

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: 11/24/98

TO: Robert Prandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

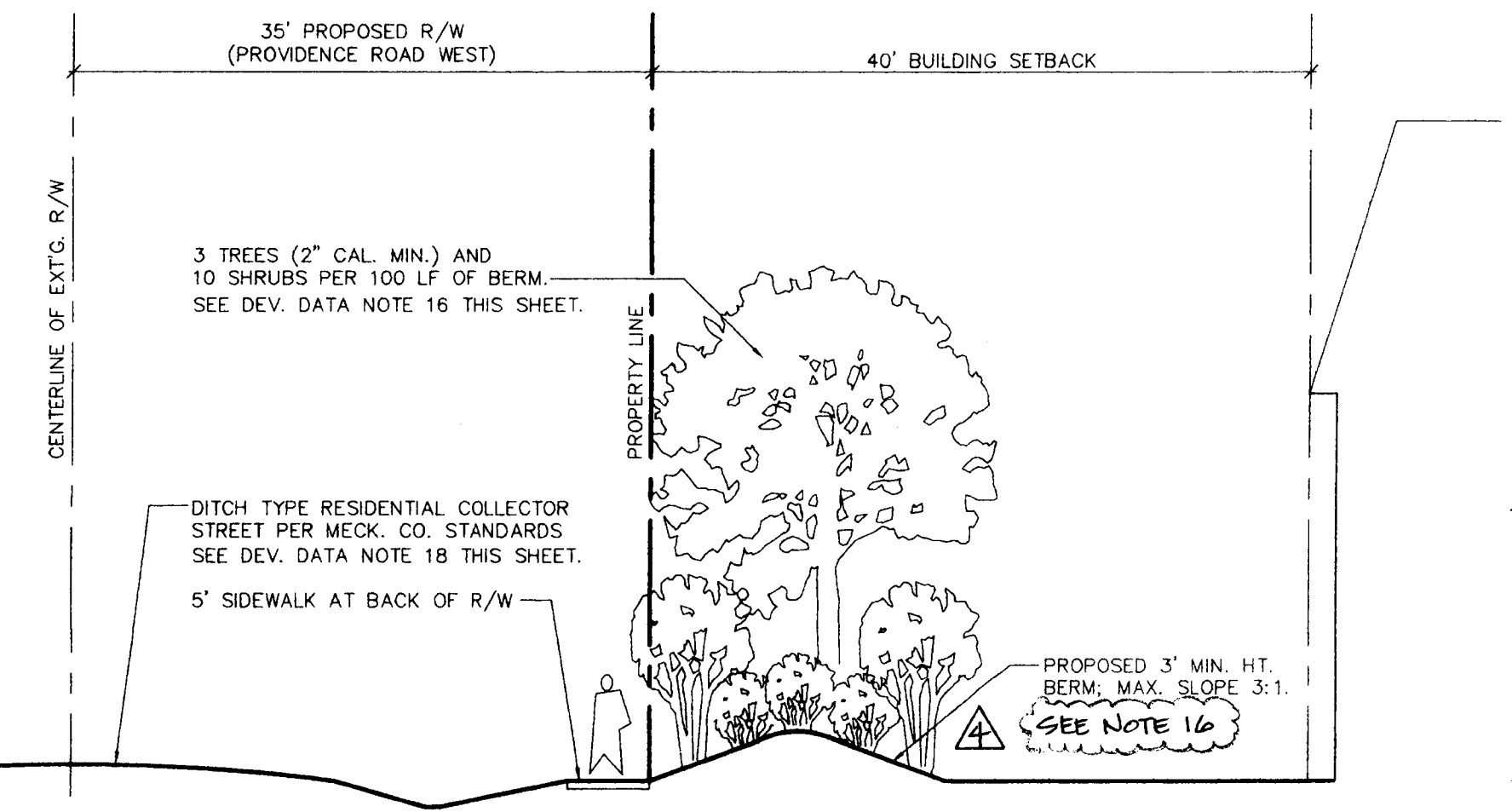
SUBJECT: administrative approval for petition NO. 98-09(c) by Rambo, LLC tax parcel 223-031-05.

attached is a revised plan for the above petition showing specific areas within the 50 perimeter buffer, that do not contain existing vegetation, to be disturbed. The plan also indicates an area along Providence Road west in which a wooded area will be left undisturbed. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

