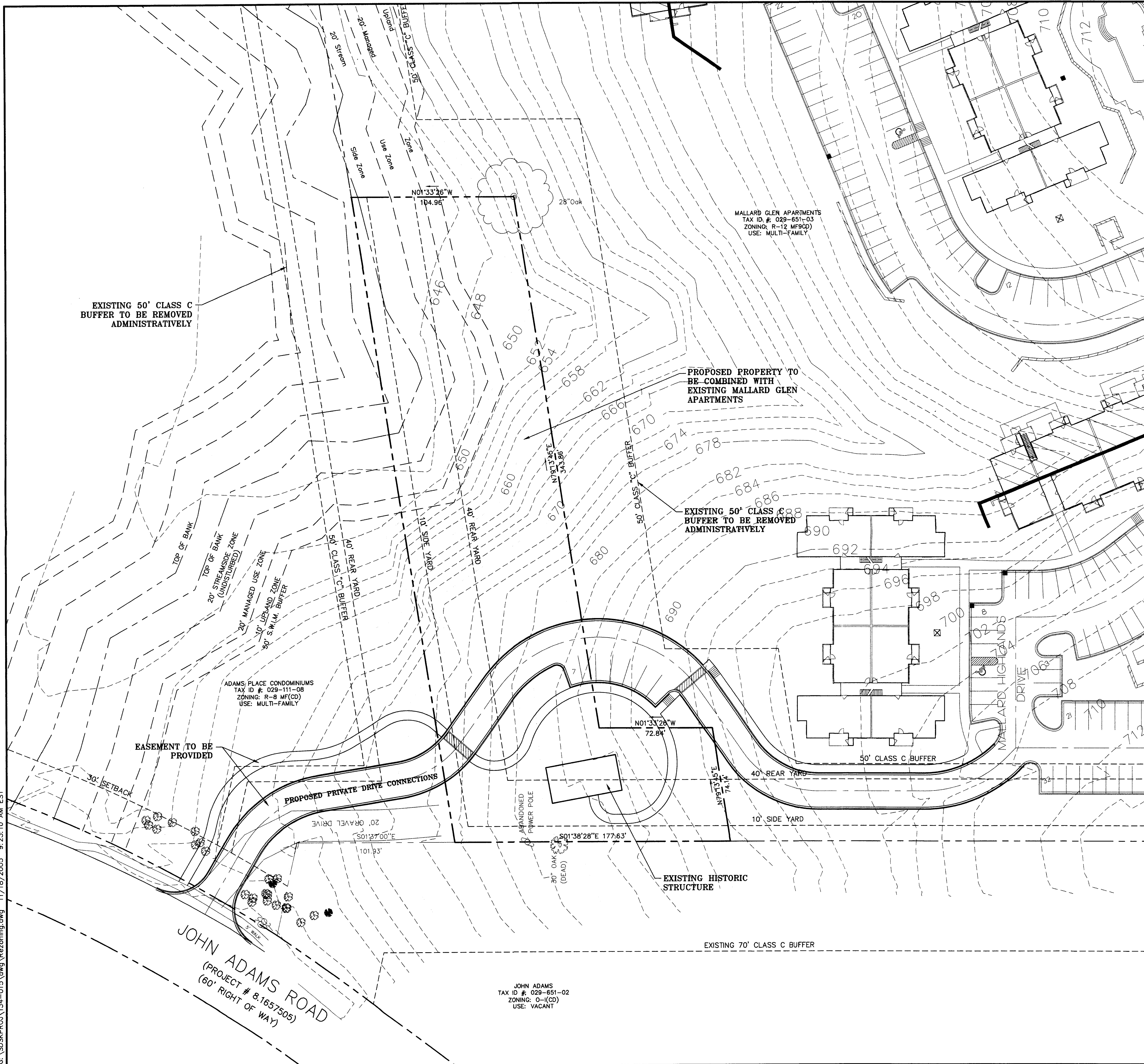




SITE DATA

TAX PARCEL #:	029-651-05
TOTAL SITE AREA:	1.12 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12 MF (CD)
PROPOSED DWELLING UNITS:	0

DEVELOPMENT STANDARDS

Intent:

It is the intention of the Petitioner to rezone this tract to R-12 MF (CD) and combine it with the existing Mallard Glen Apartments (Petition # 99-13(c)) for the purpose of providing additional vehicular and pedestrian connectivity to John Adams Road. Recombination shall be done prior to final approval of private drive construction.

