

# SITE PLAN PROPOSAL FOR REZONING DEVELOPMENT DATA

TOTAL SITE ACREAGE — 1.5 ACRES  
 EXIST. ZONING — R-12  
 PROPOSED ZONING — R-15MF(CD)  
 TOTAL TOWNHOUSES PROPOSED — 14  
 NET DENSITY — 9.3 DU/AC.  
 PARKING SPACES PER DU. — 2 SPACES  
 NOTE: NET DENSITY FOR ENTIRE TOWNHOUSE AREA IS 101 DU'S ON 12.25 ACRES WHICH IS 8.2 DU/ACRE

CONTINUE BERMS AND PLANTINGS ONLY IN AREAS WHERE EXISTING TREES HAVE BEEN REMOVED

PLAN MAY NOT REFLECT FINAL LOCATION OF HARRIS BLVD.

75' SETBACK  
 30' BUFFER - 45' REAR YARD

**PARCEL A**

PARCEL ADDED PER REV. DATED 9-12-89

**OPEN SPACE**

OPEN SPACE MAY BE A NATURAL AREA, AND/OR MAY BE USED FOR ACTIVE RECREATION SUCH AS PLAY FIELDS, POOLS OR TENNIS COURTS.

**PARCEL B**

PLAN ADJUSTED PER REVISION DATED 9-12-89

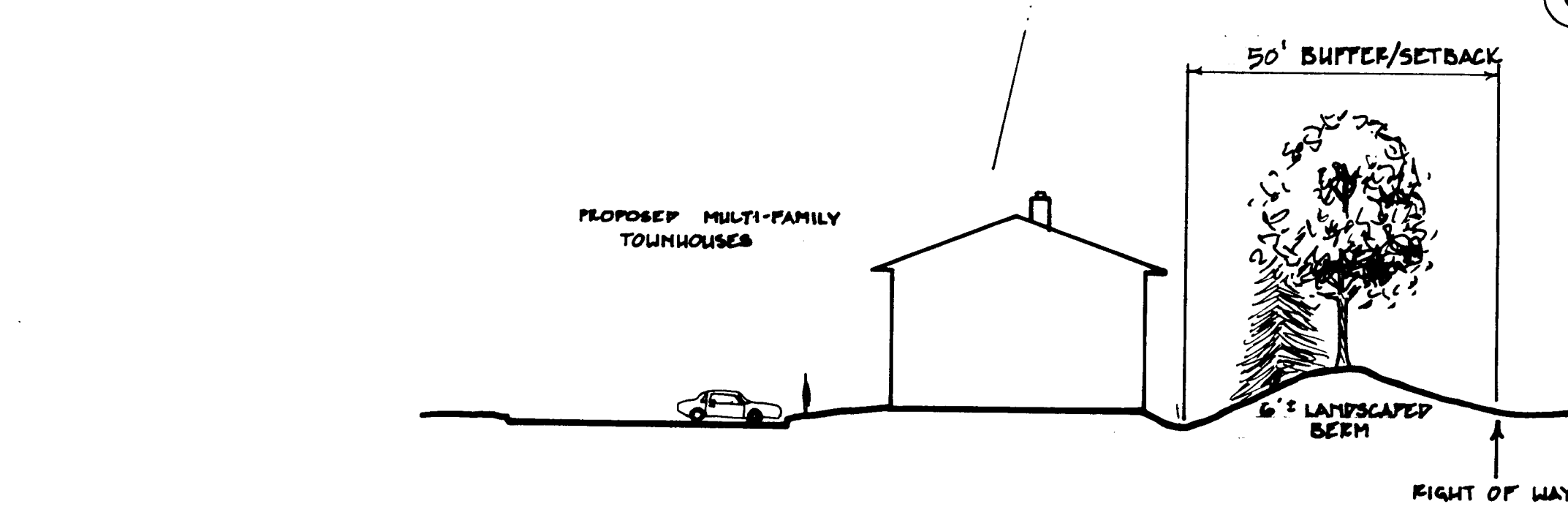
**PARCEL C**

NO CHANGES PER REVISIONS DATED 9-12-89

TEMPORARY ENTRANCE WILL BE REMOVED UPON COMPLETION OF HARRIS BOULEVARD.

NEWELL/HICKORY GROVE RD WILL BE ENDED IN A CUL-DE-SAC IN CONJUNCTION WITH CONSTRUCTION OF HARRIS BLVD.

