

**ADJACENT PROPERTY OWNERS**

- A. 029-031-31 ALEXANDER DEVELOPMENT LLC  
1050 EAGLES LANDING PKY #300  
STOCKBRIDGE, GA 30281
- B. 047-441-04 FOOD LION LLC  
PO BOX 1330  
SALESBURY, NC 28145-1330
- C. 047-441-02 EXXON MOBIL CORPORATION  
3225 GALLOWAY RD  
FAIRFAX, VA 22037
- E. 029-031-34 SEPP INC  
225 HAWTHORNE LN  
CHARLOTTE, NC 28204
- F. 029-031-35 WINGSPREAD INVESTMENTS LLC  
1341 E MOREHEAD ST #201  
CHARLOTTE, NC 28204
- G. 029-031-36 TCC-BTS ALEXANDER PROPERTY MT  
7535 HAMPDEN AVE #650  
DENVER, CO 80231

**LEGEND**

- PRIMARY ACCESS POINT
- EXISTING ZONING
- PROPERTY LINE / ZONING BOUNDARY
- ADJACENT PROPERTY OWNER

**DEVELOPMENT DATA**

SITE AREA: 4.67 ACRES  
 PARCEL A: 2.77 AC  
 PARCEL B: 1.90 AC  
 TAX PARCEL #S: 029-031-37  
 EXISTING ZONING: O-1 (CD)  
 PROPOSED ZONING: UR-C (CD)

**VICINITY MAP** N.T.S.

**CONDITIONAL NOTES**

- GENERAL NOTES**
- THIS SITE PLAN REQUESTS REZONING TO UR-C (CD) FROM O-1 (CD). THE INTENDED USE OF THE PROPERTY IS PREDOMINANTLY RESIDENTIAL WITH LIMITED OFFICE AND BUSINESS USES AS STIPULATED BELOW.
  - THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS/LANDSCAPING, SCREENING, DRAINAGE, TREE ORDINANCE, ETC. AS STATED IN THE CITY OF CHARLOTTE ZONING ORDINANCE.

- TRANSPORTATION:**
- THE NUMBER OF PERMANENT ACCESS POINTS TO/FROM MALLARD CREEK CHURCH ROAD SHALL BE LIMITED TO THOSE SHOWN ON THE TECHNICAL DATA SHEET.
  - THESE ACCESS POINTS SHALL BE LOCATED IN THE GENERAL AREAS DEPICTED ON THE TECHNICAL DATA SHEET. FINAL LOCATION OF EACH ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE CONSTRUCTION PLAN AND DESIGN, AND ARE FURTHER SUBJECT TO APPROVAL BY NCDOT AND CDOT.
  - PETITIONER RESERVES THE RIGHT TO DEVELOP OR NOT TO DEVELOP A PARTICULAR ACCESS POINT ALONG THIS PROPERTY LINE AS STIPULATED IN REZONING PETITION RZ#99-37C.
  - PETITIONER RESERVES THE RIGHT TO DELETE THE OPTIONAL PEDESTRIAN CONNECTION IN THE CASE THAT THE ADJACENT ACCESS POINT IS NOT DEVELOPED.
  - THE PETITIONER WILL COOPERATE WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION TO PROVIDE A LOCATION FOR A TRANSIT STOP ALONG MALLARD CREEK CHURCH ROAD IN THE APPROXIMATE LOCATION DEPICTED.
  - A "TRANSIT FRIENDLY" INTERNAL WALKWAY SYSTEM WILL PROVIDE CONNECTIONS TO THE PROPOSED TRANSIT STOP FROM PARCEL 'A' AND PARCEL 'B'.

- BUILDING / ARCHITECTURAL / USES**
- BUILDING ARCHITECTURE WITHIN THE SITE SHALL INCLUDE THE USE OF BRICK, STONE OR OTHER MATERIALS AS APPROVED BY THE CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION. FINAL ARCHITECTURAL PLANS WILL BE SUBJECT TO REVIEW AND APPROVAL OF THE CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - AN HISTORIC PRESERVATION AGREEMENT HAS BEEN RECORDED AGAINST THE 4.67 AC SUBJECT PROPERTY TO PROTECT THE EXISTING ALEXANDER HOME. THE AGREEMENT RESTRICTS CHANGES TO THE PHYSICAL STRUCTURES OF THE HISTORIC HOME, LANDSCAPING AND ENTRANCE ROAD, AS WELL AS REQUIRED MAINTENANCE OF THE ALEXANDER HOUSE AND GROUNDS. THE FOLLOWING ADAPTIVE RE-USES ARE ALLOWED WITHIN THE 4.67 AC SITE AS PER THE UR-C ZONING CLASSIFICATION.

