

ADJOINING PROPERTY OWNERS

- ④ 051-052-03 Jelia M. Nixon and William J. Howard, III
7733 Davis Road
Charlotte, NC 28212
- ⑩ 051-111-02 Charles W. Johnson
970 10, Box 432
Charlotte, NC 28213
- ① 051-231-60 College Properties
P. O. Box 15093
Charlotte, NC 28211
- ② 051-231-36 Don Stephen Neuman and Wife
11023 Wiltshire Lane
Charlotte, NC 28213
- ③ 051-231-35 Everett A. McCallum and Wife
11017 Wiltshire Lane
Charlotte, NC 28213
- ④ 051-231-34 Kerry S. Lane and Wife
11009 Wiltshire Lane
Charlotte, NC 28213
- ⑤ 051-231-33 Michael P. Grant and Wife
11005 Wiltshire Lane
Charlotte, NC 28213
- ⑥ 051-231-32 David M. Patton and Wife
10955 Wiltshire Lane
Charlotte, NC 28213
- ⑦ 051-271-99 Wexford Associates
6618 Fairview Road #203
Charlotte, NC 28210
- ⑧ 051-272-32-36 Wexford Associates
6618 Fairview Road #203
Charlotte, NC 28210
- ⑨ 051-272-30,99 Wexford Associates
6618 Fairview Road #203
Charlotte, NC 28210
- ⑬ 051-272-31 The Ryland Group, Inc.
5601 E. Independence Blvd., #301
Charlotte, NC 28212
- ⑭ 051-272-29 The Ryland Group, Inc.
5601 E. Independence Blvd., #301
Charlotte, NC 28212
- ⑮ 051-272-28 Jimmy F. Eggers and Wife
11326 Leadenhall Lane
Charlotte, NC 28213
- ⑯ 051-141-06 Duke Power Company
4225 Church Street
Charlotte, NC 28242
- ⑰ 051-141-07 Duke Power Company
4225 Church Street
Charlotte, NC 28242
- ⑱ 051-131-01 Hugh L. Moxing, Jr. By Ent.
4600 Belknap Road
Charlotte, NC 28211
- ⑲ 051-131-14 Thomas V. Patton
P. O. Box 47631
Atlanta, GA 30362

SITE DEVELOPMENT DATA

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

MAX. DEVELOPMENT

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

GENERAL NOTES

1. Proposed development shall adhere to all dimensional requirements applicable to R-12 (CD), R-15 MF (CD) & B-1 (CD) zoning.
2. Signs will be permitted throughout the site and located in accordance with zoning ordinance requirements.
3. Parking for proposed development shall adhere to all requirements of applicable zoning classifications.
4. Care shall be taken to protect and retain existing trees wherever possible on the site.
5. Landscape buffers shown between zoning classifications shall retain existing vegetation 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.
6. Landscaped islands shall be placed in parking areas to avoid large expanses of pavement.
7. Parcel B may include an amenity area with recreation facilities typical for this type of development.
8. Configuration of buildings, vehicular circulations, access points, and parking are subject to modifications as necessary to accommodate definitive development plans.
9. Exterior lighting for Parcel A & B will be designed and located to minimize glare toward adjacent property.
10. 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 day care center), the maximum allowable units shall be reduced in proportion to the acreage devoted to such other use.

ADDITIONAL GENERAL NOTES:

11. A fire hydrant will be located within 500 feet of the most remote point of the proposed building.
12. The development will meet all City of Charlotte Tree Ordinance Standards.
13. All major existing trees along HWY 49 will be preserved.
14. The Charlotte Mecklenburg Planning Commission Staff is to review and approve detailed site plans prior to issuance of all building permits.
15. Public roads adjacent to the proposed development will be upgraded to meet all Department of Transportation standards and requirements.

