

DEVELOPMENT SUMMARY

Existing Zoning:	R-22MF
Veterans Park Zoning:	R-4
Proposed Zoning:	MUDD-O
Proposed Uses:	1,000 Units Maximum
Residential:	30,000 SF Maximum
Retail:	
Maximum Building Height:	140 Feet
Urban Open Space:	10% of total area minimum:
SWIM Buffer Within Site:	3.32 Acres
Public Plazas and Residential Squares:	3.25 Acres
Total Open Space Provided:	0.71 Acres
Private Property Area:	3.96 Acres
Additional public ROW at Ivy Drive and Iris Drive:	27.87 Acres
Non dedicated ROW at McClintock, Iris Drive and Hanover Street:	1.94 Acres
Triangle Park Site:	2.90 Acres
Total Gross Area:	0.45 Acres
Streets Area:	7.39 Acres
Alley ROW Area:	0.76 Acres
Public Plazas and Residential Squares:	0.71 Acres
SWIM Buffer:	0.71 Acres
Net Developable Area:	3.25 Acres
	21.05 Acres

LEGEND

/// Retail

■ Residential

NOTES

- In accordance with the development standards, this schematic site plan that accompanies the technical data sheet is schematic in nature and the exact alignment of streets, access points, the configuration and placements of parking and service areas and the precise location, heights and masses of the buildings and parking areas, service areas and other individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases of the project.
- The rear yard setbacks along the existing 15'-0" public alley between McClintock and Commonwealth Avenue will be a minimum 2'-0" for blocks 1 through 4. The rear yard setback along the existing SWIM Buffer will be a minimum 5'-0" for blocks 8 and 10.
- MUDD - Optional Provisions
 - Modification to the planting strip from 8'-0" to 6'-0"
 - Modification of the front yard setbacks to 16'-0" with a 4'-0" zone for stoops, porches, steps, overhangs, etc. within the setback.
 - Petitioner in not going to comply with Site Triangle restrictions.
 - Allow for 6'-0" minimum separation between detached buildings.
 - 10% of the entire site minimum will be dedicated to open space.
 - 1 parking space per dwelling unit and 1 parking space per 300 sf. of retail will be provided on site.

Zoning Petition Number: 2006 - 026

Morningside
Iris Drive and McClintock Road
Charlotte, N.C.

Torti Gallas and Partners, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallaschik.com

Developer
Thomas C. Graham
Graham Development, Inc.
3808 Chaucer Wood
Atlanta, GA 30319
770.451.5953

Contact
Rob A. Pressley
Coldwell Banker Commercial MECA
1800 Camden Road, Suite 108
Charlotte, NC 28203
704.971.6525

Civil Engineer
Brian D. Smith, P.E.
Urban Design Partners
1318-e6 central avenue
Charlotte, NC 28205
704.334.3303

Traffic Consultant
Amy Massey, P.E.
Kimley - Horn and Associates, Inc.
4651 Charlotte Park Drive, Suite 300
Charlotte, NC, 28217
704.333.5131

Key Plan

Revisions

No.	Date
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Technical Data Sheet

Date
04/05/06

Principal in Charge
Paul Mortensen

Project Planner
E.R.

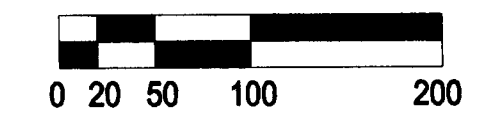
Approved
P.M.

Drawn
E.R.

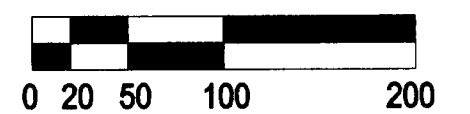
Job No.
05165.00

Scale
1" = 100'

Drawing No.
A001



NOT FOR CONSTRUCTION



Development Notes

A. General Provisions

1.Unless more stringent standards by the Technical Data Sheet or these Development Standards are established under the Charlotte Zoning Ordinance (the Ordinances) for the Mixed Use Development District - Optional (MUDD-O) classification shall be followed with respect to development occurring on Blocks 1 through 10 (all as described below) of the site.

