

2200 Mountain Park Drive
Charlotte, NC 28214

Mountain Island Lake - Site For Sale -

SITE

4.15 ± Acres Available

Approved Single Family Site Plan

Sales Price: \$950,000

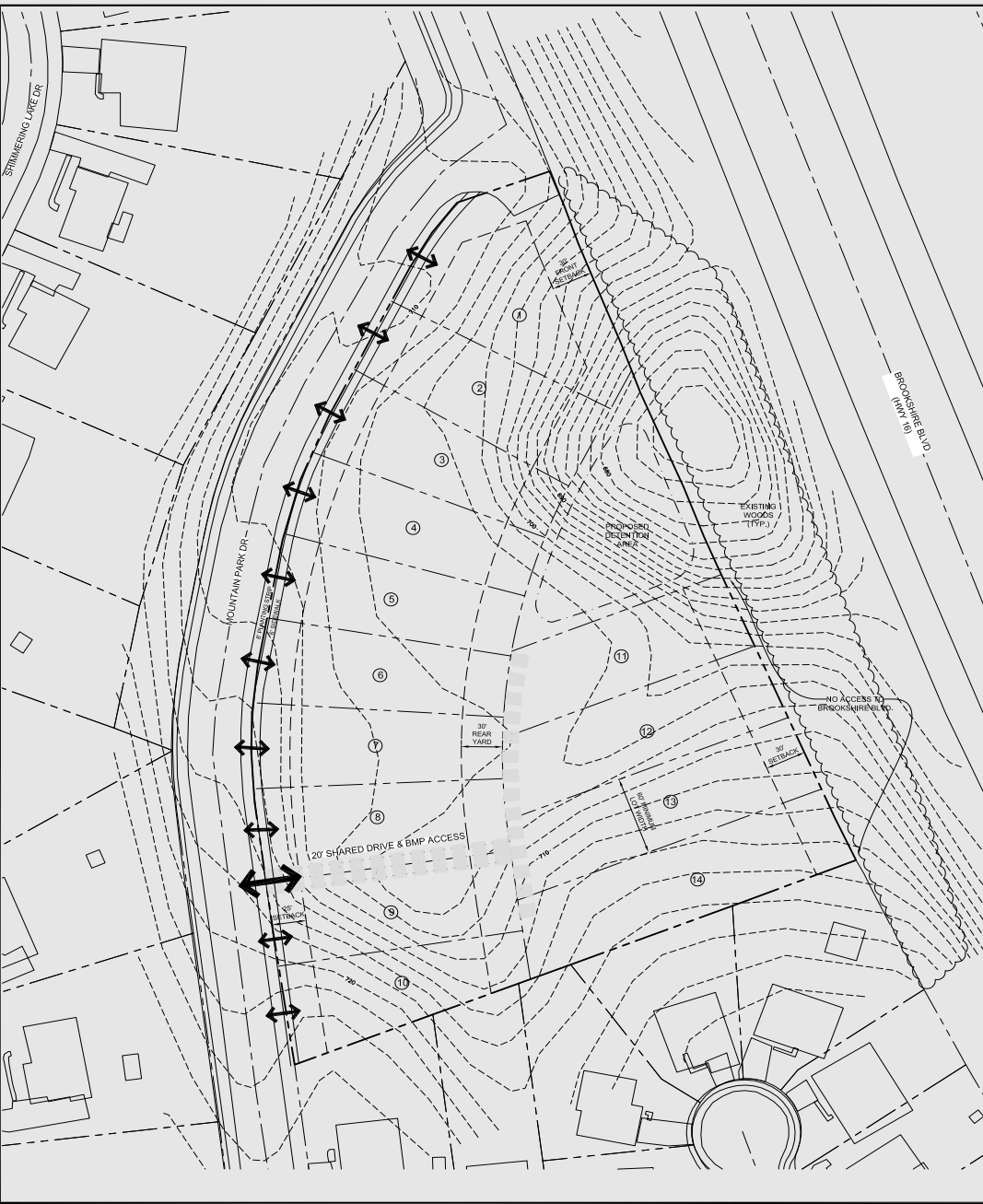


Harris Teeter
OUTBACK STEAKHOUSE
The UPS Store 
Johnny Brusco's
Chick-fil-z!
Chick-n-Salad
McDonald's
Freddy's Frozen Yogart
Small Shops

Bojangles'
Walgreens
Small Shops
Wendy's
PIZZA HUT



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ADMINISTRATIVE SITE PLAN AMENDMENT REZONING PETITION NO. 87-1(c)

DEVELOPMENT STANDARDS

These Development Standards apply to that certain vacant 4.2 acre portion of a larger tract which was rezoned by the Mecklenburg County Board of Commissioners in 1987 (See Rezoning Petition No. 87-1 (c)) and which is located west of Mountain Drive and the western margin of the right-of-way for Brookshire Boulevard NC Highway 16 and north of 5 existing residential lots (the "Site").

Development of the Site will be governed by these Development Standards and the provisions of the Mecklenburg County Zoning Ordinance that were applicable to the R-PUD District as of March 9, 1987 the date on which Rezoning Petition No. 87-1 (c) was approved (the "Ordinance"). Unless these Development Standards establish more stringent standards, the commercial regulations established under the Ordinance for the R-PUD Zoning District shall govern all development taking place on the Site.

