



SITE DATA

TRACT A

SITE AREA: +/-13.3 ACRES
PROPOSED ZONING: O-1 CD
PROPOSED USE: USES ALLOWED IN O-1 DISTRICT
PROPOSED BLDG. AREA: 200,000 SF
F.A.R.: .35
PROPOSED PARKING: 666 SPACES (1/304sf)
BUILDING HEIGHT: 40' SEE NOTE BELOW

TRACT B

SITE AREA: +/-23.26 ACRES
PROPOSED ZONING: O-1 CD
PROPOSED USE: MULTI-FAMILY
PROPOSED UNITS: 280
DENSITY: 12.04 DUA
PROPOSED PARKING: 420 MIN. (1.5 PER UNIT)
BUILDING HEIGHT: 60' MAX. SEE NOTE BELOW

Existing zoning of tract: I-1CD
Existing zoning sq. ft. allowed: 300,00 sf office, 224,00 sf other space

CONDITIONAL DEVELOPMENT NOTES

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, both 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.
- Buffer areas will be developed in accordance with Sect. 12.02. The buffer on the east side of the site will remain undisturbed for the outside 25' of the buffer area. The 25' on the interior of the buffer may be graded but will be restored and replanted in accordance with the provisions of the ordinance.
- The setback along Yorkmont Rd. will be established at 50'.
- Curb & Gutter and 5' sidewalk with 8' planting strip will be installed along Yorkmont Road and Parkway Plaza Boulevard for Parcel A. Curb & gutter and 5' sidewalk with 8' planting strip will be installed along Yorkmont Road and Parkway Plaza Boulevard for Parcel B.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg stormwater Services. No storm water detention will occur within any required buffer or setback area.
- Any detached lighting on site will be limited to 20 feet in height.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
- Screening will conform to the applicable standards of Section 12.303 of the Zoning ordinance.
- The site may be developed for any use allowed in the O-1 district in accordance with the standards of that district and the restrictions of this site plan.
- No wall packs will be installed on buildings adjacent to any single family zoned land.
- All trash pads or compactors on the site will be screened with solid enclosure with gates.
- The petitioner will preserve trees 8" in caliper or larger with the setback on Yorkmont Rd. and Parkway Plaza Boulevard except in those areas where access drives are to be constructed.
- Stormwater will be managed through a master drainage plan for the entire site and may occur in various locations on the site.
- Pedestrian connections between the multi-family component and the office component of the site will be provided at three locations at a minimum as the site develops.
- Driveway connections are subject to review and approval by L&DOT and Mecklenburg County.
- Maximum building height is 40'. The side and rear yards will increase 1 foot for each 1 foot the building is above 40' in height.

18 September 98: Revisions per staff comments shown in Italics.
29 October 98: Revisions per staff comments shown underlined

YORKMONT PLAZA

MECKLENBURG COUNTY, NORTH CAROLINA

FOR
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REZONING PLAN REZONING PETITION NO. 98-50(c)

FOR PUBLIC HEARING



Scale: 1"= 100'
Date: 25 JUNE 1998

Revisions:

- 18 SEPT. 98 PER STAFF REVIEW
- 29 OCTOBER 98 PER STAFF REVIEW