Permitted development within the site:

1. A Private drive connection from Mallard Glen Apartments to John Adams Road via recorded access easement through Adams Place Condominiums shall be provided, generally as depicted on the Plan. Recorded access easement shall be provided prior to final construction document approvals.
2. The private drive connection through the subject property may include parking at the Petitioners discretion so long as it meets the requirements of the Ordinance.
3. A 5' Sidewalk shall be provided from Mallard Glen Apartments to John Adams Road.
4. Development of the site may include renovation and/or moving of the existing historic structure for the purposes of providing an accessory use to Mallard Glen Apartments, as allowed in the Ordinance.
5. No additional apartment units are requested with this petition.

Storm Water Management:

1. Storm water shall be managed strictly in accordance with the requirements of the City of Charlotte.
2. No storm water detention facilities shall be installed within the setback areas.
3. Development of the site shall be governed by the requirements of the SWIM Buffer Ordinance.

Signs:

1. All signs placed on the site shall be erected in accordance with the requirements of the Ordinance.

PROPOSED REZONING

FOR

BILTMARK CORPORATION
P.O. Box 1229
WILMINGTON, NORTH CAROLINA 28402

**Design
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DRG

REZONING PETITION

FOR PUBLIC HEARING
REZONING PETITION # _____



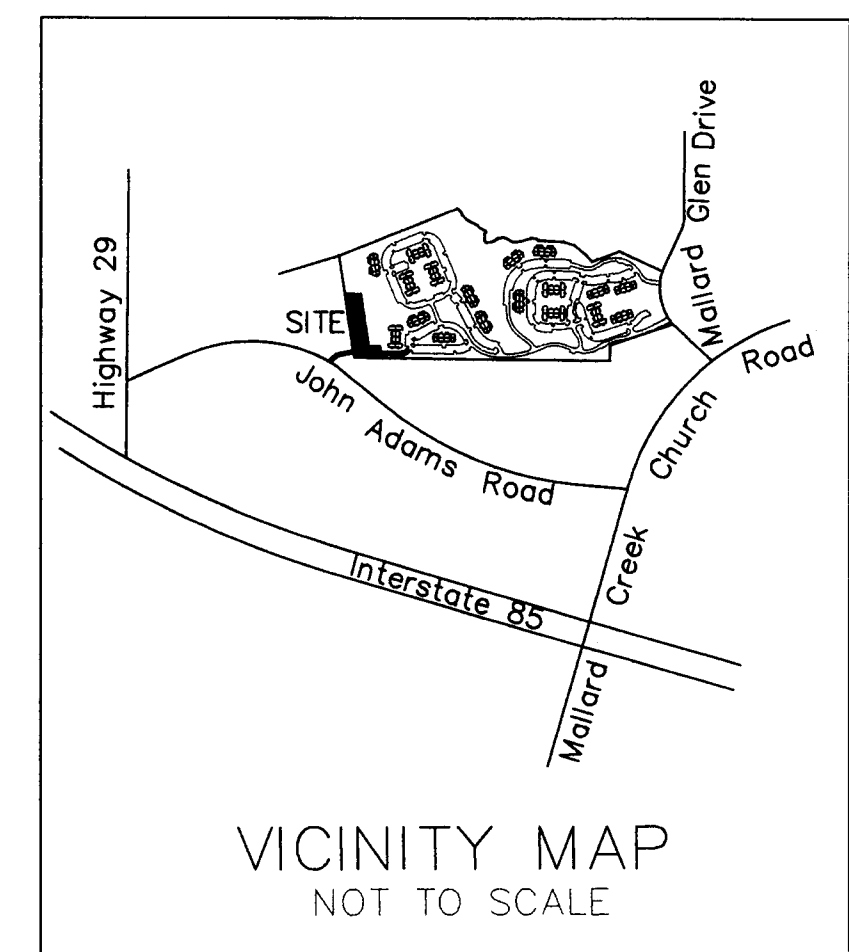
Scale: 1" = 30'

Date: 14 NOV. 2005

Project No.: 134-015

Revisions:

Sheet 1 of 1



06-021