B.Statements with respect to the graphics which are set forth on exhibits accompanying the Technical Data Sheet

1.The ultimate layouts of the development proposed for each block of the Site and the parcels or lots forming parts thereof, the exact alignments of streets, thoroughfares and points of access, the configurations and placements of parking areas and the precise locations, heights and masses of buildings and parking decks and other individual site elements to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each block. The exact configurations, placements and sizes of individual site elements may be modified within the limits prescribed by the Ordinance during the design development and construction phase.

2.Section 6.204 Conditions to approval of petition.

a.The City Council may approve the reclassification of property to a Conditional Use District or Parallel Conditional Use District only upon determining that the proposed use will meet all standards and requirements in these regulations that are applicable to the proposed use.

b.In approving a petition for the reclassification of property to a Conditional Use or Parallel Conditional Use District, the Planning Commission may recommend and the City Council may request that reasonable and appropriate conditions be attached to approval of the petition. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas, parking decks, driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space, and other matters that the City Council may find appropriate or the petitioner may propose. Such conditions to approval of the petition may include dedication to the City, County or State, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development. Such conditions shall not include architectural review or controls unless proposed by the petitioner. The petitioner shall have a reasonable opportunity to consider and respond to any such conditions prior to final action by the City Council.

C.Permitted uses and building area restrictions

1.This proposal is intended to accommodate a mixed-use development principally residential with retail/restaurant and office uses, which will be interconnected with open space, pedestrian and vehicular linkages.

2.The site may be devoted to any of the following uses:
a.Up to 1,000 residential units including but not limited to detached single family homes and duplexes, bungalow courts, town homes, two over two town homes, apartments, and condominiums.

b.Up to 30,000 square feet of retail/restaurant and or office square footage located in the general vicinity indicated on the Technical Data Sheet.

c.The square footage for outdoor dining is included in the required parking calculations or in the allowed square footage, however, courtyards and plazas are not.

d.Additional accessory uses and structures allowed in the MUDD-O zoning district with respect to Blocks 1 through 10.

3.The site will generally consist of ten (10) Blocks as depicted on the Technical Data Sheet. The exact configuration and location of the streets and blocks can be altered prior to final plat.

4.The project will be completed as a single phase.

D.Setback, Side-yards and Rear Yards

1.All buildings constructed on Blocks 1 through 10 shall observe a 16 foot minimum setback from back of the curb and shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD-O.

2.Rear yard setback shall be a minimum of 10 feet.

E.Design and Performance Standards

1.Architectural Controls

a.All buildings constructed on the Site shall be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design, (given the consideration of use, height and mass of each building). The petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permits for improvements to the Site. The restrictive covenants will be enforced by the Property Owners Association and will provide for the establishment of:

- A Property Owners Association.
- Use restrictions on the property no less restrictive and in keeping with the use restrictions set forth in these Development Standards
- Common area maintenance; and
- An Architectural Design Review Committee

b.The Architectural Review Committee, which shall include one member of the Planning Commission, shall have responsibility for implementing guidelines for all development taking place within the Site. In addition to the foregoing, all development will be subject to the following provisions.

i. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. Where buildings are served by an alley, dumpsters shall be located off of the alley.

ii. All building elevations for Blocks 1, 2, 3, 4, 5, 8 and the portion of block 10 adjacent to the SWIM buffer shall not exceed 42 feet. (tuck under parking will be permitted in addition to the 42 foot height on the back side of these blocks)

iii. In order to add interest and character, 30% maximum of the 42 foot tall buildings shall be permitted to extend up to 56 feet in blocks 1, 2, 3, 4, 5, 8 and 10.

iv.All building elevations for Block 6 and buildings at the corner of Iris Drive and "Street A" in block 10 shall not exceed 78 feet.

v. All building elevations for Block 7 shall not exceed 90 feet.

vi. Building elevations for Block 9 shall not exceed 140 feet using the City's code to measure buildings and in no case shall any building exceed 120 feet from the highest level of adjacent ground to the building eye. (See building height diagram, Page 8 of the zoning application book)

vii. All roof mounted mechanical equipment will be screened from view from adjoining public right of way and abutting properties as viewed from grade.

viii. All buildings greater than 42 feet shall be composed with a base, middle and top.

ix. Architectural appurtenances such as chimneys, spires, cupolas and roof-top rock trellises not more than 25% of the building's roof area are allowed to extend above the building height.

x. Where adjacent buildings are of differing heights, the taller building shall employ string courses to match adjacent buildings and a three or four story delineation to establish a pedestrian realm.

xi. Buildings above 80 feet shall deploy tapering mechanisms at the top to allow the building to meet the sky with grace.

e. Specific architectural elevations will be provided during permitting and should meet the following minimal standards.

