

**ADJOINING PROPERTY OWNERS**

- |                |  |                      |   |
|----------------|--|----------------------|---|
| (H) 051-052-03 | Delia M. Mixon and William J. Hodward, III<br>7733 Davis Road<br>Charlotte, NC 28212 | (7) 051-271-99       | Wexford Associates<br>6618 Fairview Road #203<br>Charlotte, NC 28210              |
| (B) 051-111-02 | Charles W. Johnson<br>RFD 10, Box 432<br>Charlotte, NC 28213                         | (6-12) 051-272-32-36 | 6618 Fairview Road #203<br>Charlotte, NC 28210                                    |
| (1) 051-231-60 | College Properties<br>P. O. Box 15093<br>Charlotte, NC 28211                         | (13) 051-272-31      | The Ryland Group, Inc.<br>5801 E. Independence Blvd., #301<br>Charlotte, NC 28212 |
| (2) 051-231-36 | Don Stephen Newnam and Wife<br>11023 Wiltshire Lane<br>Charlotte, NC 28213           | (15) 051-272-29      | 5801 E. Independence Blvd., #301<br>Charlotte, NC 28212                           |
| (3) 051-231-35 | Everett A. McCollum and Wife<br>11017 Wiltshire Lane<br>Charlotte, NC 28213          | (16) 051-272-28      | Jimmy F. Eggers and Wife<br>11326 Leadenhall Lane<br>Charlotte, NC 28213          |
| (4) 051-231-34 | Karry S. Lane and Wife<br>11009 Wiltshire Lane<br>Charlotte, NC 28213                | (20A) 051-141-06     | Duke Power Company<br>4225 Church Street<br>Charlotte, NC 28242                   |
| (5) 051-231-33 | Michael P. Grant and Wife<br>11005 Wiltshire Lane<br>Charlotte, NC 28213             | (20) 051-141-07      | 4225 Church Street<br>Charlotte, NC 28242   |
| (6) 051-231-32 | David H. Patton and Wife<br>10945 Wiltshire Lane<br>Charlotte, NC 28213              | (21) 051-131-01      | Hugh L. Moringo, Jr. By Ent.<br>4600 Belknap Road<br>Charlotte, NC 28211          |
|                |  | (22) 051-131-14      | Thomas V. Patton<br>P. O. Box 47631<br>Atlanta, GA 30362                          |

**SITE DEVELOPMENT DATA**

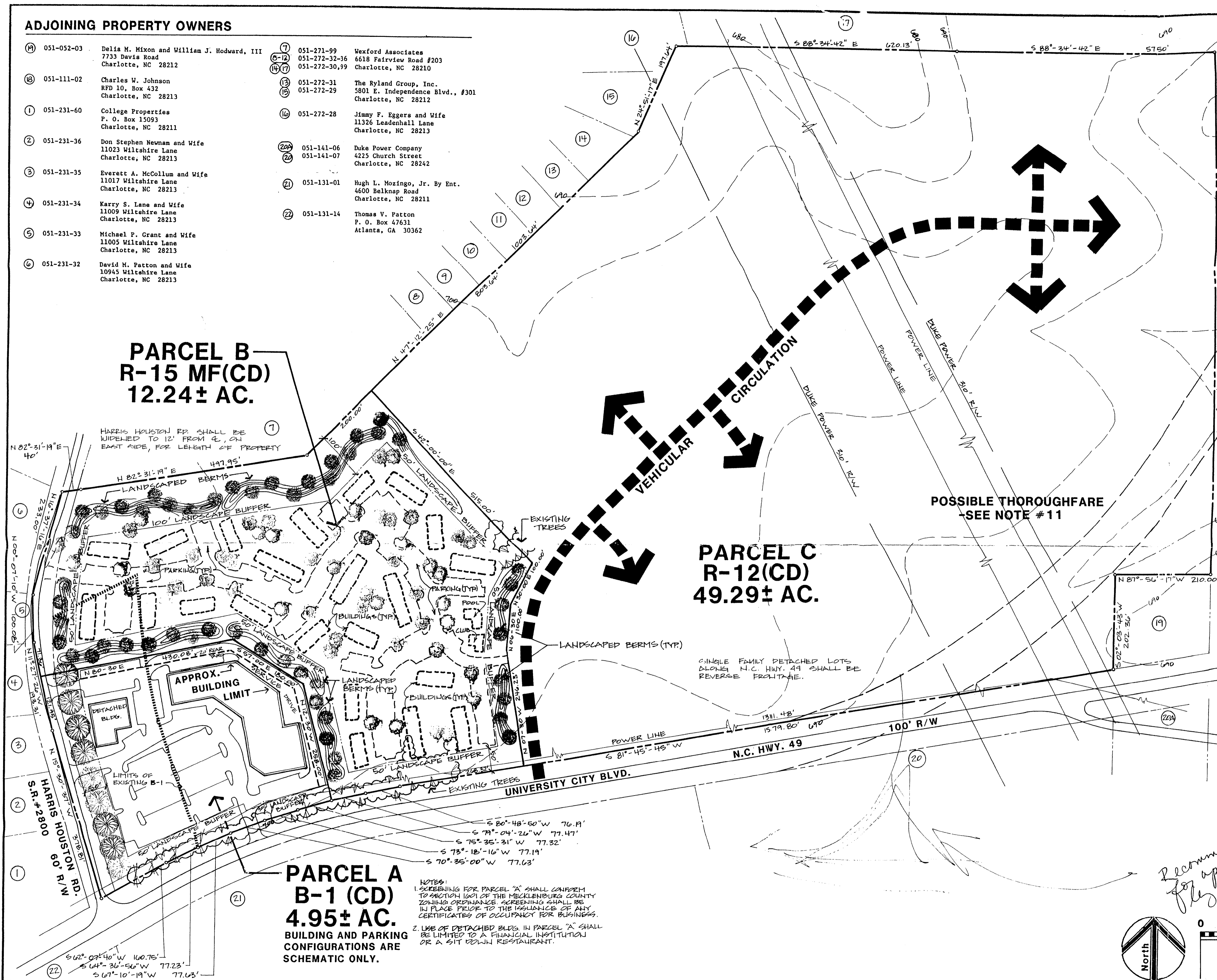
	ACRES
<b>TOTAL EXISTING SITE</b>	<b>67.01</b>
<b>EXISTING R/W</b>	<b>0.53 ±</b>
<b>NET SITE</b>	<b>66.48 ±</b>
<b>EXISTING ZONING B-1</b>	<b>2.72</b>
<b>EXISTING ZONING R-12</b>	<b>63.76</b>
<b>PROPOSED ZONING AS SHOWN :</b>	
<b>PARCEL A B-1 (CD)</b>	<b>4.95 ±</b>
<b>PARCEL B R-15 MF(CD)</b>	<b>12.24 ±</b>
<b>PARCEL C R-12(CD)</b>	<b>49.29 ±</b>
<b>TOTAL PARCELS</b>	<b>66.48 ±</b>