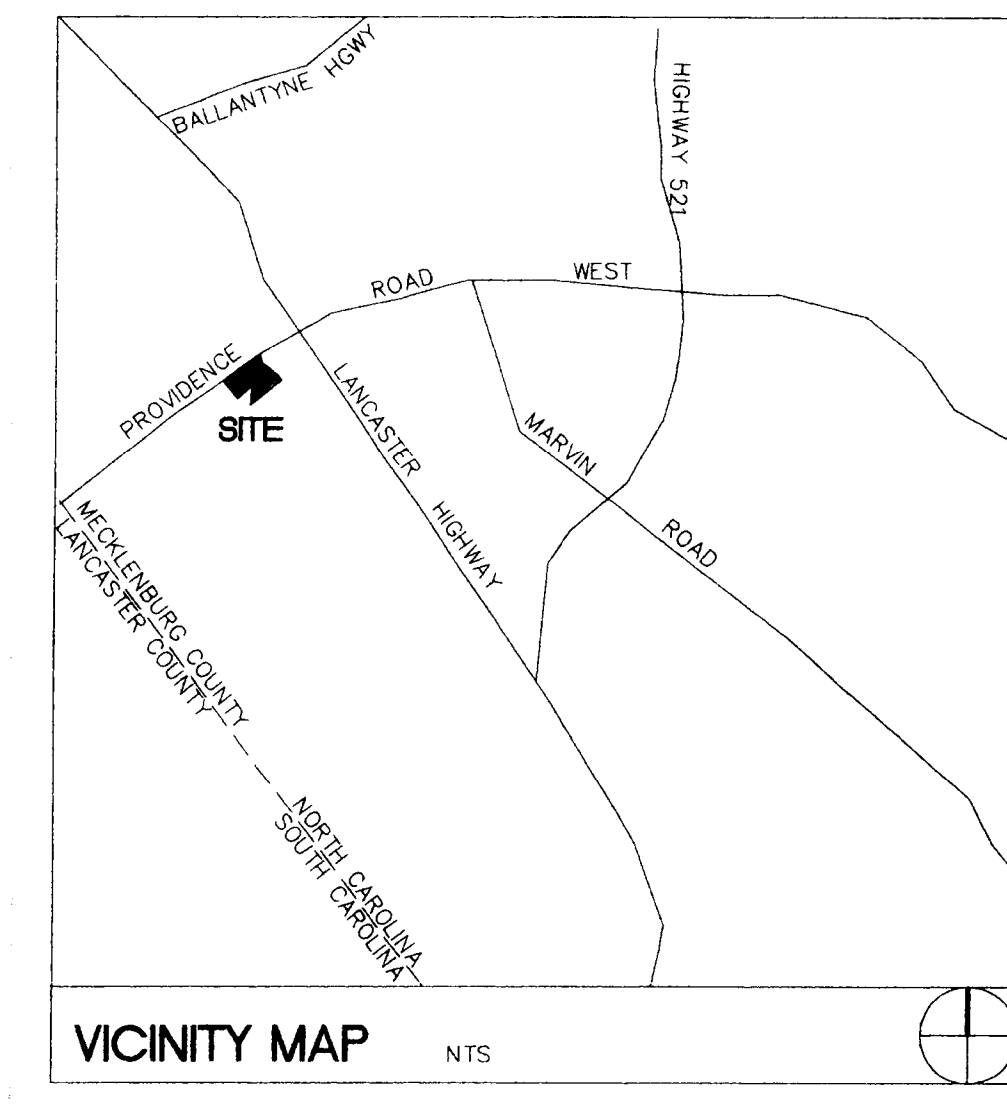
ADJACENT PROPERTY OWNERS:

- A. 223-031-04 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- B. 223-031-03 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- C. 223-031-02 YAGER, DEXTER & BIRDIE, THE FAMILY LTD. PARTNERSHIP BOX 412080 CHARLOTTE, NORTH CAROLINA 28241-2080
- D. 223-031-10 STALLINGS, ANN S. 12401 PROVIDENCE ROAD WEST CHARLOTTE, NORTH CAROLINA 28277-1553
- E. 223-591-61 STORMS, GORDON LEE AND TAMELA KELLY POST OFFICE BOX 981 PINEVILLE, NORTH CAROLINA 28134-0981
- F. 223-591-01 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- G. 223-591-54 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- H. 223-591-62 SWANTECK, JOHN S. AND BERGEN, HELMUTH KRISTOF AND CHRISTINE KOT 12230 PROVIDENCE ROAD WEST CHARLOTTE, NORTH CAROLINA 28277-1557
- I. 223-591-63 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- J. 223-591-64 SELLA, GEORGE J. 1229 GREENWOOD CLIFFS #320 CHARLOTTE, NORTH CAROLINA 28204-2822
- K. 223-591-65 HARRISON METHODIST CHURCH 15008 LANCASTER HIGHWAY CHARLOTTE, NORTH CAROLINA 28277