- Exterior walls shall not have a reflective value in excess of 36%.
- Doorways should provide a sense of entry and add variety to the streetscape.
- All building entrances shall be from the building front, front yard or front courtyard.
- Where an alley is present, parking and services shall be accessed through the alley.
- First floors of buildings shall be designed to encourage and compliment pedestrian scale activity with attention to adjacent public or private open spaces and existing streetscape improvements.
- Buildings shall be designed so that ground level living areas (e.g. dining room, family room, etc.) rather than sleeping and service rooms are oriented toward the fronting street and / or to the courtyard.
- For office/retail uses on the first floor, windows and doors should be arranged so that the uses are visible from and/or accessible to the street on at least 50% of the length of the first floor street frontage.
- For residential uses on the first floor, building should provide a sense of entry and have articulated facades that are visible from any public right of way.
- Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each building or dwelling, are required.
- Porch frontages, doorway frontages, forecourt frontages and stoop frontages are preferred types and may encroach into courtyard. For retail uses a shop front frontage shall be used.
- Canopies and other building entrances are permitted at the entrances of buildings and can only extend into 1/2 of the setback or nine feet, which ever is greatest and may not be closer than 2 feet to the back of curb. Porches, stoops, steps, and extensions above the first story can extend four feet into the 16 foot setback but can not extend into the 6 foot sidewalk as noted on page 11 of the booklet.
- Where expanses of blank wall are necessary, they may not exceed 20 feet in length.
- An amenity area such as, but not limited to, public or private parks/plazas, pedestrian trails, community clubhouse/swimming pools and community recreational facilities may be provided on the Site and is not included in the non-residential square footage calculations.
- Buildings shall be located with primary facade along setback lines.
- Buildings shall be located at block corners
- Where an alley is not present, parking and services for single family, courtyard housing, town homes and duplexes shall be accessed by a driveway 10 to 12 feet wide which shall be set back from the primary front facade of the building.
- On-street parking is provided throughout the project to accommodate visitor parking and a percentage shall be counted towards unit count and retail requirements. (See Parking Diagram in the zoning application book, page 9)
- Off Street parking will meet or exceed the minimum standards established under 9.8507 of the Zoning Ordinance.
- All surface parking areas shall be screened from public streets with a 4 foot minimum hedge per Section 12.303.
- All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303

I. Parking

1.Parking Decks

a. All residential parking spaces shall be located within 500 feet from any given residential structure.

b. All parking structures will be lined with residential / retail office on the Primary Street edges of the parking deck so that the deck will be screened from pedestrian view on these streets. Parking entrances to parking structures shall be located as close as possible to the side or rear of each lot (see Technical Data sheet and parking diagram in the zoning application book, page 9 for access locations to parking decks)

c. The top level for all of the underground structures where exposed, will have open space / plazas, pedestrian connections to the street and courtyard entrances to units as generally depicted in the Schematic Site Plan.

d. A two level parking deck may be provided on Blocks 6, 7 and 10. A 3 level deck may be provided on block 9. Parking decks will be built into the existing grade. The parking decks will be accessed from the sides as depicted in the Parking Plan. (See Technical Data sheet and parking diagram in the zoning application book, page 9 for access locations to parking decks) - (The parking deck will be wrapped with uses on the Main Street / Iris Drive)

e. Parking decks will provide multiple ingress and egress points where possible. Due to topography and other building constraints this may not be achievable in every case and will be determined during the permitting phases.

