

# Development Notes

**GENERAL NOTES**  
 ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBCOMMITTEE'S RECOMMENDATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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3  
R-15

4

R-15

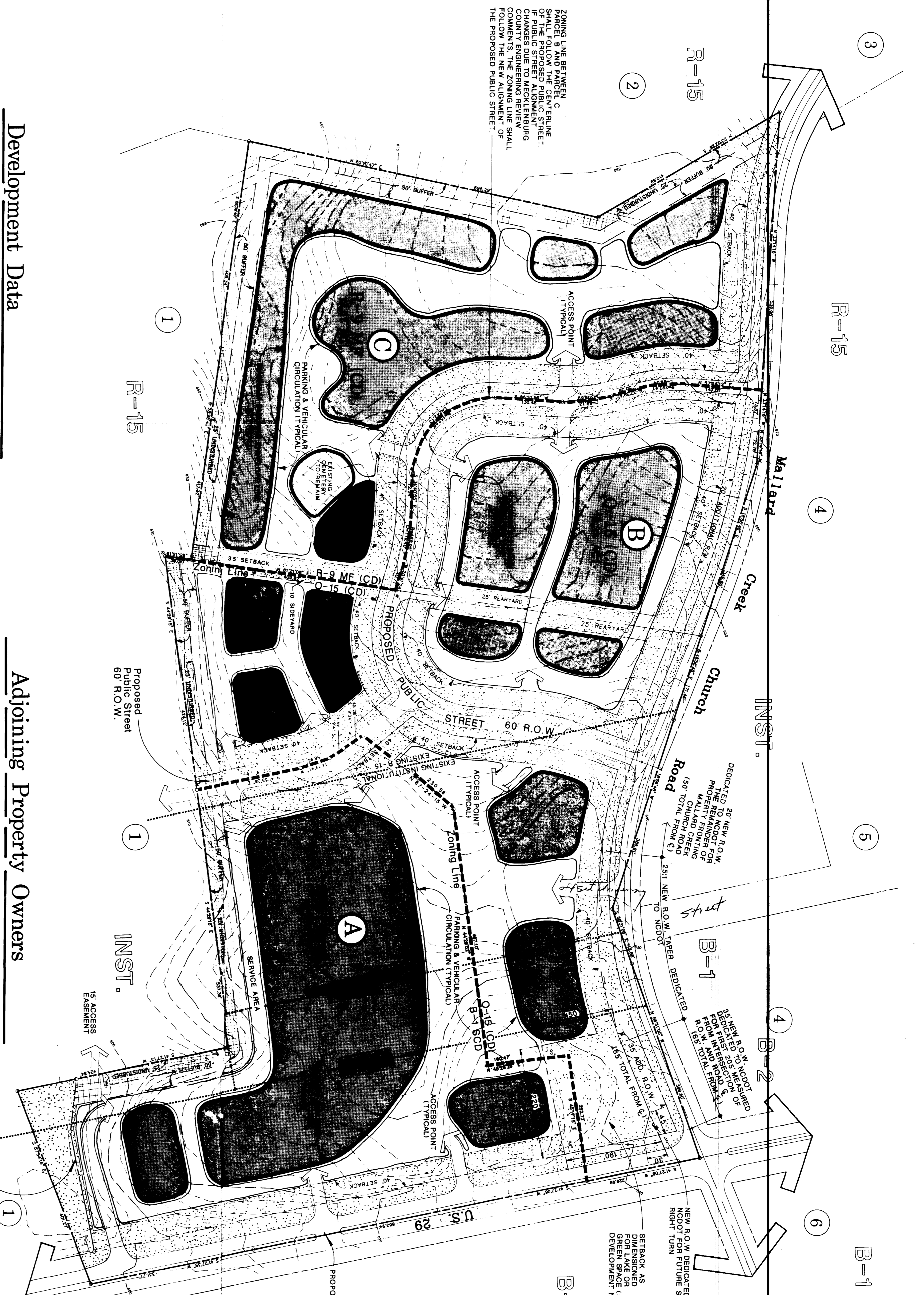
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1  
R-15

