# KIRK FAMILY PROPERTY

MECKLENBURG COUNTY

Trammell Crow Company

PACES RIDGE

## REZONING PROPOSAL

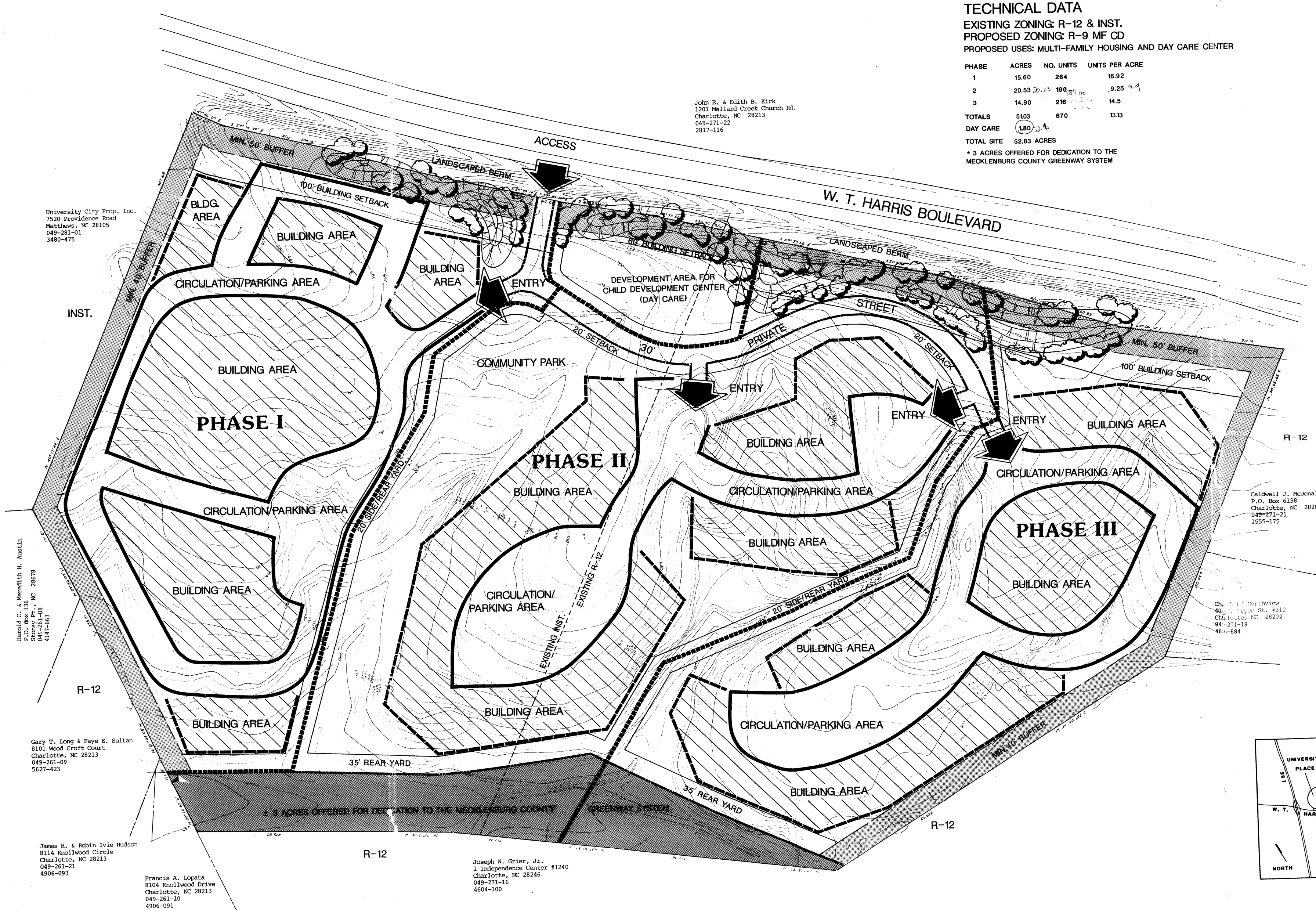
TECHNICAL DATA SHEET

## TECHNICAL DATA

EXISTING ZONING: R-12 & INST.
PROPOSED ZONING: R-9 MF CD
PROPOSED USES: MULTI-FAMILY HOUSING AND DAY CARE CENTER

| PHASE | ACRES | NO. UNITS | UNITS PER ACRE |
|---|---|---|---|
| 1 | 15.60 | 264 | 16.92 |
| 2 | 20.53 20.22 | 190 87.00 | 9.25 9.4 |
| 3 | 14.90 | 216 | 14.5 |
| TOTALS | 51.03 | 670 | 13.13 |
| DAY CARE | 1.80 | | |
| TOTAL SITE | 52.83 ACRES | | |

