line table for outer boundary

LINE	DIRECTION	DISTANCE
L204	S81°00'51"E	163.32'
L205	S34°48'37"W	164.10'
L206	S54°54'14"E	166.83'
L207	N36°28'23"E	152.60'
L208	[illegible]	20.35'
L209	[illegible]	207.00'
L210	[illegible]	135.32'
L211	[illegible]	48.80'
L212	[illegible]	20.61'
L213	[illegible]	6.52'
L214	[illegible]	13.84'
L215	[illegible]	37.95'
L216	[illegible]	21.46'
L217	S28 20'28"E	111.79'
L218	N62°30'40"W	177.49'
L219	N58°02'40"W	100.00'
L220	N54°57'40"W	100.00'
L221	N52°34'00"W	100.00'
L222	N51°51'00"W	61.00'
L223	S07°13'33"W	31.84'
L224	S15°01'43"E	190.31'
L225	N47 30' 45"E	64.10'
L226	S16°04'09"E	111.36'
L227	S26°25'24"E	64.06'
L228	S26°58'04"E	0.26'
L229	N26°58'04"W	107.73'
L230	S26°58'04"E	62.67'
L231	N56°07'32"E	108.47'
L232	S63°41'14"W	22.09'
L233	N25°51'51"W	29.15'
L234	N25°51'51"W	0.85'
L235	S52°16'41"W	184.77'
L236	N16°50'55"W	137.54'
L237	N18°25'01"W	169.10'
L238	S07°21'54"E	87.74'
L239	S80°22'49"E	194.37'
L240	N11°41'19"E	41.01'
L241	N11°41'19"E	7.98'
L242	N28°51'02"E	115.22'
L243	N17°26'45"E	127.13'
L244	S47°07'28"E	90.85'
L245	N47°30'45"E	64.10'
L246	N60°32'52"E	124.90'
L247	S36°31'10"E	65.13'
L248	N44°06'07"E	76.50'
L249	S59°11'10"E	41.07'
L250	N77°51'08"E	45.38'
L251	S69°50'40"E	39.67'
L252	N55°24'04"E	44.84'
L253	S70°45'30"E	191.92'
L254	S57°36'21"E	92.23'
L255	S29°07'10"E	39.34'
L256	S89°11'49"E	55.18'
L257	S78°30'15"E	61.96'
L258	S60°43'32"E	88.73'
L259	N39°06'56"E	111.05'
L260	N07°28'40"E	46.12'
L261	N41°25'35"E	86.45'
L262	N79°33'36"E	83.33'
L263	S76°50'30"E	52.11'
L264	N51°19'58"E	176.44'
L265	N31°22'03"E	33.62'
L266	N39°47'45"E	186.20'
L267	N44°03'37"E	136.29'
L268	N51°15'38"E	45.57'
L269	N42°28'54"E	126.27'
L270	S53°57'02"E	91.60'
L271	N81°53'58"E	159.68'
L272	S61°34'02"E	51.34'
L273	S75°52'42"E	48.36'
L274	S69°13'27"E	190.88'
L275	S37°32'50"E	153.76'
L276	S77°54'58"E	73.79'
L277	S29°22'17"E	66.67'
L278	S33°01'14"E	98.00'
L279	S80°26'43"E	98.89'
L280	N69°31'49"E	82.01'
L281	S85°53'37"E	101.07'
L282	N80°20'13"E	95.22'
L283	N88°13'09"E	85.29'
L284	N86°08'18"E	76.69'
L285	S88°01'05"E	96.01'
L286	S85°07'25"E	106.08'
L287	S87°09'32"E	167.85'
L288	S40°16'40"E	70.63'
L289	S54°23'29"E	131.74'
L290	S41°43'12"E	156.30'
L291	S26°34'08"E	130.23'
L292	S22°15'10"E	111.96'
L293	S15°03'5[illegible]	81.89'
L294	S35°27'14"E	154.90'
L295	S33°29'44"E	85.39'
L296	S01°03'06"E	27.73'
L297	S18°31'40"E	114.29'
L298	S11°05'32"E	66.28'
L299	S17°23'31"E	97.30'
L300	S04°10'49"W	72.86'
L301	S36°18'06"E	34.83'
L302	S03°36'10"E	97.20'

