



VICINITY MAP NOT TO SCALE



PROJECT INFORMATION
TOTAL SITE AREA - 1.43 ACRES
EXISTING ZONING - R-15(CD)
PROPOSED ZONING - R-3 (CD)
LOTS PROPOSED - 2 (0.76 UNITS/ACRE)
TAX PARCEL #225-40-229
DB: 6163-885
MB: 23-344 & 347
MIN. LOT WIDTH 140'
MIN. LOT SIZE Lot 1 28,500 SF
MIN. LOT SIZE Lot 2 32,500 sf
MIN. FRONT SETBACK 35'
MIN. SIDEYARD 10'
MIN. REARYARD 50'
MIN. GOLF BOUNDARY REARYARD 50'

DEVELOPMENT STANDARDS
February 22, 2007

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-3 zoning district shall be followed in connection with development taking place on the Site.

PERMITTED USES

As more particularly depicted on the Rezoning Plan, the Site may be devoted to a maximum of two single family lots and two single family detached dwelling units and to any incidental or accessory uses in connection therewith which are permitted in the R-3 zoning district.

SETBACKS, REAR YARDS AND SIDE YARDS

- As more particularly depicted on the Rezoning Plan, the minimum front setback for each lot from Piper Glen Drive shall be 35 feet.
- As more particularly depicted on the Rezoning Plan, the minimum rear yard for each lot shall be 50 feet.
- Each lot shall comply with the side yard requirements of the Ordinance.

MINIMUM LOT WIDTH AND SIZE

The lot designated as Lot 1 on the Rezoning Plan shall have a minimum width of 140 feet along Piper Glen Drive, and it shall have a minimum lot area of 28,500 square feet. The lot designated as Lot 2 on the Rezoning Plan shall have a minimum width of 140 feet along Piper Glen Drive, and it shall have a minimum lot area of 32,500 square feet.

AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. 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 Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

NOW OR FORMERLY
PLAYERS CLUB TOURNAMENT
AT PIPER GLEN INC
MB:23-344 & 347
DB:6163-885
PARCEL #225-40-229

AREA TO BE
DEEDED TO LOT 106
0.006 ACRES
(883 SQ.FT.)
(NOT PART OF REZONING)

LOT 106
PIPER GLEN PHASE 1
NOW OR FORMERLY
FELMONT F. & MICHELE M. EAVES
MB:22-763
DB:18081-256
PARCEL #225-41-115

LOT 1
0.878 ACRES
(39,296 SQ.FT.)

LOT 2
0.759 ACRES
(33,045 SQ.FT.)

AREA TO BE
DEEDED TO LOT 105
0.084 ACRES
(3,651 SQ.FT.)
(NOT PART OF REZONING)

LOT 105
PIPER GLEN PHASE 1
NOW OR FORMERLY
CANDICE D. CAMPBELL
MB:22-766
DB:20006-408
PARCEL #225-40-201

LOT 104
PIPER GLEN PHASE 1
NOW OR FORMERLY
PATRICK V. & CINDY M. VAUGHN
MB:23-357
DB:13648-977
PARCEL #225-40-202

LOT 103
PIPER GLEN PHASE 1
NOW OR FORMERLY
FREDERICK S. & DESORAH A. KUNTZMAN
MB:23-357
DB:18828-795
PARCEL #225-40-203

LOT 102
PIPER GLEN PHASE 1
NOW OR FORMERLY
CORNELL A. & MARY E. WILSON
MB:23-357
DB:17506-780
PARCEL #225-40-204

LOT 101
PIPER GLEN PHASE 1
NOW OR FORMERLY
JOHN D. & DIANA S. SMITH
MB:23-30
DB:16887-459
PARCEL #225-40-205

LOT 159
PIPER GLEN PHASE 1
NOW OR FORMERLY
JANNE E. SMITH
MB:22-763
DB:9711-102
PARCEL #225-41-225

LOT 160
PIPER GLEN PHASE 1
NOW OR FORMERLY
WILLIAM L. & MARY L. WALTHALL
MB:22-763
DB:11729-465
PARCEL #225-41-226

LOT 156
PIPER GLEN PHASE 1
NOW OR FORMERLY
L. CALVIN & JANE E. HENDERSON
MB:22-763
DB:8898-937
PARCEL #225-41-224

LOT 157
PIPER GLEN PHASE 1
NOW OR FORMERLY
LAMARR A. & JADA C. PHILLIPS
MB:22-766
DB:18476-768
PARCEL #225-41-223

LOT 158
PIPER GLEN PHASE 1
NOW OR FORMERLY
DINO R. & SUSAN H. PACIFICI
MB:23-357
DB:18312-168
PARCEL #225-41-222

PIPER GLEN DRIVE
75' PUBLIC R/W
MB:22-763

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0606(fax)

NO.	DATE	DESCRIPTION	BY

PIPER GLEN PHASE 1
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: BENHAM BUILDERS
DATED: 2/22/07
SCALE: 1" = 60'

FOR PUBLIC HEARING
REZONING PETITION
2007- 067