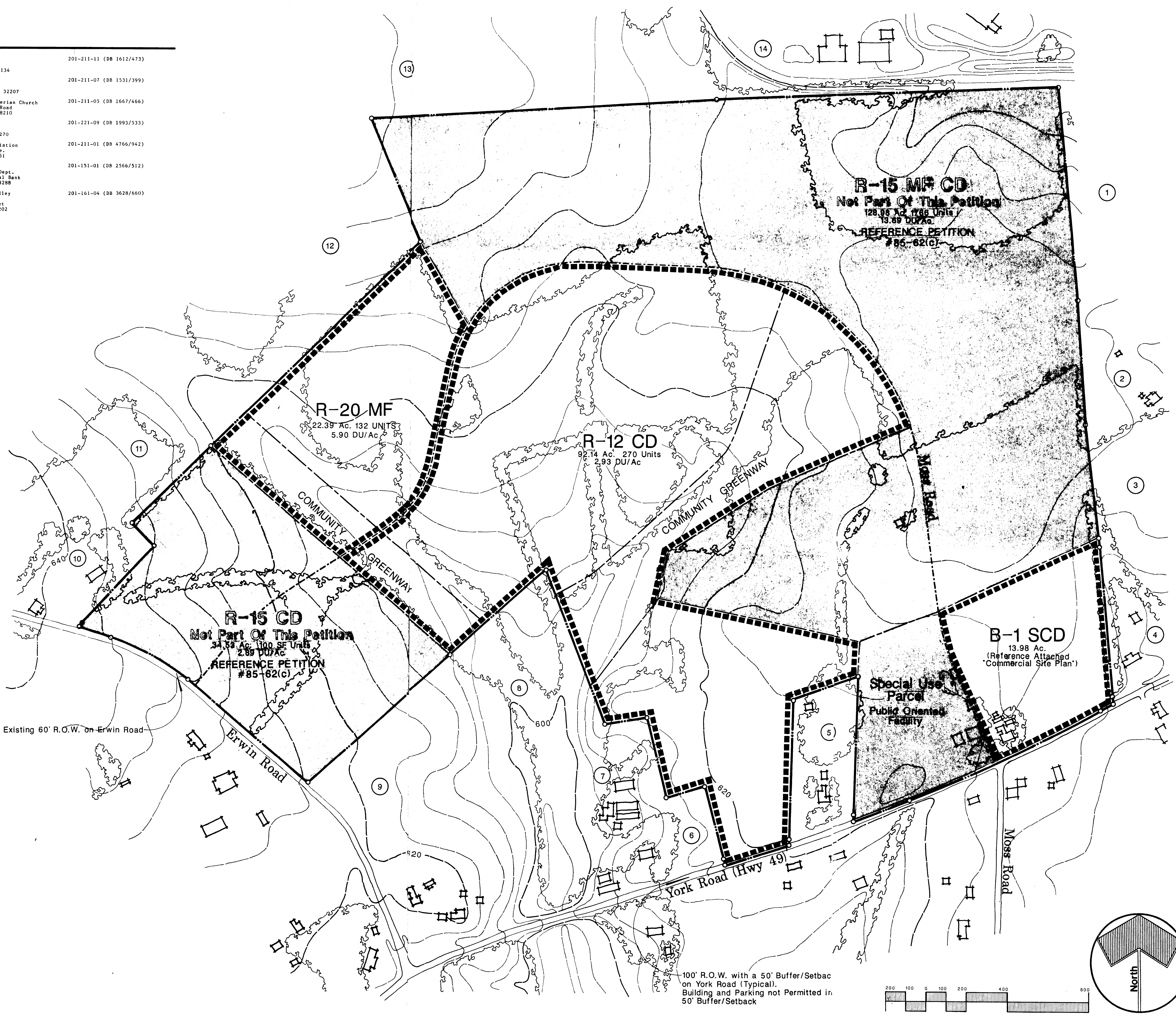
Adjacent Property Owners

1. Glen M. Linder 200-201-10 (DB 3105/289) 200-201-17 (DB 3105/293) Charlotte, N.C. 28210	2. John D. Davis 472 J. Davis Fayetteville, N.C. 28134	3. Hal L. Price 10810 John Price Road Charlotte, N.C. 28210	4. Steve & Hopling 3900 Fairview Road One Fairway Place Charlotte, N.C. 28210	5. Thomas W. Wells 8705 E. Box 190 Fayetteville, N.C. 28134	6. John Boyd 200-201-02 (DB 1221/418) Fayetteville, N.C. 28134	7. John Preston 2200-201-16 (DB 4297/84) Charlotte, N.C. 28208	8. James C. Price 8705 E. Fayetteville, N.C. 28134	9. Frank A. Erwin 4300 Gates Ln. Aurora, N.C. 28207	10. McClintock Presbyterian Church 401 S. 1400 Erwin Road Charlotte, N.C. 28210	11. Kingsbrook Village 842 Wesley Place Charlotte, N.C. 28270	12. Steele Creek Association 111 S. Haddon Ave. Mintland, N.C. 28275	13. Robert Cooper 3900-201-16 (DB 2566/512) Charlotte, N.C. 28208	14. Hinson Realty & Co. 221 S. Cherry Street Charlotte, N.C. 28202	15. 200-211-11 (DB 3612/475) Fayetteville, N.C. 28134	16. 200-211-07 (DB 1531/399) Fayetteville, N.C. 28134	17. 200-211-05 (DB 1667/466) Fayetteville, N.C. 28134	18. 200-211-09 (DB 1995/533) Fayetteville, N.C. 28134	19. 200-211-01 (DB 4766/542) Fayetteville, N.C. 28134	20. 200-151-01 (DB 2566/512) Fayetteville, N.C. 28134	21. 200-161-04 (DB 3628/660) Fayetteville, N.C. 28134
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Conditional Requirements