± 3 ACRES OFFERED FOR DEDICATION TO THE MECKLENBURG COUNTY GREENWAY SYSTEM




## CONDITIONAL DEVELOPMENT NOTES:

1. The documents comprising this petition are:

   (1) The Technical Data Sheet, (2) The Illustrative Site Plan. (3) The Sections. These documents represent a general concept for development and are **subject to adjustments during detailed site plan development**, with approval of the Planning Commission Staff. Adjustments may be made to the location of Building Areas and Parking/Circulation Areas as shown on the **Technical Data Sheet**. No adjustments may be **made to the buffer areas** or designated setbacks around the project perimeter.

2. Median cuts, acceleration and deceleration lanes along Harris Boulevard shall be provided in accordance with the North Carolina Department of Transportation and Mecklenburg County requirements.

3. 3.0 acres of land along the southern property boundary shall be offered for dedication to the Mecklenburg County Greenway System.

4. The existing berm along Harris Boulevard shall be reshaped and planted for aesthetic purposes while maintaining an average berm height of at least six feet.

5. All buffer areas at the perimeter of the property shall be used to provide effective screening through the use of berms, landscape planting, and the preservation of existing vegetation except for utility and access corridors. Buildings and parking will not be allowed within the buffer areas. Identification signage may be placed in the buffer areas, provided it will be in compliance with paragraph 7.

6. Parking will be permitted within the 100' building setback outside of the 50' buffer.

7. Signage shall be illuminated from a concealed light source, built of natural materials such as brick and wood and be in conformance with County of Mecklenburg Standards and in compliance with the Newell Special Project Plan dated 1986 as adopted by the Mecklenburg County Commissioners.

8. Parking shall be provided in conformance with County of Mecklenburg Ordinance requirements.

9. A small community park will be provided between Phase One and Phase Two, including a passive-use area which will be complimentary to residents in each of the three communities.

10. Pedestrian access will be provided to the proposed Greenway System from each Development Phase.

11. The proposed Day Care facility shall be reviewed and approved by the Planning Commission Staff and conform to all County of Mecklenburg Ordinance requirements prior to development.

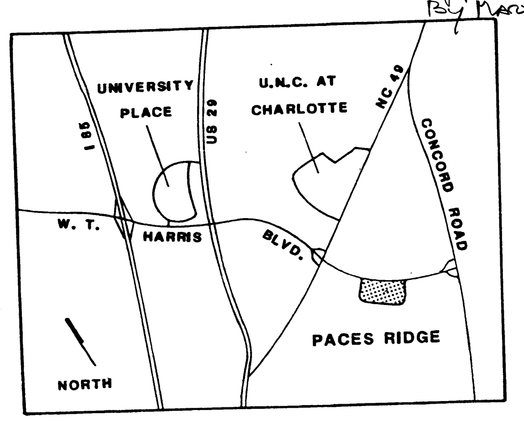
12. Each of the three residential development phases will be unique in their architectural character, exterior materials, landscape concept, density, etc.

13. Care shall be taken to protect and retain existing trees wherever possible.

14. Landscaping shall be used in the parking areas to avoid large expanses of parking.

APPROVED BY COUNTY COMMISSION
DATE 6/20/88
Petition No. 88-24(c)
Trammell Crow Co

To be revised technical data sheet & administrative approval 10/19/88
Paty Martin P. Cronford, Jr.




VICINITY MAP

NORTH

60' 0 60' 120'

Land Design

DATE MARCH 11, 1988
PROJECT NO. 88606
Revision 1: Revised per Planning Staff comments.


