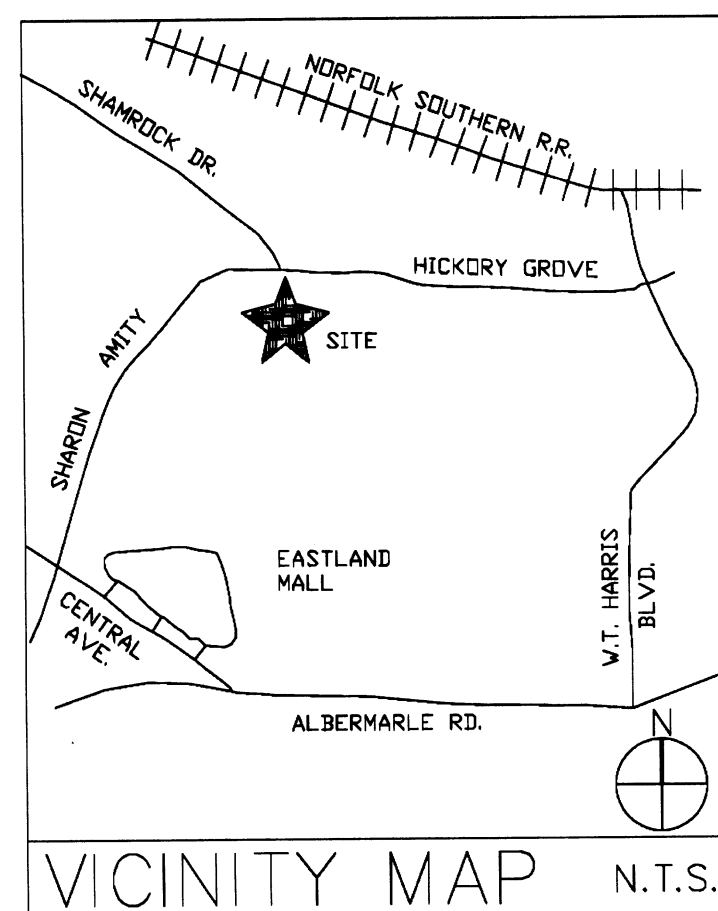




R-15MF(CD)
 PARCEL # 103-081-07
 ASSOC INC HARRIS LAKE
 CONDOMINIUM AND
 CECIL L. RIDDLE

OWNER/DEVELOPER:
 BALMAR DEVELOPMENT CORPORATION



RA
 REGENBOGEN ASSOCIATES
 Land Planning Landscape Architecture
 Urban Design
 1318 Central Ave., Suite E-7
 Charlotte, NC 28205
 Phone: (704) 377-9595
 Fax: (704) 377-9598
 Email: jr@ra-us.com

RECEIVED
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 BY:

Carya Pond Condominiums

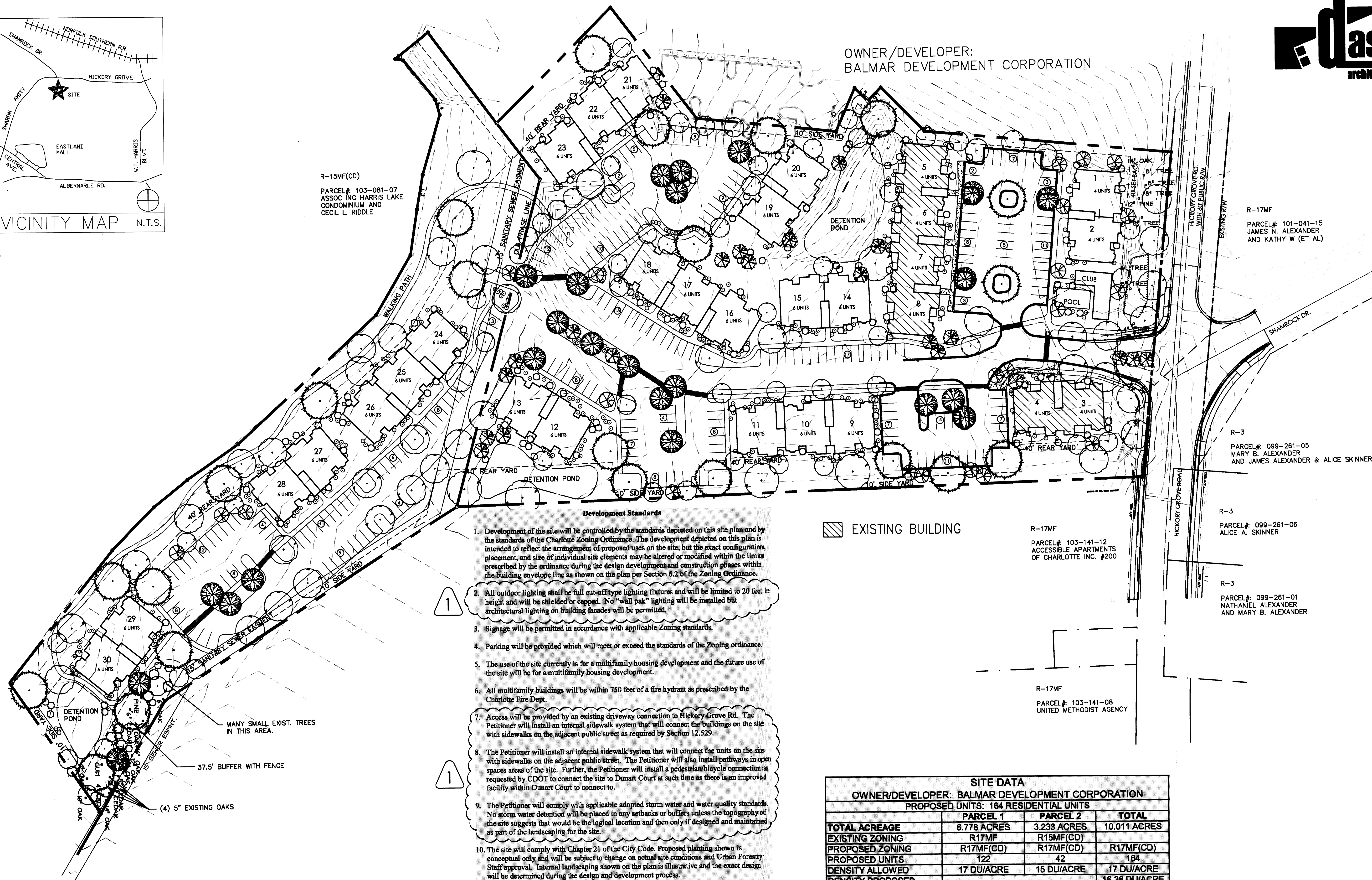
Charlotte, North Carolina

DATE: 06/26/2006
 JOB NUMBER:
 SCALE: 1"= 50'
 DESIGNED BY: RA
 DRAWN BY: NTG/KRT
 APPROVED BY: JZR

PETITION #2006-130 FOR PUBLIC HEARING

REVISIONS:
 NO: DATE: DESCRIPTION:
 1 09.22.2006 PER REVIEW COMMENTS

SHEET TITLE:
 Rezoning Plan



- Development Standards**
1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 2. All outdoor lighting shall be full cut-off type lighting fixtures and will be limited to 20 feet in height and will be shielded or capped. No "wall pak" lighting will be installed but architectural lighting on building facades will be permitted.
 3. Signage will be permitted in accordance with applicable Zoning standards.
 4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 5. The use of the site currently is for a multifamily housing development and the future use of the site will be for a multifamily housing development.
 6. All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
 7. Access will be provided by an existing driveway connection to Hickory Grove Rd. The Petitioner will install an internal sidewalk system that will connect the buildings on the site with sidewalks on the adjacent public street as required by Section 12.529.
 8. The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street. The Petitioner will also install pathways in open spaces areas of the site. Further, the Petitioner will install a pedestrian/bicycle connection as requested by CDOT to connect the site to Dunart Court at such time as there is an improved facility within Dunart Court to connect to.
 9. The Petitioner will comply with applicable adopted storm water and water quality standards. No storm water detention will be placed in any setbacks or buffers unless the topography of the site suggests that would be the logical location and then only if designed and maintained as part of the landscaping for the site.
 10. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
 11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, 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.
 12. 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.

EXISTING BUILDING

R-17MF
 PARCEL # 103-141-12
 ACCESSIBLE APARTMENTS
 OF CHARLOTTE INC. #200

R-17MF
 PARCEL # 103-141-08
 UNITED METHODIST AGENCY

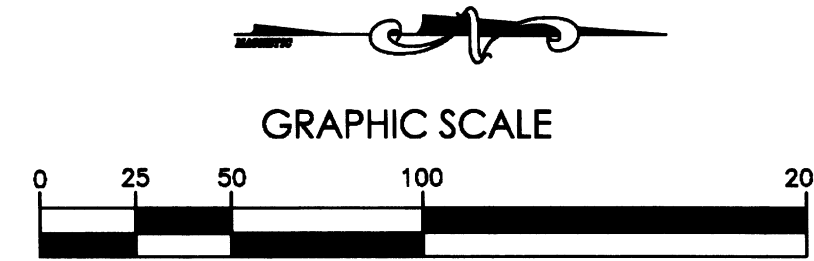
R-17MF
 PARCEL # 101-041-15
 JAMES N. ALEXANDER
 AND KATHY W (ET AL)

R-3
 PARCEL # 099-261-05
 MARY B. ALEXANDER
 AND JAMES ALEXANDER & ALICE SKINNER

R-3
 PARCEL # 099-261-06
 ALICE A. SKINNER

R-3
 PARCEL # 099-261-01
 NATHANIEL ALEXANDER
 AND MARY B. ALEXANDER

SITE DATA			
OWNER/DEVELOPER: BALMAR DEVELOPMENT CORPORATION			
PROPOSED UNITS: 164 RESIDENTIAL UNITS			
	PARCEL 1	PARCEL 2	TOTAL
TOTAL ACREAGE	6.778 ACRES	3.233 ACRES	10.011 ACRES
EXISTING ZONING	R17MF	R15MF(CD)	
PROPOSED ZONING	R17MF(CD)	R17MF(CD)	R17MF(CD)
PROPOSED UNITS	122	42	164
DENSITY ALLOWED	17 DU/ACRE	15 DU/ACRE	17 DU/ACRE
DENSITY PROPOSED			16.38 DU/ACRE
REQUIRED OPEN SPACE		45%	
OPEN SPACE PROPOSED		51%	



Initial submission, June 26, 2006
 Revised per staff comments, September 22, 2006