1. GENERAL PROVISIONS
2. PERMITTED USES
 - A. Except as otherwise prohibited below under Section 4, the Site may be devoted to single-family detached and accessory uses.
3. PROHIBITED USES

The following activities are prohibited on the Site:

 - A. The storage or sale of petroleum or chemical products for commercial purposes and the storage of petroleum or chemical products over 50 gallons for personal use and stored in an approved container;
 - B. The building or operation of private wastewater treatment plant discharging to Mountain Island Lake;
 - C. The building or operation of a sanitary or demolition landfill;
 - D. The storage of any hazardous substance as that term is defined in the Federal Comprehensive Environmental Response Compensation and Liability Act ("ERCLA"), 45 U.S.C. Section 9601(14) and 42 U.S.C. Section 9602;
 - E. The landfarming of petroleum contaminated soils;
 - F. The maintenance of a "junkyard" as that term is defined in the North Carolina General Statutes §136-142(b); and
 - G. The building or operation of commercial agricultural operations within 1,000 feet of Mountain Island Lake's full pond level.
4. LOT STANDARDS

Lot standards shall be in accordance with the standards described in the original Rezoning Petition 87-1(c):

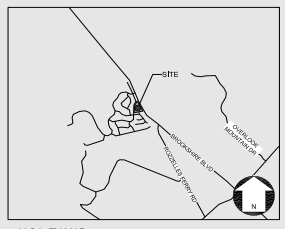
 - Minimum Lot Area: 9,000sf
 - Minimum Lot Width: 60'
 - Minimum Setback: 25'
 - Average Setback: 30'
 - Minimum Rear Yard: 30'
 - Minimum Side Yard: 6' & 8'

Note:
Lots having frontage onto Brookshire Blvd shall be prohibited from vehicular access to Brookshire Blvd and shall utilize a shared private driveway to Mountain Park Drive.

⚠️ No access structures are allowed between the building line of the houses on lots #11 and Brookshire Blvd. This note will be added to the preliminary subdivision plan and the recorded final plat.

5. STORM WATER TREATMENT
Storm water management shall be in accordance with the standards described in the original Rezoning Petition 87-1(c):
Detention basins shall be provided with a length to width ratio of approximately 2 to 1 at each of the dominant swales in the site to equalize the ten year design storm over a 24 hour period. The inlet area shall be armored against scour and the outlet weirs shall be protected so that floating debris cannot exit over the weir. Provisions for dewatering shall be made so that dredging and other maintenance can be done efficiently and provided for within the Homeowners Association covenants and restrictions.

6. STREETScape TREATMENT
The streetscape treatment along the eastern margin of Mountain Park Drive shall include large maturing trees planted 50 feet on center and a sidewalk having a width of at least 6 feet and a planting strip between the sidewalk and Mountain Park Drive having a width of at least 8 feet.



VICINITY MAP

LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR LINES
- - - PROPOSED CONTOUR LINES
- - - EXISTING LOT LINE
- - - RIGHT-OF-WAY LINE
- - - SETBACK LINE
- - - EXISTING PAVEMENT
- - - PROPOSED CURBING
- - - EXISTING CURSING
- - - ROAD CENTERLINE
- - - PROPOSED ASPHALT
- - - PROPOSED CONCRETE
- - - PROPOSED TREE SWAY AREA
- - - PROPOSED OPEN SPACE
- - - PROPOSED WATER QUALITY

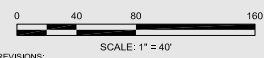
DEVELOPMENT DATA:

SITE AREA:	44.2 ACRES
TAX PARCELS:	031-23-489
EXISTING ZONING:	R-PUD
PROPOSED ZONING:	R-PUD ADMIN AMENDMENT
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LIFT COUNT:	14 UNITS
MAX. TOTAL UNIT COUNT ALLOWED:	14 UNITS
DENSITY PROPOSED:	3.37 DIA
MIN. FRONT SETBACK:	25'
MIN. SIDE YARD REQUIRED:	6' AND 8'
MIN. REAR YARD REQUIRED:	30'
MAX. BUILDING HEIGHT ALLOWED:	2 STOREYS
PCDD:	N/A
ROAD WIDTH:	HOLDOUT CONTAINERS

SINGLE FAMILY DEVELOPMENT DATA:

DEVELOPMENT DATA SUMMARY:			
EXISTING ZONING PLAN:			
RESIDENTIAL:	CITY:	ACRES:	DENSITY:
SINGLE FAMILY:	110	40.0	2.75
CLUSTER HOMES:	165	44.7	4.14
MULTIFAMILY:	200	17.75	16.8
TOTAL RESIDENTIAL:	595	102.45	
EXISTING SINGLE FAMILY:			
DEVELOPMENT:	207		
PROPOSED SINGLE FAMILY:			
DEVELOPMENT:	14	2.0	3.37
TOTAL RESIDENTIAL:	221		

This Plan Is A Preliminary Design, NOT Released For Construction.



Attached to Administrative Approval
Solomon A. Fortune
Solomon A. Fortune

REV.	DATE	BY	DESCRIPTION
1.	5.6.22	LHC	REVISIONS PER STAFF REVIEW COMMENTS
2.	6.22.22	LHC	REVISIONS PER STAFF REVIEW COMMENTS

