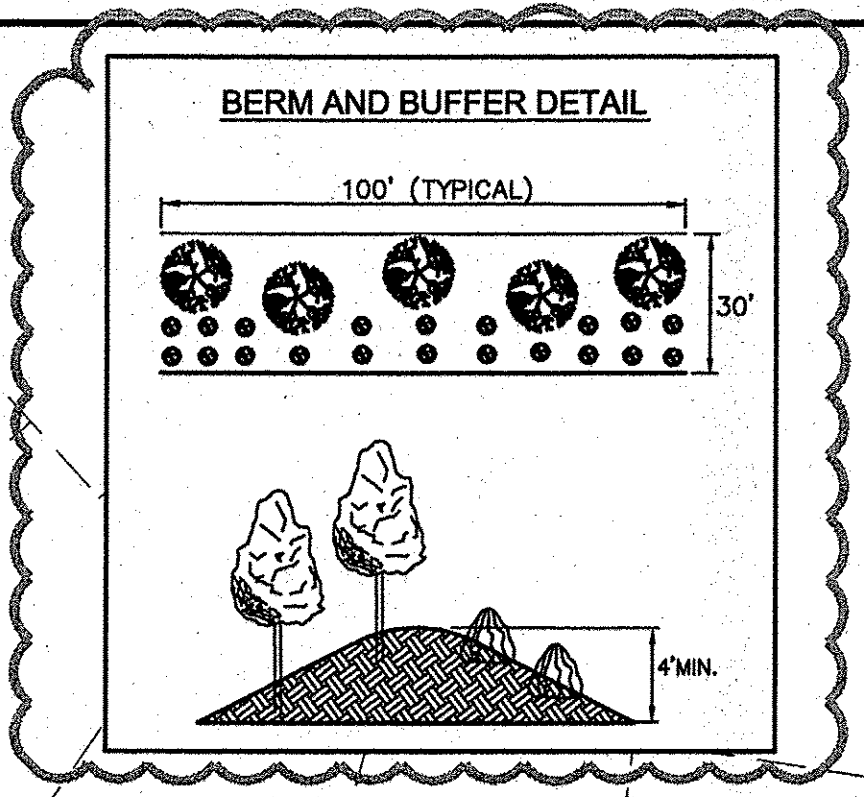




Palisades Tennessean Community Development Standards

General Provisions

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a residential community composed of single family attached dwellings. To achieve this purpose, the application seeks a site plan amendment to the MX-3 district.

Permitted Uses

Uses allowed on the property included in this Petition will be single family attached dwelling units and related accessory uses as are permitted in the MX-3 district.

Transportation

a. The site will have access via a new standard residential medium public street connection to Shelburne Farms Drive as generally identified on the concept plan for the site.

b. No driveways serving individual residences will be permitted to connect to Shelburne Farms Drive or Youngblood Road West.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Shelburne Farms Drive and an ornamental fence along the frontage of Shelburne Farms Drive, subject to all sight distance restrictions in the location generally depicted on the site plan.

Environmental Features

The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to

Parks, Greenways, and Open Space

Reserved	
Signage	
Reserved	

Lighting

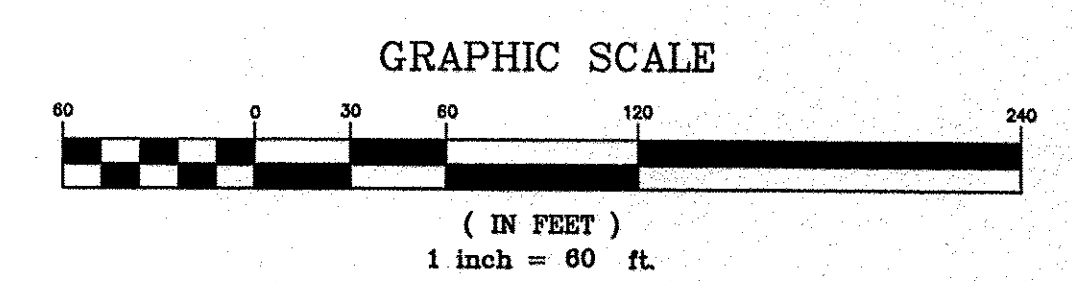
Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.