LINE	DIRECTION	DISTANCE
L303	S46°44'41"E	37.92'
L304	S45°54'31"W	24.66'
L305	S11°46'49"E	58.54'
L306	S01°46'20"E	104.24'
L307	S01°39'14"E	93.87'
L308	S10°32'50"E	53.24'
L309	S03°59'27"W	141.39'
L310	S07°02'06"E	78.65'
L311	S04°19'55"E	92.04'
L312	S06°11'15"E	127.50'
L313	N63°20'50"W	150.00'
L314	S26°29'57"W	150.00'
L315	S63°24'41"E	150.00'
L316	N26°35'19"E	150.00'
L317	S26°48'24"E	206.95'
L318	S05°37'09"E	112.28'
L319	N01°42'52"E	132.68'
L320	N19°09'36"W	121.17'
L321	N19°58'49"W	107.99'
L322	N18°44'26"W	55.04'
L323	S39°20'16"E	55.27
L324	S53°39'04"W	23.16'
L325	S04°18'17"E	15.45'
L326	S33°41'58"W	45.73'
L327	S10°53'48"E	28.47'
L328	S50°34'40"E	26.16'
L329	S01°47'23"W	51.57'
L330	S23°20'51"E	19.38'
L331	S05°29'03"W	14.86'
L332	S29°09'44"E	3.99'
L333	S13°50'38"W	29.41'
L334	S05°00'37"E	75.71'
L335	S03°53'51"W	143.74'
L336	S20°10'28"E	149.16'
L337	S78°42'21"W	199.51'
L338	S21°29'12"W	22.31'
L339	S03°32'16"W	19.35'
L340	S14°26'32"E	41.54'
L341	S07°06'54"W	12.82'
L342	S16°00'29"E	28.51'
L343	S89°00'25"E	14.31'
L344	S64°35'09"E	13.44'
L345	S26°46'39"E	12.43'
L346	S71°13'43"W	22.74'
L347	S71°13'38"W	29.65'
L348	S71°13'38"W	0.36'
L349	S58°52'41"E	27.38'
L350	S57°31'54"W	11.49'
L351	N32°28'06"W	44.16'
L352	S76°12'16"W	8.08'
L353	N37°01'10"W	15.46'
L354	N48°41'53"W	28.42'
L355	N42°27'05"W	19.33'
L356	N89°52'19"W	11.64'
L357	N27°44'45"W	38.62'
L358	N34°39'58"W	17.02'
L359	N79°08'36"W	7.64'
L360	S77°04'22"W	12.68'
L361	S72°29'16"W	15.96'
L362	N59°57'27"W	12.96'
L363	S80°16'47"W	12.25'
L364	N70°45'31"W	18.22'
L365	N78°45'01"W	26.91'
L366	N18°06'30"E	24.20'
L367	N44°47'16"W	33.24'
L368	N54°40'46"W	20.47'
L369	S89°38'24"W	11.91'
L370	N44°33'58"W	25.33'
L371	N61°05'17"W	37.18'
L372	N83°13'11"W	33.88'
L373	S03°34'55"W	11.77'
L374	N80°59'19"W	55.76'
L375	N88°30'34"W	29.91'
L376	N02°56'58"E	28.86'
L377	N82°59'35"W	41.20'
L378	S08°31'40"E	9.65'
L379	S67°13'52"W	22.91'
L380	N52°05'41"W	28.80'
L381	N80°28'03"W	11.83'
L382	N32°33'14"W	39.15'
L383	S80°21'14"W	20.76'
L384	N68°04'44"W	29.73'
L385	S65°35'16"W	33.82'
L386	N55°07'00"W	36.16'
L387	S41°35'42"W	9.00'
L388	N86°42'21"W	15.37'
L389	N29°03'03"W	11.75'
L390	N39°01'58"W	10.25'
L391	N05°38'28"W	30.88'
L392	[illegible]	[illegible]
L393	N65°07'15"W	26.30'
L394	N62°12'21"W	18.68'
L395	N72°13'28"W	14.18'
L396	N59°43'20"W	53.77'
L397	N71°31'20"W	42.15'
L398	N82°19'28"W	28.28'
L399	N78°34'13"W	21.38'
L400	S27°05'48"W	13.55'

