

DEVELOPMENT PLAN
 OF
FIFTY-ONE WEST
 PROPERTY LOCATED IN THE CITY OF CHARLOTTE IN
 MECKLENBURG COUNTY, NORTH CAROLINA
 SCALE: 1" = 40'

PREPARED BY
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 2801 WILCO AVENUE
 AUGUSTA, GEORGIA
 (404) 733-7774

DATE PRINTED
 MAY 4 1988
 W.K. DICKSON CO.

LEGEND

■ CATCH BASIN - C/M.L.D.S. NO. 20.01 - 2 SHEETS FRAME, GRATE AND HOOD - C/M.L.D.S. NO. 20.00

— RIP RAP (FLARED END) - C/M.L.D.S. NO. 20.23

● STORM OR SANITARY MANHOLE - C/M.L.D.S. NO. 20.08

— STORM SEWER - C/M.L.D.S.

— SANITARY SEWER

— WATER LINE

— WATER VALVE

— WATER TEE

— FIRE HYDRANT

— EXIST. CONTOUR

— PROPOSED CONTOUR

— SILT FENCE

— GRADING LIMITS

— AREA DRAINING INTO STORM STRUCTURE

O.O.A.C.

TOTAL DENIED AREA = 0.92 ACRE

- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLANS PREPARED BY W.K. DICKSON & CO., INC., DATED SEPT. 1987.
- FLOODWAY FRINGE DISTRICT BOUNDARY LOCATION IS AS SHOWN ON CHARLOTTE, N.C. OFFICIAL FLOOD AREA MAP 54.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL NOTIFY THE CHARLOTTE-MECKLENBURG UTILITY DEPT., CONSTRUCTION INSPECTION SECTION AT LEAST 24 HR PRIOR TO BEGINNING ANY WORK ON THE WATER AND SANITARY SEWER SYSTEMS.
- THE CONTRACTOR SHALL HOLD AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH AN EROSION CONTROL INSPECTOR FROM THE CITY OF CHARLOTTE, ENGINEERING DEPT., PRIOR TO COMMENCEMENT OF ANY SITE WORK.
- THE CONTRACTOR SHALL ADHERE TO ALL SPECIFICATIONS AND STANDARDS SET FORTH IN THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL CONCERNING STORM DRAINAGE, CURB AND GUTTER, PAVEMENT, AND SITE EROSION & SEDIMENT CONTROL. THESE STANDARDS ARE INCORPORATED INTO THESE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL SPECIFICATIONS AND STANDARDS SET FORTH IN THE CHARLOTTE-MECKLENBURG UTILITY DEPT. MANUAL CONCERNING REQUIREMENTS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION AND SHALL OBTAIN ALL NECESSARY PERMITS FOR OBTAINING COPIES OF BOTH MANUALS AND BY REFERENCE HERETO THESE SPECIFICATIONS ARE INCORPORATED INTO THESE PLANS.
- THE CONTRACTOR SHALL INSTALL SPILL-GUTTERS WHERE NECESSARY TO DIRECT THE FLOW OF STORM WATER TO THE DESIGNATED STORM STRUCTURE.
- SUBSTITUTE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CITY STANDARD 48.04 (9" IN H. SIGNS ONLY).
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- GRADING OF MORE THAN ONE ACRE WITHOUT A PERMIT IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES OF \$10 PER DAY.
- GRADING AREAS OUTSIDE THE LIMITS SHOWN IS A VIOLATION OF CITY CODE AND SUBJECT TO FINES OF \$10 PER DAY.
- NO CONSTRUCTION OR USE WITHIN THE FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND A DRAINAGE DISTRICT DEPARTMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE.
- IN ORDER TO INSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.
- ON-SITE BURIAL PITS REQUIRE AN ON-SITE LANDFILL PERMIT FROM THE ZONING ADMINISTRATION.
- COORDINATE ALL CURB AND STREET WORKS IN INTERSECTIONS WITH THE CITY INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AUTHORIZED UNTIL TO BE GRANTED, SUBJECT TO THE CITY INSPECTOR AND THE MECKLENBURG COUNTY ZONING ADMINISTRATION. THE "PERMIT" LOCATION OF ON-SITE CONSTRUCTION SHALL BE DETERMINED BY THE MECKLENBURG COUNTY ZONING ADMINISTRATION THROUGH THE PERMITTING PROCESS.
- ANY ON-SITE DEMOLITION REQUIRES THE ISSUANCE OF A PERMIT FROM THE MECKLENBURG COUNTY HEALTH DEPARTMENT AND THE MECKLENBURG COUNTY ZONING ADMINISTRATION. THE "PERMIT" LOCATION OF ON-SITE CONSTRUCTION SHALL BE DETERMINED BY THE MECKLENBURG COUNTY ZONING ADMINISTRATION THROUGH THE PERMITTING PROCESS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: May 31, 1988

