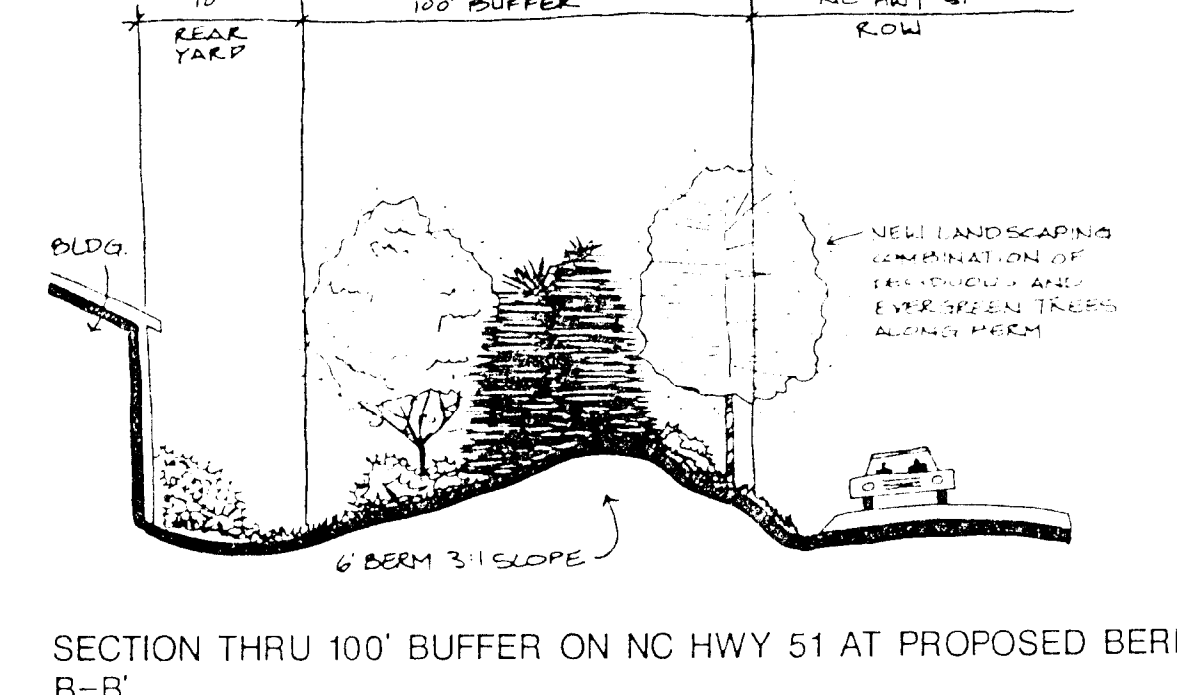
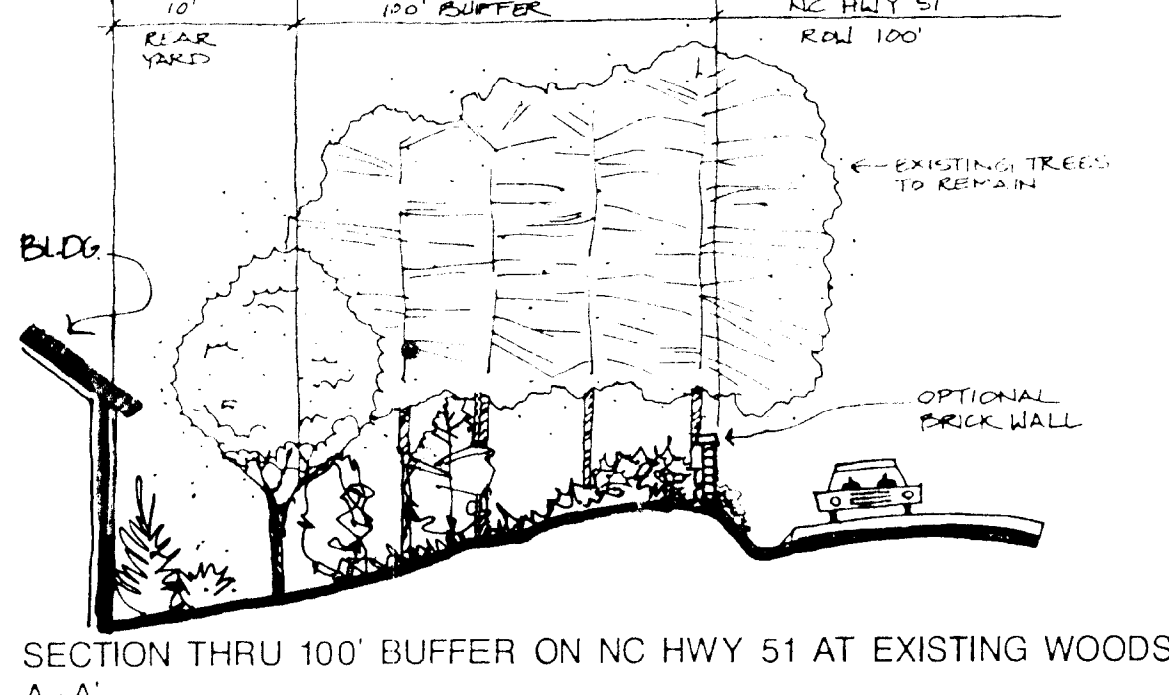
