

**PROPOSED R-15MF (CD) ZONING  
MULTI-FAMILY DEVELOPMENT**

±6.7 ACRES 4.0 DUA  
27 UNITS TOTAL

**PROPOSED R-15CD ZONING  
SINGLE FAMILY DETACHED**

15,000 S.F. MIN. LOT SIZE  
27 LOTS  
± 17.16 ACRES GROSS ZONING AREA  
INCLUDES OPEN SPACE AND STREET R.O.W.  
TO PROPOSED ZONING LINE

Weir, Rayner & WF  
145 Landsdowne Rd.  
Charlotte, NC 28211  
22321102

Mason, Robert E. III  
1550 Queens Rd.  
Charlotte, NC 28207  
22328101

Groom, Amy Gladys Jackson  
1140 Elm Lane W.  
Matthews, NC 28105  
22321101

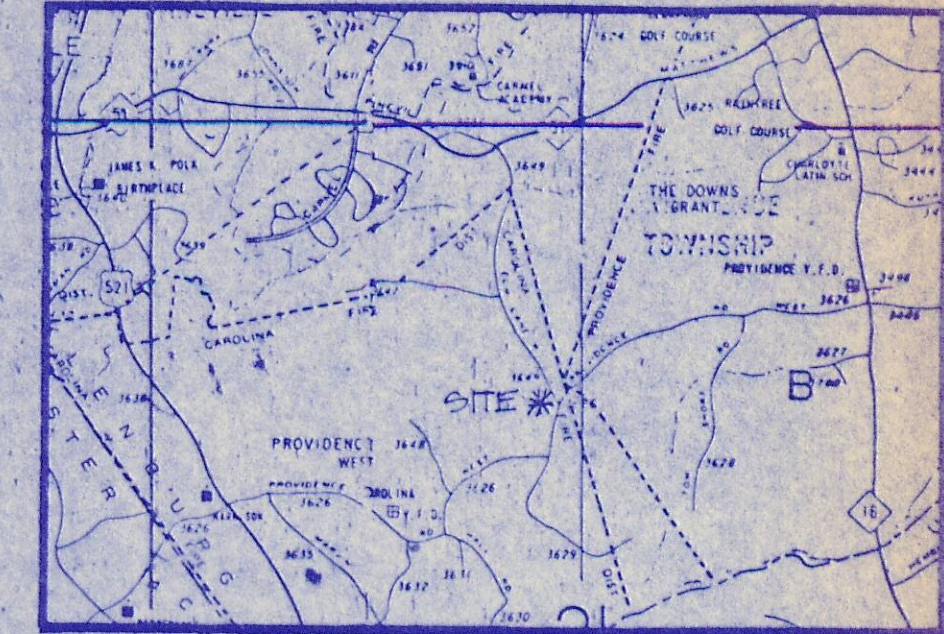
PROVIDENCE HOME

COMMERCIAL SITE  
± 5.8 ACRES  
(PUBLIC R.O.W. EXCLUDED)

PROPOSED B-1 SCD ZONING  
± 7.2 ACRES

Bragg, Frank Jr. & WF  
500 E. Morehead St.  
Charlotte, NC 28202  
22910103

Meck. Baptist Assoc. Board  
209 S. Kings Drive  
Charlotte, NC 28204  
22328107



LOCATION MAP

**SITE DATA**

TOTAL AREA	31.06 ACRES
TOTAL AREA IN R.O.W.	±3.0 ACRES
NET AREA	±28.06 ACRES
TOTAL # UNITS	54
EXISTING ZONING	R15
PROPOSED ZONING	B-1 SCD R-15MF(CD) R-15CD
TOTAL B-1 SCD	7.2 ACRES
TOTAL R-15 MF(CD)	6.7 ACRES AT 4 DUA 27 UNITS
TOTAL R-15CD	17.16 ACRES AT 1.57 DUA 27 LOTS
OPEN SPACE	2.15 ACRES (INCLUDED IN R-15CD ZONE)

**SCHEMATIC SITE PLAN  
for  
CONDITIONAL REZONING**

**Coppala Property**  
APPROVED BY COUNTY COMMISSION  
DATE: 4/17/90

Scale 1"=100'

90-10(c)

*Ford Design*

- DATE 12.27.85
- PROJECT NO. 85251
- REVISIONS:
  - 1. 24.86 ADD BERM SECTIONS, SIGNAGE NOTES, LANDSCAPING
  - 2. 26.86 ADD NOTES, SETBACKS
  - 3. 17.86 DENSITIES, SETBACKS
  - 4. 2.86 PER PLANNING COMMISSION REVIEW
  - 5. 15.86 REVISED LAYOUT ADDING 11,000 SF RETAIL SPACE

1701 East Boulevard, Charlotte, NC 28203 704/333-0325  
1216 Prince Street, Alexandria, VA 22314 703/549-7784

**Land Design**  
Landscape Architecture Land Planning

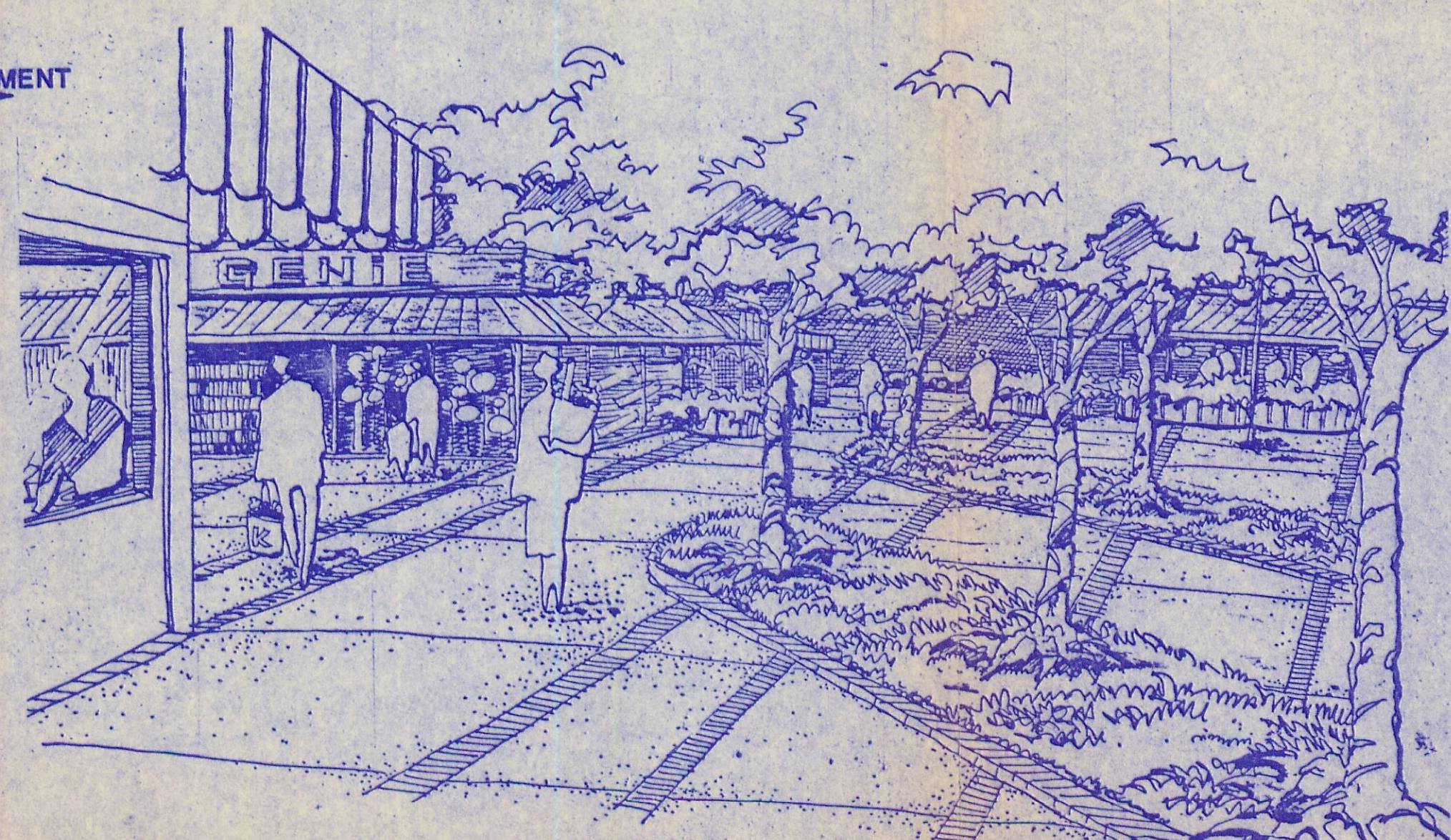
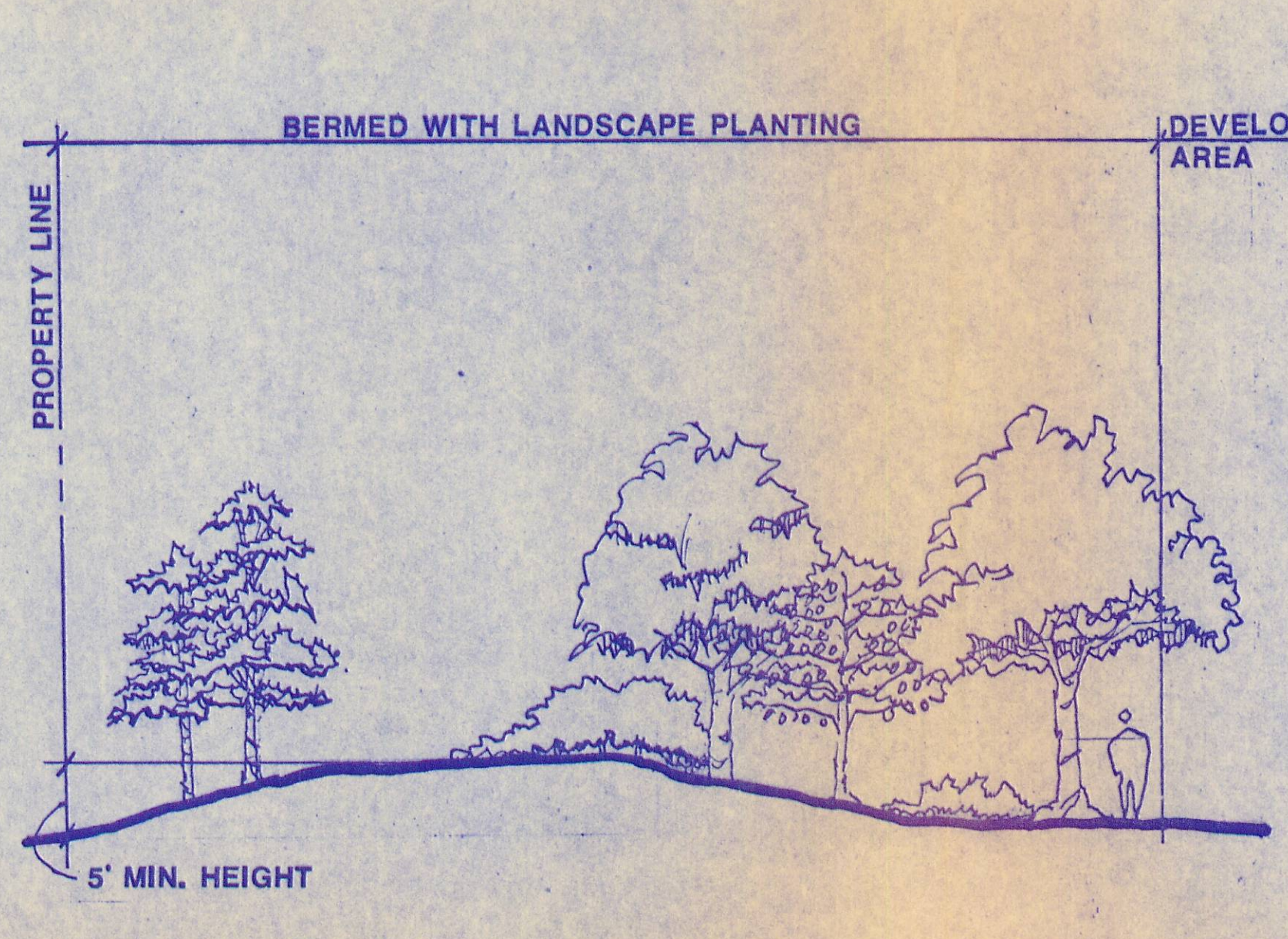
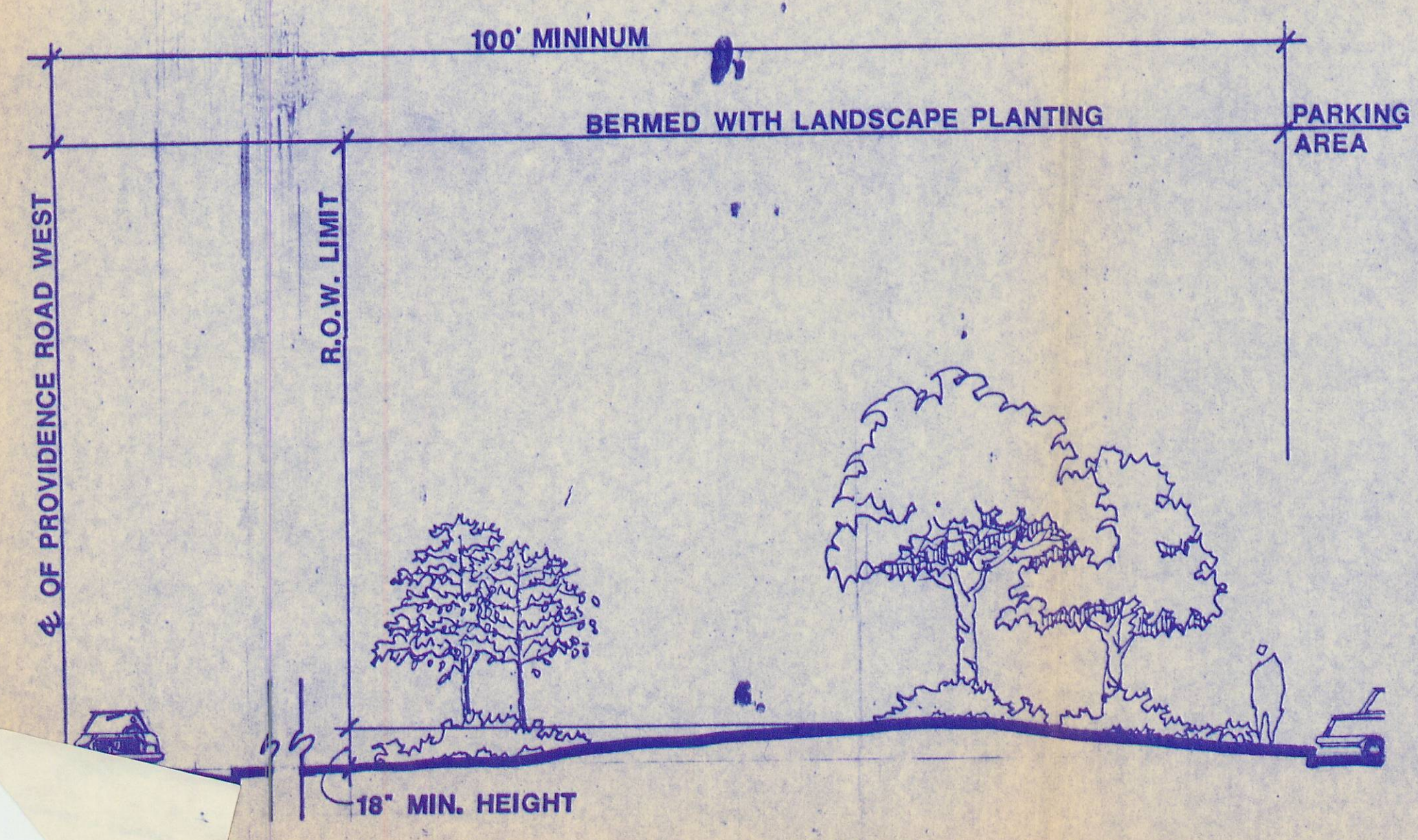
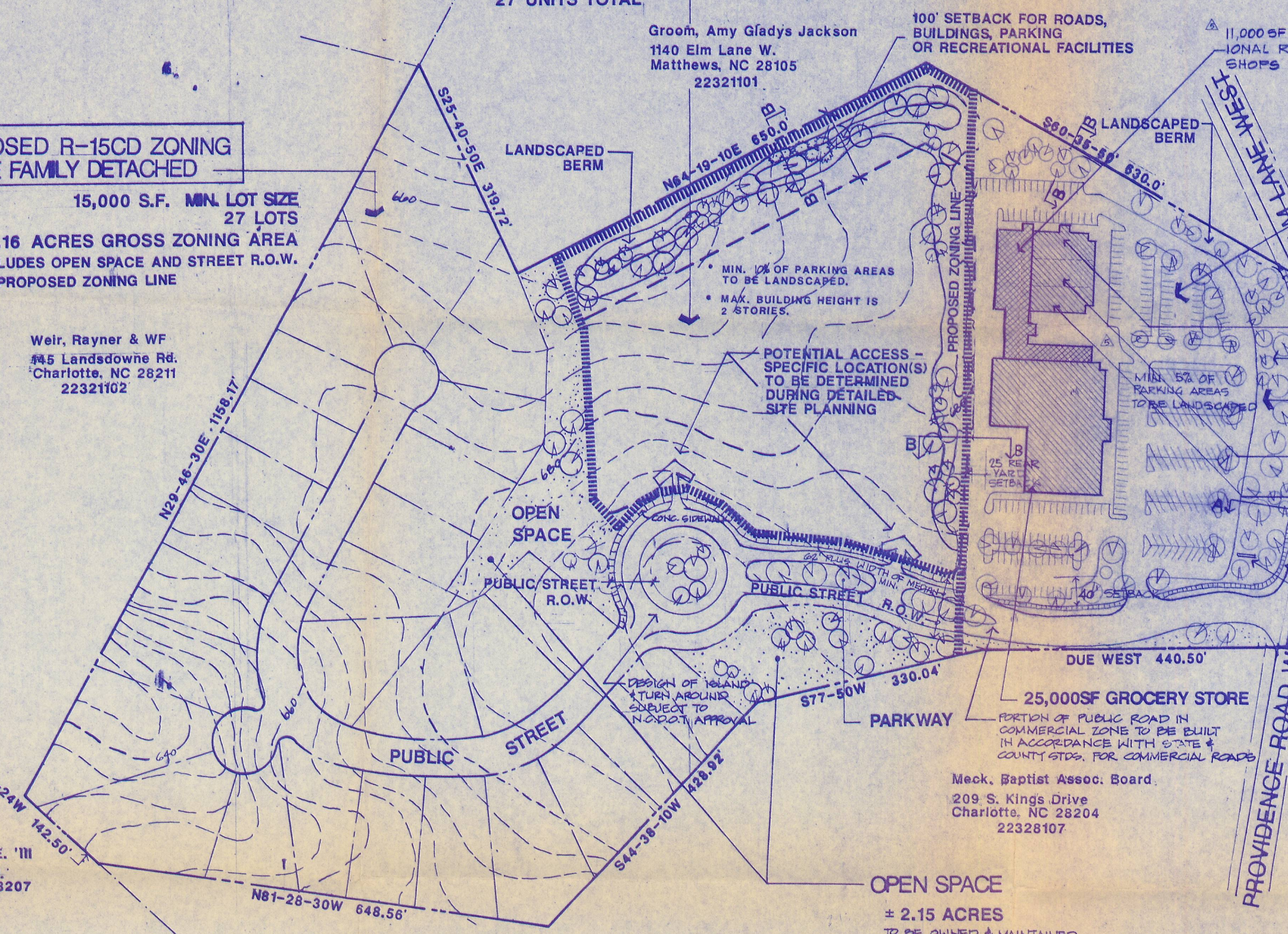
- NOTES**
- THE LAYOUT OF R-15CD AREA IS ILLUSTRATIVE ONLY AND IS SUBJECT TO CHANGE WITHIN ALLOWANCES OF R-15 ORDINANCE REQUIREMENTS. HOWEVER, TOTAL LOTS SHALL NOT EXCEED 27.
  - PARKING SHALL BE PROVIDED IN EACH ZONING DISTRICT IN ACCORDANCE WITH MECK. COUNTY ZONING ORDINANCE REQMTS. FOR EACH DISTRICT.
  - NON-RESIDENTIAL USES SHALL NOT BE DEVELOPED UNTIL PUBLIC WATER AND SEWER CONNECTIONS ARE AVAILABLE TO THE SITE.

- NOTES:**
- SCREENING OF RESIDENTIAL AREA FROM B1-SCD SHALL BE IN COMPLIANCE WITH THE MECKLENBURG COUNTY ZONING ORDINANCE.
  - TURNING RADIUS WILL BE AS REQUIRED FOR FIRE AND EMERGENCY VEHICLE ACCESS.

SEE ABOVE FOR NOTES 3, 4, & 5

△ & G BERMS, PUBLIC ROAD, PROVIDENCE ROAD WIDENING, CURB GUTTER & SIDEWALK ON COMMERCIAL SITE ARE EXISTING

△ 7. ADDITIONS / REVISIONS DENOTED AS REVISION △ MADE BY R.L. RASH ASSOCIATES ARCHITECTS ENGINEERS



GENERAL CHARACTER SKETCH FOR PROPOSED RETAIL SHOPS