TO: Robert Brandon
 Zoning Administrator

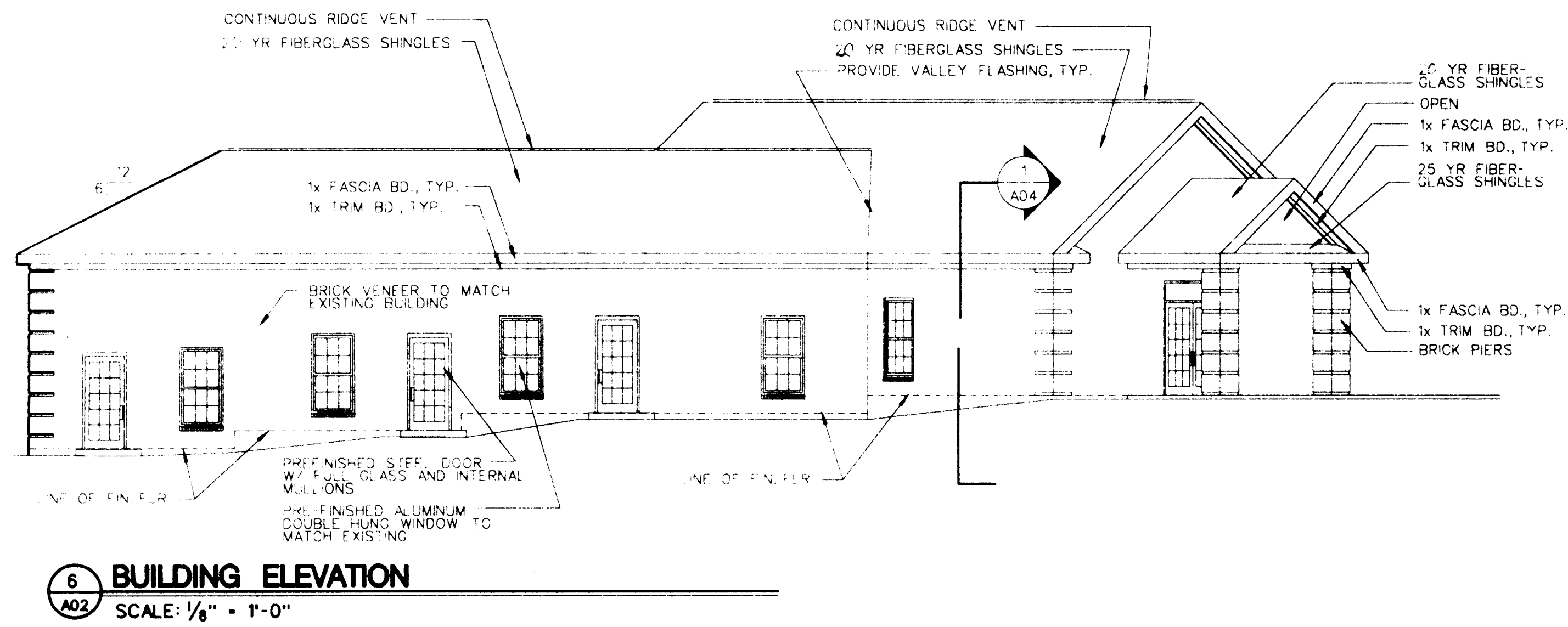
FROM: Laura Simmons
 Land Development Planner

SUBJECT: Plan review for Petition No. 82-23, James Body and Assoc.

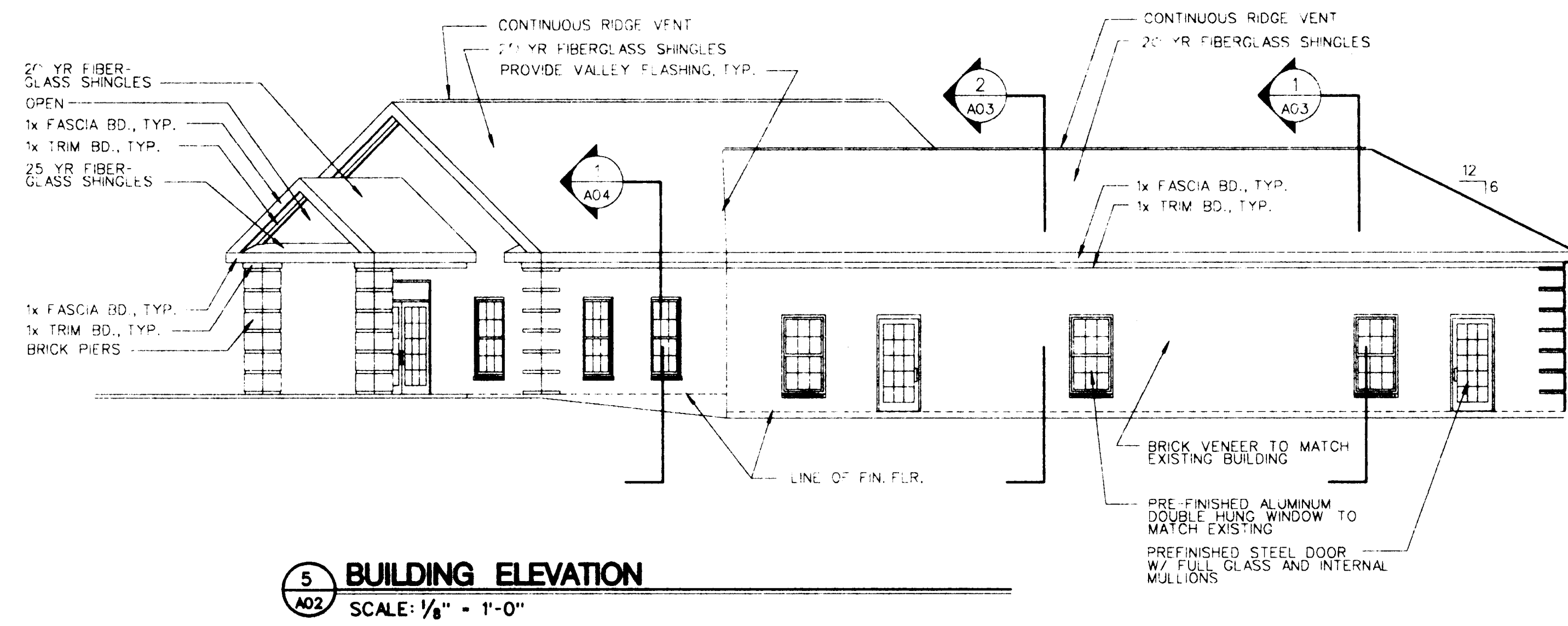
As per requirements of the Conditional District plan for Petition No. 82-23, the Planning Commission has reviewed and approved on March 24, 1988, development plans for the Fifty One West facility as shown on the attached site plan.

LS:sls

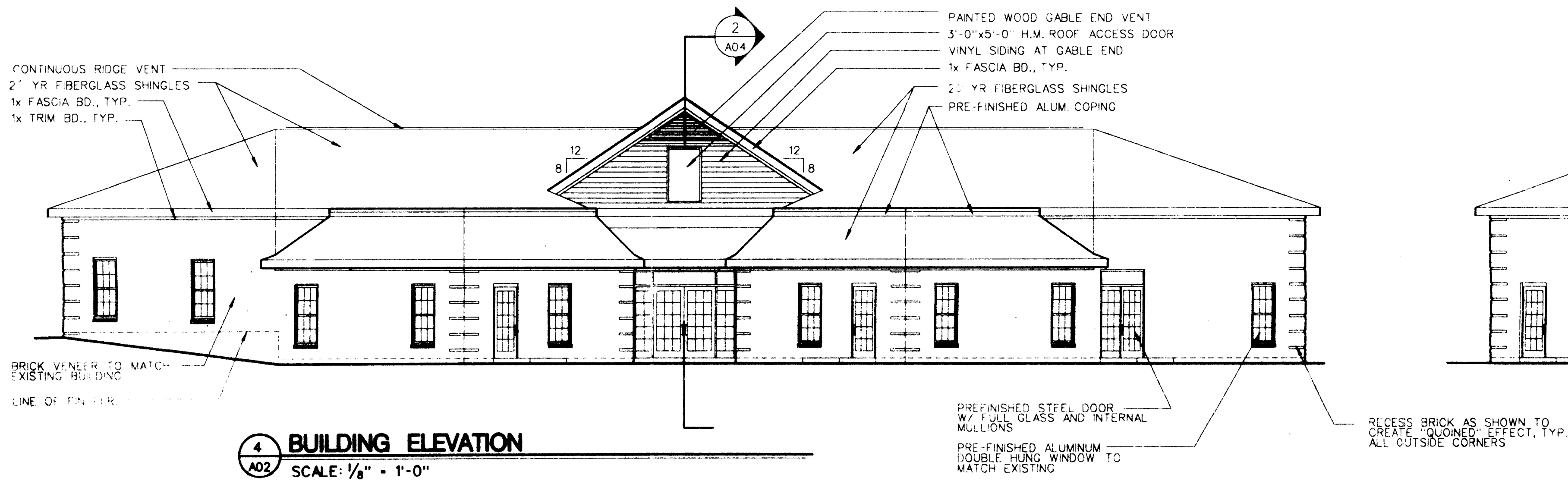
RECORDED
 JUN 01 1988
 CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPT.