- Multi-family density in the first two phases of development shall not exceed 120 units per acre. Single density in subsequent phases is permitted but shall not exceed a maximum of 200 units, including single-family.
- No more than 40% of the multi-family rental units shall be used before the development with proper setbacks and landscaping. No individual units shall have direct parking lot access to "Main Road Extension".
- Variety of architectural design between phases of the development is to be provided. From the time of construction, buildings shall be constructed in a variety of architectural styles. The development shall include such factors as height, scale, roof lines, materials and colors.
- Innovative design and site integration of buildings and parking as it relates to existing topography and vegetation is a major objective for each development phase.
- The site plan shall allow for separate entrances for each phase of the development with proper setbacks and landscaping. No individual units shall have direct parking lot access to "Main Road Extension".
- Land and owner will be required to be available for review after the first phase of multi-family and prior to the development of the second phase. The development shall be completed by the Planning Commission of completion of this petition.
- Final accessions must be provided between the proposed commercial development and existing single-family homes. Landscaping screening shall be provided between all developments.
- Primary access to the commercial sections will not be from York Road. A minor, necessary road will be provided directly from York Road to the commercial section for service. Service roads shall be adequately screened from the public right-of-way and shall not be located on the York Road right-of-way.
- The proposed single-family area shall be zoned as follows and developed accordingly:

a. Parcel A	R-11 CD
b. Parcel B	R-12 CD
c. Parcel C	Cluster Option Not Permitted
d. Parcel D	R-20 MF
- The commercial parcel shall be developed as shown on the attached plan labeled "Commercial Site Plan".
- Development of all parcels shall comply with all applicable zoning ordinances at the time of development.
- All signage will conform to City/County Zoning Ordinance requirements.
- Permitted uses in the areas designated as "Community Greenway" will be limited to park and recreational facilities and usage. Commercial uses, "Community Greenway" shall be developed and available for park and recreational purposes.
- The roadway through the development ("Main Road Extension") will have a minimum right-of-way of 100' at the York Road entry. The remainder of the roadway will have a minimum 50' right-of-way plus additional right-of-way necessary to accommodate a landscaped median. This roadway will be designed as a landscaped median (generally 17' +/- wide), curb and gutter, and sidewalks on both sides of the street. A minimum 50' planting area between streets and curb is required.
- The sections allowing building access coverage for the R-11 CD parcel shall be as shown on the attached plan labeled "Commercial Site Plan".
- A 50' buffer/setback for land along York Road to be measured from the existing 100' right-of-way shall be provided by the developer(s) at the time of development. This shall include landscaping screening.
- Parking areas in the multi-family sections shall include a residential street and should have landscaped areas equal to 10% of the paved areas.
- The development of this site shall adhere to the City's storm water management ordinance.
- Parcels with R-20 (MF) zoning shall be developed as single-family detached with land, and will require the innovative housing provisions allowed in this Ordinance, and further, each lot shall contain no less than 1000 s.f.c.
- Some land (approximately one-half acre) in the southeast corner of the R-12 CD parcel may be provided for check-out at some future time.
- Roadway connection thru the Community Greenway shall be permitted, but not required. Exact location of the roadway shall be determined at the time of development of the subject parcel.
- Primary access locations are shown on the land use plan for conceptual purposes. Secondary access points may be provided, with locations to be determined at the time the applicable parcel is developed.



PETITION #88-5(C) *Belt Investments*

Project Manager: WMH Checked By: GER Date: 12/28/87 Project Number: 87081	Revisions: #0 1-29-88: REV. NOTES 8, 16 & 21: ADD PETITION REFERENCE NOS; LABEL GREENWAYS; DEFINED LIMITS OF PETITION	DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204	Proposed Zoning Plan York Road Development Charlotte, North Carolina APPROVED BY COUNTY COMMISSION DATE 3/21/88	Scale: 1" = 200' Sheet Number: 1 of Two Total: 2
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PETITION #88-5(C)

Project Manager: WMH Checked By: GER Date: 12/28/87 Project Number: 87081	Revisions: #0 1-29-88: LABELED TRACT E; ADDED PETITION NO.	DPR ASSOCIATES Landscape Architects Design • Planning • Research 2036 East Seventh Street Charlotte, NC 28204 704/332-1204	Proposed Land Use Plan York Road Development Charlotte, North Carolina	Scale: 1" = 200' Sheet Number: 2 of Two Total: 2
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