

**PROPOSED R-15MF (CD) ZONING
MULTI-FAMILY DEVELOPMENT**

±6.7 ACRES 4.0 DUA
27 UNITS TOTAL

**PROPOSED R-15CD ZONING
SINGLE FAMILY DETACHED**

15,000 S.F. MIN. LOT SIZE
27 LOTS
± 17.16 ACRES GROSS ZONING AREA
INCLUDES OPEN SPACE AND STREET R.O.W.
TO PROPOSED ZONING LINE

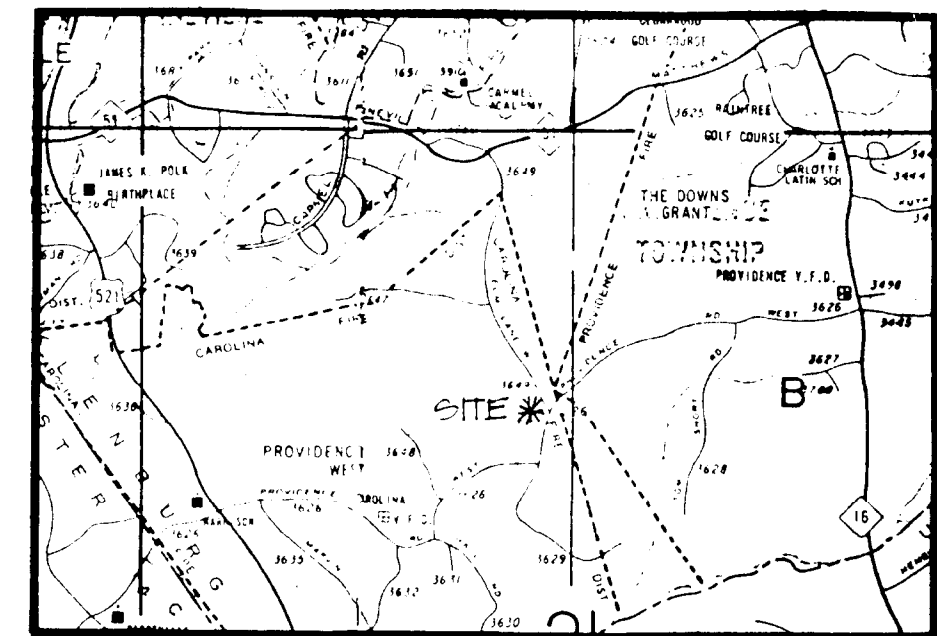
Weir, Rayner & WF
445 Landsdowne Rd.
Charlotte, NC 28211
22321102