PROPOSED MULTI-FAMILY TOWNHOUSES



**CROSS SECTION A**  
 HORIZONTAL/VERTICAL SCALE: 1"=20'

**ADJOINING PROPERTY OWNERS**

- David C. Braswell and Wife  
1130 Bearmore Drive  
Charlotte, N.C. 28214  
105-092-02
- Sam McClure and Wife  
3201 Hawkins Place  
Charlotte, N.C. 28213  
105-092-04
- Joseph W. Grier, Jr.  
1869 Queens Road W  
Charlotte, N.C. 28207  
105-091-26
- Richard H. & Henry B. III & Mary Elizabeth Benoit  
235 Meadowbrook Road  
Charlotte, N.C. 28211  
105-091-20
- Alice McCall King  
2525 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-09
- Alice McCall King  
754 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-08
- Alice McCall King  
7516 Newell-Hickory Grove Road  
Charlotte, N.C. 28215  
105-091-07
- First United Penecostal Church  
DAVID T. ELMS  
4124 N. SHARON AMITY RD  
Charlotte, N.C. 28205  
105-091-10

**PROPERTIES ACROSS NEWELL-HICKORY GROVE ROAD**

- Douglas Marsh  
P.O. Box 545  
Indian Trail, N.C. 28071  
097-028-11
- Joel Thomas Pope and Wife  
7307 Meadowland Drive  
Charlotte, N.C. 28215  
097-172-20
- John C. Moore and Wife  
11625 Harrowfield Road  
Pineville, N.C. 28134  
097-172-21
- William A. Roork and Wife  
1976 Ferncliff Road  
Charlotte, N.C. 28211  
097-172-22
- Robert C. Dickerson  
7525 Meadowland Drive  
Charlotte, N.C. 28215  
097-172-23
- Dorson N. Titcomb  
7250 Newell Acres Drive  
Charlotte, N.C. 28215  
097-171-01
- Dave Thompson, Jr., Inc.  
9802 Withers Road  
Charlotte, N.C. 28210  
097-032-01

# SITE PLAN AMENDMENT DEVELOPMENT DATA

TOTAL SITE ACREAGE — 40.05 INCLUDING E/W  
 EXISTING ZONING — R-12  
 PROPOSED ZONING — R-15MF(CD)  
 PROPOSED ZONING — R-20MF(INNOVATIVE)

**R-15MF(CD) PARCEL B**

TOTAL R-15MF(CD) ACREAGE (NET OF E/W) — 10.75  
 TOTAL TOWNHOUSES PROPOSED — 87  
 NET DENSITY — 8.0 per AC.  
 PARKING SPACES PER UNIT — 2

**R-20MF(INNOVATIVE) PARCEL C**

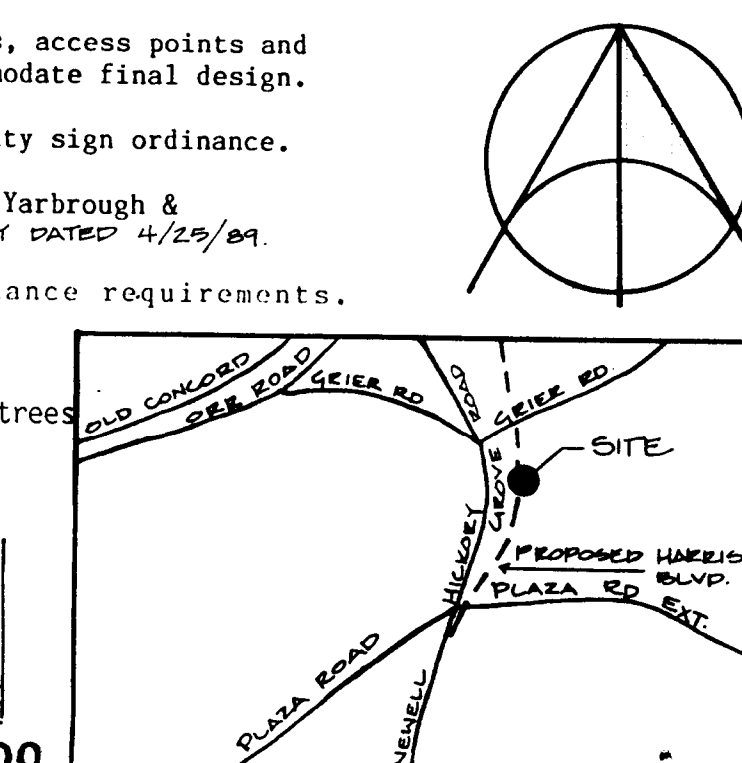
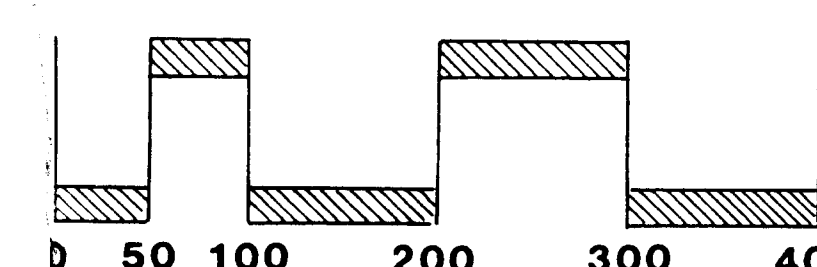
TOTAL R-20MF ACREAGE (NET OF E/W) — 21.32  
 TOTAL LOTS PROPOSED — 79  
 NET DENSITY — 3.7 per AC.  
 TOTAL OPEN SPACE — 10%