Detached lighting will be downwardly directed.

Phasing

Reserved

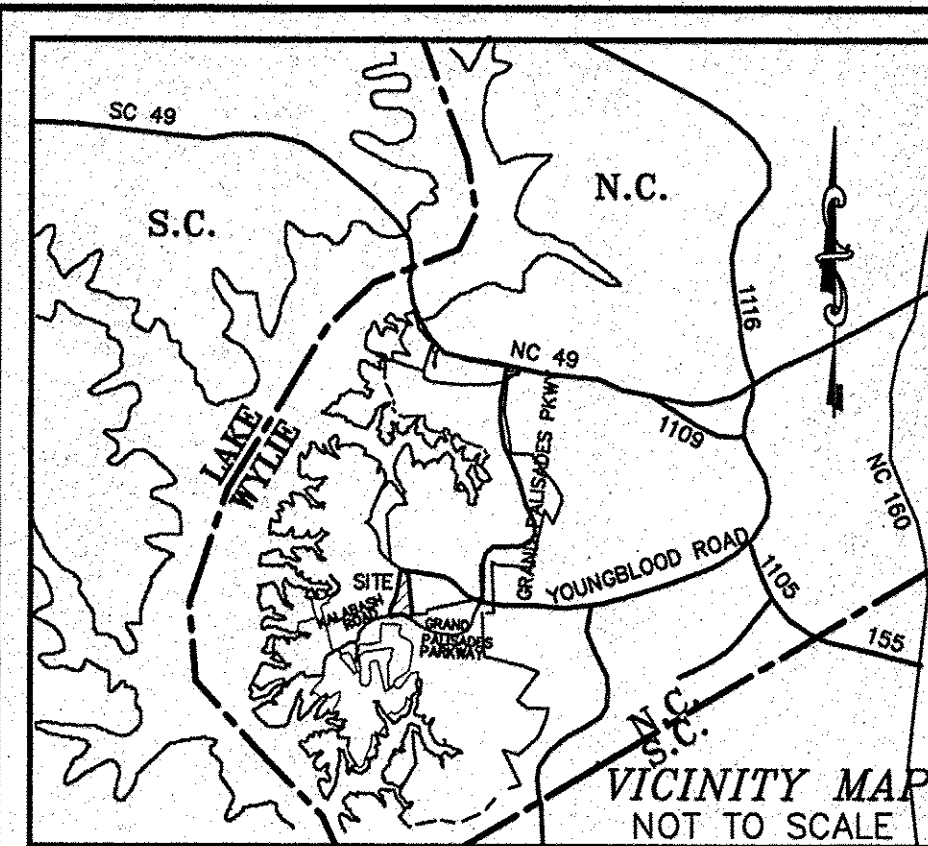
Initial Submission- 01-27-14



PALISADES TENNIS COMMUNITY
STEELE CREEK TWSP, MECK. CO., NC CHARLOTTE ETJ)
FOR: WILKISON PARTNERS, LLC
DATED: 1/27/14
SCALE: 1" = 60'

REZONING PETITION #2014-031

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
 730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
 Charlotte, North Carolina
 NCBELS CORPORATE LICENSE: C-0476
 704.556.1990 704.556.0506(fax)



- CLASS "C" BUFFER - 0.43 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)
- ONSITE - 0.60 AC.(10%)
- PERIMETER C.O.S./BUFFER - 0.67 AC.