Mason, Robert E. III
1550 Queens Rd.
Charlotte, NC 28207
22328101

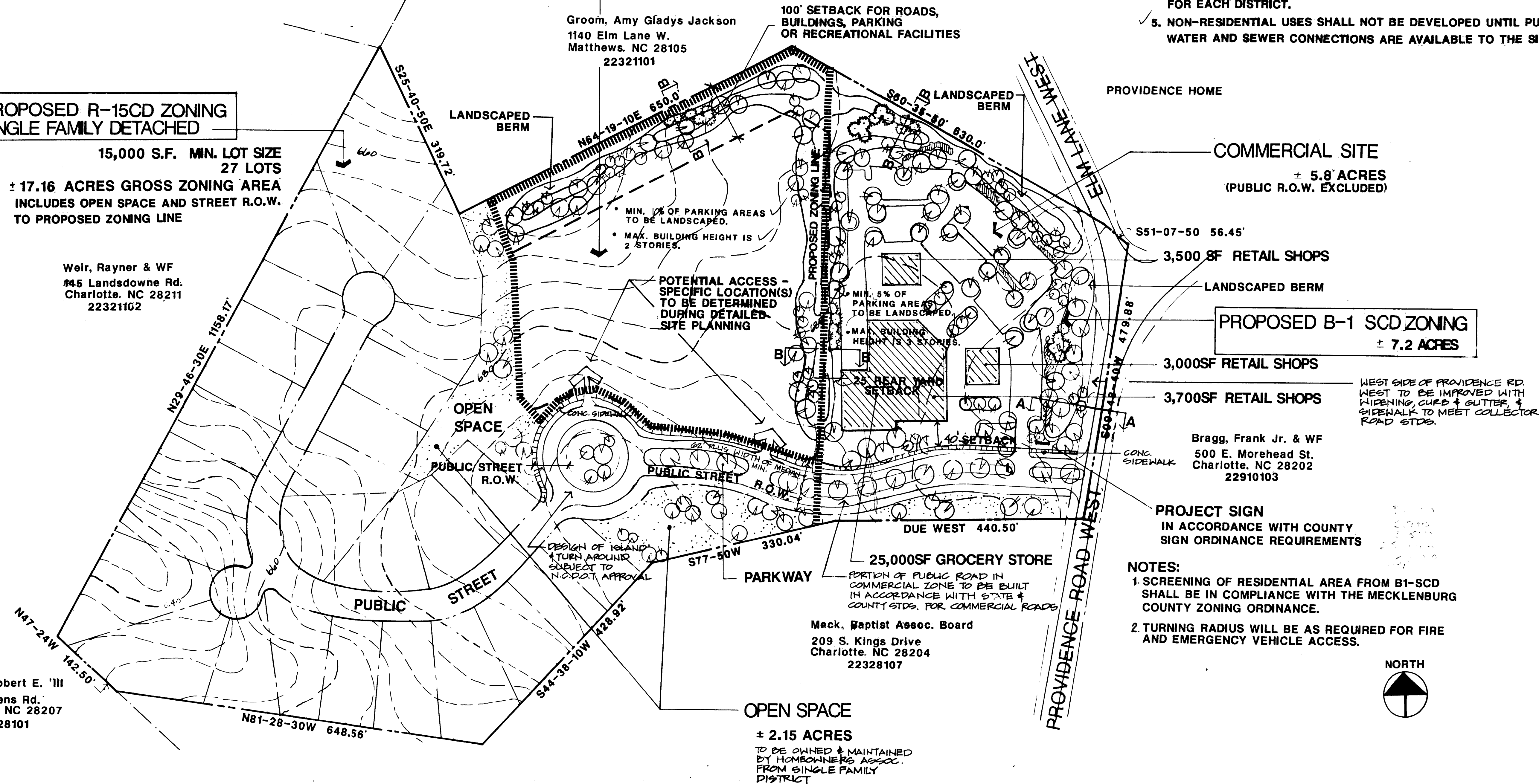
Groom, Amy Gladys Jackson
1140 Elm Lane W.
Matthews, NC 28105
22321101

100' SETBACK FOR ROADS,
BUILDINGS, PARKING
OR RECREATIONAL FACILITIES

- NOTES**
3. THE LAYOUT OF R-15CD AREA IS ILLUSTRATIVE ONLY AND IS SUBJECT TO CHANGE WITHIN ALLOWANCES OF R-15 ORDINANCE REQUIREMENTS. HOWEVER, TOTAL LOTS SHALL NOT EXCEED 27.
 4. PARKING SHALL BE PROVIDED IN EACH ZONING DISTRICT IN ACCORDANCE WITH MECK. COUNTY ZONING ORDINANCE REQMTS. FOR EACH DISTRICT.
 5. NON-RESIDENTIAL USES SHALL NOT BE DEVELOPED UNTIL PUBLIC WATER AND SEWER CONNECTIONS ARE AVAILABLE TO THE SITE.