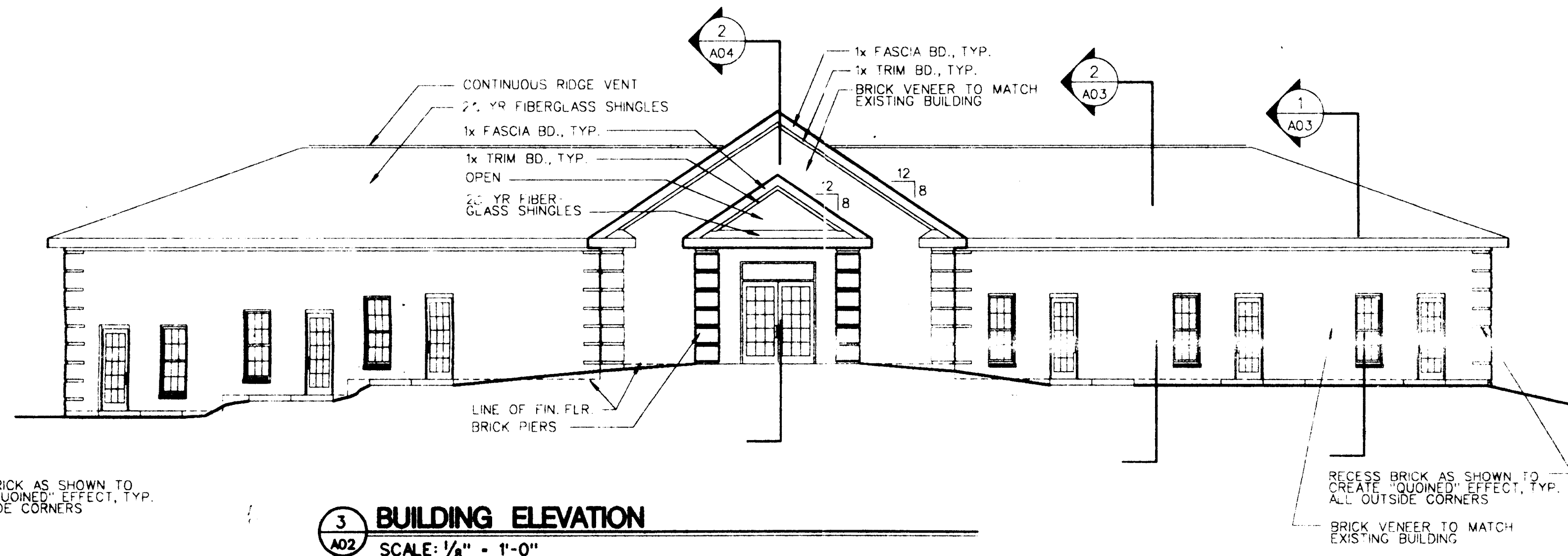
6 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



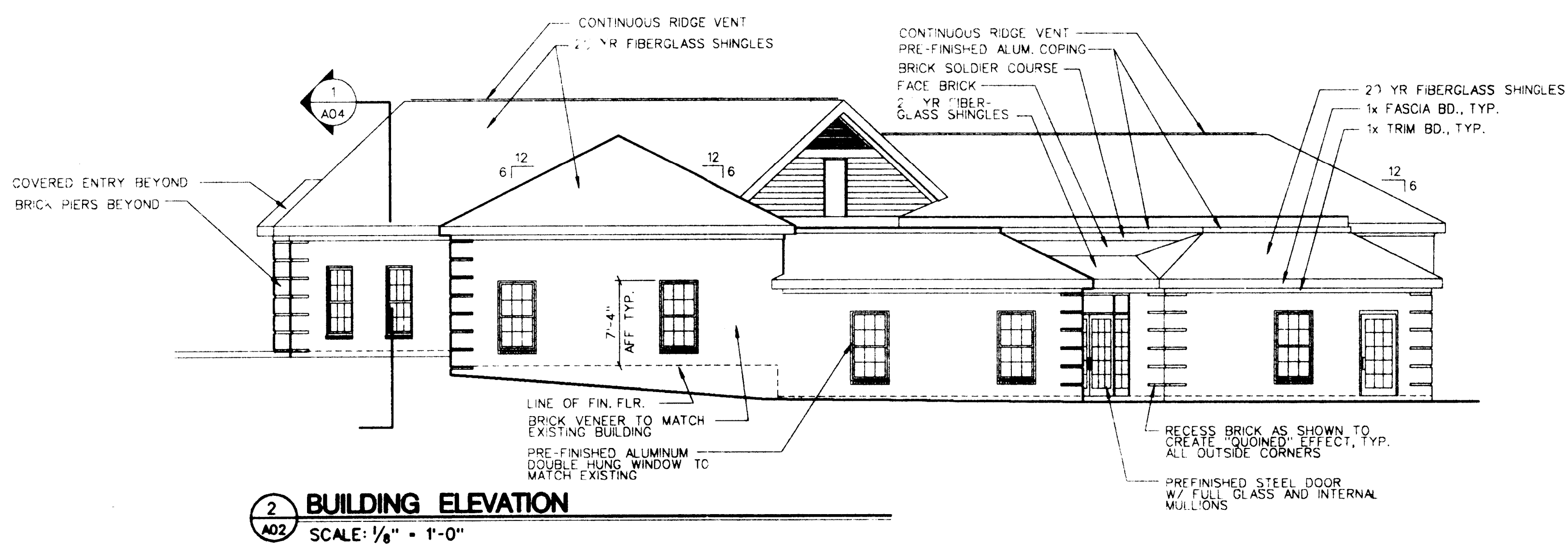
5 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