APPROVED BY COUNTY COMMISSION
DATE 10/15/90
90-36(C)

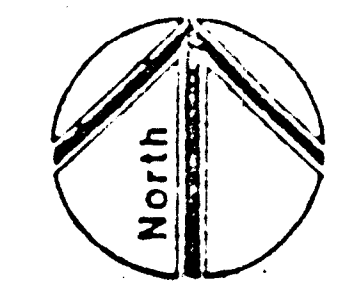
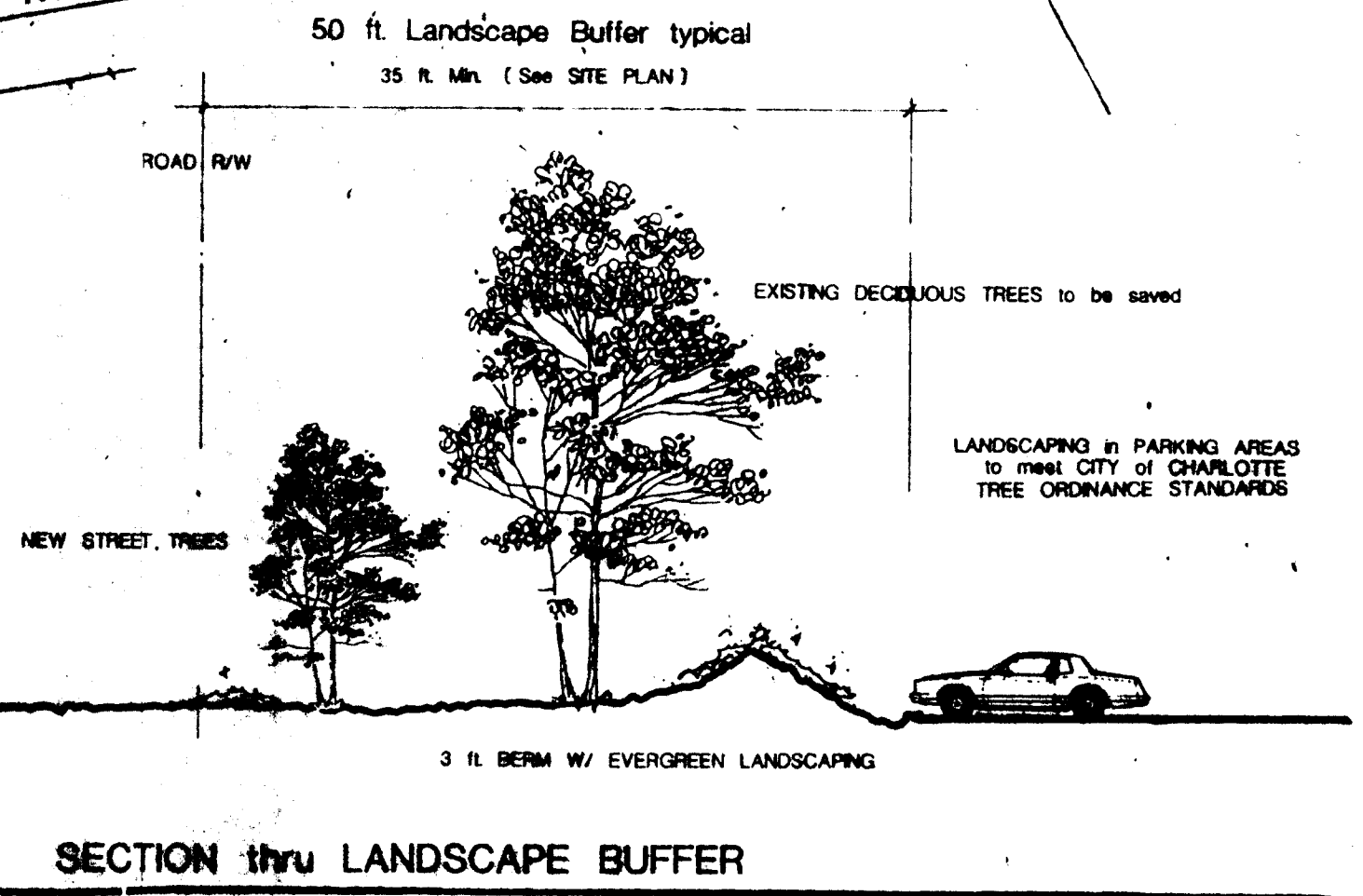
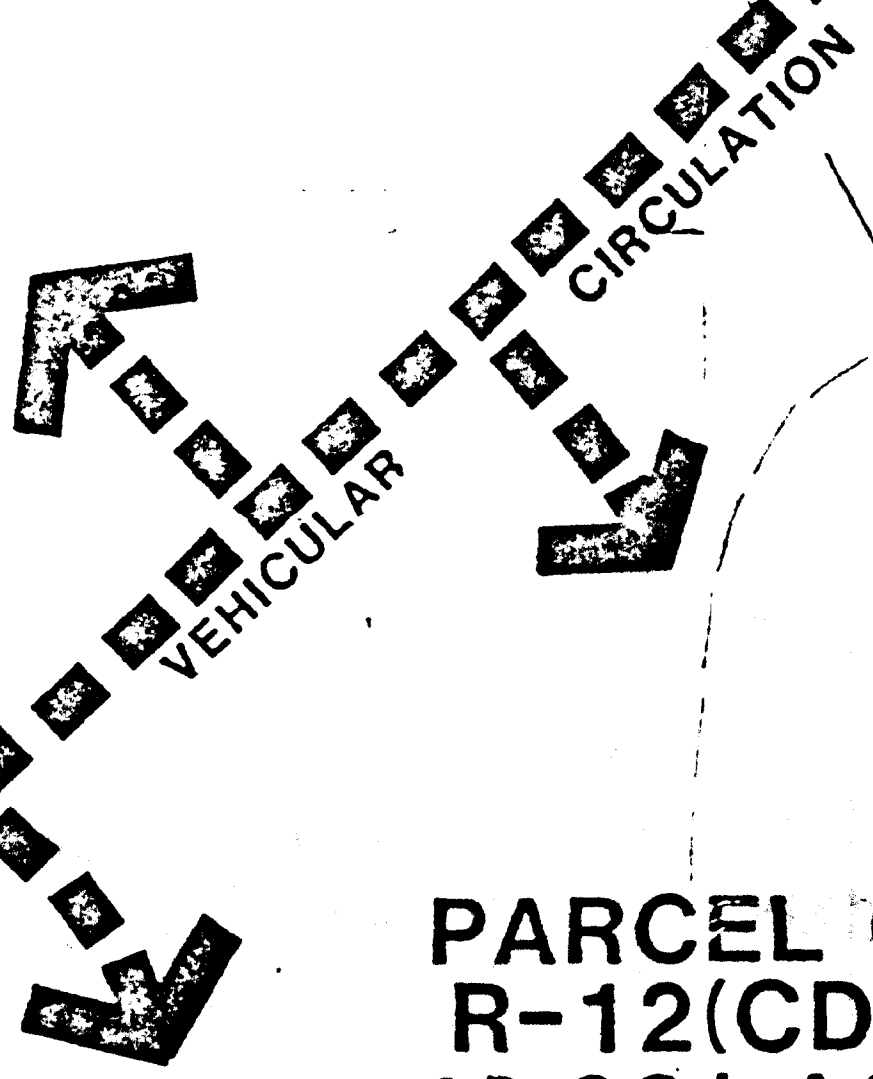
PARCEL B
R-15 MF(CD)
12.24± AC.

PARCEL C
R-12(CD)
49.29± AC.

PARCEL A
B-1 (CD)
4.95± AC.

BUILDING AND PARKING CONFIGURATIONS ARE SCHEMATIC ONLY.

NOTES:
1. 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 BUILDINGS.
2. DETACHED BLDGS. IN PARCEL A SHALL BE PERMITTED ANY R-1 USE, EXCEPT NO DRIVE-THRU RESTAURANT OR DRUG STORE SHALL BE PERMITTED.



SITE PLAN AMMENDMENT to:
REZONING PLAN PETITION #87-20(C)

HARRIS HOUSTON ROAD
MIXED USE

VICINITY MAP

Scale 1"=100'

Sheet Number:
RZ-1

REV.: 20 AUG 90

ILLUSTRATIVE PLAN: FOR PUBLIC HEARING