

Petition #: 2006-078

Petitioner: Pappas Properties, LLC

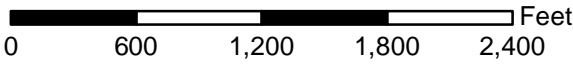
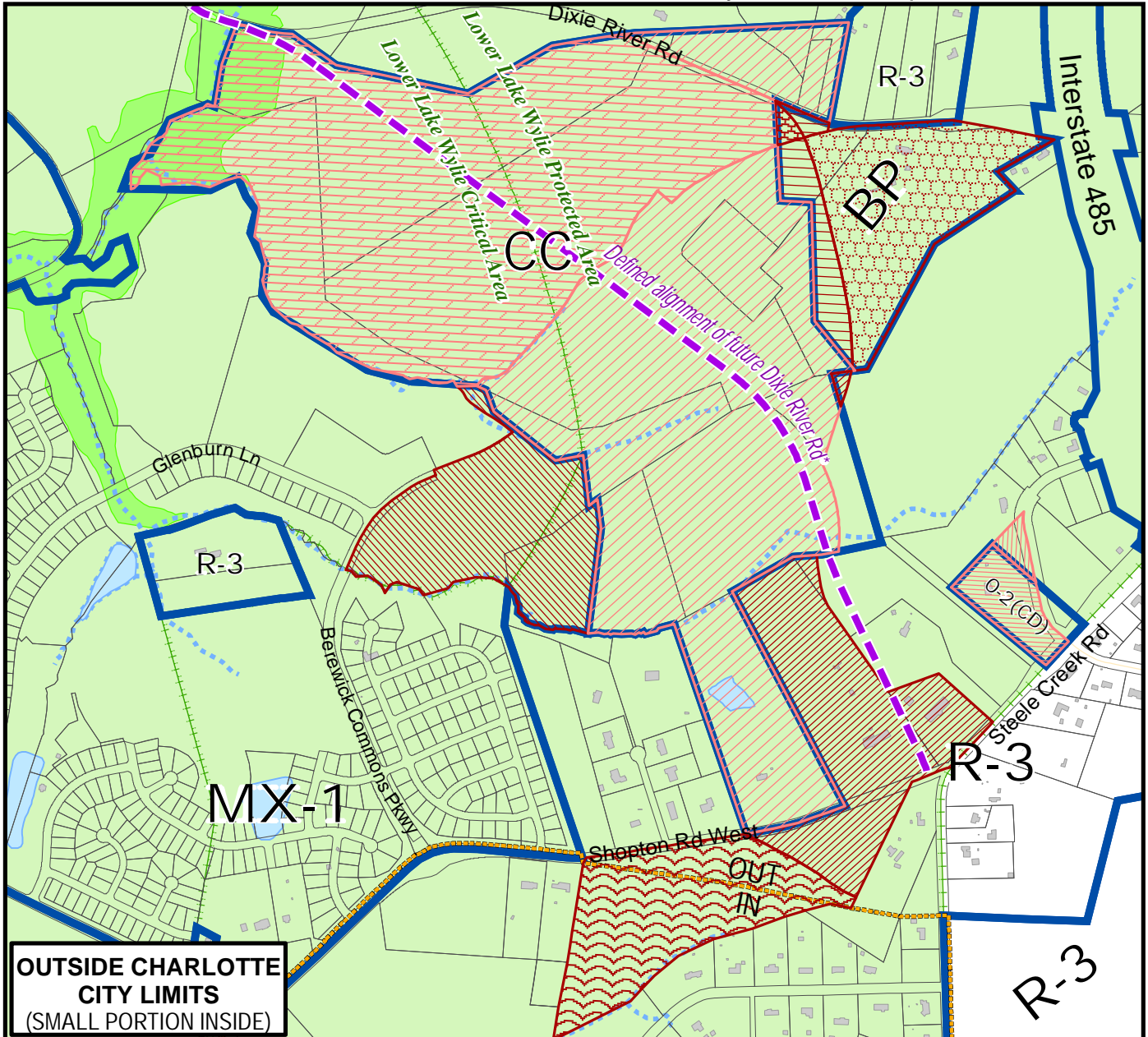
Zoning Classification (Existing): R-3, MX-1, CC, BP, and O-2(CD) (LLWCA, LLWPA)

(Single-family residential, up to 3 dwelling units per acre; Mixed-use residential, conditional; Commercial center, conditional; Business park; and Office, conditional -- Lower Lake Wylie Critical Area and Lower Lake Wylie Protected Area)

Zoning Classification (Requested): CC, CC SPA, BP SPA, MX-1, O-2(CD), and O-2(CD)SPA (LLWCA, LLWPA)

(Commercial center, conditional; Commercial center, conditional, site plan amendment; Business park, site plan amendment; Mixed-use residential, conditional; Office, conditional; and Office, conditional, site plan amendment -- Lower Lake Wylie Critical Area and Lower Lake Wylie Protected Area)

Acreage & Location : Approximately 314.2 acres located west of Steele Creek Rd. south of Dixie River Road, mostly north of Shopton Road West



Zoning Map #s) 128,129,131,132

Map Produced by the
Charlotte-Mecklenburg Planning Commission
05-24-2006

MX-1 to CC (LLWCA, LLWPA)	BP to MX-1 (LLWPA)
CC to MX-1 (LLWCA, LLWPA)	BP to CC (LLWPA)
CC to CCSPA (LLWCA, LLWPA)	BP to BP SPA (LLWPA)
R-3 to MX-1 (LLWPA)	O-2(CD) to O-2(CD)SPA (LLWPA)
R-3 to CC (LLWPA)	R-3 to O-2(CD) (LLWPA)
Existing Building Footprints	Lakes and Ponds
Existing Zoning Boundaries	Creeks and Streams
Charlotte City Limits	FEMA flood plain
	Watershed

According to Mecklenburg-Union Metropolitan Planning Organization Thoroughfare Plan