

**PROVIDENCE LANDING II
R-15 PUD
(INNOVATIVE)
SITE PLAN AMENDMENT**

SITE DATA:

TOTAL PHASE 4 (REMAINING) ACREAGE: 16.456 Ac.

TOTAL MAXIMUM UNITS (LOTS): 62

• EXISTING LOTS (PHASES 1, 2, 3): 38

• PROPOSED LOTS (PHASE 4): 24

YARD REQUIREMENTS:

• REAR YARD: 10'

• EXTERIOR PROPERTY LINE TO DWELLING UNIT: 55'

• UNIT SETBACK FROM PRIVATE STREET: 10'

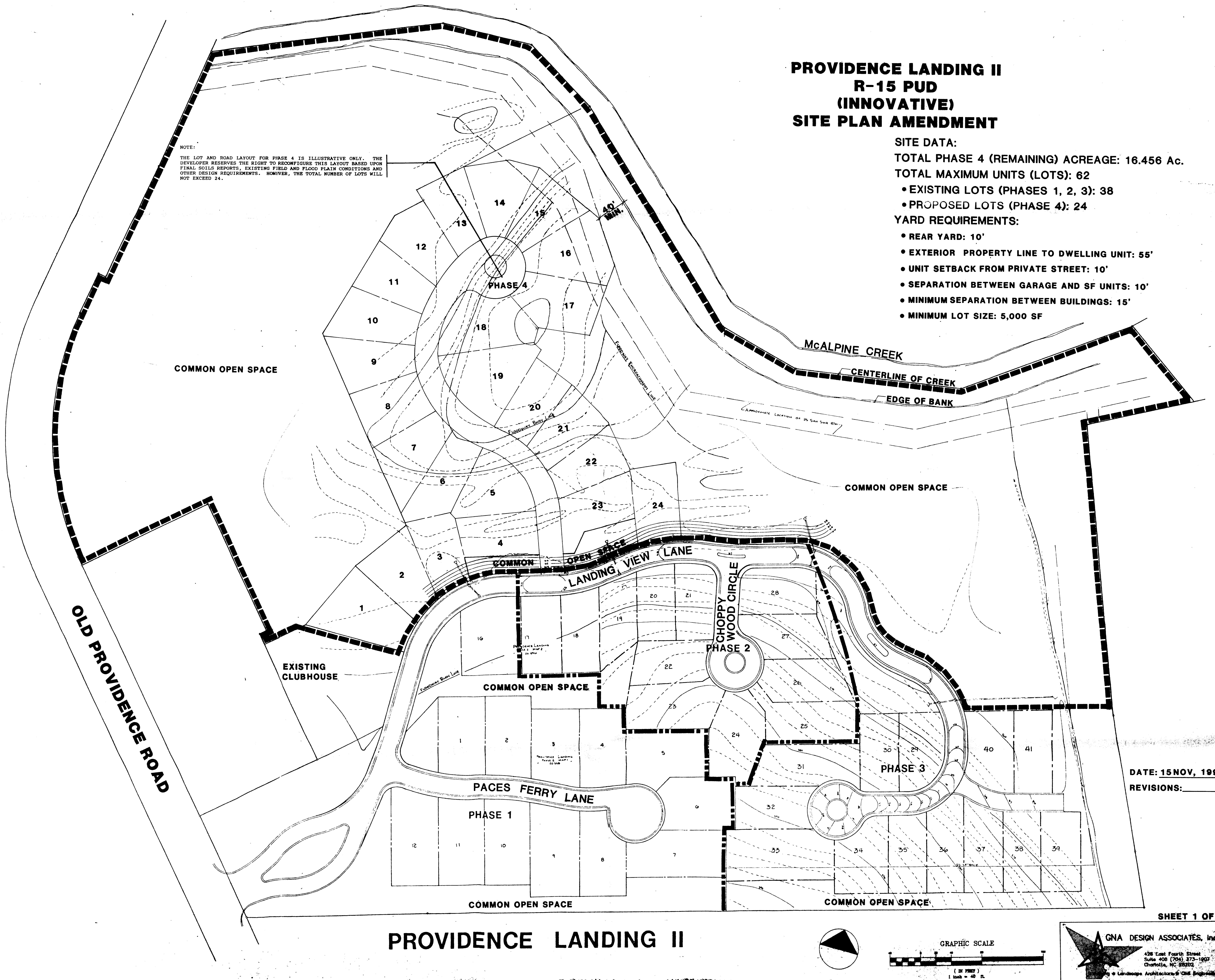
• SEPARATION BETWEEN GARAGE AND SF UNITS: 10'

