### Adjacent Property Owners:

1	223-293-02	Kenneth S. Bryan and Wife, Patricia W. 8823 Shaver Drive Charlotte NC 28277	11	223-291-10
2	223-293-03	Irene A. Williams 8831 Shaver Drive Charlotte NC 28277	12	223-281-01
3	223-293-08	Larry D. Thompson and Wife, Mary Jane 8816 Rayners Hill Drive Charlotte NC 28277	13	223-281-08
4	223-291-01	Christopher M. Gilstrap and Wife, Tina M. 8817 Rayners Hill Drive Charlotte NC 28277	14	223-211-01
5	223-291-03	Kenneth É. Hicks, Jr., and Wife, Carole A. 8513 Houston Ridge Road Charlotte NC 28277	15	225-041-02
6	223-291-04	Patrick E. Coblentz and Wife, Patricia K. 8521 Houston Ridge Road Charlotte NC 28277	16	225-041-11
7	223-291-05	Roger Dale Barbee and Mary E iet Decker 8529 Houston Ridge Road Charlotte NC 28277	17	225-041-19
8	223-291-06	David W. Reed and Wife, Ruth L. 8537 Houston Ridge Road Charlotte NC 28277	18	225-233-06
9	223-201-07	Luther M. Brewer and Wife. Sheila C. 8545 Houston Ridge Road Charlotte NC 28277	19	223-432-29
10	223-291-08	Kevin L. Barton and Wife, Lori J. 8553 Houston Ridge Road Charlotte NC 2877	20	223-432-30

21	223-432-41	Edward K 11137 Stor Charlotte ?
22	223-432-42	Mark J. Sit 11132 Stor Charlotte N
23	223-432-44	Richard G. 6405 Sunb Charlotte N
24	223-432-45	Paul D. Gu 6409 Sunb Charlotte N
25	223-132-46	Joseph M. 6408 Sunb Charlotte M
26	223-432-49	Micharl J 11112 Stor Charlotte N
27	223-432-50	David C - N 11106 Stor Charlotte ?
28	223-432-51	David Boo 11109 Sto Charlotte !
29	223-432-52	UDC How 2331 Crow Charlotte ?
30	223-432-53	UDC Hom 2334 Crow Charlotte 1
	22 23 24 25 26 27 28 29	<ul> <li>23 223-432-44</li> <li>24 223-432-45</li> <li>25 223-432-46</li> <li>26 223-432-49</li> <li>27 223-432-50</li> <li>28 223-432-51</li> <li>29 223-432-52</li> </ul>

## Development Standards:

#### A. DEVELOPMENT REQUIREMENTS

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1.	Statement of Intent. The Petitioner intends to develop on this site a mixed-use project including single-family, multi-family, and office uses. Special cure will be taken to insure that the site is developed as a high quality, moderately scaled mixed-use project in uesthetic hannony with adjoining properties. In order to achieve these goals, emonasis will be placed on landscaping, building architecture, and site design.		those shown on this Rezoning Plan, and each will be located in the general areas depicted on this Rezoning Plan. The configurations and thial locations of driveways and access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by NCDOT and Mecklenburg County Engineering Department.
2.	Cenemi Provisions Ail development standards established under the Zoning     Ordinance of Mecklenburg County-the Ordinance 't shall be to lowed for each parcel     as disted to low:        i.     Parcel A: R-4 District Standards       b.     Parcel B: R-12MF District Standards       c.     Parcel B: R-12MF District Standards       c.     Parcel B: R-12MF District Standards       c.     Parcel B: R-12MF District Standards       The building contigurations, placements, and sizes shown on the Districtive Site Plan     are informatic in nature and may be altered or modified during design development     and construction document phases within the maximum building limit lines established     on this Rezoning Plan. Parking layouts may also be modified to accommodate final	۲ ب	L-BARRAG
š.	building locations. <u>Settorks, Side Yards, and Rear Yards</u> . All buildings constructed within the Site shall meet or exceed the setback, rear yard, and side yard requirements established under the Ordinance for the R-4 Zoning District Classification in Parcel A, the R-12MF Zoning District in Parcel B, and the O-1 District in Parcel C.		<ul> <li>a. The parking spaces depicted on this Rezoning Plan may vary but, in all events, will be sufficient to satisfy the manimum off-street satisfies standards established under the Ordinance.</li> <li>b. No parking will be permitted within designated buffer and landscape areas in setbacks.</li> </ul>
4.	Butfer Areas	i	<ol> <li>Burnal of Certain Power Lines. The electrical primitity voltage loop system for the site, including all power lines serving buildings constructed on the site, will be</li> </ol>
	a. Buffers established on the Reconing Plan shall contorm to the standards of Section 12.302 of the Zoning Ordinance, subject, towever, to the provisions of Section 12.304 and the following provisions of subparagraphs 4b, 4c, 4d, and 4e let forth below.		installed underground. 1. <u>Trice Planting</u> - All development shall comply with ordinance requirements of Mecklennurg County
	Butter areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, grading, utility lines and facilizes, and underground storm water detention	Ľ	<ol> <li>Err Protection. Adequate fire protection in the form of fire hydrants will be provided to the County Fire Marsnai's specifications.</li> </ol>
	facilities. Storm water detention ponds will not be located in the buffer. Storm water and sewer installations may only cross undissurbed buffer zones at unertor angles measured at the property lines which are not less than 75	1	<ol> <li>Design Standards for Parcel C. Buildings on Parcel C must be designed to have a residential character and be constructed with proched roofs.</li> </ol>
	degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer game involved. Any interference	1-	4. <u>Right-of-Way Dedication</u> . All areas within the property that are reserved for right- of-way dedication shall be dedicated prior to the issuance of any building permits.
	with the buffer to accommodate unity lines shall conform to the standards of Section 12.302 (1236).	B. P	ERMITTED USES
	c. In all outfer areas where existing trees and natural vegetation have been	1	Parcel A. Parcel A may be devoted to any use (including any accessory use) which is permutted by right or under prescribed conducons in an R-4 Zoning District. The