LOCATION MAP



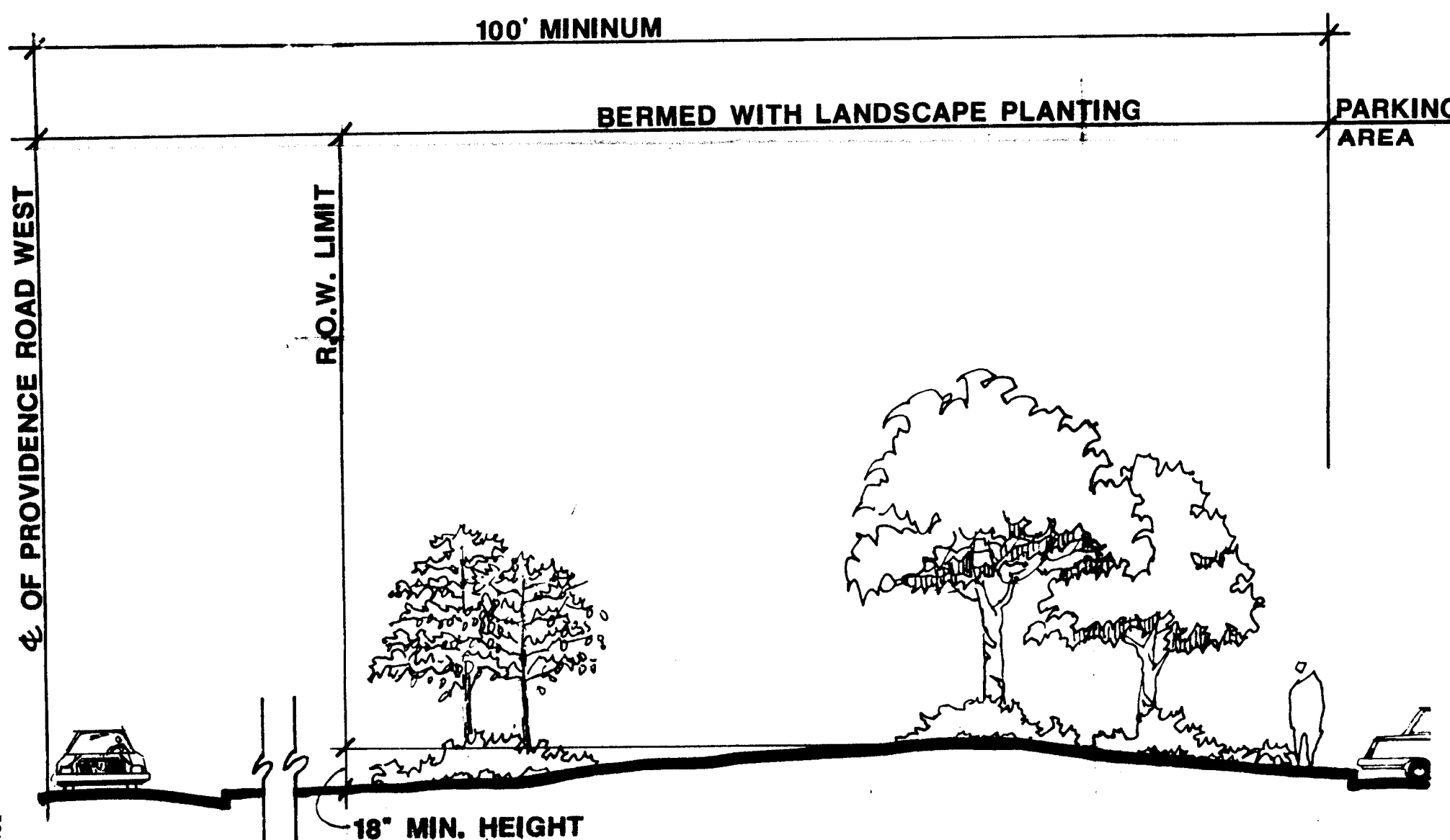
SITE DATA

TOTAL AREA	31.06 ACRES
TOTAL AREA IN R.O.W.	±3.0 ACRES
NET AREA	±28.06 ACRES
TOTAL # UNITS	54
EXISTING ZONING	R15
PROPOSED ZONING	B-1 SCD R-15MF(CD) R-15CD
TOTAL B-1 SCD	7.2 ACRES
TOTAL R-15 MF(CD)	6.7 ACRES
AT 4 DUA 27 UNITS	
TOTAL R-15CD	17.16 ACRES
AT 1.57 DUA 27 LOTS	
OPEN SPACE	2.15 ACRES
(INCLUDED IN R-15CD ZONE)	