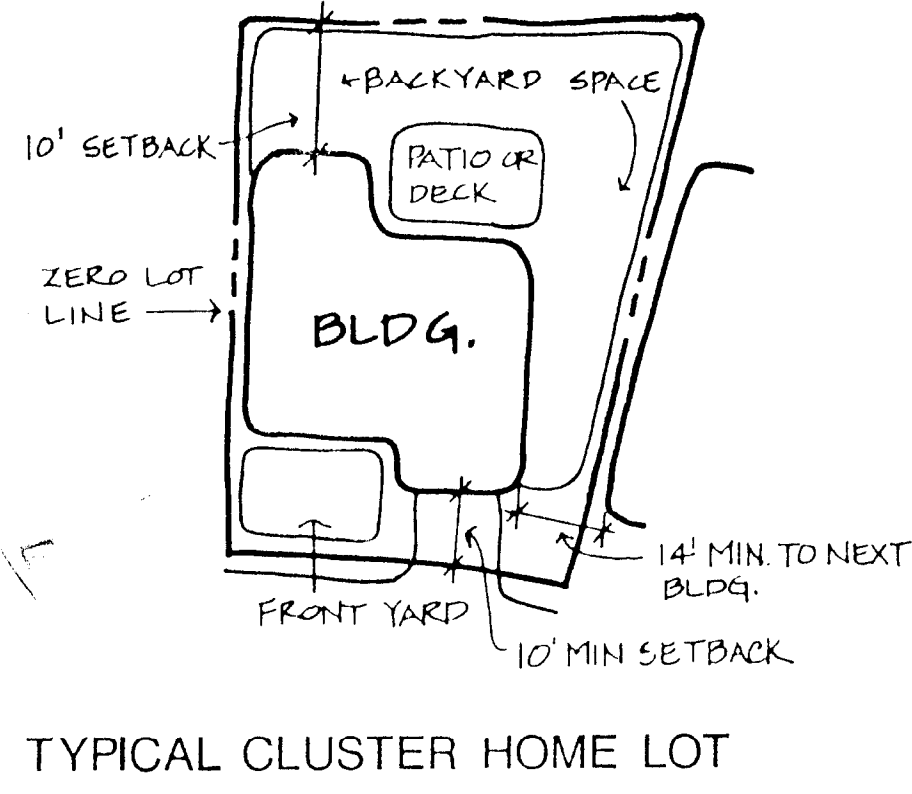


