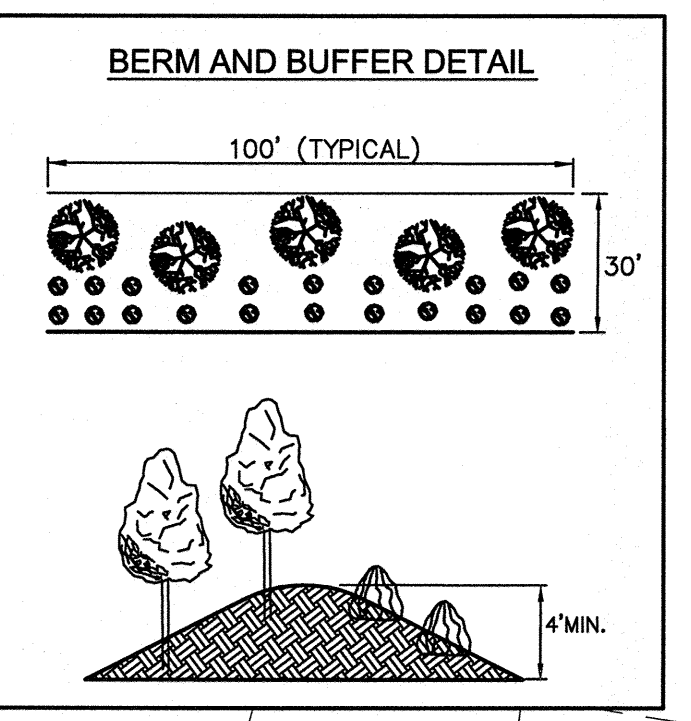


- CLASS "C" BUFFER - 0.37 AC.
- TREE SAVE/NATURAL AREA - OFFSITE - 0.60 AC.(10%)  
- ONSITE - 0.44 AC.(7.5%)
- PERIMETER C.O.S./BUFFER - 0.67 AC.



**DEVELOPMENT DATA TABLE:**

**TOTAL SITE AREA: 5.90 ACRES**

**TAX PARCELS # 217-071-98**

**EXISTING ZONING: MX-3 PETITION #2001-16(C)**

**PROPOSED ZONING: MX-3 SITE PLAN AMENDMENT**

**EXISTING USE: VACANT**

**PROPOSED ATTACHED SINGLE FAMILY UNITS: 30**

**DENSITY: 5.08 DUA**

**MAXIMUM BUILDING HEIGHT: 40'**

**FLOOR AREA RATIO NOT TO EXCEED 1.0**

**PARKING WILL MEET OR EXCEED ORDINANCE REQUIREMENTS**

**OPEN SPACE: 0.59 ACRES (10%)**

Palisades Tennis 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.

**Architectural Standards**

The Petitioner has also provided images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. Changes will allowed per section 6.207.

**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.

The petitioner reserves the right to install an entrance feature at the driveway connection to Shelburn Farms Drive subject to approval by North Carolina and Charlotte Departments of Transportation.

**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 accommodate actual storm water treatment requirements and natural discharge points.