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27458-369
TAX ID# 217-191-97

USE: RESIDENTIAL
ZONING: MX-3

NOW OR FORMERLY
ROGER BRADFORD AND
DEBRA BRADFORD
DEED: 24257-932
TAX ID# 217-192-55

NOW OR FORMERLY
ALV B. FALE AND
DEED: 26044-815
TAX ID# 217-192-54

USE: RESIDENTIAL
ZONING: MX-3

NOW OR FORMERLY
LAWRENCE S. DIHELLO AND
TAX ID# 217-193-32

NOW OR FORMERLY
JACK S. MICHAEL AND
DENNIS L. LIND
DEED: 28106-636
TAX ID# 217-193-51

NOTE:
A 30' MINIMUM COMMON OPEN SPACE ADJACENT TO THE R/W OF
YOUNGBLOOD ROAD WEST AND SHELburne FARMS DRIVE SHALL MEET THE
REQUIREMENTS OF SECTION 12.308 OF THE ZONING ORDINANCE. THE
COMMON OPEN SPACE SHALL CONTAIN A MINIMUM 4' HIGH BERM OR
WALL/FENCE AND PLANTINGS CONSISTING OF 6 TREES AND 20 SHRUBS PER
100 LINEAR FEET. AREAS QUALIFIED AS TREE SAVE, SHALL REQUIRE ONLY
20 SHRUBS PER 100 LINEAR FEET.

NOW OR FORMERLY
NEIL G. SHEEHAN AND
COURTNEY SHEEHAN
DEED: 28869-773
TAX ID# 217-193-30

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27551-732
TAX ID# 217-193-49

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27551-732
TAX ID# 217-193-48

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27551-732
TAX ID# 217-193-47

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27458-369
TAX ID# 217-192-46

NOW OR FORMERLY
STANDARD PACIFIC OF
THE CAROLINAS, LLC
DEED: 27458-369
TAX ID# 217-192-45

USE: GOLF COURSE
ZONING: MX-3

R FORMERLY
GOLF CLUB LLC
14573-586
217-161-02

Grand Palisades Parkway

BMP
FOR EXISTING AND
PROPOSED
DEVELOPMENT

CLUBHOUSE

POOL

CABANA

PROVIDE PEDESTRIAN
CONNECTION IN C.O.S.

34' CLASS "C" BUFFER REDUCER BY
25% TO 25.5' WITH A WALL OR FENCE
IN ACCORDANCE WITH SECTION 12.3
OF THE ZONING ORDINANCE