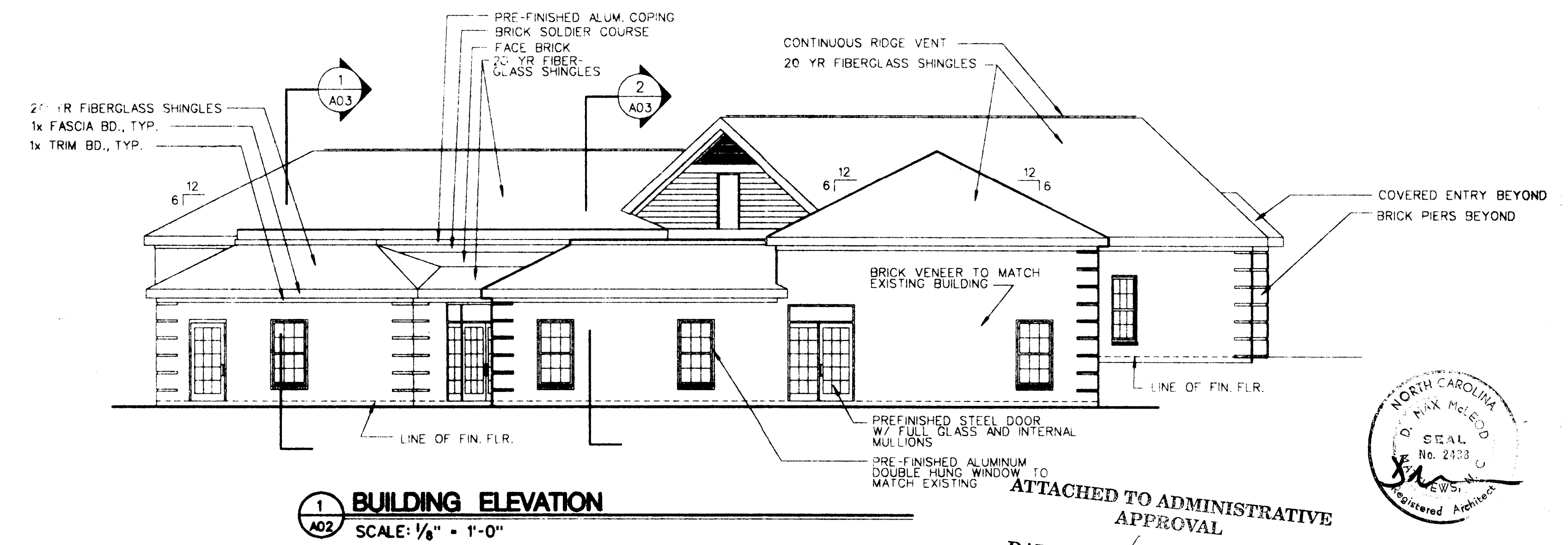
4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

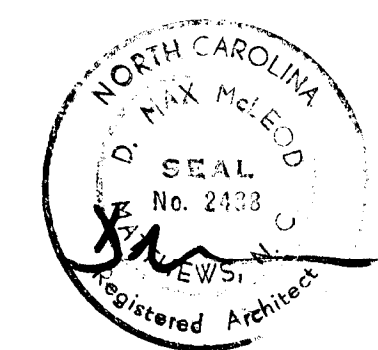


2 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

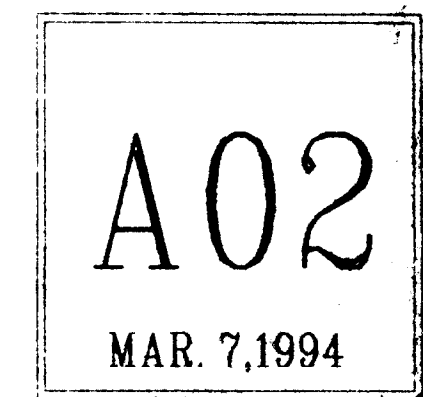


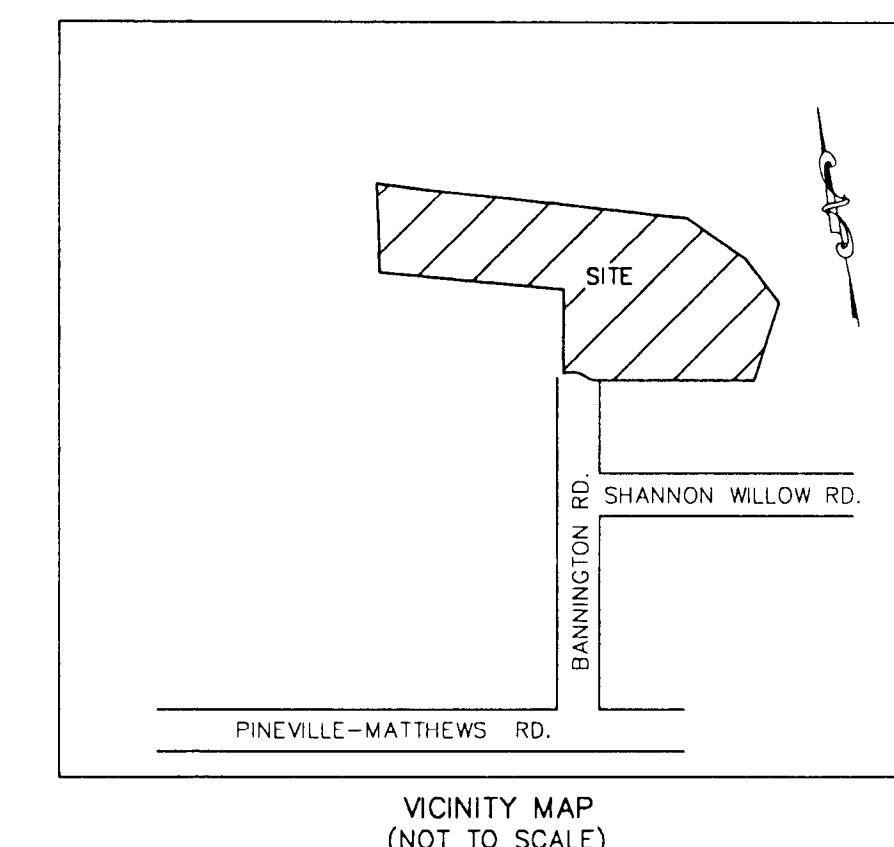
1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 5/23/94
BY: MARTIN R. CRAMTON, JR.

