



Development Data

Tax ID: 029-411-02
 Existing Zoning: R-3
 Proposed Zoning: MX-2
 Site Area: 16.98 ac.
 Total # of Units: 110
 Density: 6.48 D.U.A (including building 7)
 Open Space Required: 10% of 16.98 AC.=1.7 AC.
 Open Space Provided: 1.7 AC.
 Single Family Area: 10.66 AC. (less proposed Prosperity Ridge Rd.)
 Tree Preservation Area: 1.06 AC.
 Multifamily Area: 5.67 AC.
 Area of Prosperity Ridge Rd: 1.07 AC.
 MX Innovation Standards will include Buffers, Setbacks, and Required Yards.

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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning



REZONING PETITION # 2003-121

FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
 DATE 4/20/04

Development Notes:

1. All public streets to have 1' foot building setback.
2. Internal public streets will have 6 foot planting strips with street trees at 40' on center.
3. Townhomes will front public streets.
4. Single family homes to have recessed garages or detached garages behind the homes.
5. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry staff approval.
6. Culvert located directly downstream at Ridge Road will be studied to ensure that development of proposed rezoning does not take culvert out of standard passing a 25 year storm without over topping the road.
7. Fire hydrant will be within 50 feet of most remote point of building as truck travels.
8. Parallel parking on Prosperity Ridge Road to be worked out with Charlotte Department of Transportation during subdivision review.
9. Detention basin will be shallow and grassed or screened from public streets.
10. Developer reserves the right to develop lots with larger lot area, lot width and yard requirements than the minimum requirement for the MX-2 district.



Scale:	1" = 60'
Date:	19 SEPT. 2003
Project No.:	158-003
Revisions:	
	1. 28 OCT. 03 PER OWNER
	2. 14 NOV 03 PER STAFF REVIEW
	3. 28 JAN 03 PER STAFF REVIEW