2.Other Parking

a. Private Parking for single family, courtyard housing, town homes and duplexes should be accommodated in integral garages, surface parking, detached garages, parking courts and small lots as generally depicted on the Schematic Site Plan and the Parking Diagram.

b. Where an alley is present, services, including parking and all utility access and above ground equipment and trash container areas shall be located on the alley.

c. Where an alley is not present, parking and services for single family, courtyard housing, town homes and duplexes shall be accessed by a driveway 10 to 12 feet wide which shall be set back from the primary front facade of the building.

d. On-street parking is provided throughout the project to accommodate visitor parking and a percentage shall be counted towards unit count and retail requirements. (See Parking Diagram in the zoning application book, page 9)

e. Off Street parking will meet or exceed the minimum standards established under 9.8507 of the Zoning Ordinance.

f. All surface parking areas shall be screened from public streets with a 4 foot minimum hedge per Section 12.303.

g. All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303

J. Lighting

a. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. Preferred pedestrian oriented lighting shall be 12 feet to 14 feet in height.

b. All street lighting shall be composed of ornamental poles and fixtures.

c. All street lights shall be metal halide. High pressure sodium shall be allowed in parking lots behind buildings.

d. All freestanding lighting shall be capped and fully shielded to reduce night sky light pollution.

e. No wall pack type lighting shall be permitted on buildings located on the site.

f. All parking lot lighting shall be designed such that direct light emanation does not extend past any exterior project edge property line.

g. Wall mounted decorative light fixtures such as sconces are permitted.

h. The petitioner will provide street lights and pedestrian lighting along existing and proposed public streets.

K.Tree Ordinance

a. The site shall conform to the applicable provisions of the Tree Ordinance.

b. The redevelopment of this site will likely remove the majority of trees due to the grading. Where possible the petitioner will preserve existing trees. The removal of heritage trees as defined by the Tree Ordinance will be mitigated per Section 24-93 at 18 trees per acre.

c. The petitioner will generate a preservation plan for trees over 24 inches in caliper with an arborist and will follow that plan during the permitting process. The petitioner can not commit to saving any trees until the permitting phase of the project.

G.Sidewalks and Internal Streets

1.The petitioner shall install a 6 foot minimum sidewalk with a 6 foot minimum irrigated and drained landscape planting strip along for all internal streets (MUDD-O).

2.As depicted on the Schematic Site Plan, the petitioner shall install internal sidewalks on the site that will provide pedestrian connections between the various buildings along the existing and proposed streets to existing sidewalks located adjacent to the Site.

3.Internal streets shall be designed to have street trees at an average maximum separation of 40 feet on-center with a 6 foot irrigated landscape planting strip.

4.The petitioner has agreed to provide on-street parking on both sides of McClincock adjacent to Veterans Park, provided that the additional ROW required is taken from the northern side of the street adjacent to Veterans Park.

5.The petitioner will provide sidewalk along both sides of Iris Drive to Central Avenue using the typical Street Section A. The City will need to provide ROW in order to complete additional sidewalk.

H.Transportation

1.The petitioner shall construct an extension of "Street A" crossing the existing stream and connecting to the existing Lyon Court and residential neighborhood to the east as generally depicted on the Schematic Site Plan. The vehicular connection to Lyon Court must be approved by various regulatory agencies during construction permitting process. Installation of this vehicular connection shall not be a condition of this rezoning.

2.The petitioner will construct the following connections:

a. Construct the Loma Street Connection from McClincock to Commonwealth Avenue using the existing ROW with the proposed typical Street Section A.

b. Reconstruct the Hanover Street connection from McClincock to Commonwealth Avenue with the proposed typical street Section A.

c. Construct Bascom Street to the public alley ROW with the typical Street Section A and work with the land owners on Commonwealth Avenue in an attempt to reconnect Bascom Street through to Commonwealth Avenue.