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
none	C8	1072.69'	194.65'	97.59'	194.38'	N72°00'15"W	10°23'48"
none	C9	1855.08'	121.82'	60.93'	121.80'	N64°55'29"W	03°45'45"
none	C10	624.08'	95.76'	47.97'	95.66'	S05°32'01"E	08°47'29"
none	C11	1495.25'	48.05'	24.03'	48.05'	S10°51'00"E	01°50'29"
none	C12	272.06'	62.55'	31.41'	62.41'	N07°43'28"W	13°10'24"

site data

TOTAL AREA 2009.37 AC
EXISTING ZONING R-12 PUD, B-1 SCD, R-3
PROPOSED ZONING PARCEL A - MX-1
± 928.69 AC
2849 DWELLING UNITS
3.07 DUA
10% OPEN SPACE

PARCEL B - B-1 (CD)
11.88 AC
70,000 SF B-1 USES

With Light Rail or Mass Transit PARCEL C - BP(CD)
598.11 AC
*Additional 1,210,000 SF 3,980,790 SF OFFICE, RELATED USES
700 HOTEL ROOMS

PARCEL D - B-1 SCD - TOWN CENTER I
± 161.82 AC
*Additional 600,000 SF 209,210 SF OFFICE
280,000 SF RETAIL
450 ROOM HOTEL/CONFERENCE CENTER
1848 DWELLING UNITS
COMMUNITY SERVICES

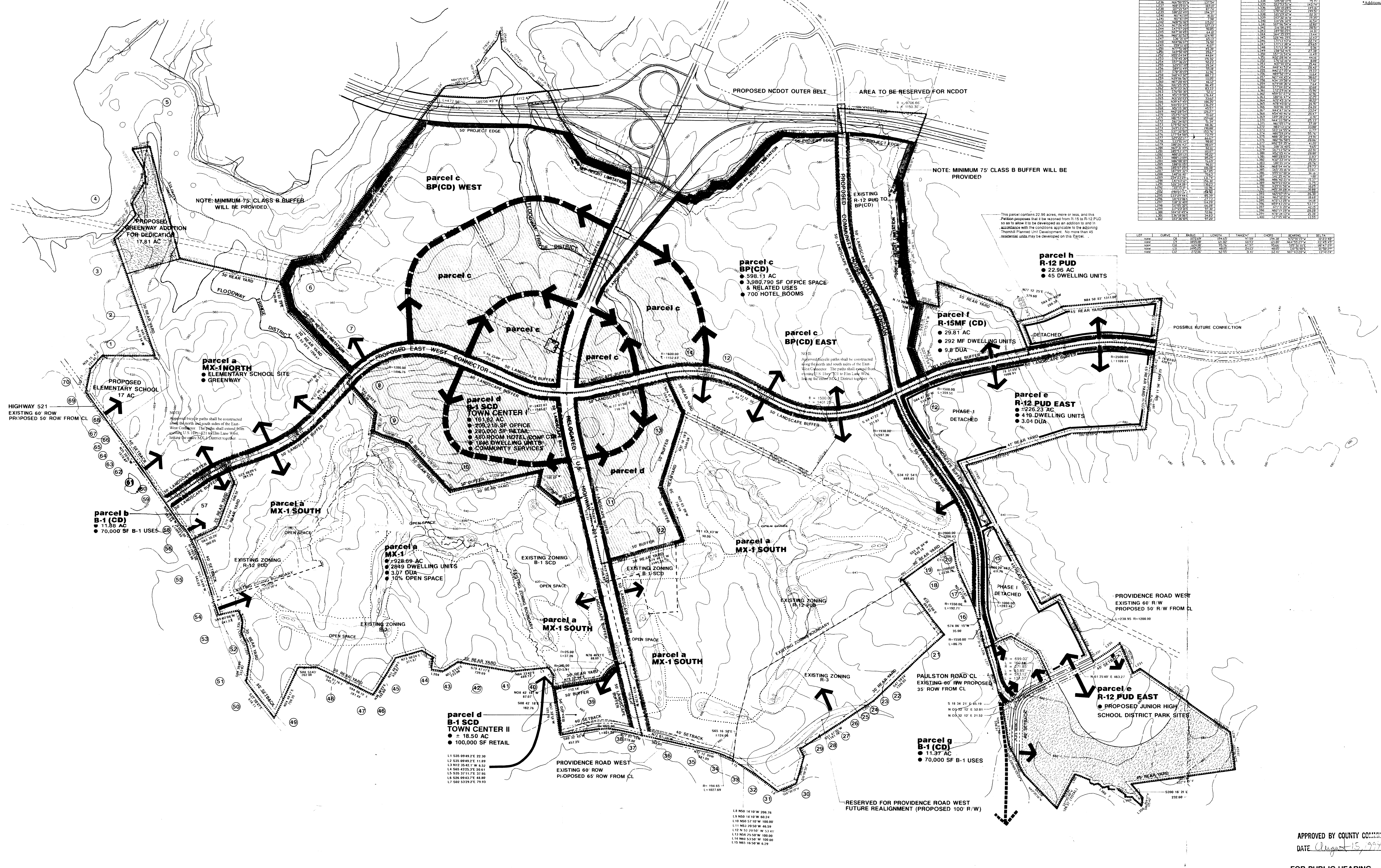
PARCEL D - B-1 SCD - TOWN CENTER II
± 18.50 AC
100,000 SF RETAIL