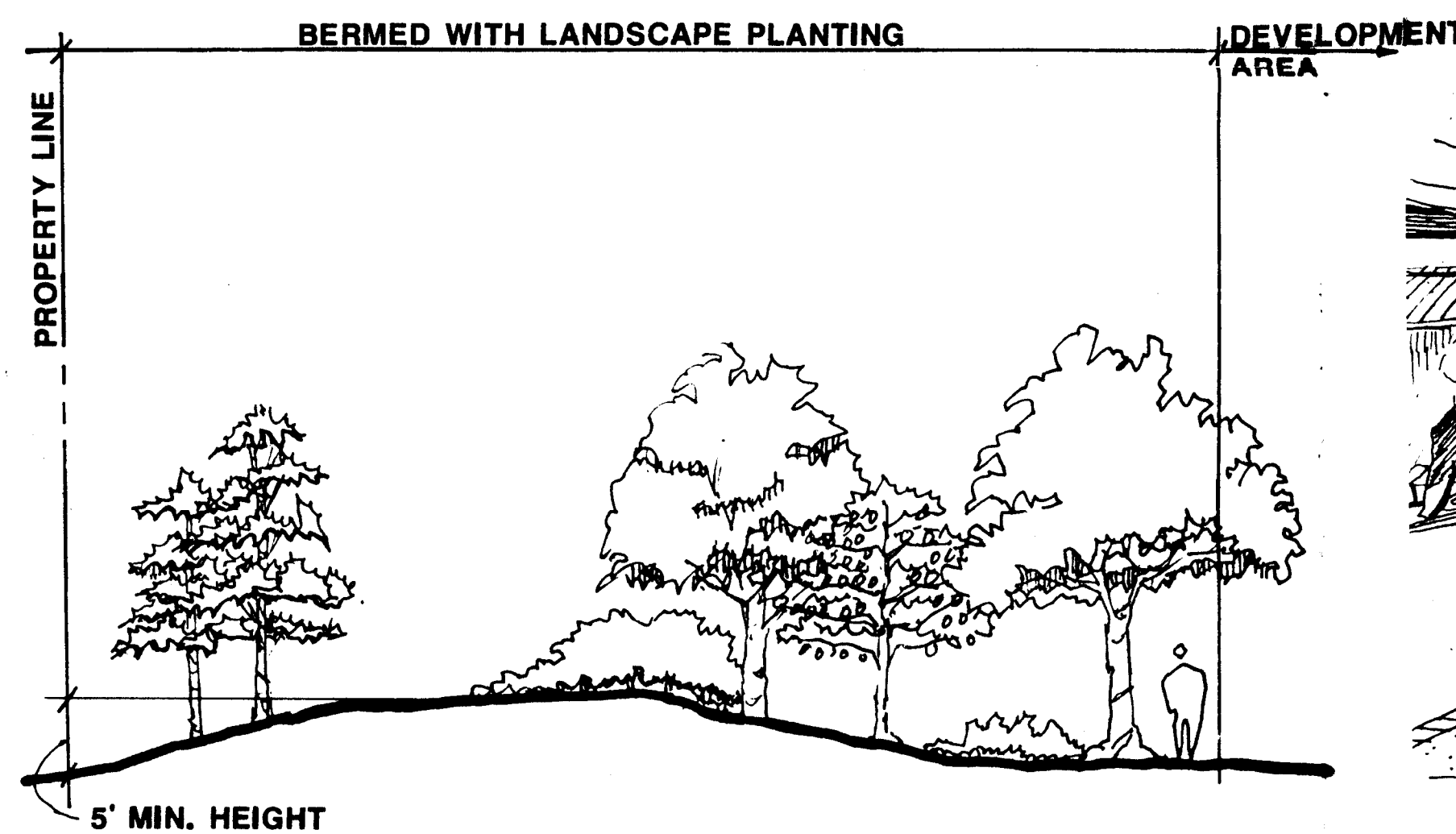
**SCHEMATIC SITE PLAN
for
CONDITIONAL REZONING**