● 1900 East Boulevard Charlotte, NC 28203 704/333-0325
○ 1216 Prince Street Alexandria, VA 22314 703/549-7784
○ 225 Hillsborough Street, Raleigh, NC 919/834-6127

Land Design
Landscape Architecture Land Planning
Urban Design... Civil Engineering

# KIRK FAMILY PROPERTY

MECKLENBURG COUNTY

Trammell Crow Company

PACES RIDGE

## REZONING PROPOSAL

ILLUSTRATIVE SITE PLAN

### OPEN SPACE AS SHOWN

| PHASE | ACRES | OPEN SPACE | % OPEN SPACE |
|---|---|---|---|
| 1 | 15.6 | ±8.7 | 55% |
| 2 | 20.53 | ±15.1 | 73% |
| 3 | 14.90 | ±10.3 | 69% |
| TOTALS | 51.03 | ±34.10 | 66% |

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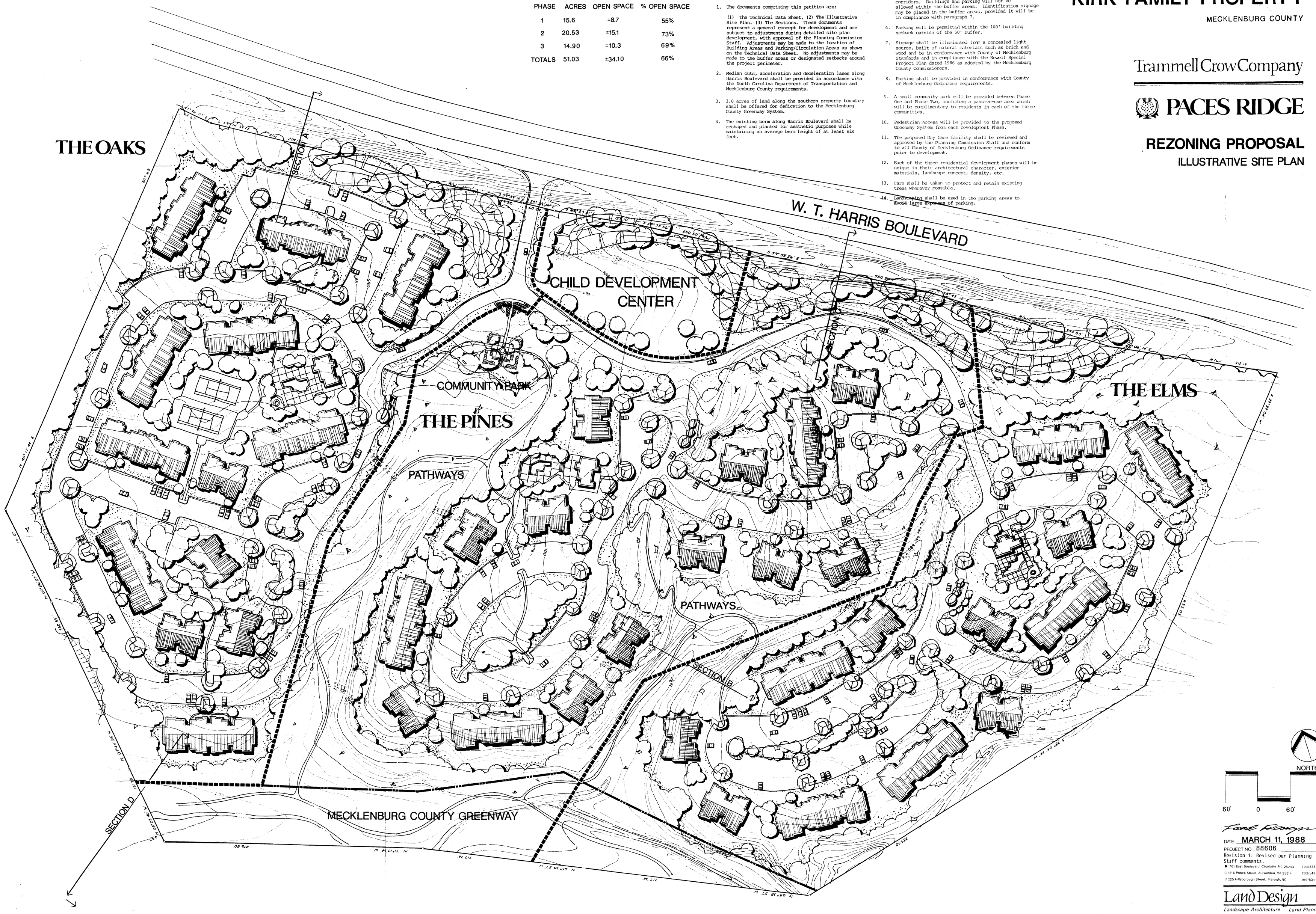


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