• MINIMUM SEPARATION BETWEEN BUILDINGS: 15'

• MINIMUM LOT SIZE: 5,000 SF

NOTE:

THE LOT AND ROAD LAYOUT FOR PHASE 4 IS ILLUSTRATIVE ONLY. THE DEVELOPER RESERVES THE RIGHT TO RECONFIGURE THIS LAYOUT BASED UPON FINAL SOILS REPORTS, EXISTING FIELD AND FLOOD PLAIN CONDITIONS AND OTHER DESIGN REQUIREMENTS. HOWEVER, THE TOTAL NUMBER OF LOTS WILL NOT EXCEED 24.

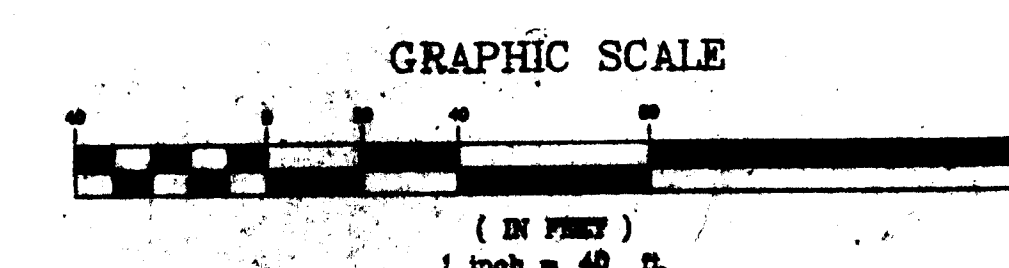
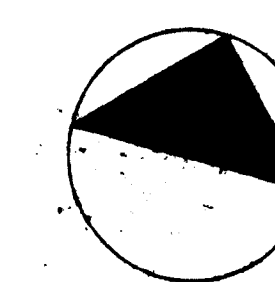


DATE: 15 NOV, 1993

REVISIONS:

SHEET 1 OF 1

PROVIDENCE LANDING II



**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION**

DATE: November 17, 1993

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Crumley*
Planning Director

SUBJECT: Zoning Committee Approval of a Innovative Site Plan Amendment for Providence Landing II, Part of Petition No. 84-53, Tax Parcel No. 211-011-12.

Attached is a innovative site plan amendment for Providence Landing II. The Zoning Committee of the Planning Commission approved this amendment at its November 15, 1993 meeting. The amended plans allows the conversion of 24 townhouse units to 24 detached single-family units on individual lots. The total allowable units will remain at 62 dwelling units. Please use this plan when evaluating requests for building permits and certificates of occupancy.

ZONING: R-15 PUD (INNOVATIVE) -- PETITION 84-53

SITE DATA:
TOTAL PHASE 4 (REMAINING) ACERAGE: 16.45 AC.
TOTAL MAXIMUM UNITS (LOTS): 62
EXISTING LOTS (PHASES 1, 2, 3): 38
PROPOSED LOTS (PHASE 4): 24
YARD REQUIREMENTS
REAR YARD: 10'
EXTERIOR PROPERTY LINE TO DWELLING UNIT: 55'
UNIT SETBACK FROM PRIVATE STREET: 10'
SEPERATION BETWEEN GARAGE AND SF UNITS: 10'
MINIMUM SEPERATION BETWEEN BUILDINGS: 15'
MINIMUM LOT SIZE: 5,000 SF

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 3/27/95
BY: MARTIN R. CRAWTON, JR.
#84-53

Civiltek Associates
Engineering Planning Surveying
6608-C E. Harris Blvd.
Charlotte, NC 28215
(704) 531-1943

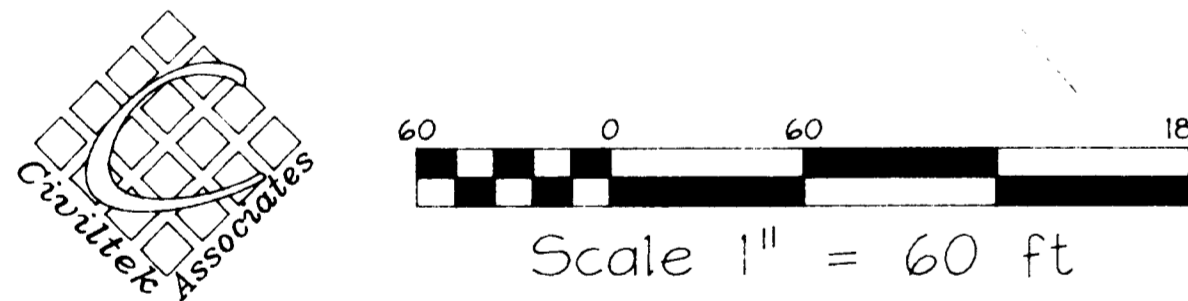
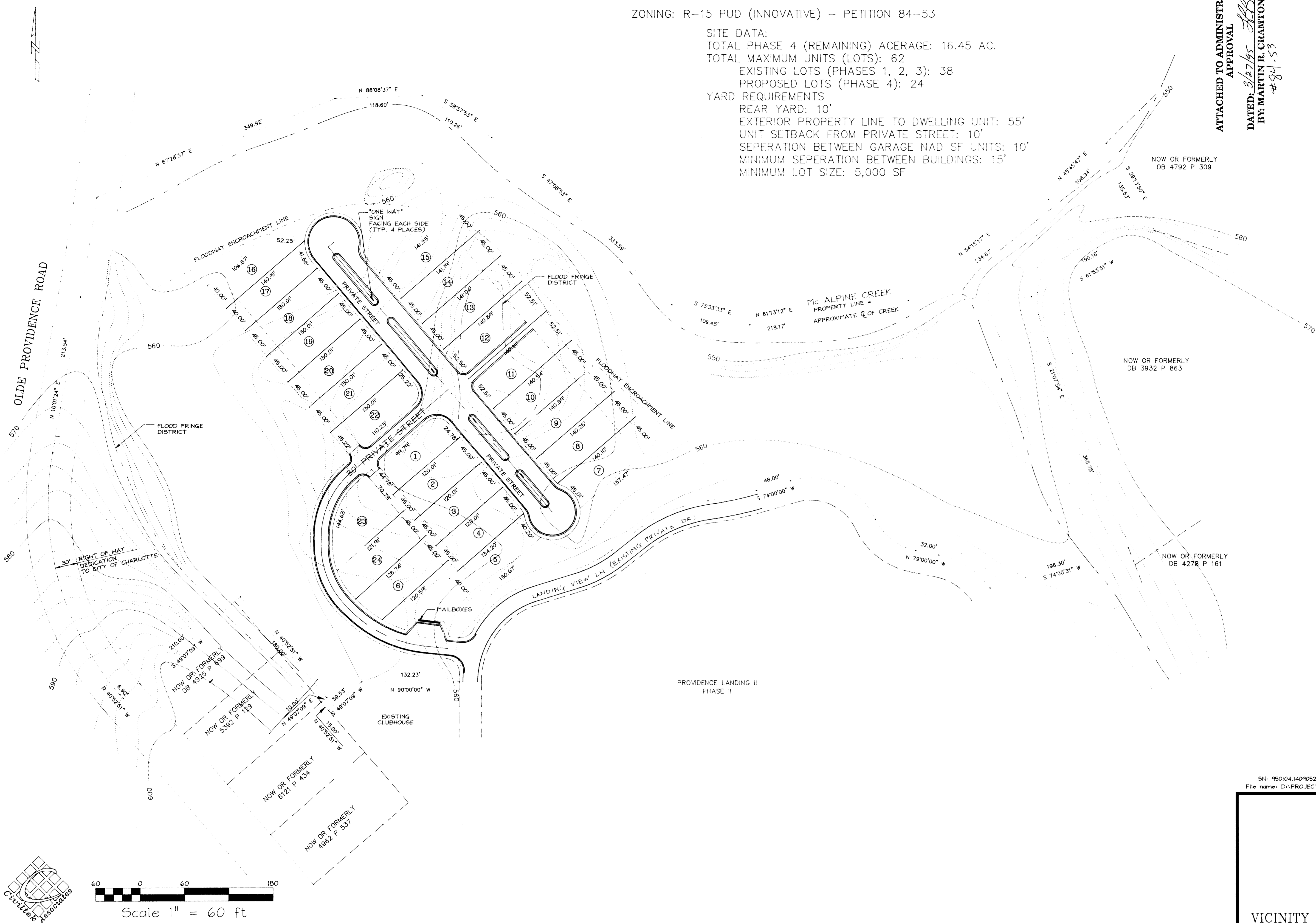
Site Plan Amendment
Providence Landing II, Phase 4
City of Charlotte
Mecklenburg Co., North Carolina

REVISIONS

Drawn by:
d.g.
Approved by:
f.g.
Date:
12/21/94
Dwg. name
provlnd

Scale:
1"=60'

Sheet No.



SN: 950/04.140/0526
File name: D:\PROJECTS\PROVLAND
VICINITY MAP NTS

PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: March 29, 1995

TO: Robert Brandon
Zoning Administrator

FROM: Linda B. Beverly, AICP
Subdivision Administrator

SUBJECT: Zoning Committee Approval of an Innovative Site Plan Amendment for Providence Landing II, Petition No. 84-53, Tax Parcel No. 211-011-12.

MEMORANDUM

Jim Lawrence
Matchpoint Development Corp.
P. O. 470002
Charlotte, N. C. 28247
(O) 543-8398

John R. Rea
Rea Brothers, Inc.
P. O. Box 158
Pineville, N. C. 28134

Linda Beverly
Charlotte-Mecklenburg Planning Commission

Subject: Providence Landing II
Lot Configuration

Our reasons for this conceptual design are as follows:

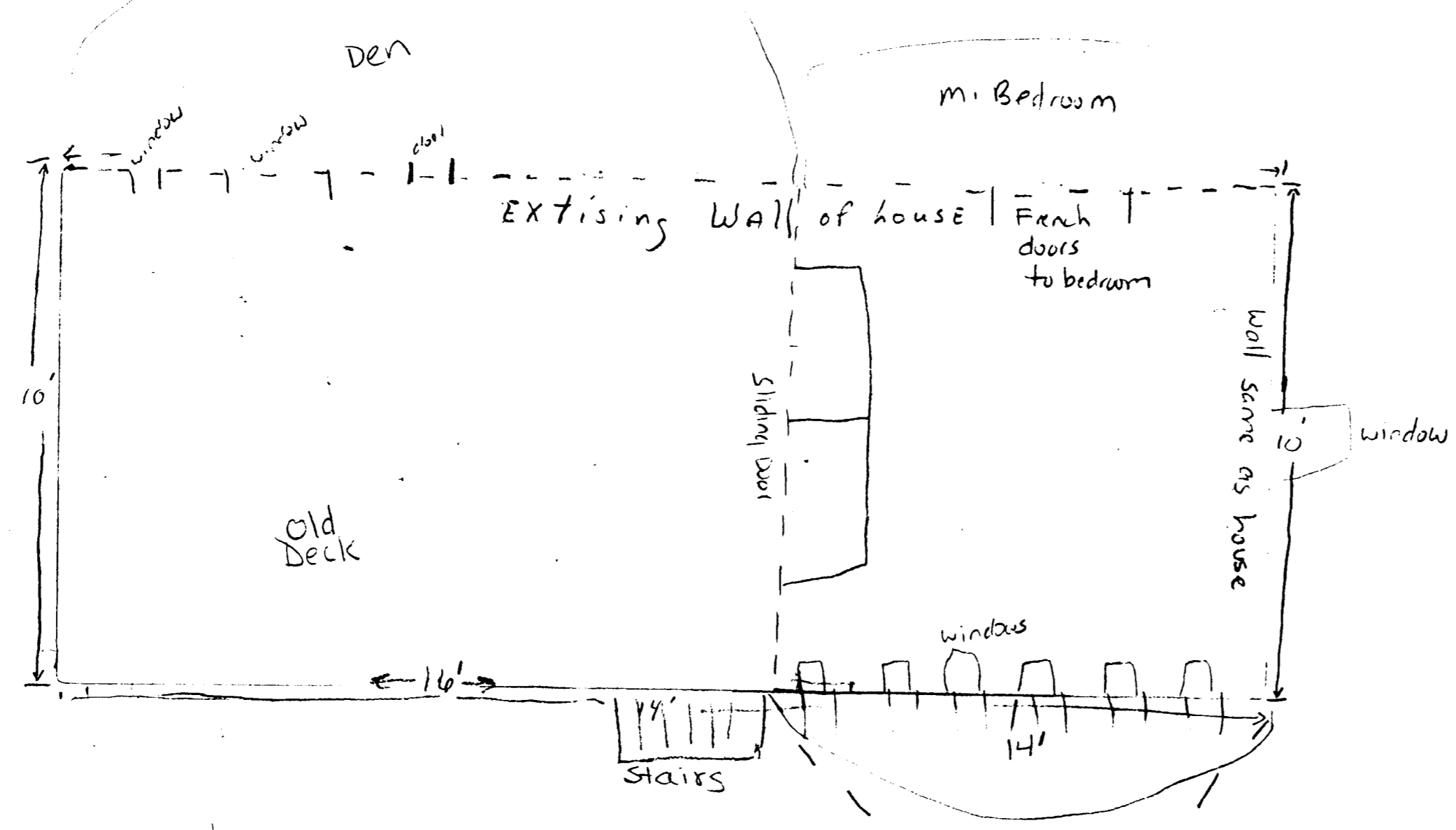
1. We are trying to create a separate "neighborhood" with a more creative design and less traffic congestion than the existing neighborhood. All heavy traffic will be on a rear alleyway system thereby eliminating all but guest traffic from the front street. Aesthetically, all the rear yards will be facing the natural areas. Front yards will face the street with landscaped median.
2. Environmentally all lots will be moved above the floodway encroachment line.
3. From a purely marketing standpoint, the uniformity of the new concept gets away from the inconsistency of house designs now present in the existing subdivision.

Sincerely,

Jim Lawrence
Matchpoint Development Corp.
John R. Rea
Rea Brothers, Inc.

Attached is an innovative site plan amendment for Providence Landing II. The Zoning Committee of the Planning Commission approved this amendment at its March 27, 1995 meeting. The amended plan allows for a different road and lot configuration for the 24 single family lots than that shown on the previous site plan approved November 15, 1993. Please use this plan when evaluating requests for building permits and certificates of occupancy.

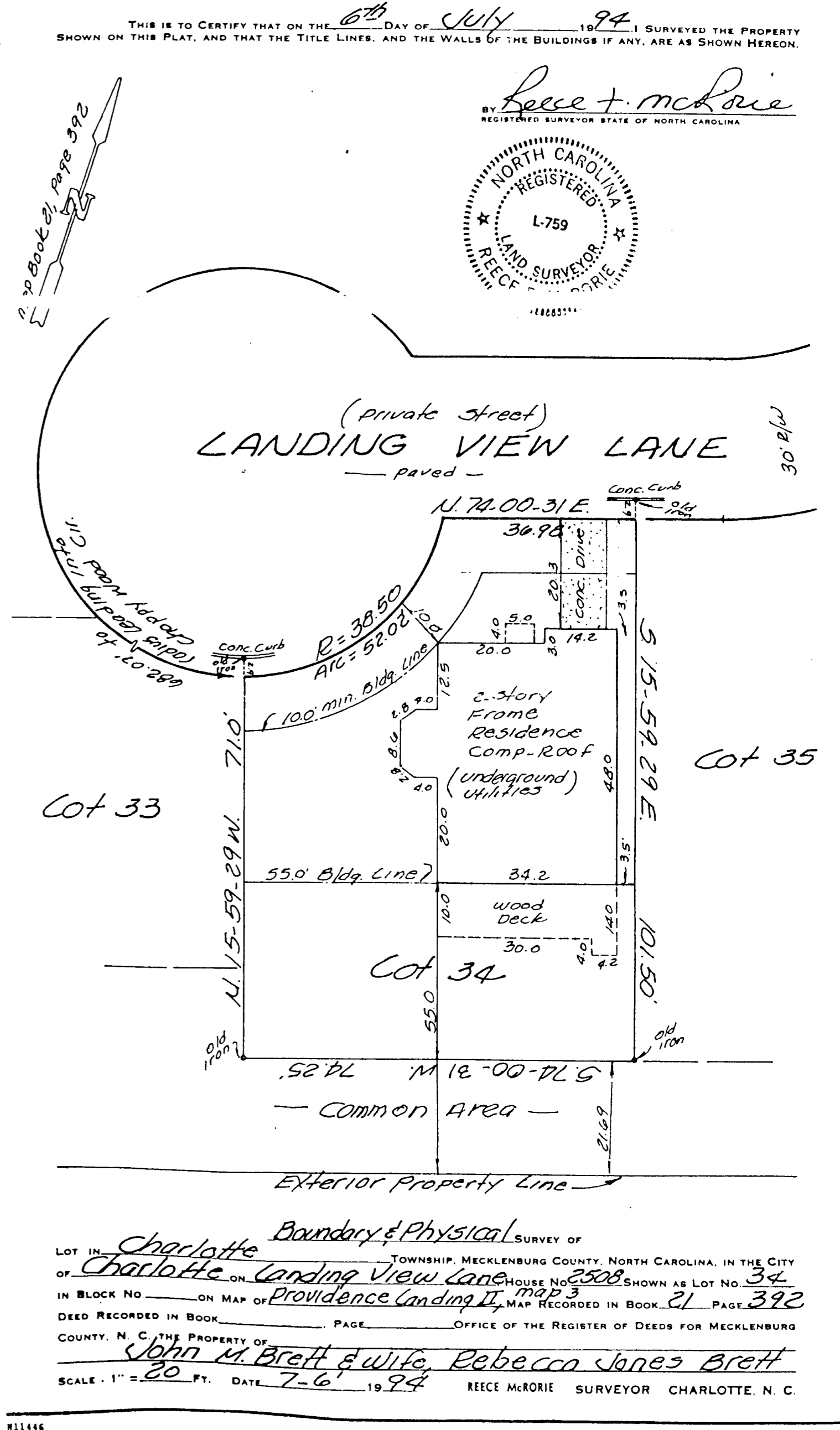
2508 Landing View
 Sun Room
 Brick foundation
 D.L. + Mrs. John Brett
 367-0022



APPROVED BY BOARD OF DIRECTORS

- 3/18/95 Walter Byrd
- 3/18/95 Graham Smith
- 3/30/95 Bob Gribble
- 3/28/95 Jim Odum

also new shingles - black for whole house. remove this part of old deck first.
 Foundation will match old foundation. Top will have shingles to match house.
 1/2 of old deck remains. Floor to be vinyl in sunroom
 Existing deck

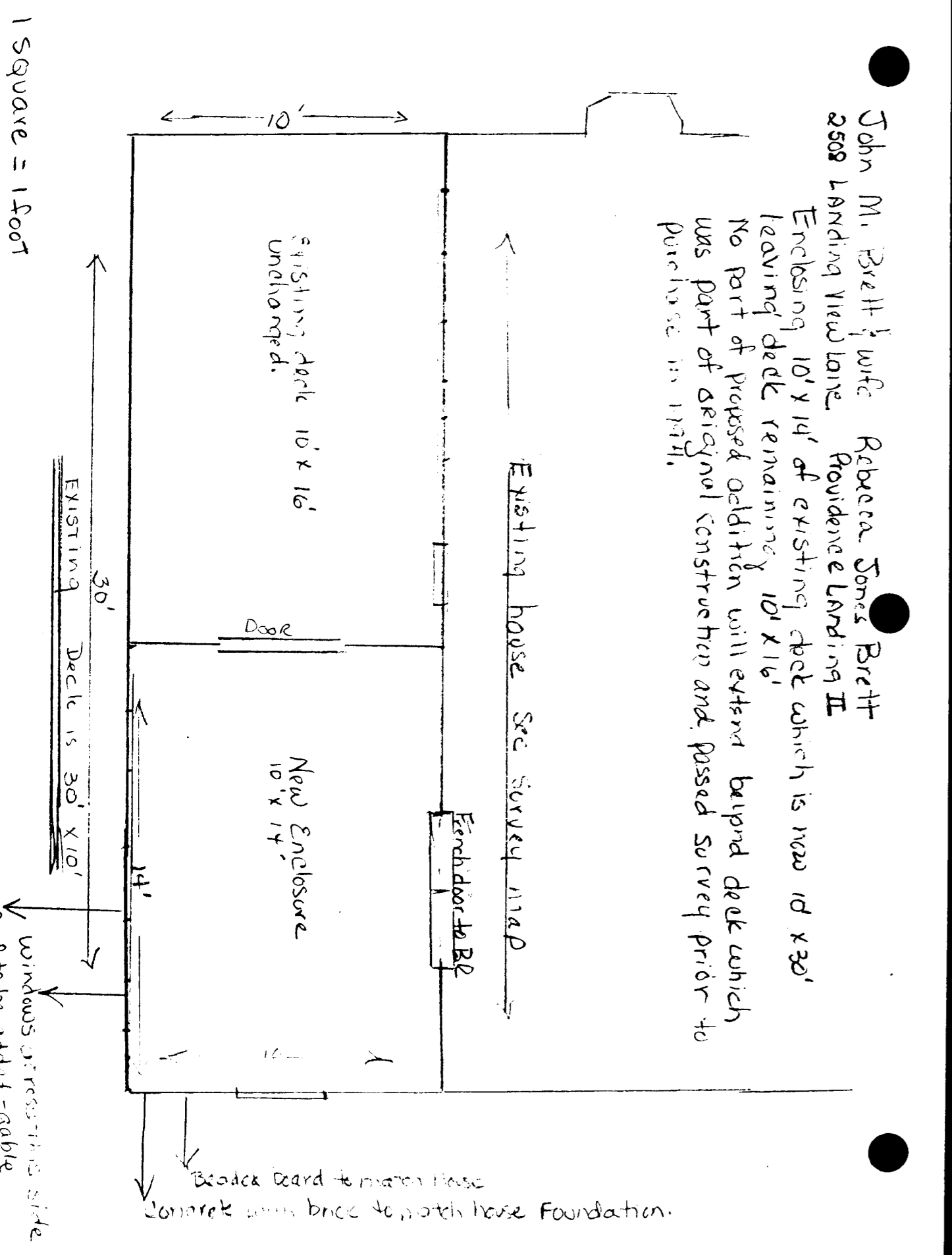


CHARLOTTE - MECKLENBURG
 PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: May 20, 1995
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 84-53 by Hendrix Tax Parcel # 211-011-12

Attached is a pin survey for 2508 Landing View Ln. which is part of the above mentioned rezoning petition. The pin survey shows a wooden deck that has been attached to the rear of the house and encroaches ten feet into the 55 foot rear yard. The current owner of the house has requested that he be allowed to cover part of this deck with a sunroom that will be approximately 10x14, the remainder of the deck will be left open. Since the addition of this sunroom meets the guidelines of section 12.106(3) of the City Zoning regulations we are administratively approving the addition of this sunroom to the existing deck. Please use this memo and attached information when evaluating requests for building permits and certificates of occupancy.



John M. Brett & wife Rebecca Jones Brett
 2508 Landing View Lane, Providence Landing II
 Enclosing 10' x 14' of existing deck which is now 10' x 30'
 leaving deck remaining 10' x 16'
 No part of proposed addition will extend beyond deck which was part of original construction and passed survey prior to purchase in 1994.

Mr. Keith MacVean
 Charlotte Mecklenburg Planning Committee
 600 East 4th Street
 Charlotte, N. C. 28202-2853

Dear Mr. MacVean,
 I first want to thank you for all of your help in trying to straighten out our problem. I know you know the story but will start again for anyone else's benefit.
 We bought a home in Providence Landing II-Darby Hall in July, 1994. Our mortgage company had a survey done.
 In March of 1995 we decided to build a sunroom on part of the deck. We obtained a contractor who told us to get a building permit, an "OK" from the Home Owners Association Committee. The HOA looked at the drawing and one came personally to see and talk with us. They approved it and thought it was an excellent plan for our home as well as the neighborhood from a real estate standpoint.
 The builder cut our deck so the sunroom would measure 10 by 14 feet. The deck is a 10 foot