Coppala Property

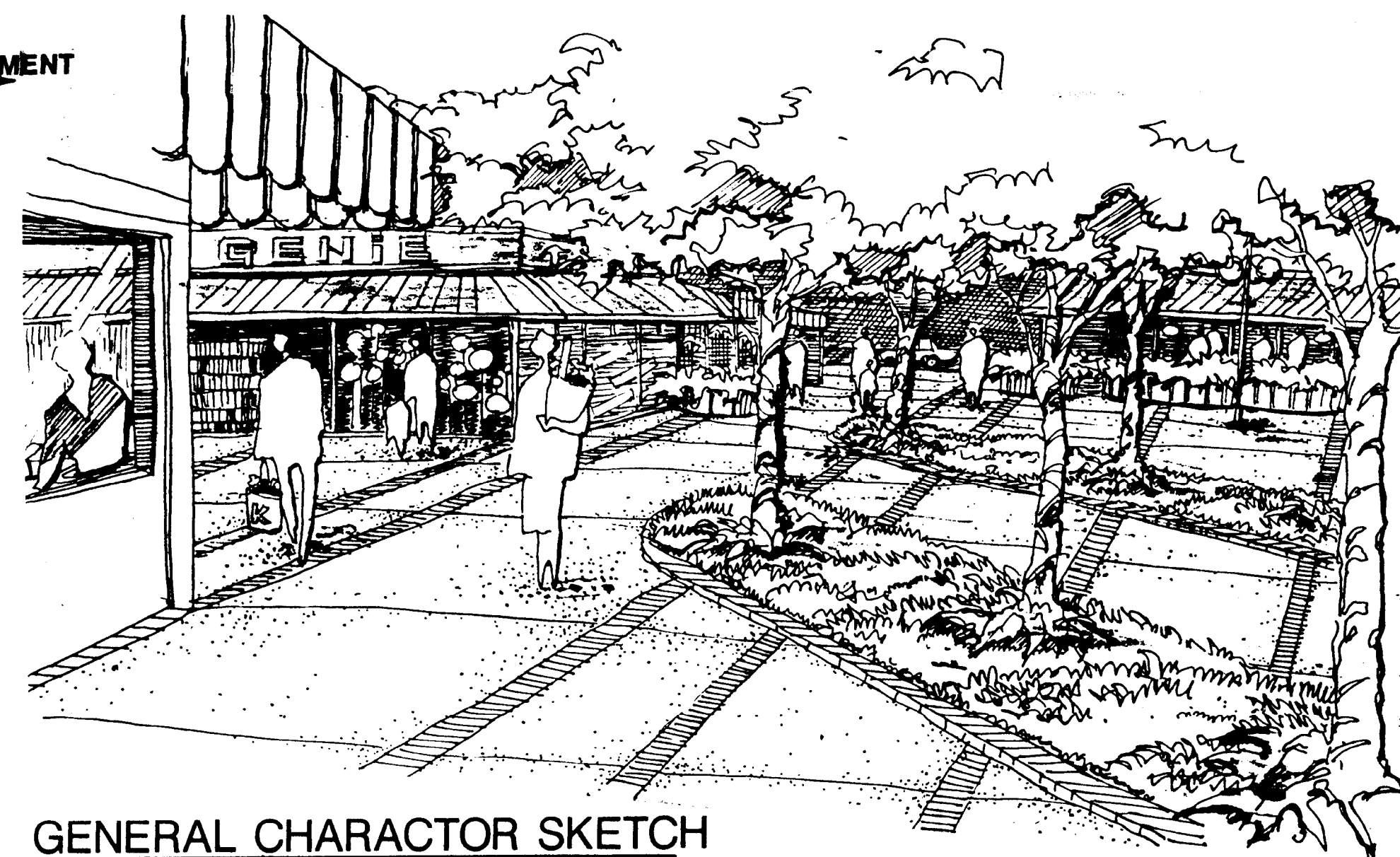
Scale 1"=100'



SECTION AA
SCALE 1"=10'



SECTION BB
SCALE 1"=10'



GENERAL CHARACTER SKETCH
FOR PROPOSED RETAIL SHOPS

Recommended by P.E. 5/22/86

Fund Design

DATE 12-27-85
PROJECT NO 85251
REVISIONS
1. 24.86 ADD BERM SECTIONS, SIGNAGE NOTES, LANDSCAPING SETBACKS.
2. 28.86 ADD NOTES.
3. 17.86 DENSITIES, SETBACKS
4. 2.86 PER PLANNING COMMISSION REVIEW
APPROVED BY COUNTY COMMISSION
DATE 6-14-86

8635(C)

1701 East Boulevard, Charlotte, NC 28203 704333-0325
1216 Prince Street, Alexandria, VA 22314 703549-7784

Land Design
Landscape Architecture Land Planning