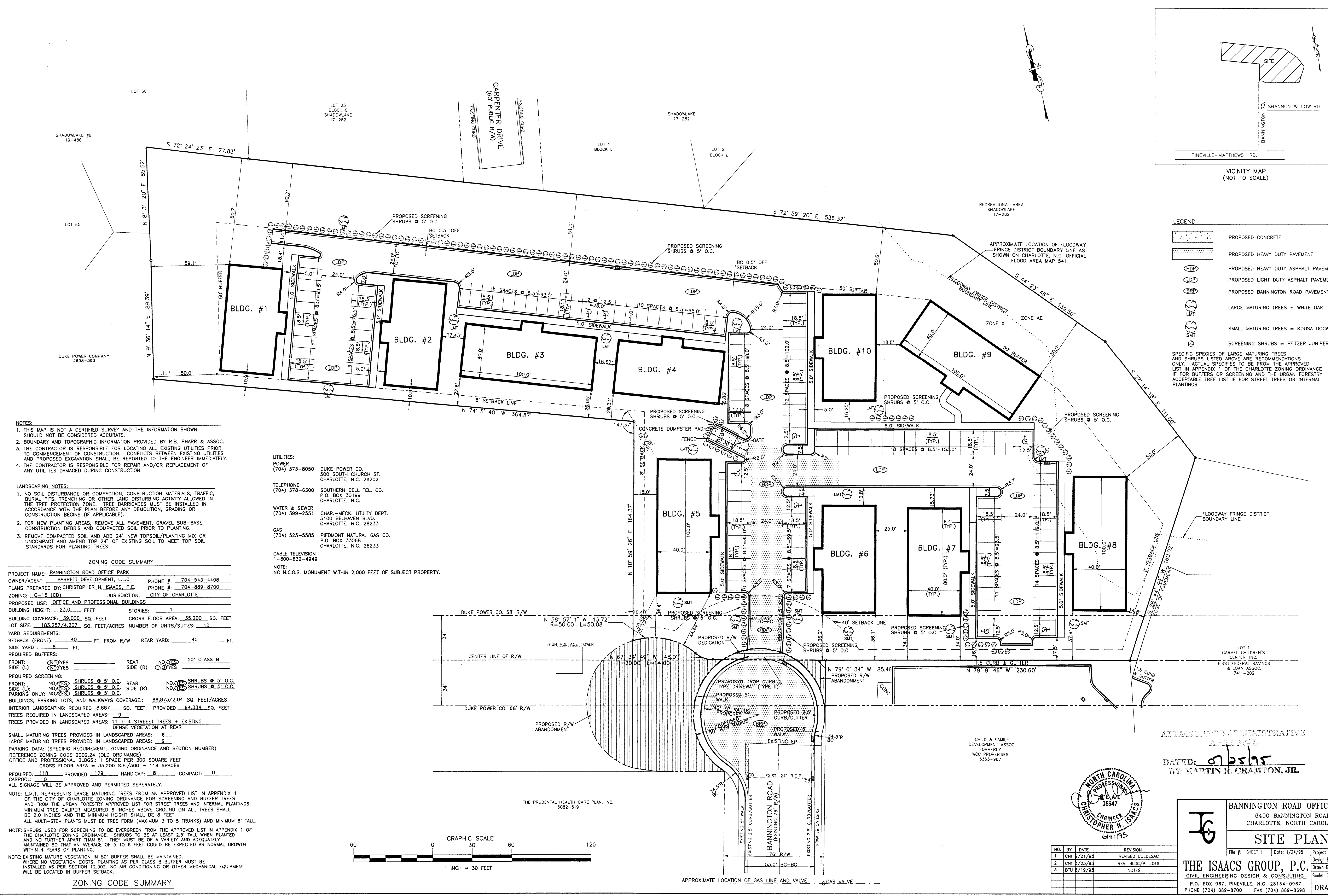


McLeod Associates / Architect
134 W Matthews Street P.O. Box 2610 Matthews, N.C. 28106 704-847-6824, Fax 704-847-6825
Carmel Children's Center
Charlotte, North Carolina





- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - PROPOSED BANNINGTON ROAD PAVEMENT
 - LARGE MATURING TREES = WHITE OAK
 - SMALL MATURING TREES = KOUSSA DOGWOOD
 - SCREENING SHRUBS = PFITZER JUNIPER
- SPECIFIC SPECIES OF LARGE MATURING TREES AND SHRUBS LISTED ABOVE ARE RECOMMENDATIONS ONLY. ACTUAL SPECIES TO BE FROM THE APPROVED LIST IN APPENDIX 1 OF THE CHARLOTTE ZONING ORDINANCE. IF FOR BUFFERS OR SCREENING AND THE URBAN FORESTRY ACCEPTABLE TREE LIST IF FOR STREET TREES OR INTERNAL PLANTINGS.



NOTES:

- THIS MAP IS NOT A CERTIFIED SURVEY AND THE INFORMATION SHOWN SHOULD NOT BE CONSIDERED ACCURATE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY R.B. PHARR & ASSOC. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.

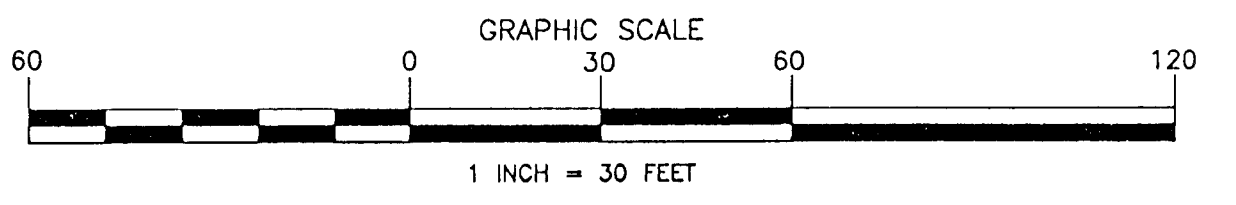
LANDSCAPING NOTES:

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED IN ACCORDANCE WITH THE PLAN BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS (IF APPLICABLE).
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, CONSTRUCTION DEBRIS AND COMPACTED SOIL PRIOR TO PLANTING.
- REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 2" OF EXISTING SOIL TO MEET TOP SOIL STANDARDS FOR PLANTING TREES.