I. Parking

1.Parking Decks

a. All residential parking spaces shall be located within 500 feet from any given residential structure.

b. All parking structures will be lined with residential / retail office on the Primary Street edges of the parking deck so that the deck will be screened from pedestrian view on these streets. Parking entrances to parking structures shall be located as close as possible to the side or rear of each lot (see Technical Data sheet and parking diagram in the zoning application book, page 9 for access locations to parking decks)

c. The top level for all of the underground structures where exposed, will have open space / plazas, pedestrian connections to the street and courtyard entrances to units as generally depicted in the Schematic Site Plan.

d. A two level parking deck may be provided on Blocks 6, 7 and 10. A 3 level deck may be provided on block 9. Parking decks will be built into the existing grade. The parking decks will be accessed from the sides as depicted in the Parking Plan. (See Technical Data sheet and parking diagram in the zoning application book, page 9 for access locations to parking decks) - (The parking deck will be wrapped with uses on the Main Street / Iris Drive)

e. Parking decks will provide multiple ingress and egress points where possible. Due to topography and other building constraints this may not be achievable in every case and will be determined during the permitting phases.

2.Other Parking

a. Private Parking for single family, courtyard housing, town homes and duplexes should be accommodated in integral garages, surface parking, detached garages, parking courts and small lots as generally depicted on the Schematic Site Plan and the Parking Diagram.

b. Where an alley is present, services, including parking and all utility access and above ground equipment and trash container areas shall be located on the alley.

c. Where an alley is not present, parking and services for single family, courtyard housing, town homes and duplexes shall be accessed by a driveway 10 to 12 feet wide which shall be set back from the primary front facade of the building.

d. On-street parking is provided throughout the project to accommodate visitor parking and a percentage shall be counted towards unit count and retail requirements. (See Parking Diagram in the zoning application book, page 9)

e. Off Street parking will meet or exceed the minimum standards established under 9.8507 of the Zoning Ordinance.

f. All surface parking areas shall be screened from public streets with a 4 foot minimum hedge per Section 12.303.

g. All dumpsters, loading areas and service areas will be screened in accordance with Section 12.303

J. Lighting

a. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height. Preferred pedestrian oriented lighting shall be 12 feet to 14 feet in height.

b. All street lighting shall be composed of ornamental poles and fixtures.

c. All street lights shall be metal halide. High pressure sodium shall be allowed in parking lots behind buildings.

d. All freestanding lighting shall be capped and fully shielded to reduce night sky light pollution.

e. No wall pack type lighting shall be permitted on buildings located on the site.

f. All parking lot lighting shall be designed such that direct light emanation does not extend past any exterior project edge property line.

g. Wall mounted decorative light fixtures such as sconces are permitted.

h. The petitioner will provide street lights and pedestrian lighting along existing and proposed public streets.

K.Tree Ordinance

a. The site shall conform to the applicable provisions of the Tree Ordinance.

b. The redevelopment of this site will likely remove the majority of trees due to the grading. Where possible the petitioner will preserve existing trees. The removal of heritage trees as defined by the Tree Ordinance will be mitigated per Section 24-93 at 18 trees per acre.

c. The petitioner will generate a preservation plan for trees over 24 inches in caliper with an arborist and will follow that plan during the permitting process. The petitioner can not commit to saving any trees until the permitting phase of the project.

L Buffers

a. Buffers and project edges will be created in accordance with the Zoning Ordinance. Required buffers and project edges on the Site maybe eliminated or reduced if the adjoining parcels are rezoned or developed such that buffers or project edges are no longer required.

M.Wetland Protection

a. The Petitioner shall retain the services of a qualified environmental consultant to delineate all jurisdictional waters on the Site.

b. All development shall fully adhere to all rules and regulations for wetlands protection set forth by USCOE and NCDENR.

N.Solid Waste

a. Multi-family complexes must meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

b. All utility easements will be established and delineated at the time of the final plat. Where possible, utility easements, meter and transformer pads will be located behind buildings along alleys. The open space and tree save areas will be delineated at the time of the final plat and will be the minimum requirements stated in the Zoning Ordinance.

O.Fire Protection

a. Adequate fire protection in the form of fire hydrants and other fire protection devices and measures as required by code will be provided to the Charlotte Fire Marshall's specifications.

P.Amendments to Rezoning

a. Future amendments to this Technical Data Sheet and schematic site plan, bound project book and similar documents, may be applied for by the Petitioner in accordance with the provisions set for by the Ordinance.

Q.Binding effects of the rezoning documents and definitions

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet and schematic site plan, zoning application book and similar documents will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

b. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or of the owner of the Site from time to time who may be involved in any future development thereof.

