

The Springs at Steele Creek

Rezoning Petition #95-30(c)
Charlotte, NC

Technical Data Sheet

Rezoning Petition #95-30(c)

Tabulation

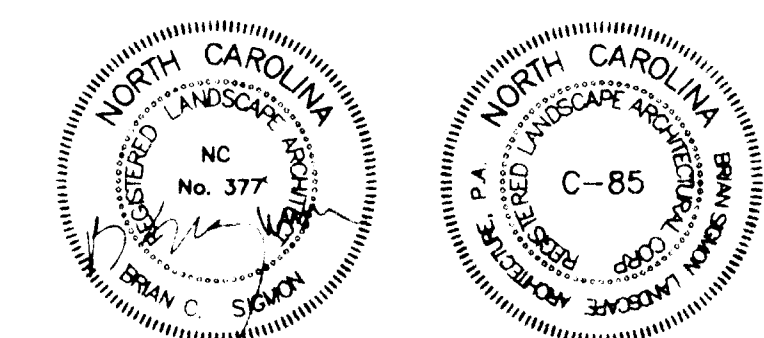
AREA	+24.4 AC
EXISTING ZONING	R-1
PROPOSED ZONING	R-12 MF CD
DWELLING UNITS	264
DENSITY	10.8 UNITS/AC



Rezoning Plan

General Notes:

- This technical data sheet represents a firm development commitment as to setbacks, development area, access points (1 maximum per street), and maximum number and height (3 stories maximum) of dwelling units.
- All applicable sections of the Mecklenburg County Subdivision Ordinance, Zoning Ordinance, and Land Development Standards shall be met.
- A right-of-way of 150' exists at Carowinds Boulevard. A right-of-way of 100' exists at York Road.
- The 20' Accessory Structure Limit along the land currently owned by George Katsanos (#203-152-01) exceeds the Buffer Requirements of section 12.3022(4).
- Left-turn lanes will be provided in accordance with Mecklenburg County Engineering and North Carolina Department of Transportation Policy on both York Road and Carowinds Boulevard.
- Along those areas adjacent to the rights-of-ways which, after development, do not retain existing vegetation, supplemental vegetation is to be planted as follows:
 - a. Large Trees - 2.5 per 100 linear feet
 - b. Small Trees - 3 per 100 linear feet
 - c. Large Shrubs - 5 per 100 linear feet
 - d. Small Shrubs - 10 per 100 linear feet
 Those areas retaining existing vegetation are to be supplemented by a mixture of evergreen and deciduous plant material.

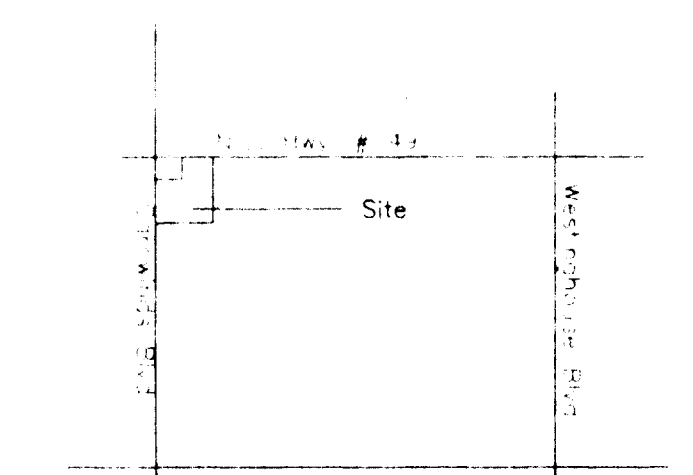


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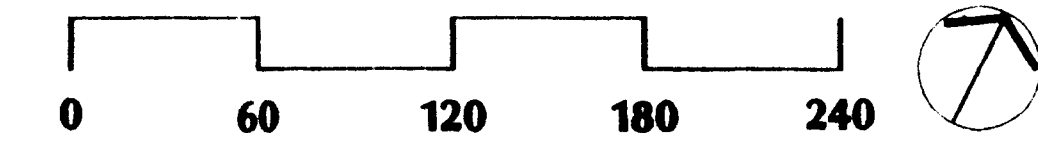
DATE: 3 April, 1995
REVISIONS:
As per comments 11 May, 1995
11 February, 2000
1999 N.C. DOT Right-of-way Acquisition

95-30(c)

APPROVED TO ADMINISTRATIVE APPROVAL
DATED: February 23, 2000
BY: MARTIN R. CRAMTON, JR.



Vicinity Map



CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: February 23, 2000
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director
SUBJECT: Administrative Approval for Petition No. 95-30(c) by Charter Properties, Inc.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to reduce the setback on the northeast portion of the site along York Road. The NCDOT has requested this additional right-of-way as part of the NC 49 improvements. Since this change does not alter the intent of the development and is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.