PROPOSED 8' PLANTING STRIP WITH 5'
SIDEWALKS ALONG BOTH SIDES OF
THE PROPOSED PUBLIC STREETS

NOW OR FORMERLY
JOEL A. OLIPHANT
DEED: 526826-231
TAX ID# 217-071-27

USE: RESIDENTIAL
ZONING: R-3

NOW OR FORMERLY
CLAYTON B. MURPHY &
KATHERINE K. MURPHY
DEED: 5779-277
TAX ID# 217-071-26

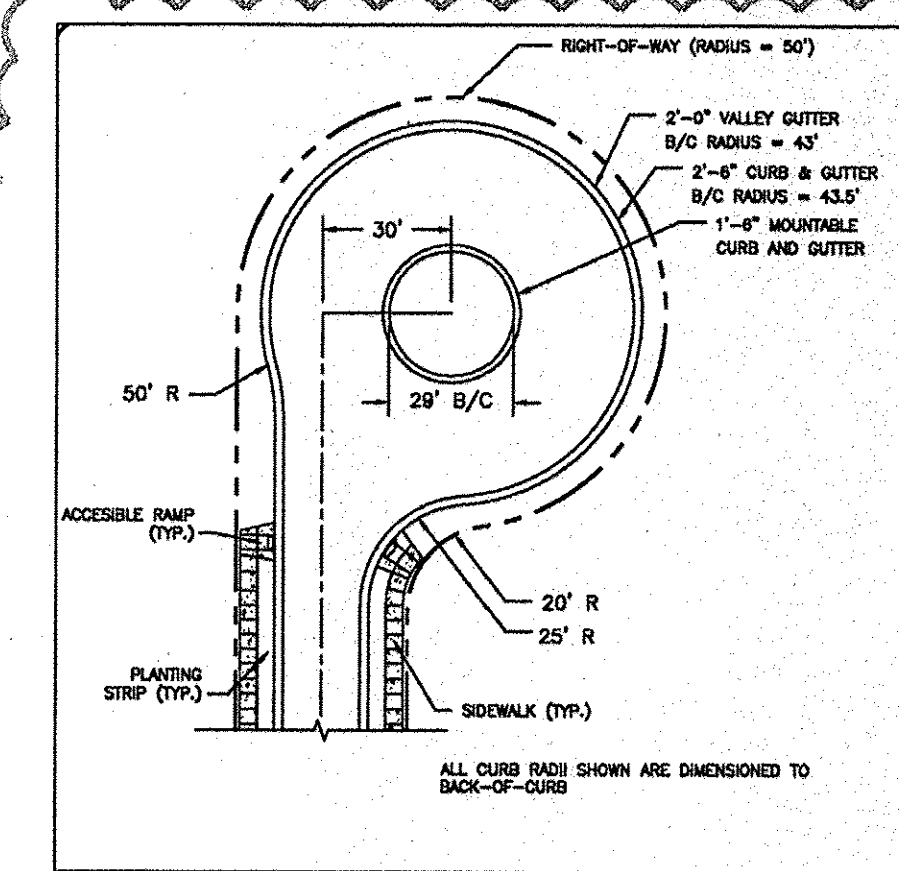
USE: RESIDENTIAL
ZONING: R-3

NOW OR FORMERLY
CLAUDE C. PALMER
DEED: 3729-071
TAX ID# 217-084-25

USE: RESIDENTIAL
ZONING: R-3

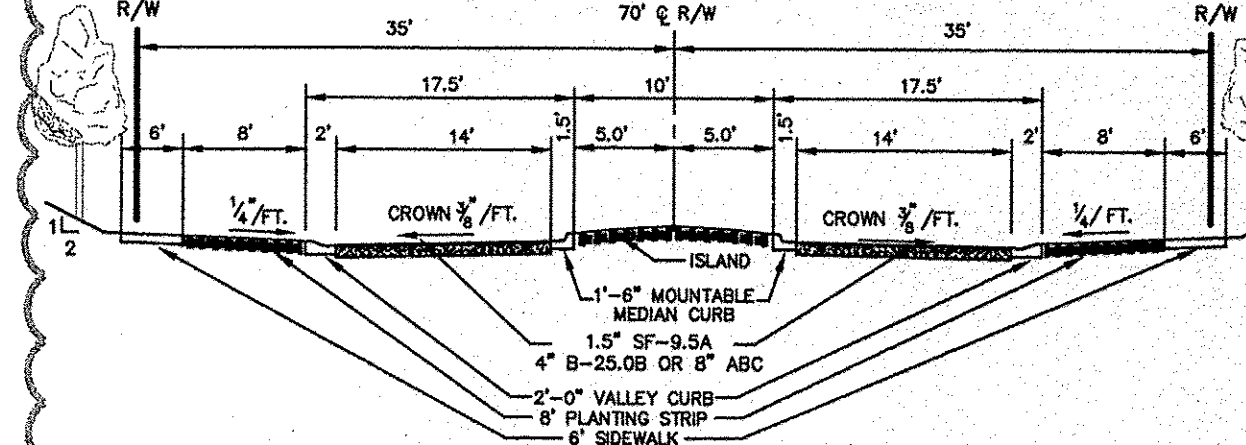
PROPOSED 17' PLANTING STRIP
WITH 6' SIDEWALK ALONG THE
SITES FRONTAGE ON YOUNGBLOOD
ROAD WEST