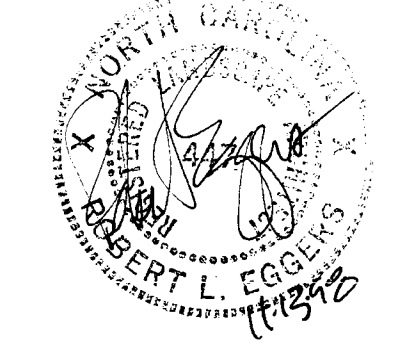
PROPOSED BERM SECTION: NTS



- NOTES:
1. TREES FOR BERM SHALL BE A MIX OF EVERGREEN AND DECIDUOUS TREES. 40% OF THE TREES SHALL BE LARGE MATURING.
 2. ALL PROPOSED SHRUBS FOR THE BERM SHALL BE EVERGREEN.
 3. THE BERM SHALL BE EXCLUSIVE OF ACCESS DRIVES AND PROPOSED BUFFERS. THE BERM AND ITS VEGETATIVE SCREEN SHALL NOT INTERFERE WITH ANY REQUIRED SIGHT DISTANCE TRIANGLE.
 4. EXISTING TREES WITHIN THE SETBACK WHICH ARE GREATER THAN 2" CALIPER AND PRESERVED MAY COUNT TOWARDS THE NUMBER OF TREES PROPOSED FOR THE BERM.



4828 Carousel Drive
Charlotte, NC 28212
Phone: 704-566-0706
Fax: 704-567-0980



SITE SUMMARY

EXISTING ZONING: R-3
 PROPOSED ZONING: R-12 MF(CD)
 PROPOSED USE: MULTI-FAMILY
 PROPOSED HEIGHT OF BLDGS: 40 FEET HEIGHT MAX. 4 STORIES
 TAX PARCEL NUMBER: 223-031-05
 SITE ACREAGE: 24.476 AC TOTAL (23.571 AC NET / 0.905 AC R/W)
 TOTAL NUMBER OF D/U: 270 DWELLING UNITS MAX.

DEVELOPMENT DATA

1. PROVIDENCE ROAD WEST IS CLASSIFIED AS A MINOR THROUGHFARE REQUIRING 70' OF DEDICATED PUBLIC R/W (35' FROM THE CENTERLINE OF THE EXISTING R/W). THE DEVELOPER SHALL DEDICATE THE REQUIRED R/W PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
2. THE SUBJECT PROPERTY SHALL MEET OR EXCEED THE YARD REQUIREMENTS FOR THE R-12 MULTI-FAMILY DISTRICT OF THE MECKLENBURG COUNTY ZONING ORDINANCE. THIS SITE MAY BE DEVELOPED WITH A PLANNED MULTI-FAMILY PROJECT NOT TO EXCEED 270 UNITS AND RELATED OR ACCESSORY USES. IN THE EVENT THIS PROPERTY IS NOT DEVELOPED FOR A PLANNED MULTI-FAMILY PROJECT, THE PETITIONER RESERVES THE RIGHT TO DEVELOP THE PROPERTY TO R-3 GUIDELINES.

NOTE: THIS PLAN IS A MODIFICATION OF THE APPROVED REZONING PLAN, REVISED DATED 2/17/18, BY COLE JENEST & STONE FOR KAMBO, LLC. PLAN HAS BEEN MODIFIED WITH THE PERMISSION OF COLE JENEST & STONE.

Portrait Homes
 9305-L Monroe Road
 Charlotte, NC 28270
 Phone: 704-849-2221
 Fax: 704-849-2225

PROVIDENCE ROAD WEST PROPERTY

CHARLOTTE, NC

REZONING PLAN PETITION 98-9(c)

11/24/97

◆ Issued

- ▲ 11/23/98 - REV. NOTES 9/16 - REFERENCED TO PLAN
- ▲ 11/13/98 - REVISED NOTES 9/16
- ▲ 02/27/98 - PER ZONING COMMITTEE COMMENTS
- ▲ 02/18/98 - ADD BERM/EXCLUDE USES/REVISE NOTES
- ▲ 01/16/98 - AS FOR PUBLIC HEARING