**DIMENSIONAL REQUIREMENTS (INNOVATIVE)**

- STREET - PRIVATE
- STREET RIGHT-OF-WAY - 30' CLEAR OF OBSTRUCTIONS
- MINIMUM LOT SIZE - 5,000 S.F.
- MINIMUM LOT WIDTH - 50'
- MINIMUM LOT DEPTH - 100'
- MINIMUM BUILDING SEPARATION - 14'
- MINIMUM FRONT YARD SETBACK - 20' FROM EDGE OF PAVEMENT
- MINIMUM REAR YARD SETBACK - 25' (REAR OF YARD @ EXTERIOR PROPERTY LINE SHALL BE 45 FEET.)

**GENERAL NOTES**

- Except for the exterior buffers/setbacks which shall exceed the setback requirements for R-15 MF, all other site planning criteria will meet the Planned Multi-Family requirements per the Mecklenburg County Zoning Ordinance.
- The R-15 MF buffers/setback shown shall retain existing vegetation (if any) and be supplemented by berms and planting where necessary to provide a visual screening from adjacent roads.
- Care shall be taken to protect and retain existing trees wherever possible on the site.
- In the R-15 MF parcel, landscaped islands shall be placed in the parking areas to avoid large expanses of pavement.
- Configuration of buildings, vehicular circulations, access points and parking are subject to minor adjustments to accommodate final design.
- Signage shall be permitted as per Mecklenburg County sign ordinance.
- Boundary information taken from survey by John R. Yarbrough & Associates, Inc., dated 5/21/87. PARCEL 'A' SURVEY DATED 4/29/89.
- Parking shall meet or exceed minimum ordinance requirements.
- Buildings shall be a maximum of two stories.
- Medians and streets will be landscaped and street trees will be provided at 50' +/- O.C.



**HARRIS BOULEVARD REZONING**  
 FOR  
**ROBERT SMITH CONSTRUCTION COMPANY**

SCALE  
**1" = 100'**  
 DATE  
**8/22/87**

COMM NO  
**88105/88049**  
 DRAWN  
**KW**  
 CHECKED  
**GA**

**SITE PLAN AMENDMENT TO PETITION #87-36(c) AND SITE PLAN PROPOSAL FOR REZONING**

**DPR ASSOCIATES**

LANDSCAPE ARCHITECTS  
 DESIGN - PLANNING - RESEARCH  
 704/332-1204 - 2036 E. SEVENTH STREET  
 CHARLOTTE, NORTH CAROLINA 28204

SHEET NO.  
**RZ-1**  
 OF

89-47(c) APPROVED BY COUNTY COMMISSION  
 DATE 12/18/89  
 REV 1-10-87 PER CITY STAFF REVIEW COMMENTS  
 REV 1-10-88 REAMENDED ENTRANCE TO MULTI-FAMILY  
 REV. 9-12-89 ADDED 1.5 ACRES FOR REZONING AND ADJUSTED TOWNHOUSE PLAN