PARCEL E - R-12 PUD
± 226.23 AC
410 DWELLING UNITS
3.04 DUA
10% OPEN SPACE

PARCEL F - R-15MF (CD)
29.81 AC
292 MULTI FAMILY DWELLING UNITS
9.8 DUA

PARCEL G - B-1 (CD)
11.37 AC
70,000 SF B-1 USES

PARCEL H - R-12 PUD
22.96 AC
45 DWELLING UNITS



legend

- ZONING BOUNDARY / YARDS & SETBACKS / BUILDING ENVELOPE
- PROPOSED PUBLIC ROAD FOR DEDICATION
- PROPOSED ACCESS POINT & INTERNAL CIRCULATION
- FLOODPLAIN
- PROPOSED PUBLIC PARK SYSTEM DEDICATION
- EXPANDED MIXED-USE CORE WITH LIGHT RAIL OR MASS TRANSIT
- COMMON OPEN SPACE
- PHASE LINES

roadway classification

Roadway	South Mecklenburg Interim District Plan Transportation Classification	Mecklenburg County Subdivision Ordinance	Class	ROW	Number of Lanes
Outerbelt (I-485)	Outerbelt	Freeway/Expressway	I	350'	4 Lane.
Relocated U.S. 521	Major Thoroughfare	Major Arterial	II	160'	6 Lane, Outer Loop to East/West Connector Road.
				130'	4 Lane, East/West Connector Road to State Line.
East/West Connector Road (U.S. 521 Connector Road Realigned Providence Road)	Minor Thoroughfare/ Major Thoroughfare	Major Arterial	III	100'	4 Lane-existing Lancaster Highway-U.S. 521 to eastern edge of property. (Row 130 feet east, west of Relocated U.S. 521.)
Community House Road (Paulston Road)	Minor Thoroughfare	Minor Arterial	IV	70'	2 Lane-Providence Road West to East/West Connector Road.

* For construction phases see Part III, Subpart C of the Standards for Development.

vicinity map

0 400 800 1200
Scale: 1" = 400'

ZONING PLAN TECHNICAL DATA SHEET

APPROVED BY COUNTY COMMISSION
DATE August 15, 1994

FOR PUBLIC HEARING
PETITION NO. 94-23(c)
94-23(c)

PROPOSED ZONING AMENDMENT

BALLANTYNE

MECKLENBURG CO., NORTH CAROLINA

THE HARRIS GROUP

DATE: APRIL 4,1994
PROJECT NO: 14033
REVISIONS:
4/13/94-ADJ. PROP. OWNERS
5/23/94-REVISED PER PLANNING COMMISSION COMMENTS
9/6/94 - CLARIFICATION OF BOUNDARY; ACCESS ARROWS REPLACED

LandDesign
Landscape Architecture Land Planning Urban Design

SHEET NO: OF:

94-23c