R.Sedimentation and erosion control

a. Temporary or staged seeding shall be performed on graded areas immediately following the completion of land disturbing activities to minimize the potential for off-site sedimentation.

b. Two rows of wire-reinforced silt fences shall be used in critical areas of the site such as at all intermittent and perennial streams, wetlands, at the base of slopes, and other locations where the potential for off-site sedimentation is greatest.

c. Two-stage sediment basins with outlet weirs sized for a 50-year, 24-hour storm event shall be employed to lessen the risk of basin failure.

S.Storm Water Services

b. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, and site development, etc.) will apply to the development site. Conditions set forth in this petition and supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

c. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

d. When applicable, the S.W.I.M. Stream Buffer requirements shall be applied as described in the City of Charlotte Zoning Ordinance, Chapter 12. All streams draining greater than or equal to 100 acres and less than 300 acres shall have a 35-foot buffer with two (2) zones, including stream side and upland. Streams draining greater than or equal to 300 acres and less than 640 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland. Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland. All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones are described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer widths).

e. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc.) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development of Blocks 1-10 according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available).

f. Impacts to the S.W.I.M. Buffers within the project will be allowed in accordance with the buffer ordinance. Impacts to any S.W.I.M. Buffer shall require approval from the Mecklenburg County Department of Environmental Protection (MCDEP).

g. The petitioner will work with LUESA to develop a recycling plan for the demolition of the existing structures during the permitting phase of the project.