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6  
B-1

7



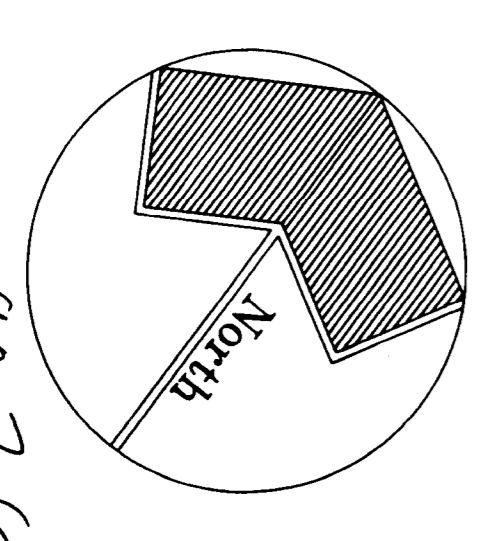
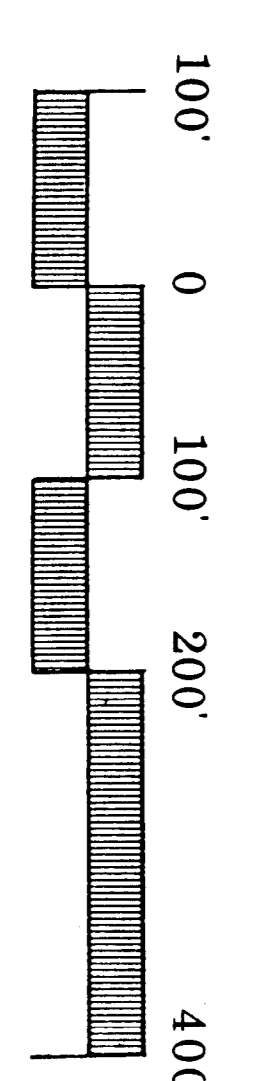
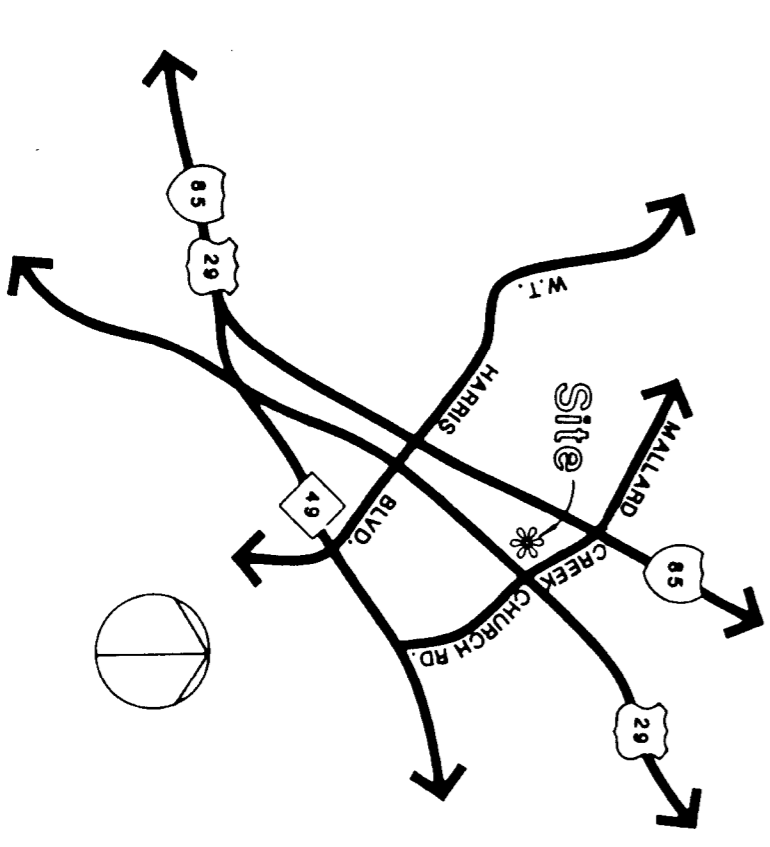
## Development Data

Existing Zoning	R-15, INST., B-1, B-2
Proposed Zoning	B-1 SCD
Parcel A	O-15 (CD)
Parcel B	O-15 (CD)
Parcel C	R-9 MF (CD)
Site Area Distribution	14.56 AC±
Parcel A	13.18 AC±
Parcel B	10.33 AC±
Parcel C	15.15 AC±
Parcel D	13.97 AC±
Total	47.61 AC±
Building Area Distribution	
Parcel A	103,500 SF
Parcel B	146,500 SF
Parcel C	200 DU

## Adjoining Property Owners

1	047-191-09 Thomas Watkins Alexander 181 Rogers Avenue Rochon, Georgia 31204
2	047-181-11 Shirley Elaine Martin 3300 West 1st Street Charlotte, NC 28205
3	029-031-18 Shirley Elaine Martin Charlotte, North Carolina 28205
4	029-031-17 Spray Land Alexander 216 Mallard Creek Church Road Charlotte, NC 28213
5	029-031-20 Spray Land Alexander 216 Mallard Creek Church Road Charlotte, NC 28213
6	051-021-07 Waters, Inc. 433 S. Tryon Street Charlotte, NC 28202
7	049-311-01 Mary Charlotte A. Fischer 1011 W. 1st Street Lynchburg, VA 24503

## Location Map



Project Manager  
 CER  
 Drawn By  
 LL  
 Checked By  
 CER  
 Date  
 11-30-89  
 Project Number  
 89034

Revisions:  
 12-6-88 REVISIONS PER CLIENT'S COMMENTS  
 1-22-90 PER CLIENT AND STAFF COMMENTS

**PRR**  
 DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Rezoning Plan • Petition No. 90-7 (C)  
 Mallard Creek Church Road Property  
 Mecklenburg County, North Carolina

Appointed by the COMMUNITY COMMISSION  
 90-7 (C)  
 Crescent Resources, Inc.  
 Petitioner  
 Sheet Number  
**RZ-1**  
 of TWO TOTAL TWO