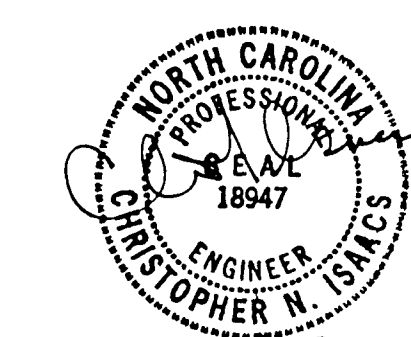
ZONING CODE SUMMARY

PROJECT NAME: BANNINGTON ROAD OFFICE PARK
 OWNER/AGENT: BARNETT DEVELOPMENT, L.L.C. PHONE #: 704-543-4408
 PLANS PREPARED BY: CHRISTOPHER N. ISAACS, P.E. PHONE #: 704-888-8700
 ZONING: O-15 (CO) JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: OFFICE AND PROFESSIONAL BUILDINGS
 BUILDING HEIGHT: 23.0 FEET STORIES: 1
 BUILDING COVERAGE: 38,000 SQ. FEET GROSS FLOOR AREA: 35,200 SQ. FEET
 LOT SIZE: 182,227/4,207 SQ. FEET/ACRES NUMBER OF UNITS/SUITES: 10
 YARD REQUIREMENTS:
 SETBACK (FRONT): 40 FT. FROM R/W REAR YARD: 40 FT.
 SIDE YARD: 8 FT.
 REQUIRED BUFFERS:
 FRONT: NO/YES SIDE (S) NO/YES REAR (R) NO/YES 50' CLASS B
 REQUIRED SCREENING:
 FRONT: NO/YES SHRUBS @ 5' O.C. REAR: NO/YES SHRUBS @ 5' O.C.
 SIDE (L): NO/YES SHRUBS @ 5' O.C. SIDE (R): NO/YES SHRUBS @ 5' O.C.
 PARKING ONLY: NO/YES SHRUBS @ 5' O.C.
 BUILDINGS, PARKING LOTS, AND WALKWAYS COVERAGE: 88,873/2,04 SQ. FEET/ACRES
 INTERIOR LANDSCAPING: REQUIRED 8,887 SQ. FEET, PROVIDED 84,384 SQ. FEET
 TREES REQUIRED IN LANDSCAPED AREAS: 9 + 4 STREET TREES + EXISTING
 TREES PROVIDED IN LANDSCAPED AREAS: 11 + 4 DENSE VEGETATION AT REAR
 SMALL MATURING TREES PROVIDED IN LANDSCAPED AREAS: 6
 LARGE MATURING TREES PROVIDED IN LANDSCAPED AREAS: 9
 PARKING DATA (SPECIFIC REQUIREMENT, ZONING ORDINANCE AND SECTION NUMBER)
 REFERENCE ZONING CODE 2002.24 (OLD ORDINANCE)
 OFFICE AND PROFESSIONAL BLDGS.: 1 SPACE PER 300 SQUARE FEET
 GROSS FLOOR AREA = 35,200 S.F./300 = 118 SPACES
 REQUIRED: 118 PROVIDED: 128 HANDICAP: 8 COMPACT: 0
 CARPOOL: 0
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
 NOTE: L.M.T. REPRESENTS LARGE MATURING TREES FROM AN APPROVED LIST IN APPENDIX 1 OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR SCREENING AND BUFFER TREES AND FROM THE URBAN FORESTRY APPROVED LIST FOR STREET TREES AND INTERNAL PLANTINGS. MINIMUM TREE CALIPER MEASURED 6 INCHES ABOVE GROUND ON ALL TREES SHALL BE 2.0 INCHES AND THE MINIMUM HEIGHT SHALL BE 8 FEET. ALL MULTI-STEM PLANTS MUST BE TREE FORM (MAXIMUM 3 TO 5 TRUNKS) AND MINIMUM 8" TALL. NOTE: SHRUBS USED FOR SCREENING TO BE EVERGREEN FROM THE APPROVED LIST IN APPENDIX 1 OF THE CHARLOTTE ZONING ORDINANCE. SHRUBS TO BE AT LEAST 2.5' TALL WHEN PLANTED AND NO FURTHER APART THAN 5'. THEY MUST BE OF A VARIETY AND ADEQUATELY MAINTAINED SO THAT AN AVERAGE OF 3 TO 6 FEET COULD BE EXPECTED AS NORMAL GROWTH WITHIN 4 YEARS OF PLANTING.
 NOTE: EXISTING MATURE VEGETATION IN 50' BUFFER SHALL BE MAINTAINED WHERE NO VEGETATION EXISTS, PLANTING AS PER CLASS B BUFFER MUST BE INSTALLED AS PER SECTION 12.302. NO AIR CONDITIONING OR OTHER MECHANICAL EQUIPMENT WILL BE LOCATED IN BUFFER SETBACK.

UTILITIES:
 POWER (704) 373-8050 DUKE POWER CO. 500 SOUTH CHURCH ST. CHARLOTTE, N.C. 28202
 TELEPHONE (704) 378-6300 SOUTHERN BELL TEL. CO. P.O. BOX 30199 CHARLOTTE, N.C.
 WATER & SEWER (704) 399-2551 CHAR-MECK. UTILITY DEPT. 5100 BELHAVEN BLVD. CHARLOTTE, N.C. 28233
 GAS (704) 525-5585 PIEDMONT NATURAL GAS CO. P.O. BOX 33068 CHARLOTTE, N.C. 28233
 CABLE TELEVISION 1-800-632-4949
 NOTE: NO N.C.G.S. MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.



APPROVED TO ADMINISTRATIVE APPROVAL
 DATED: 7/23/95
 BY: MARTIN R. CRAMTON, JR.