**Parks, Greenways, and Open Space**

Reserved

**Fire Protection**

Reserved

**Signage**

Reserved

**Lighting**

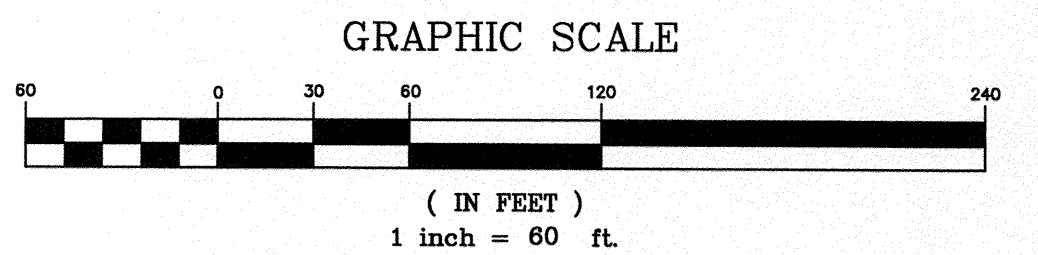
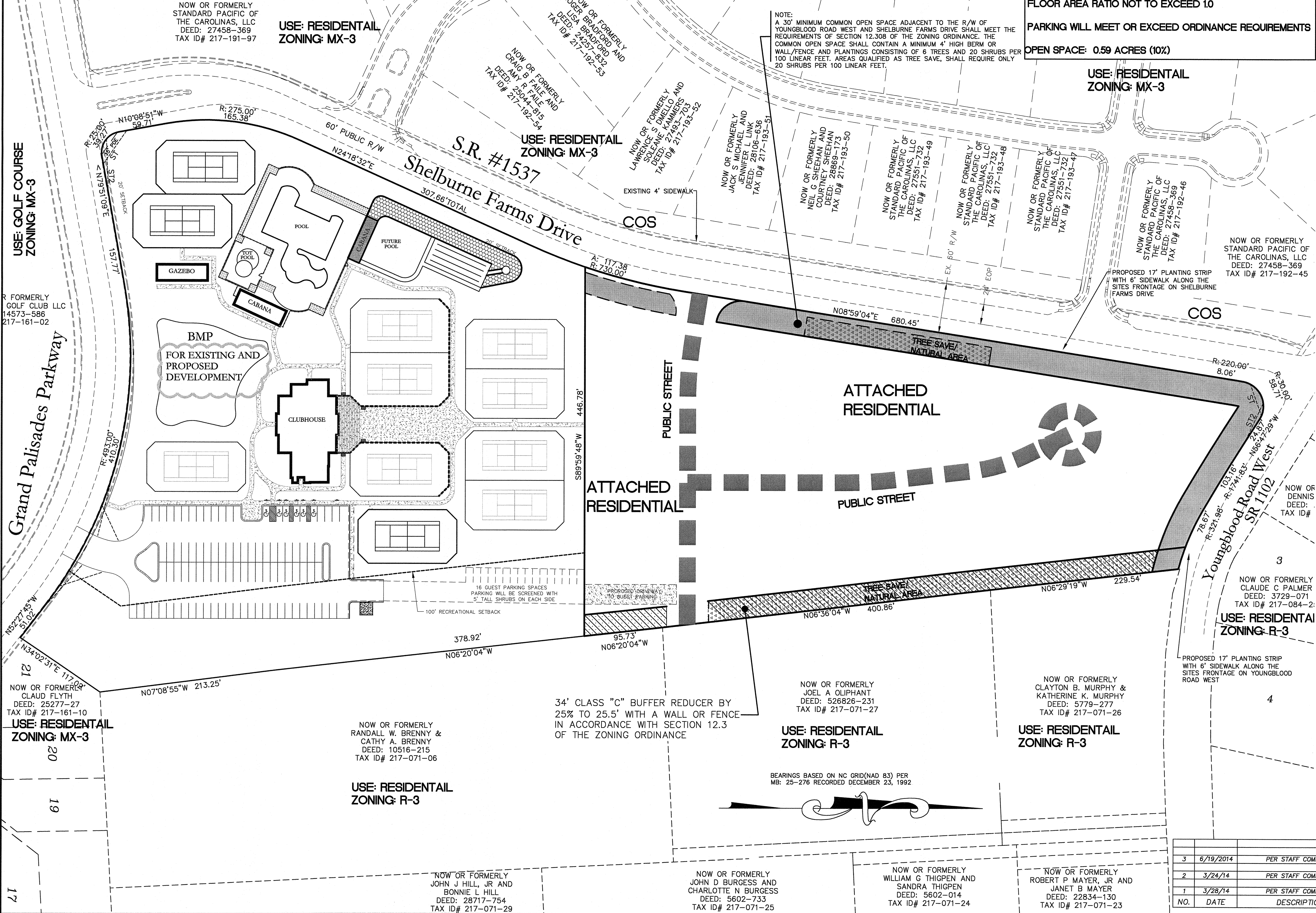
Freestanding lighting on the site will utilize full cut-off luminaires and be limited to 20' of total height.

Detached lighting will be downwardly directed.

