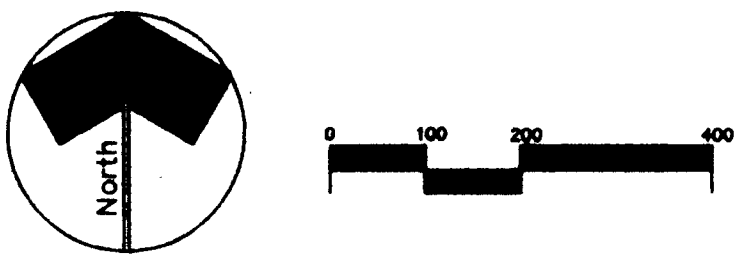


**Legend of Adjacent Property Owners**

1	201-211-06	McClintock Presbyterian Church 14008 Erwin Road Charlotte NC 28273	13	201-221-11	Mark N. Beach and Wife, Mildred J. 12841 Steele Creek Road Charlotte NC 28273
2	201-211-18	McClintock Presbyterian Church 14008 Erwin Road Charlotte NC 28273	14	201-221-10	Sarah Balk Cambell 300 Cherokee Road Charlotte NC 28207
3	201-211-43	John M. Hasty 14028 Loch Loyal Drive Charlotte NC 28273	15	201-221-08	Elizabeth O. Milwee, Mrs. T.L. (By Entirety) 842 Henley Place Charlotte NC 28207
4	201-211-44	Ross E. Wade and Wife, Carla W. 14024 Loch Loyal Drive Charlotte NC 28273	16	199-131-20	Wehrmann U.S. Real Estate, Inc. Post Office Box 550, Highway 56E Fresenius NC 27523
5	201-211-45	John C. Habelt and Stephanie K. Garber 14020 Loch Loyal Drive Charlotte NC 28273	17	199-432-76	Jenny Blackman and Wife, Marvin R. 13100 Black Chestnut Place Charlotte NC 28278
6	201-211-46	Thomas S. Nichols and Wife, Holly J. 14018 Loch Loyal Drive Charlotte NC 28273	18	199-432-93	Elizabeth O. Milwee (By Entirety) 842 Henley Place Charlotte NC 28207
7	201-211-47	Daniel B. Collins and Wife, Isabel C. 14012 Loch Loyal Drive Charlotte NC 28273	19	199-432-75	Carla D. Greenfield 13108 Black Chestnut Place Charlotte NC 28278
8	201-211-48	Curtis M. Folsom 14008 Loch Loyal Drive Charlotte NC 28273	20	199-432-74	Michael Reynolds and Wife, Carolyn W. 13122 Black Chestnut Place Charlotte NC 28278
9	201-211-06	The Greening Ltd. Partnership 7009 Queensberry Drive Charlotte NC 28226	21	199-432-73	Joseph R. Pizzo and Wife, Dana J. 13128 Black Chestnut Place Charlotte NC 28278
10	201-211-01	Vridar Realty LLC 12345 Steele Creek Road Charlotte NC 28273	22	199-432-72	John M. Wingham 12805 Hedgeway Drive Charlotte NC 28278
11	201-211-58	Vridar Realty LLC 12345 Steele Creek Road Charlotte NC 28273	23	199-432-71	Bradley O. Cottle and Sherri A. Patterson 12801 Hedgeway Drive Charlotte NC 28278
12	201-211-02	Gary William Page and Wife, Sharon S. 12801 Steele Creek Road Charlotte NC 28241	24	199-432-70	Lee V. Coddell and Charlotte S. Jennings 12800 Hedgeway Drive Charlotte NC 28278

**Site Data**

Site Area: ±61 Acres  
 Existing Zoning: R-3  
 Proposed Zoning: R-4(CD) & R-5(CD)  
 Proposed Use: Single Family Detached Housing  
 Maximum Number of **185** DWELLING UNITS  
 Density: 3 **Per Acre** DWELLING UNITS



**General Notes**

- The purpose of this conditional rezoning plan is to commit to the development of the subject property in accordance with the lot standards of the R-4 and R-5 residential districts but maintain the allowable density at or near R-3 standards.
- Development of the site shall proceed in accordance with all the applicable requirements of the Mecklenburg County Subdivision Ordinance.
- The section of buffer identified as 50 feet in width is required due to the fact that the adjacent industrial property is currently developed and, as such, the residential side of the property line must maintain one-half of the normal buffer requirement. The Petitioner reserves the right to install berms, fences, or walls as permitted by the appropriate section of the zoning Ordinance. The remaining buffer area, while not required by the Ordinance, is indicated in order to provide for a landscaped separation between the residential use and the potential adjoining industrial use.
- Since Steele Creek Road is a designated major thoroughfare, the Petitioner agrees to dedicated right-of-way of 50 feet from center line in order to fulfill the required standard for this type roadway. The Petitioner agrees that this dedication shall occur prior to or in conjunction with the recording of lots adjacent to this roadway.
- The area identified as open space and/or wetlands is a preliminary indication of these areas and may be subject to some reconfiguration as part of the subdivision review and approval process.
- Erwin Road is a collector road. It will be upgraded as required by the Subdivision Ordinance. This will include widening and a sidewalk on the petitioner's side along the frontage of the subject property. Additionally, left turn lanes will be built along Erwin Road as required by Mecklenburg County and North Carolina Department of Transportation standards.



APPROVED BY COUNTY COMMISSION  
 DATE April 16, 1996  
 96-5 (C)

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

# CONDITIONAL REZONING PLAN CROSSINGS ANNEX FOR PROVIDENT DEVELOPMENT GROUP