

**CARLEY CAPITAL GROUP
MASTER PLAN
UNIVERSITY PLACE**

APPROVED BY COUNTY COMMISSION

DATE 11/5/84
84-38(c)

LEGEND

- 1 HOTEL
- 2 CONFERENCE CENTER
- 3 CONVICIENCE RETAIL
- 4 MAJOR RETAIL & COMMUNITY FACILITIES
- 5 OFFICE
- 6 RESIDENTIAL

SCALE 1" = 100'



NOTES:

- The proposed commercial development is consistent and compatible in "scale" (bulk, height, square footage size and acreage) to adjacent residential uses.
- A minimum 50 foot landscaped buffer (that is in addition to the required setback) be established adjacent to any public right-of-way. This buffer area should not contain parking or structures and care should be taken to preserve all existing vegetation within this area.
- The commercial development plan preserves as much existing natural vegetation as is practical on the interior of the site.

MALLARD CREEK

ZONED R-12

ZONED B-2

PARCEL #04719102
PARCEL #04719108
PARCEL #04719110
VELMA C. RATCLIFF
10901 N. TRYON ST. 28213

MINIMUM BUILDING SETBACK 60' FROM PROPERTY LINE
ALONG HIGHWAY 29. TO BE LANDSCAPED OR PARKING.
WHERE PARKING OCCURS ADJACENT TO ROW-ADEQUATE
SCREENING WITH PLANTS OR BERMS WILL BE PROVIDED.

PARCEL TO BE REZONED
FROM INST. TO B-1 SCD

8' 48" 80' E 083-26'

27.98 ACRES
106,000 S.F.

NO ADJ. PARCEL
Z
I
PARCEL
UNIVER
NORTH
UNCC S
CAROLI
CHARL
CHARL

1-85
U S 29

ZC
IN

PARCEL
CHARLOTTE ME
HOSPITAL A
P.O. BOX 3
CHARLOTTE

HARRIS BLVD

1-85

6

6

5