VICINITY MAP

LEGEND

- CLUSTER HOME LOTS, MINIMUM 7,000 SF
- SINGLE FAMILY LOTS, MINIMUM 15,000 SF
- PROPOSED ONE-WAY STREET DIRECTION
- PROPOSED TWO WAY STREET



LAUREN PARK
CARMEL DEVELOPMENT COMPANY

PROPOSED REZONING PLAN

ADJACENT PROPERTY OWNERS

1. Samuel Williams Realty, 3200 W. Beaufort Place, Charlotte, NC 28210, Par. #211-251-15
2. Richard Bussan & Althea M. Smith, 6827 Althea Rd., Charlotte, NC 28226, Par. #211-251-14
3. C & J Enterprises, Inc., 6500 W. 11th St., Charlotte, NC 28211, Par. #211-251-16
4. Mark Earl & Betty McGinnis, 5100 Strawberry Ln., Matthews, NC 28105, Par. #225-082-01
5. Aiko F. Crane & Marjorie R. Crane, 5100 Strawberry Ln., Matthews, NC 28105, Par. #225-082-05
6. Thomas Alfred Beaman, 545 Foxchase Rd., Charlotte, NC 28207, Par. #225-082-04
7. Arthur R. & John T. Deaswell, 2113 Gaudin Drive, Gastonia, NC 28602, Par. #225-082-05
8. Robert Gray & John B. Swank, 5100 Strawberry Ln., Matthews, NC 28105, Par. #225-082-01
9. Mrs. Frances Witherspoon, 3747 Bonwood Lane, Charlotte, NC 28211, Par. #225-082-01
10. Frank W. Dask, Jr., 1301 354th, Charlotte, NC 28225, Par. #225-082-04, Book #2223-012
11. Frank W. Dask, Jr., 1301 354th, Charlotte, NC 28225, Par. #225-082-04, Book #2223-012

DEVELOPMENT CONDITIONS

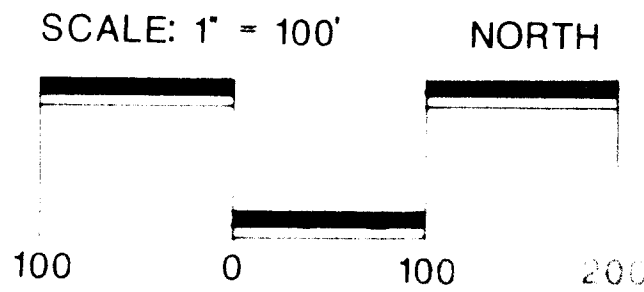
1. All buildings and structures shall have a minimum height of 35 feet. Maximum total height shall be 45 feet.
 - a. Front yard setbacks shall be 25 feet.
 - b. Side yard setbacks shall be 10 feet.
 - c. Rear yard setbacks shall be 10 feet.
2. All buildings and structures shall have a minimum lot coverage of 25%. Maximum lot coverage shall be 45%. All buildings and structures shall be set back from the front and side yard setbacks.
3. Buildings shall be separated by a minimum 10-foot setback from the front and side yard setbacks.
4. Structures within the development shall be painted. The exterior color shall be a neutral color. The color shall be approved by the developer and the local government. The color shall be approved by the developer and the local government.
5. The developer shall be responsible for the maintenance of the roads, sidewalks, and other public facilities.
6. The developer shall be responsible for the maintenance of the landscaping, trees, and other public facilities.
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11. The developer shall be responsible for the maintenance of the landscaping, trees, and other public facilities.
12. The developer shall be responsible for the maintenance of the landscaping, trees, and other public facilities.

SITE DATA

TOTAL GROSS SITE AREA	56.5 AC.
TOTAL NET SITE AREA	48.1 AC.
(ALL PUBLIC RIGHT-OF-WAY EXCLUDED)	
EXISTING ZONING	R-15
PROPOSED ZONING	R-20MF (CD)
PROPOSED DENSITY	2.19 DUA
TOTAL NO. OF CLUSTER LOTS	101 LOTS
TOTAL NO. OF SINGLE FAMILY LOTS	23 LOTS
CLUSTER HOME AREA	20.4 AC.
SINGLE FAMILY AREA	10.0 AC.
OPEN SPACE AREA	17.7 AC.
R.O.W. AREA	8.4 AC.

NOTES:

1. ALL PLAN ELEMENTS SHOWN OUTSIDE THE REZONING BOUNDARY ARE FOR ILLUSTRATIVE PURPOSES ONLY AND NOT INCLUDED IN THE REZONING PLAN OR CONDITIONS.



MAY 2, 1988
87019

Recommended for Approval By P.C. June 23, 1988

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

* Associated subdivision variance for one-way street shown approved by P.C. 6/23/88 also