h. The Petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours.*

Adjacent Properties

PARCEL #	PROPERTY ADDRESS	USE	OWNER	OWNER ADDRESS
129-021-01	1300 Westover Street, Char., NC 28205	US Army		Same
129-021-02	2136 Central Avenue, Char., NC 28205	County Park	Mecklenbur County Park & Rec.	5841 Brookshire Blvd., Charlotte, NC 28216
129-031-01	2300 McClincock Road, Char., NC 28205	Church		Same
129-031-02	2301 Commonwealth Ave, Char.,NC 2820	SF Residential	Eagle Holdings & Development Inc.	8206-1200 Providence Rd.# 332, Char.,NC 28277
129-031-03	2305 Commonwealth Ave, Char.,NC 2820	SF Residential	William B. Josephs	Same
129-031-04	2309 Commonwealth Ave, Char.,NC 2820	SF Residential	Penny D. Isenhour	Same
129-031-05	2313 Commonwealth Ave, Char.,NC 2820	SF Residential	James J. Schad	Same
129-031-06	2317 Commonwealth Ave, Char.,NC 2820	SF Residential	Autumn & Garth Sweet	Same
129-031-07	2321 Commonwealth Ave, Char.,NC 2820	SF Residential	Robert P. Rodriguez Jr.	14702 Elmcrest Ct. Huntersville,NC 28078
129-031-08	2325 Commonwealth Ave, Char.,NC 2820	SF Residential	Kelly M. Murphy	Same
129-031-09	2329 Commonwealth Ave, Char.,NC 2820	SF Residential	Panchal Isau	1708 Allen St., Charlotte, NC 28205
129-031-10	2333 Commonwealth Ave, Char.,NC 2820	SF Residential	Celinda Mincey	Same
129-031-11	2337 Commonwealth Ave, Char.,NC 2820	SF Residential	John W. Fortner	2441 Commonwealth Ave, Charlotte, NC 28205
129-031-12	2341 Commonwealth Ave, Char.,NC 2820	SF Residential	Richard D. Degraffenreid	Same
129-031-13	2401 Commonwealth Ave, Char.,NC 2820	SF Residential	Cassandra M. Allison	Same
129-031-14	2405 Commonwealth Ave, Char.,NC 2820	SF Residential	Thomas A. Brill	Same
129-031-15	2409 Commonwealth Ave, Char.,NC 2820	SF Residential	Evelyn Davis	P.O. Box 9157, Charlotte,NC 28299
129-031-16	2417 Commonwealth Ave, Char.,NC 2820	SF Residential	David Watson	12501 Jim Sossoman Rd., Midland,NC 28107
129-031-17	2421 Commonwealth Ave, Char.,NC 2820	SF Residential	Michael Moulton	2127 The Plaza, Charlotte,NC 28227
129-031-18	2425 Commonwealth Ave, Char.,NC 2820	SF Residential	Michael A. Davis	Same
129-031-19	2429 Commonwealth Ave, Char.,NC 2820	SF Residential	Maggie J. Salem & Eddie Salem	5411 Addison Dr. Charlotte,NC 28211
129-031-20	2433 Commonwealth Ave, Char.,NC 2820	SF Residential	Harold T. Cropper & Thomas C. Pop	Same
129-031-21	2437 Commonwealth Ave, Char.,NC 2820	SF Residential	James B. Ivey	924 Lombardy Cir. Charlotte,NC 28203
129-031-22	2441 Commonwealth Ave, Char.,NC 2820	SF Residential	Richard D. Degraffenreid	Same
129-036-02	2501 Commonwealth Ave, Char.,NC 2820	SF Residential	Charles R. Dyson	Same
129-036-03	2505 Commonwealth Ave, Char.,NC 2820	SF Residential	Beatrice M. Breitenbach Lennon	2409 E. 5th St. Charlotte, NC 28204
129-036-04	2509 Commonwealth Ave, Char.,NC 2820	SF Residential	Chester A. Sharpe	Same
129-036-05	2513 Commonwealth Ave, Char.,NC 2820	SF Residential	David Wilson	Same
129-036-06	2517 Commonwealth Ave, Char.,NC 2820	SF Residential	Cheryl Heldon	Same
129-036-07	2521 Commonwealth Ave, Char.,NC 2820	SF Residential	James C. Gabriel	Same
129-036-08	2525 Commonwealth Ave, Char.,NC 2820	SF Residential	Edythe H. Mullis	348 Courtney Ln. Matthews,NC 28105
129-036-12	2529 Commonwealth Ave, Char.,NC 2820	SF Residential	Jacqueline B. Reid	Same
129-036-09	2531 Commonwealth Ave, Char.,NC 2820	SF Residential	J.D. Ward	Same
129-036-10	2537 Commonwealth Ave, Char.,NC 2820	SF Residential	John T. Vogler	7016 Sound Dr. Emerald Isle, NC 28594
129-036-11	2541 Commonwealth Ave, Char.,NC 2820	SF Residential	Daniel A. Allegroci	Same
129-035-01	2601 Commonwealth Ave, Char.,NC 2820	SF Residential	Benjamin R. Cauthen	Same
129-035-02	2605 Commonwealth Ave, Char.,NC 2820	SF Residential	Daniel Kempf & Beatrice Breitenbach	2413 E. 5th St. Charlotte,NC 28204
129-035-03	2609 Commonwealth Ave, Char.,NC 2820	SF Residential	Daniel Kempf & Beatrice Breitenbach	2413 E. 5th St. Charlotte,NC 28204