- PARCEL A**
- USES PERMITTED ARE DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND GROUP HOMES FOR UP TO 10 RESIDENTS. BUSINESS OR OFFICE USES LIMITED TO THOSE PERMITTED IN B-1 NEIGHBORHOOD BUSINESS DISTRICTS ARE ALSO ALLOWED, EXCEPT THAT NO DRIVE-IN WINDOWS OR AUTOMOTIVE SALES, SERVICES OR REPAIR IS PERMITTED. ANY SUCH COMMERCIAL USES WILL BE LIMITED IN FLOOR AREA TO TWO TIMES THE SIZE OF THE BUILDING FOOTPRINT, BUT THERE ARE NO REQUIREMENTS AS TO WHERE WITHIN THE STRUCTURE THE USES MAY BE LOCATED. BUSINESS OR OFFICE USES NOT PERMITTED AS FREE-STANDING USES BUT MAY BE COMBINED WITH RESIDENTIAL USES IN THE SAME STRUCTURE. STRUCTURES ARE LIMITED TO 40' IN HEIGHT.
  - STRUCTURES MAY BE NEW OR RENOVATED.

- PARCEL B**
- USES PERMITTED ARE DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND GROUP HOMES FOR UP TO 10 RESIDENTS. FREESTANDING NONRESIDENTIAL STRUCTURES AND MULTI-FAMILY STRUCTURES MAY CONTAIN COMMERCIAL AND OFFICE USES THAT ARE PERMITTED IN B-1 NEIGHBORHOOD BUSINESS DISTRICTS, EXCEPT THAT NO DRIVE-IN WINDOWS OR AUTOMOTIVE SALES, SERVICE, OR REPAIR WILL BE PERMITTED. STRUCTURES ARE LIMITED TO 40' IN HEIGHT.
  - STRUCTURES WILL BE LIMITED TO RENOVATED EXISTING HISTORICAL STRUCTURES. HEIGHT WILL BE LIMITED TO THE HEIGHT OF THE EXISTING HISTORICAL STRUCTURES.

- BUFFERS / SETBACKS / SITE DESIGN**
- IN EVERY INSTANCE THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.
  - STORM WATER SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
  - THE PETITIONER SHALL HAVE THE DRAINAGE SYSTEM LOCATED DIRECTLY DOWNSTREAM OF THE SITE REVIEWED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO REZONING. IF IT IS FOUND THAT REZONING WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING.
  - FIRE HYDRANTS SHALL BE LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.
  - NO PORTION OF THE SITE TO BE REZONED LIES WITHIN A REGULATED FLOODPLAIN, SWIM BUFFER, OR JURISDICTIONAL WETLAND.

- SIGNAGE**
- SIGNAGE WILL CONFORM TO THE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

- LANDSCAPING**
- THE BUILT PROJECT WILL CONFORM TO THE APPLICABLE CITY OF CHARLOTTE TREE ORDINANCE AND CITY OF CHARLOTTE ZONING ORDINANCE.
  - THE OWNER WILL MAKE REASONABLE ATTEMPTS TO SAVE TREES WITHIN PARCEL 'B'. THE ABILITY TO SAVE TREES WITHIN THIS PARCEL WILL BE DEPENDENT ON FINAL BUILDING FOOTPRINTS AND A FINAL GRADING PLAN. THE CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION WILL REVIEW AND APPROVE / DISAPPROVE ANY TREES WHICH ARE PROPOSED TO BE REMOVED.



**WT ALEXANDER PROPERTY REZONING FOR PUBLIC HEARING (PETITION #2002-38)**

**CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION**

**TECHNICAL DATA SHEET**

Project No. 2497 Issued 03/15/02 SCALE: 1" = 40'

APPROVED BY CITY COUNCIL

DATE 5/20/02

- REVISIONS
- 03/18/02 SPP REVISIONS PER CMC REQUEST
  - 03/25/02 SPP REVISIONS PER CMC REQUEST
  - 05/10/02 SPP REVISIONS PER CMC REQUEST