NOW OR
DENNIS
DEED: 2
TAX ID# 2

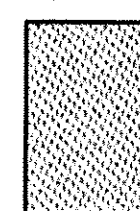
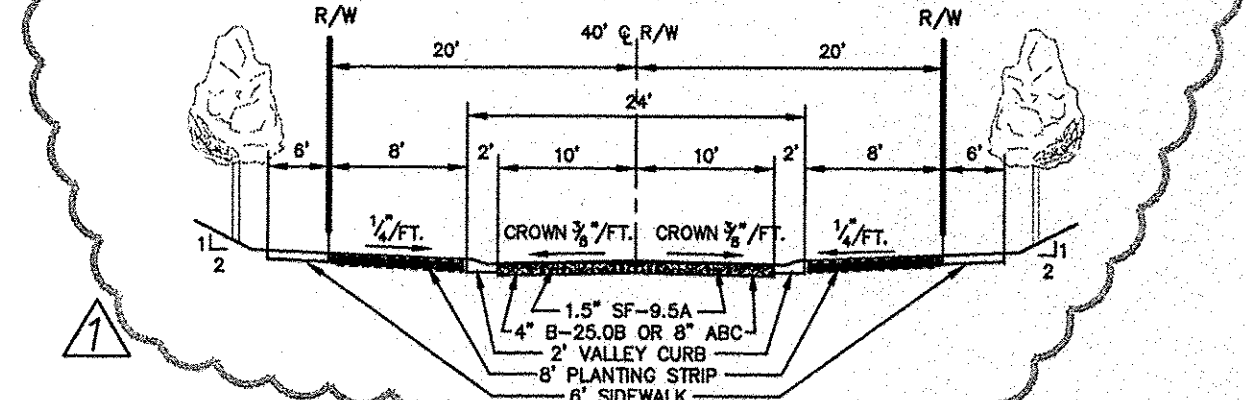


PRIVATE CUL-DE-SAC

70' DIVIDED PRIVATE ENTRANCE



40' LOCAL PRIVATE STREET



- DWELLING UNIT

- 400 S.F. OF PRIVATE OPEN SPACE

INNOVATIVE STANDARDS

- TYPICAL LOT AND YARD DIMENSIONS
- MIN. LOT SIZE 4,000 s.f.
- MIN. LOT WIDTH 40'
- TYP. LOT DEPTH 100'
- MIN. FRONT SETBACK 32' FROM BACK OF CURB(PER ZONING ORDINANCE)
- MIN. SIDEYARD AT R/W 10'
- MIN. REAR SETBACK 10'
- MIN. SIDE YARD 5'

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

SCHEMATIC SITE PLAN

PALISADES TENNIS COMMUNITY

STEELE CREEK TWP, MECK. CO., NC CHARLOTTE ETJ)

FOR: WILKISON PARTNERS, LLC

DATED: 1/27/14

SCALE: 1" = 60'

FOR PUBLIC HEARING

REZONING PETITION #2014-031

NO.	DATE	DESCRIPTION	BY
1	3/24/14	PER STAFF COMMENTS	BTG
2		PER STAFF COMMENTS	BTG

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
NCEM LICENSE: C-0475 704.556.1990 704.556.0006(fax)

USE: RESIDENTIAL
ZONING: R-3

NOW OR FORMERLY
RANDALL W. BRENNY &
CATHY A. BRENNY
DEED: 10516-215
TAX ID# 217-071-06

NOW OR FORMERLY
JOHN J. HILL, JR AND
BONNIE L. HILL
DEED: 28717-754
TAX ID# 217-071-29

NOW OR FORMERLY
JOHN D. BURGESS AND
CHARLOTTE N. BURGESS
DEED: 5602-733
TAX ID# 217-071-25

NOW OR FORMERLY
WILLIAM G. THIGPEN AND
SANDRA THIGPEN
DEED: 5602-014
TAX ID# 217-071-24

NOW OR FORMERLY
ROBERT P. MAYER, JR AND
JANET B. MAYER
DEED: 22834-130
TAX ID# 217-071-23