



ADJACENT PROPERTY OWNERS

A	008-001-01	Shelton Development and 10 David Development (Charlotte) Investment 6300 Emerald Springs 28134 Residential	zoning: R-17 MF-220 use: Multifamily Medium-Density
B	047-043-04	Thompson LLC 6100 Blue Ridge Raleigh, North Carolina 27610-0200	zoning: R-1 use: Commercial
C	008-001-02	Equity House Corporation 5225 Calhoun Rd Charlotte, North Carolina 28117	zoning: R-1-220 use: Commercial
D	008-001-04	Red Hill 1201 Woodlands Lane Charlotte, North Carolina 28104	zoning: R-1-220 use: Commercial
E	008-001-06	Map Properties LP 400 North College Parkway Rt. 100 Mooresville, Georgia 30588	zoning: R-1-220 use: Commercial



DEVELOPMENT DATA

Site Area: 4.67 Ac.
Parcel A: 2.77 Ac.
Parcel B: 1.9 Ac.

Tax Parcel #: 029-031-37

Existing Zoning: UR-C (CO) (Per # 2002-38)
Proposed Zoning: MUDD (CO)

CONDITIONAL NOTES

GENERAL NOTES

- All uses permitted by right in the UR-C district of the City of Charlotte Zoning Ordinance (the Ordinance), including detached, duplex, triplex, quadplex, attached, multi-family dwellings and free-standing nonresidential structures and group homes for up to 10 residents shall be permitted. Free-standing 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.
- The proposed development shall comply with all applicable regulations pertaining to off-street parking, signage, buffers/landscaping, screening, drainage, tree ordinances, etc., as stated in the Ordinance.
- The above notwithstanding and per Section 5.101 of the Ordinance, the Petitioner reserves the right to request any variance that the Petitioner feels may be necessary to implement a viable adaptive reuse of the existing historical structures.
- Petitioner reserves the right to develop or not to develop a particular access point along this property line as stipulated in Recording Petition 839-37C.
- Petitioner reserves the right to delete the optional pedestrian connection in the case that the adjacent access point is not developed.
- 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 "shared facility" internal walkway system will provide connections to the proposed transit stop from Parcel A and Parcel B.

BUILDING / ARCHITECTURAL / USES

PARCEL A

- Structures may be new or renovated.
- Existing structures are historic and shown on the plan.
- New structures will be limited in number as follows:
 - Detached residential uses - 15 structures maximum.
 - All other uses - 8 structures maximum.

PARCEL B

- 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 site plan, setback, and rear yard requirements imposed under the Ordinance will be satisfied with regard to development taking place within the site, unless more stringent standards are established under these development standards.
- Storm water shall be managed strictly in accordance with the requirements of the City of Charlotte.
- If requested by Storm Water Services, 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 the storming. If it is found that storming will cause the storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent the 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 lies within a regulated floodplain, SWM buffer, or jurisdictional wetland.

SIGNAGE

- Signage will conform to the provisions of the Ordinance.

LANDSCAPING

- The full project will conform to the applicable City of Charlotte tree Ordinance requirements and any other requirements of the Ordinance.
- Petitioner shall 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/approve any trees proposed to be removed.

W. T. ALEXANDER PROPERTY
216 WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

PROPOSED REZONING
Historic WTA Properties, LLC
1230 West Morehead Street, Suite 214
Charlotte, North Carolina 28208

05-032

DRG Resource Group

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- Landscape Architecture
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- Land Planning

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REZONING PETITION

For Public Meeting # _____



Scale: 1" = 50'

Date: November 01, 2004

Project No. _____

Revisions: _____