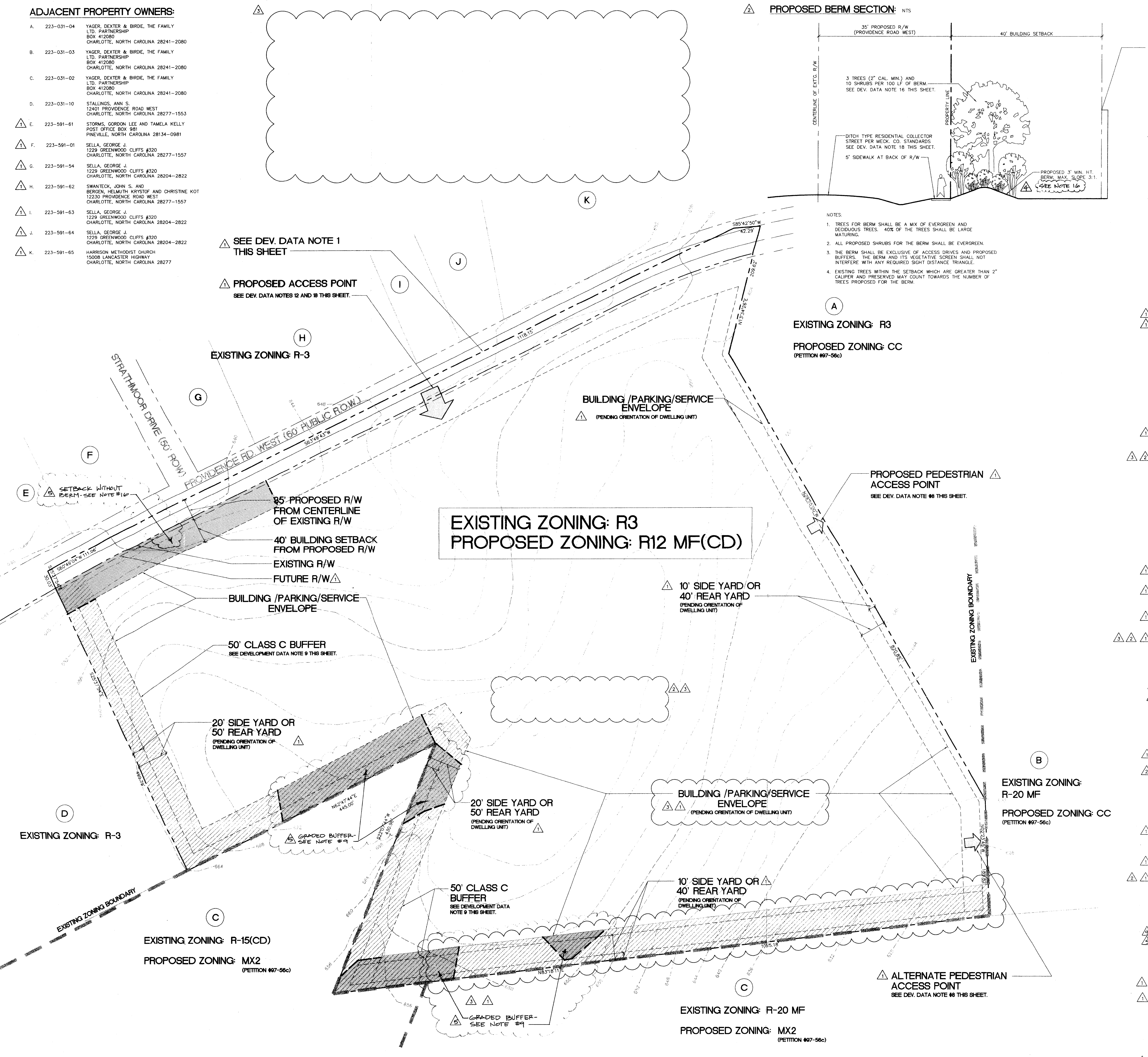
◆ Revised

SCALE: 1" = 60'
 0 30' 60' 120'

RZ1 2

ATTACHED TO ADMINISTRATIVE

DATED: November 24, 1998
 BY: MARVIN R. HASTON, JR.
 98-09(c)



**EXISTING ZONING: R3
 PROPOSED ZONING: R12 MF(CD)**

**EXISTING ZONING: R-20 MF
 PROPOSED ZONING: CC
 (PETITION #97-56c)**

**EXISTING ZONING: R-20 MF
 PROPOSED ZONING: MX2
 (PETITION #97-56c)**