cleared to accommodate walls, berms, fences, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12,302 of the Zoning Ordinance

d. The Petitioners also reserve the right to remuve vines, underbrash, and small understory ress (less than one inch caliper) within any butfer area for the purpose of improving the overall appearance of naturally vegetated areas. a If property adjoining Parcel B is recorded to MF prior to the development of

Parcei B, the 75-foot buffer shown may be reduced or eliminated.

Landscape Areas and Screening Screening st ul conform with the standards and rearments specified in Section 12.303 of the Ordinance. Landscape areas within the Site will be planted and improved in sequences which are keyed to the development taking place on each Parcel. Each dumpster and service area will be screened on all tour sides from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.

Signs. A master signage and graphic system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. All signs must be fixed and may not move, rotate. or flash. All freestanding building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structures which they identify, and each sign affixed to a structure will be compatible with its architectural design.

DEED REFERENCE: DEED BOOK 4016, PAGE 518 MECKLENBURG COUNTY REGISTRY

SUBJECT PROPERTY ZONING : R-3

TAX PARCEL # 223-211-02

SURVEY AND BOUNDARY INFORMATION PROVIDED BY GPA, CHARLOTTE, NC.

#### LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S31'03'03"E	35.19'
L2	S58 <b>*</b> 56'57"W	49.50'
L3	S76*03'03"E	75.00'
L4	S31'03'03"E	41.21'
L5	N58*56'57"E	49.50
L6	S76'03'03"E	75.00'
L7	S76'03'03"E	49.05'
L8	S59"27'18"E	49.96'
L9	S75'05'40"W	74.97'
L10	S30°03'30"W	49.50'
L11	N77 <b>*53'45"</b> E	87.07'
L12	S59*56'30"E	43.40'
L13	S75*06'02"W	75.00'
L14	\$30*31`56"W	4C.45'
L15	N73 <b>*29'13"</b> E	86.43'
L16	S64'33'29"E	55.31'
L17	S25"26'31"W	45.95'