**Phasing**

Reserved

Initial Submission: 01-27-14



**TECHNICAL DATA SHEET**

**PALISADES TENNIS COMMUNITY**

STEELE CREEK TWSP, MECK. CO.,NC CHARLOTTE ET/J)

FOR: WILKISON PARTNERS, LLC

DATED: 1/27/14

SCALE: 1" = 60'

**FOR PUBLIC HEARING**

**REZONING PETITION #2014-031**

NO.	DATE	DESCRIPTION	BY
3	6/19/2014	PER STAFF COMMENTS	BTG
2	3/24/14	PER STAFF COMMENTS	BTG
1	3/28/14	PER STAFF COMMENTS	BTG

**YARBROUGH-WILLIAMS & HOULE, INC.**

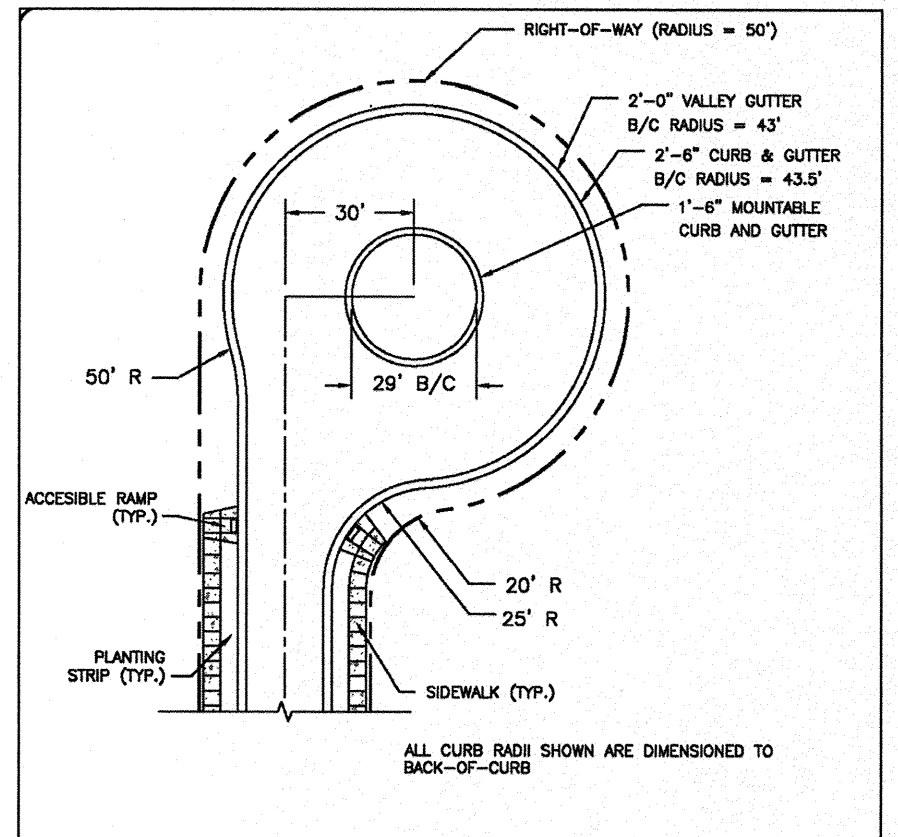
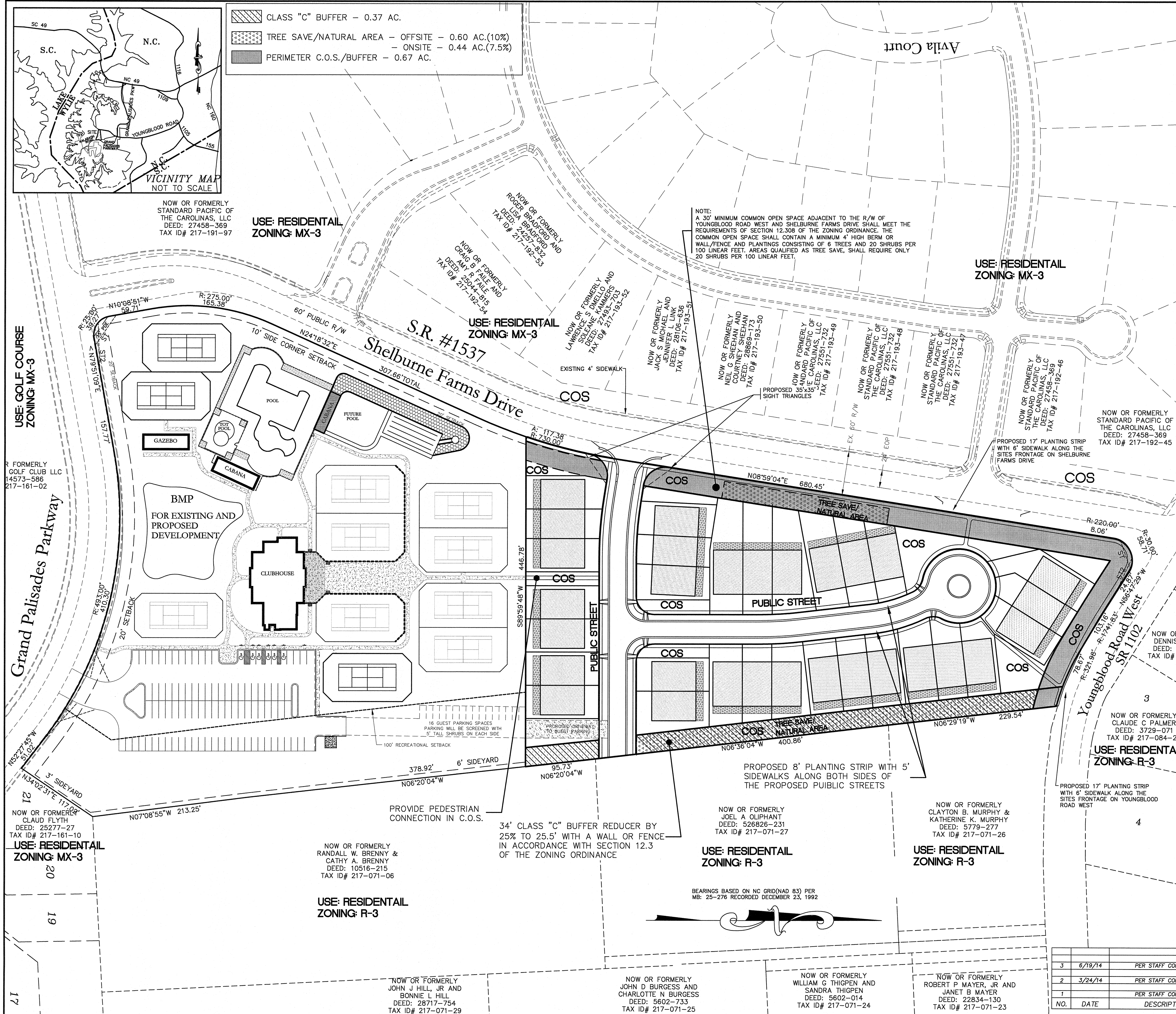
Planning • Surveying • Engineering