129-035-04	2615 Commonwealth Ave, Char.,NC 2820	SF Residential	John T. Wall	8000 Grimsby Cir. Harrisburg,NC 28075
129-035-05	2617 Commonwealth Ave, Char.,NC 2820	SF Residential	Michael P. Whitner	Same
129-035-06	2621 Commonwealth Ave, Char.,NC 2820	SF Residential	Tracy L. Gregg	Same
129-035-07	2625 Commonwealth Ave, Char.,NC 2820	SF Residential	David L. Wood	Same
129-035-08	2629 Commonwealth Ave, Char.,NC 2820	SF Residential	Betty Z. Mims	2008 Commonwealth Ave, Charlotte,NC 28205
129-035-09	2633 Commonwealth Ave, Char.,NC 2820	SF Residential	Debra C. Robarschek	Same
129-041-11	2637 Commonwealth Ave, Char.,NC 2820	SF Residential	All Behnmanyar	8121 Bush Mill Ln. Charlotte, NC 28270
129-041-55	2711 Morningside Dr., Char.,NC 28205	SF Residential	Michael K. Howze Morcom,LLC	P.O. Box 16324, Charlotte,NC 28297
129-041-56	2713 Morningside Dr., Char.,NC 28205	SF Residential	Michael K. Howze Morcom,LLC	P.O. Box 16324, Charlotte,NC 28297
129-041-03	1216 Morningside Dr., Char.,NC 28205	SF Residential	Mary W. Donaldson	15824 Pineknoll Ln., Huntersville,NC 28078
129-041-57	Morningside Dr.	SF Residential	Michael K. Howze Morcom,LLC	P.O. Box 16324, Charlotte,NC 28297
129-041-05	1230 Morningside Dr., Char.,NC 28205	SF Residential	Stephen T. Johnson	Same
129-041-06	Morningside Dr.	SF Residential	Jane R. Archer	5800 Old Providence Rd. Charlotte, NC 28226
129-041-07	1244 Morningside Dr. Char.,NC 28205	SF Residential	Richard C. Craig	P.O. Box 78470, Charlotte, NC 28271
129-041-08	1248 Morningside Dr. Char.,NC 28205	SF Residential	Christine Rogers	Same
129-041-09	1250 Morningside Dr., Char.,NC 28205	SF Residential	James T. Stainback	Same
129-041-10	1256 Morningside Dr., Char.,NC 28205	SF Residential	June M. Seay	Same
129-041-11	1258 Morningside Dr., Char.,NC 28205	SF Residential	Jesse A. Blocher	Same
129-022-16	1301 Morningside Dr., Char.,NC 28205	SF Residential	Harold Ashley Jr.	Same
129-022-17	1305 Morningside Dr., Char.,NC 28205	SF Residential	Robert E. McGhee	Same
129-022-18	1309 Morningside Dr., Char.,NC 28205	SF Residential	Christina Y. Harlan	Same
129-022-19	1313 Morningside Dr., Char.,NC 28205	SF Residential	Andrew J. Osherow	Same
129-022-20	1317 Morningside Dr., Char.,NC 28205	SF Residential	Walter H. Padgett	Same
129-022-25	1315 Lyon Ct. Char.,NC 28205	SF Residential	Donald K. Thompson	Same
129-022-26	1319 Lyon Ct. Char.,NC 28205	SF Residential	Lana F. Laws	Same
129-022-27	1415 Lyon Ct. Char.,NC 28205	SF Residential	Agnes Thompson	Same
129-022-28	1421 Lyon Ct. Char.,NC 28205	SF Residential	Karen N. Griffin	Same
129-022-29	1425 Lyon Ct. Char.,NC 28205	SF Residential	Eliza Greer & James M. Morgan	Same
129-022-30	1429 Lyon Ct. Char.,NC 28205	SF Residential	Alinda R. Singletary	Same
129-022-31	1501 Lyon Ct. Char.,NC 28205	SF Residential	Phillip H. Bonardi	16031 North Point Rd. Huntersville,NC 28078
129-022-32	1505 Lyon Ct. Char.,NC 28205	SF Residential	Minh Phan & David Le	Same
129-022-33	1509 Lyon Ct. Char.,NC 28205	Auto Dealer	Minh Phan & David Le	Same
129-022-36	2408 Central Ave., Char.,NC 28205	Auto Dealer	Central Avenue Properties	Same
129-022-01	2400 Central Ave., Char.,NC 28205	Auto Dealer	Usseam Jamil	Same
Tori Gallas and Partners, Inc. 1300 Spring Street, 4th Floor Silver Spring, MD 20810 301.588.4800 www.torigallaschkh.com Developer Thomas C. Graham Graham Development, Inc 3908 Chaucer Wood Atlanta, GA 30319 770 . 451 . 5953 Contact Rob A. Pressley Coldwell Banker Commercial MECA 1800 Camden Road, Suite 108 Charlotte, NC 28203 704 . 971 . 6525 Civil Engineer Brian D. Smith, P.E. Urban Design Partners 1318-e6 central avenue Charlotte, NC 28205 704 . 334 . 3303 Traffic Consultant Amy Messany, P.E. Kinley - Horn and Associates, Inc. 4651 Charlotte Park Drive, Suite 300 Charlotte, NC 28217 704 . 333 . 5131				
<h2>Key Plan</h2>				
<h2>Revisions</h2>				
No.				Date