#### CURVE CHART

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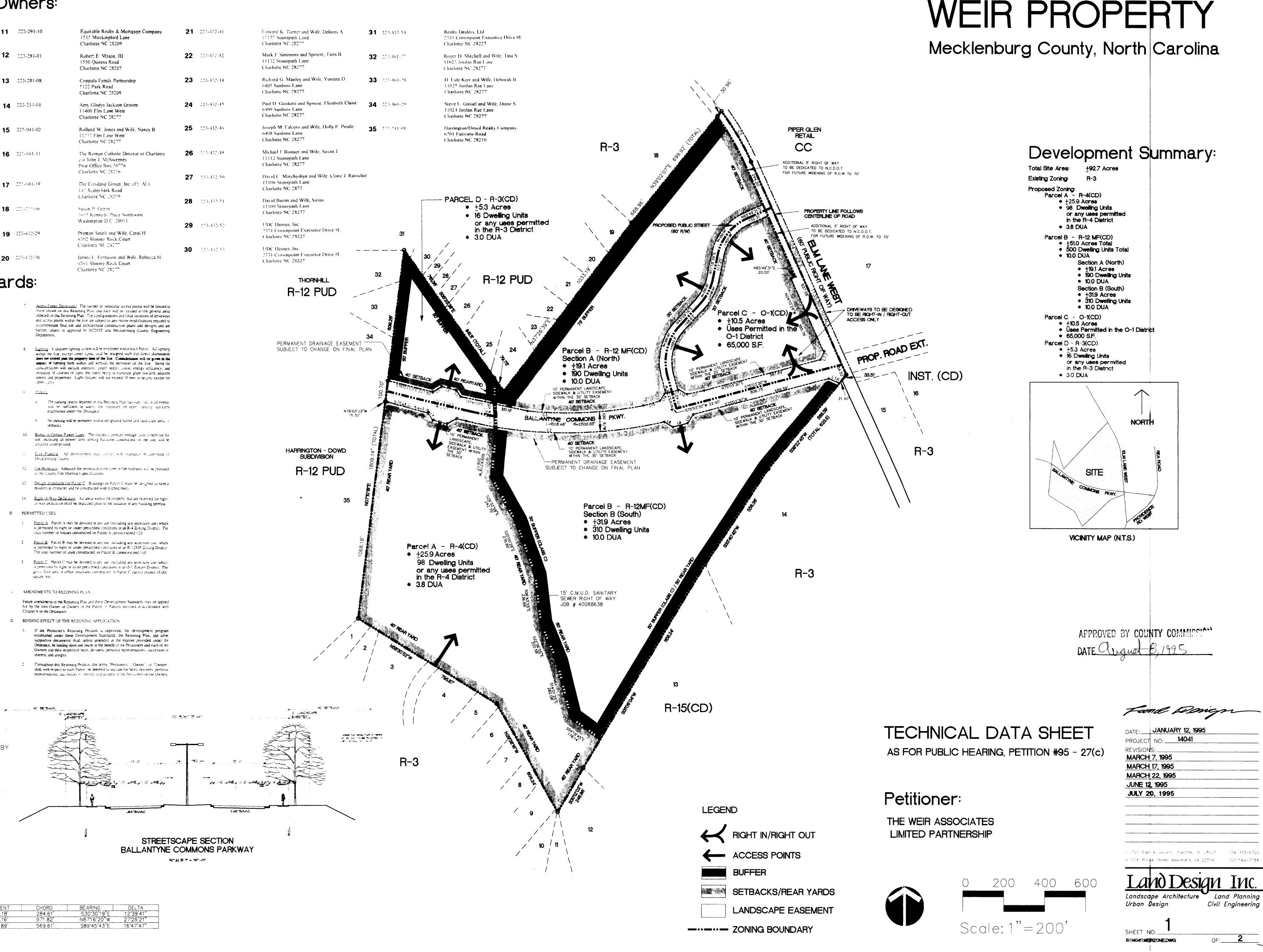
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1290.55'	285.19'	143.18'	284.61'	S30'30'19"E	12'39'41"
C2	2050.00'	981.15'	500.16'	971.82'	N87'16'20"W	27'25'21"
C3	1950.00'	571.65'	287.89'	569.61'	S89*45'43"E	16.47,47"

is permitted by right or under prescribed conditions in an R-12MF Zening District. The total number of units constructed on Parcel B cannot exceed 500.