730 Windsor Oaks Court (28273) P.O. Box 7007 (28241)

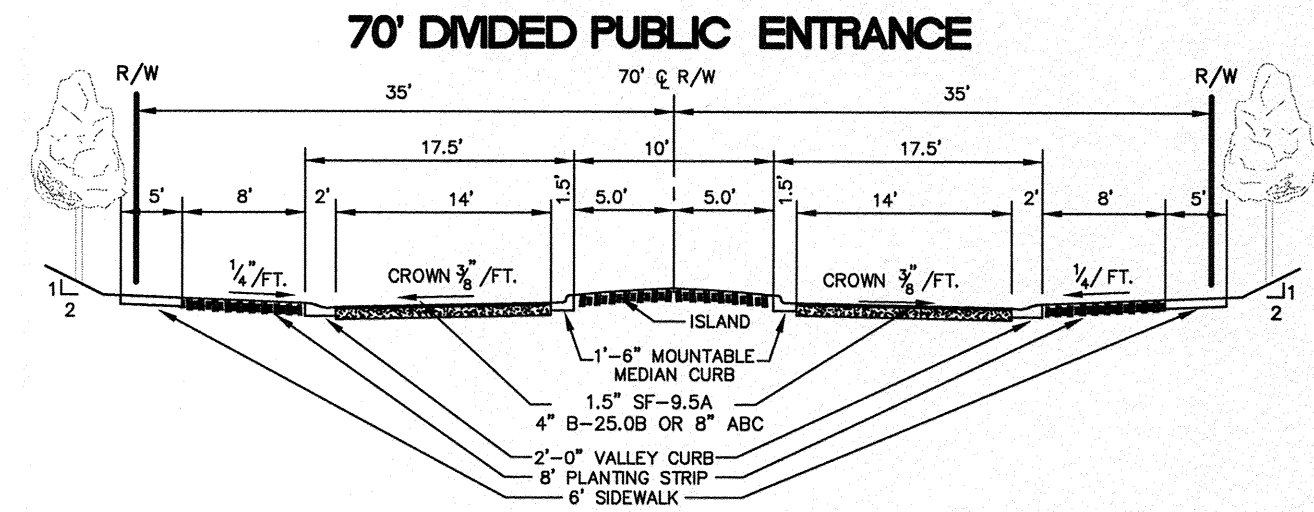
Charlotte, North Carolina

NCBES CORPORATE LICENSE: C-0475 704.556.1990 704.556.0505(haz)

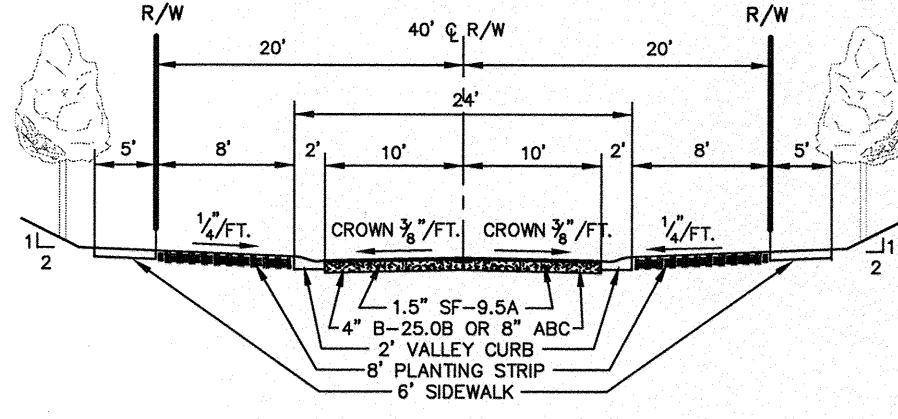




PUBLIC CUL-DE-SAC

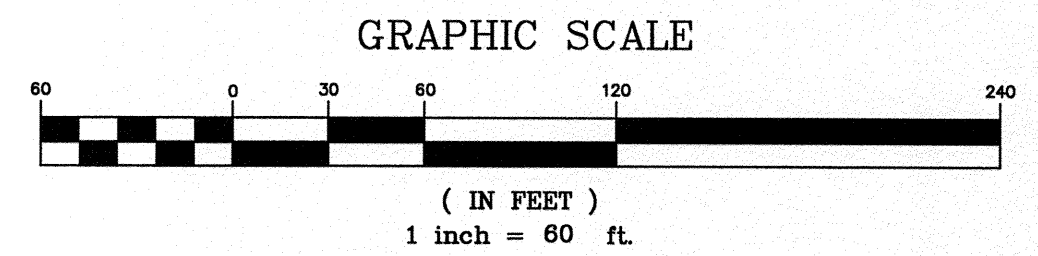


40' LOCAL PUBLIC STREET



- 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'



**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**

**YARBROUGH-WILLIAMS & HOULE, INC.**  
Planning • Surveying • Engineering  
730 Windsor Oak Court (26270) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
NCBLS CORPORATE LICENSE: C-0475 704.556.1990 704.556.0505(tax)

NO.	DATE	DESCRIPTION	BY
3	6/19/14	PER STAFF COMMENTS	BTG
2	3/24/14	PER STAFF COMMENTS	BTG
1		PER STAFF COMMENTS	BTG





BUILDING ELEVATION

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

FOR PUBLIC HEARING  
REZONING PETITION #2014-031

NO.	DATE	DESCRIPTION	BY



YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
750 Windsor Oak Court (28275) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.566.1990 704.566.0505(fax)  
NCEM'S CORPORATE LICENSE: C-0475