BANNINGTON ROAD OFFICE PARK
 6400 BANNINGTON ROAD
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

File # SHEET 1 Date: 1/24/95 Project Egr: CN

THE ISAACS GROUP, P.C.
 CIVIL ENGINEERING DESIGN & CONSULTING
 P.O. BOX 967, PINEVILLE, N.C. 28134-0967
 PHONE (704) 889-8700 FAX (704) 889-8598

NO. BY DATE REVISION
 1 CN 1/21/95 REVISED CUL-DE-SAC
 2 CN 2/23/95 REV. BLDG./P. LOTS
 3 BTU 8/19/95 NOTES

Design By: CN
 Drawn By: ASB/BU
 Scale: 30 FT/INCH
 DRAWING 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: July 25, 1995

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 82-23 by James E. Body and Associates Tax Parcel # 211-201-08

Attached is a specific plan for a portion of the above mentioned rezoning petition. This specific plan was approved by the zoning committee of the planning commission at its July 24th meeting. This plan proposes the development of 35,200sqft. of office development on 4.207 acres. The site will contain 10 buildings ranging in size from 4,000 sqft. to 3,200sqft. The plan also shows the construction of a standard cul-de-sac instead of the oddly configured cul-de-sac previously approved. Since these changes are within the requirements of the approved conditional plan the zoning committee of the planning commission has approved this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

1982-83

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: December 29, 2004

TO: Katrina Young
Interim Zoning Administrator

FROM: Debra Campbell
Planning Director

SUBJECT: Petition 82-23, James E. Body and Associates.

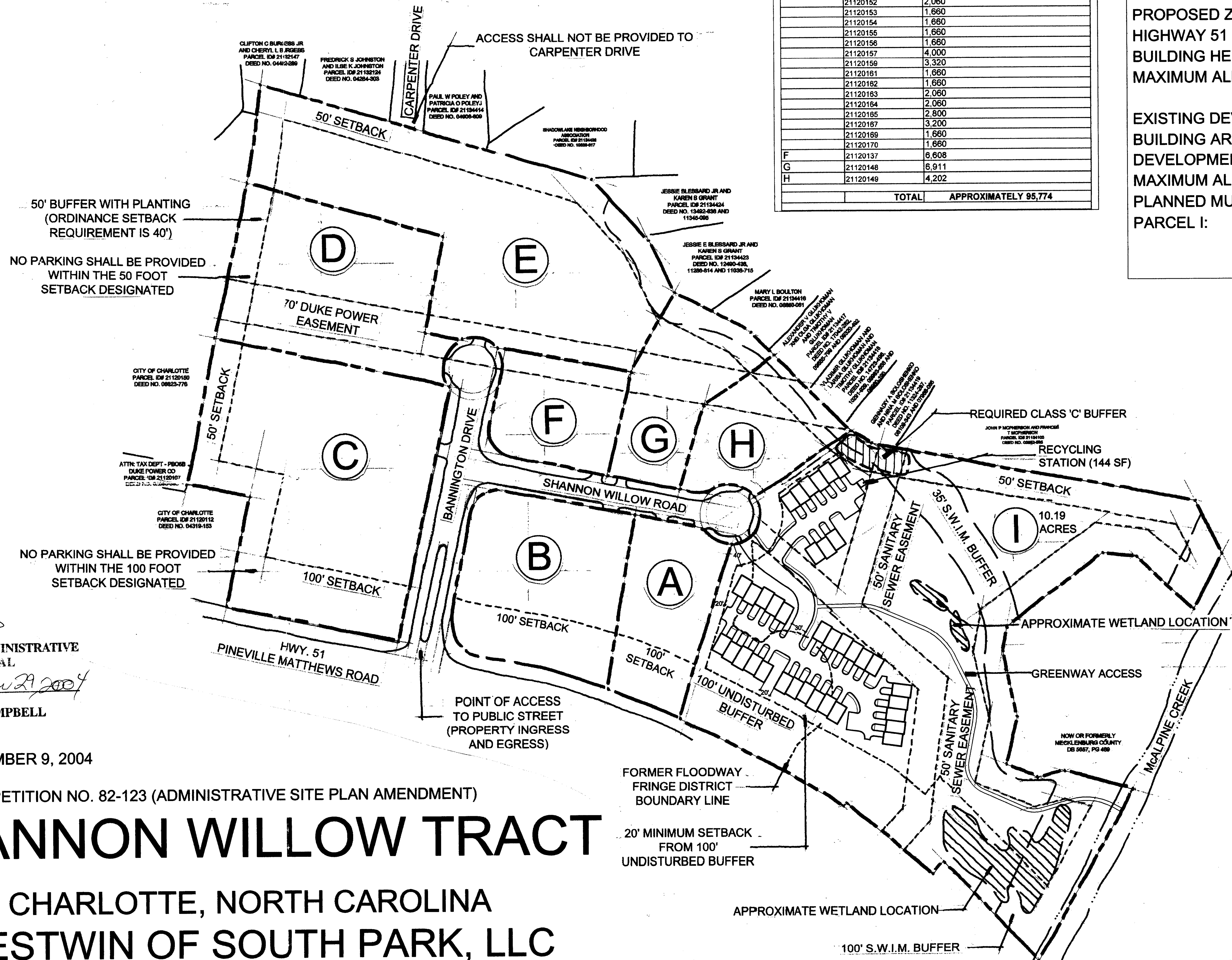
Attached is a copy of the revised plan for the above rezoning petition. The Zoning Committee at there meeting on December 29, 2004 approved this plan to allow 40 multi-family units on parcel I. This request will not exceed the maximum square footage from the presently approved plan. Since this change is minor and does not alter the intent of the approved plan, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements will still apply.

SITE DATA		
PARCEL	PARCEL ID NUMBER	APPROXIMATE EXISTING BUILDING AREA SQUARE FOOTAGE
A	21120136	6,636
B	21120135	13,666
C	21120134	15,206
D	21120147	7,705
E	21120C89 (includes the following)	
	21120151	2,060
	21120152	2,060
	21120153	1,660
	21120154	1,660
	21120155	1,660
	21120156	1,660
	21120157	4,000
	21120159	3,320
	21120161	1,660
	21120162	1,660
	21120163	2,060
	21120164	2,060
	21120165	2,800
	21120167	3,200
	21120169	1,660
	21120170	1,660
F	21120137	6,608
G	21120148	6,911
H	21120149	4,202
TOTAL		APPROXIMATELY 95,774

PROJECT LEGEND

GROSS ACREAGE IN PROJECT	28.9114 ACRES
GROSS ACREAGE IN FLOOD PLAIN	9.20 ACRES
DUKE POWER R.O.W.	1.70 ACRES
CMUD R.O.W.	0.90 ACRES
CURRENT ZONING CLASSIFICATION	R-12 (SINGLE FAMILY)
PROPOSED ZONING CLASSIFICATION	O-15 (CD)
HIGHWAY 51 SETBACK/BUFFER STRIP	100 FEET
BUILDING HEIGHT LIMITATION	4 (FOUR) STORIES
MAXIMUM ALLOWED BUILDING AREA:	300,000 SQUARE FEET
	(ONE OR MORE BUILDINGS)
EXISTING DEVELOPED BUILDING AREA:	APPROX. 95,774 SQUARE FEET
BUILDING AREA AVAILABLE FOR DEVELOPMENT:	APPROX. 204,226 SQUARE FEET
MAXIMUM ALLOWED BUILDING AREA FOR PLANNED MULTIFAMILY RESIDENTIAL USES ON PARCEL I:	92,000 SQUARE FEET (40 UNITS x 2,300 SQUARE FEET PER UNIT)