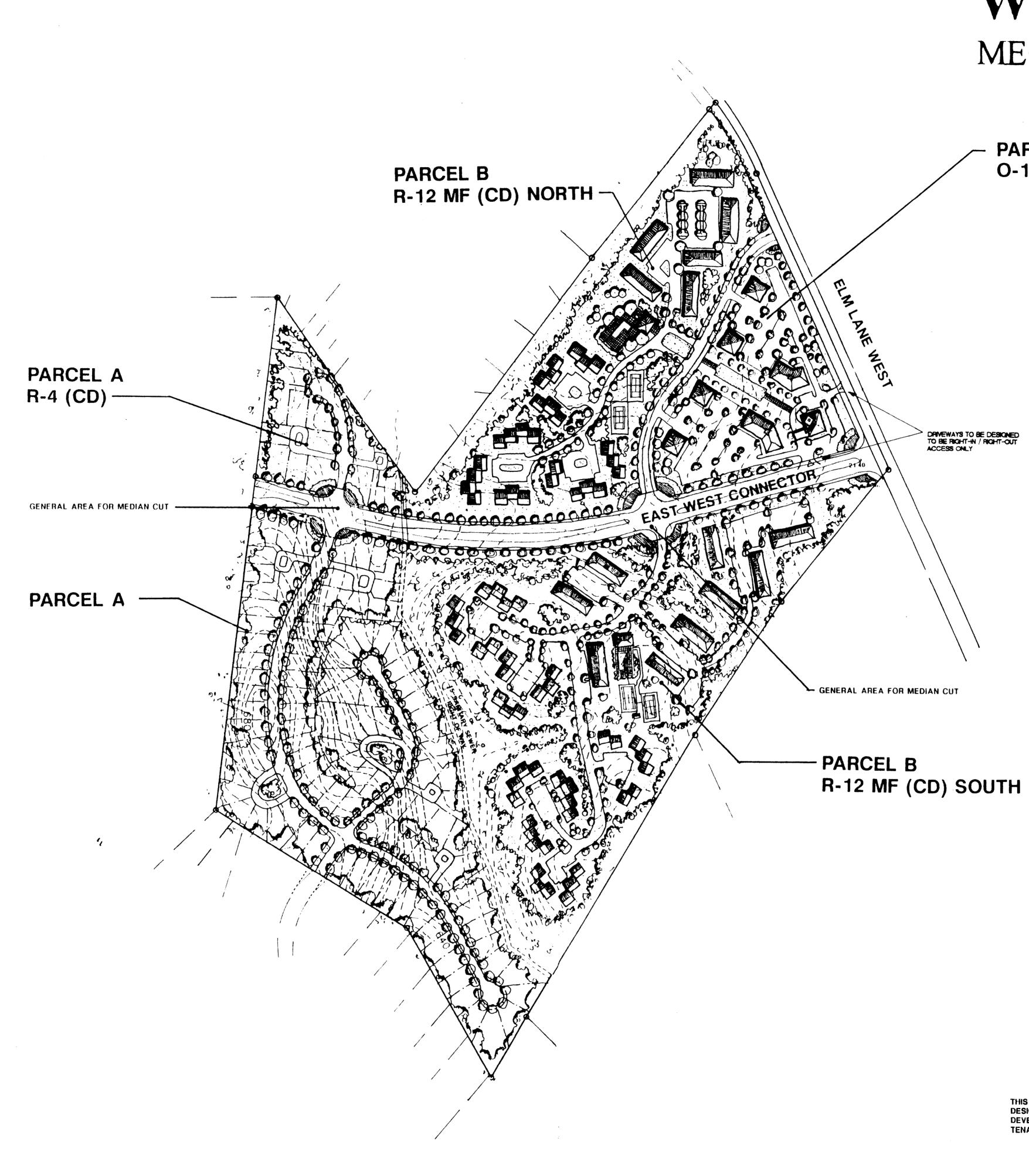
square teet.

AMENDMENTS TO REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied Chapter 6 or the Ordinance.



# WEIR PROPERTY



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4

# WEIR PROPERTY MECKLENBURG COUNTY, N.C.

PARCEL C O-1 (CD)

DRIVEWAYS TO BE DESIGNED TO BE RIGHT-IN / RIGHT-OUT ACCESS ONLY

# **ILLUSTRATIVE SITE PLAN**

	Fame Bright
	DATE: FEBRUARY 25,1994
	PROJECT ND: 14041
	REVISIONS:
	2/28/94
	3/1/94
	3/8/95
	3/17/95
	6/12/95
	7/12/95
	7/20/95
THIS PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO SHOW DESIGN/BUILDING/CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO, BUT CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, SITE CONSTRAINTS, FINAL CONSTRUCTION DRAWINGS, ETC.	O 1701 East Bulleverd, Charlotte, NC 28203 704/333-0325 O 916 Prince Street, Alexandria, VA 22314 703/549-7784
	Land Design Inc.
SCALE: 1" = 200'	Landscape Architecture Land Planning Urban Design
0' 200' 400' 600' 800'	SHEET NO: