AREA TO BE RESERVED FOR NCDOT

PROPOSED NCDOT OUTER BELT

NOTE: MINIMUM 75' CLASS B BUFFER WILL BE PROVIDED

NOTE: MINIMUM 75' CLASS B BUFFER WILL BE PROVIDED

PROPOSED GREENWAY ADDITION FOR DEDICATION ± 17.81 AC

parcel c
BP (CD) WEST

parcel c
BP (CD)
- 594.43 AC
- 3,980,790 SF OFFICE, RELATED USES
- 700 HOTEL ROOMS

parcel c
BP (CD) EAST

EXISTING ZONING R-15

30' FUTURE R/W RESERVED

parcel a
R-12 PUD WEST
- 254.08 AC
- 836 DWELLING UNITS
- 3.29 DUA
- 10% OPEN SPACE

EXISTING ZONING R-12 CD

PHASE 1 DETACHED

PROPOSED ELEMENTARY SCHOOL ± 17 AC

EXISTING ZONING R-15

PHASE 1 ATTACHED

PHASE 2 DETACHED

PHASE 2 ATTACHED

parcel b
B-1 (CD)
- 11.88 AC
- 70,000 SF B-1 USES

parcel d
R-1 SCD
TOWN CENTER I
- 270.89 AC
- 209,210 SF OFFICE
- 280,000 SF RETAIL
- 450 ROOM HOTEL/CONFERENCE CENTER
- 1846 DWELLING UNITS
- COMMUNITY SERVICES

parcel d
R-1 SCD
TOWN CENTER II
- 15.28 AC
- 100,000 SF RETAIL

parcel f
R-15MF (CD)
- 29.81 AC
- 292 MULTIFAMILY DWELLING UNITS
- 9.8 DUA

This parcel contains 22.96 acres, more or less, and this Petition proposes that it be rezoned from R-15 to R-12 PUD so as to allow it to be developed as an addition to and in accordance with the conditions applicable to the adjoining Thornhill Planned Unit Development. No more than 45 residential units may be developed on this Parcel.

parcel h
R-12 PUD
- 22.96 AC
- 45 DWELLING UNITS

POSSIBLE FUTURE CONNECTION

parcel e
R-12 PUD EAST

PHASE 3 DETACHED

parcel e
R-12 PUD EAST
- 557.62 AC
- 1698 DWELLING UNITS
- 3.04 DUA
- 10% OPEN SPACE

PHASE 1 ATTACHED

PHASE 2 DETACHED

PHASE 3 ATTACHED

PHASE 1 DETACHED

EXISTING ZONING R-15

parcel e
R-12 PUD EAST
- 91.23 AC

PHASE 1 DETACHED

parcel g
B-1 (CD)
- 11.37 AC
- 70,000 SF B-1 USES

PAULSTON ROAD CL
EXISTING 60' R/W
PROPOSED 35'R/W FROM CL

PROVIDENCE ROAD WEST
EXISTING 60' R/W
PROPOSED 65' R/W FROM CL

PROVIDENCE ROAD WEST
EXISTING 60' R/W
PROPOSED 50' R/W FROM CL

HIGHWAY 521
EXISTING 60' R/W
PROPOSED 50' R/W FROM CL

PROPOSED EAST/WEST CONNECTOR

RELOCATED U.S. 521

HIGHWAY 521

HOPOBO COMMUNITY ELEMENTARY SCHOOL EXTENSION

COMMON OPEN SPACE

45' DUKE POWER EASEMENT

EXISTING ZONING BOUNDARY

30' FUTURE R/W RESERVED

WITH LIGHT RAIL OR MASS TRANSIT

ADDITIONAL ± 210,000 SF

ADDITIONAL 600,000 SF

parcel a - R-12 PUD
- 254.08 AC
- 836 DWELLING UNITS
- 3.29
- 10% OPEN SPACE

parcel b - B-1 (CD)
- 11.88 AC
- 70,000 SF B-1 USES

parcel c - BP (CD)
- 594.43 AC
- 3,980,790 SF OFFICE, RELATED USES
- 700 HOTEL ROOMS

parcel d - B-1 SCD - TOWN CENTER I
- 270.89 AC
- 209,210SF OFFICE
- 280,000 SF RETAIL
- 450 ROOM HOTEL/CONFERENCE CENTER
- 1846 DWELLING UNITS
- COMMUNITY SERVICES

parcel d - B-1 SCD - TOWN CENTER II
- 15.28 AC
- 100,000 SF RETAIL

parcel e - R-12 PUD
- 558.25 AC
- 1698 DWELLING UNITS
- 3.04 DUA
- 10% OPEN SPACE

parcel f - R-15MF (CD)
- 29.81 AC
- 292 MULTI FAMILY DWELLING UNITS
- 9.8 DUA

parcel g - B-1 (CD)
- 11.37 AC
- 70,000 SF B-1 USES

parcel h - R-12 PUD
- 22.96 AC
- 45 DWELLING UNITS

legend

- ZONING BOUNDARY
- YARDS AND SETBACK
- BUILDING ENVELOPE
- PROPOSED PUBLIC ROAD FOR DEDICATION
- PROPOSED ACCESS POINT & INTERNAL CIRCULATION
- FLOODPLAIN
- PROPOSED PUBLIC PARK SYSTEM DEDICATION
- EXPANDED MIXED USE WITH LIGHT RAIL OR
- PHASE LINES

TABLE FOR THE SOUTHSIDE COMMUNITY

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C10	300.00'	49°07'09"	263.51'	139.99'	S24°53'47"E 255.47'
C88	25.00'	89°22'28"	37.79'	23.93'	S21°37'31"E 34.06'

ROADWAY CLASSIFICATION*

Roadway	South Mecklenburg Interim District Plan Transportation Classification	Mecklenburg County Subdivision Ordinance	Class	ROW	Number of Lanes
Outerbelt (I-485)	Outerbelt	Freeway/Expressway	I	350'	4 Lane.
Relocated U.S. 521	Major Thoroughfare	Major Arterial	III	160'	6 Lane, Outer Loop to East/West Connector Road.
				130'	4 Lane, East/West Connector Road to State Line.
East/West Connector Road (U.S. 521 Connector Road Realigned Providence Road)	Minor Thoroughfare/ Major Thoroughfare	Major Arterial	III	100'	4 Lane-existing Lancaster Highway-U.S. 521 to eastern edge of property. (Row 130 feet east; west of Relocated U.S. 521.)
Community House Road (Paulston Road)	Minor Thoroughfare	Minor Arterial	IV	70'	2 Lane-Providence Road West to East/West Connector Road.

* For construction phases see Part III, Subpart C of the Standards for Development.

vicinity map

SITE

FOR PUBLIC HEARING
PETITION NO. 93-22(C)

PROPOSED REZONING

BALLANTYNE

MECKLENBURG CO., NORTH CAROLINA

FOR

SARA H. BISSELL, CAMERON M. HARRIS AND JOHN W. HARRIS

6337 MORRISON BOULEVARD
CHARLOTTE, NORTH CAROLINA 28211

AUGUST 12, 1991
PROJECT NO. 88759
9-23-91 REVISED PER PLANNING COMMISSION COMMENTS
10-31-91 - REVISED COMMUNITY HOUSE ROAD EXTENSION
6-14-93 ZONING AMENDMENT IN BP (CD)
7-1-93 TOWN CENTER DIVISIONS
7-6-93
7-12-93- REVISED PER 7-8-93 MEETIN
8-16-93 - REVISED FOR PUBLIC HEARING (TOWN CENTER DIVISION REVISED W/ RESPECT BP(CD) ZONING AMENDMENT, 75' BUFFER NOTE

APPROVED BY COUNTY COMMISSION
DATE 10/18/93

0 400 800 1200
SCALE: 1" = 400'

TECHNICAL DATA SHEET

Land Design
Landscape Architecture Land Planning Urban Design

SHEET NO. 1 OF 2