THE SIZE, SHAPE MASS AND BULK OF THE OFFICE BUILDINGS AND ASSOCIATED DEVELOPMENT SHALL BE DESIGNED IN SUCH A WAY AS TO PROVIDE FOR A LOW-INTENSITY, SUBURBAN-TYPE OFFICE ENVIRONMENT. THIS MAY BE ACCOMPLISHED THROUGH SUCH DESIGN OPTIONS AS SEVERAL SMALL, LOW-RISE BUILDINGS OR A FEWER NUMBER OF LARGER, MID-RISE BUILDINGS OR BUILDING, OR A COMBINATION OF BOTH, SO LONG AS THE OVERALL SITE APPEARANCE CONVEYS THE IMPRESSION OF LOW-INTENSITY OFFICE DEVELOPMENT.

THE PLANNING COMMISSION SHALL BE INFORMED OF SPECIFIC DEVELOPMENT PLAN SUBMITTALS AND GIVEN AN OPPORTUNITY TO REVIEW THE GENERAL RESULTS BEING ACHIEVED FROM PROJECT PROGRESSION. HOWEVER, ADMINISTRATION PROCEDURES FOR DEVELOPMENT APPROVAL SHALL BE FOLLOWED.

SUBJECT TO THE DEVELOPMENT NOTES SET OUT BELOW, PARCEL I MAY, AT THE OPTION OF THE DEVELOPER, BE DEVOTED TO A MAXIMUM OF 40 PLANNED MULTIFAMILY RESIDENTIAL UNITS. IF PARCEL I IS NOT DEVOTED TO PLANNED MULTIFAMILY RESIDENTIAL USES, IT MAY BE DEVOTED TO OFFICE USES IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-15 ZONING DISTRICT AND THE REQUIREMENTS OF THIS PLAN.

THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE PLANNED MULTIFAMILY BUILDINGS DEPICTED ON PARCEL I ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AND THESE DEVELOPMENT NOTES.

NOTE:
PROJECT DEVELOPMENT SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE AS FOLLOWS:

- A. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED AS SPECIFIED IN ARTICLE V FOR ALL OFFICE AND PROFESSIONAL BUILDINGS. PARKING DESIGN CONFIGURATIONS ARE SUBJECT TO SUCH REVIEWS AS ARE PRESCRIBED FOR COMPLIANCE.
- B. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED AS SPECIFIED IN THE ZONING ORDINANCE FOR ALL PLANNED MULTIFAMILY RESIDENTIAL UNITS. SPECIFICALLY, 2 PARKING SPACES WILL BE PROVIDED FOR EACH UNIT, CONSISTING OF 1 GARAGE SPACE AND 1 DRIVEWAY SPACE. PARKING DESIGN CONFIGURATIONS ARE SUBJECT TO SUCH REVIEWS AS ARE PRESCRIBED FOR COMPLIANCE.
- C. SIGNAGE SHALL CONFORM TO THE REGULATIONS OF ARTICLE VI FOR OFFICE AND PROFESSIONAL BUILDINGS.
- D. SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE SIGN ORDINANCE FOR PLANNED MULTIFAMILY RESIDENTIAL USES.
- E. ONE ACCESS POINT TO THE PROJECT SITE SHALL BE PROVIDED OFF N.C. HIGHWAY 51. THE ACCESS POINT SHALL BE LOCATED APPROXIMATELY AS SHOWN ON THIS PLAN.
- F. THERE SHALL BE NO BUILDING, STRUCTURAL FACILITY, OR PARKING LOT OR STRUCTURE ERECTED EAST OF THE CMUD RIGHT OF WAY.
- G. SCREENING AND BUFFERING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
- H. PURSUANT TO SECTION 3043(9) OF THE ZONING ORDINANCE, PLANNED MULTIFAMILY RESIDENTIAL UNITS MAY BE DEVELOPED WITHIN PARCEL I AT THE OPTION OF THE DEVELOPER. IF PLANNED MULTIFAMILY RESIDENTIAL UNITS ARE DEVELOPED ON PARCEL I, A MAXIMUM OF 40 PLANNED MULTIFAMILY RESIDENTIAL UNITS MAY BE CONSTRUCTED THEREON, AND THE TOTAL BUILDING AREA DEVOTED TO PLANNED MULTIFAMILY RESIDENTIAL UNITS MAY NOT EXCEED 92,000 SQUARE FEET. IF PARCEL I IS NOT DEVOTED TO PLANNED MULTIFAMILY RESIDENTIAL USES, IT MAY BE DEVOTED TO OFFICE USES IN ACCORDANCE WITH THE REQUIREMENTS OF THE O-15 ZONING DISTRICT AND THE REQUIREMENTS OF THIS PLAN.
- I. IN THE EVENT THAT PLANNED MULTIFAMILY RESIDENTIAL UNITS ARE DEVELOPED ON PARCEL I, SUCH UNITS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION 3101 OF THE ZONING ORDINANCE, AND IN ACCORDANCE WITH OTHER APPLICABLE ZONING ORDINANCE PROVISIONS RELATING TO THE DEVELOPMENT OF PLANNED MULTIFAMILY RESIDENTIAL UNITS IN THE O-15 ZONING DISTRICT.
- J. THE DRIVEWAY FOR ANY PLANNED MULTIFAMILY RESIDENTIAL UNIT SHALL BE A MINIMUM OF 18' IN LENGTH AS MEASURED FROM THE FACE OF THE GARAGE TO THE BACK OF CURB.

82-23
 ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: December 29, 2004
 BY: DEBRA D. CAMPBELL

DATE: DECEMBER 9, 2004

RE-ZONING PETITION NO. 82-123 (ADMINISTRATIVE SITE PLAN AMENDMENT)

SHANNON WILLOW TRACT

CHARLOTTE, NORTH CAROLINA
 WESTWIN OF SOUTH PARK, LLC

HadenStanziale
 planning
 landscape architecture