**MAX. DEVELOPMENT**

<b>R-15 MF(CD)</b>	<b>112 UNITS</b>
<b>R-12(CD)</b>	<b>100 LOTS</b>
<b>TOTAL MAX. # OF D.U.</b>	<b>212 D.U.</b>
<b>B-1(CD)</b>	<b>40,000 MAX. SQ. FT.</b>

**GENERAL NOTES**

- Proposed development shall adhere to all dimensional requirements applicable to R-12 (CD), R-15 MF (CD) & B-1 (CD) zoning.
- Signs will be permitted throughout the site and located in accordance with zoning ordinance requirements.
- Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
- Care shall be taken to protect and retain existing trees wherever possible on the site.
- Landscape buffers shown between zoning classifications shall retain existing vegetation (if any) and be supplemented by berms and planting where necessary to provide a visual separation of uses. This separation shall screen parking and service areas and soften other views.
- Landscape islands shall be placed in parking areas to avoid large expanses of pavement.
- Parcel B may include an amenity area with recreation facilities typical for this type of development.
- Configuration of buildings, vehicular circulations, access points, and parking are subject to modifications as necessary to accommodate definitive development plans.
- Exterior lighting for Parcel A & B will be designed and located to minimize glare toward adjacent property.
- All uses allowed in the various zoning classifications shall be permitted. In the R-12 (CD) and the R-15 MF (CD) areas, if uses other than single family or Multi-family occurs (such as a church or daycare center), the maximum allowable units shall be reduced in proportion to the acreage devoted to such other use.
- A 100' right-of-way for this roadway shall be reserved for a maximum period of two years (2) or until a determination has been made by the proper authorities as to whether or not to designate it as a major thoroughfare.



**PARCEL B  
R-15 MF(CD)  
12.24± AC.**

**PARCEL C  
R-12(CD)  
49.29± AC.**

**PARCEL A  
B-1 (CD)  
4.95± AC.  
BUILDING AND PARKING  
CONFIGURATIONS ARE  
SCHEMATIC ONLY.**

- NOTES:**
- SCREENING FOR PARCEL "A" SHALL CONFORM TO SECTION 1001 OF THE MECKLENBURG COUNTY ZONING ORDINANCE. SCREENING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FOR BUSINESS.
  - USE OF DETACHED BLDG. IN PARCEL "A" SHALL BE LIMITED TO A FINANCIAL INSTITUTION OR A SIT DOWN RESTAURANT.

*Recommended for approval*  
*J.P.S.* 6/18/87

APPROVED  
7/20/87  
BY COUNTY COMMISSIONER

**VICINITY MAP**

Project Manager  
**GEA**  
Drawn By  
**LAH**  
Checked By  
**GEA**  
Date  
**4/25/87**  
Project Number  
**86087**

Revisions  
5-3-87: REVISIONS PER PLANNING STAFF REVIEW COMMENTS  
6-18-87: ADDED LOCATION OF POSSIBLE THOROUGHFARE (NOTE #11)

**DPR ASSOCIATES**  
Landscape Architects  
Design • Planning • Research  
2036 East Seventh Street  
Charlotte, NC 28204  
704/332-1204

**PRIN**  
JUN 18 1987  
DPR ASSOCIATES

**REZONING PLAN PETITION #87-20(c)**

**HARRIS HOUSTON ROAD  
MIXED USE**

Scale **1"=100'**  
Sheet Number  
**RZ-1**  
Of Total