

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

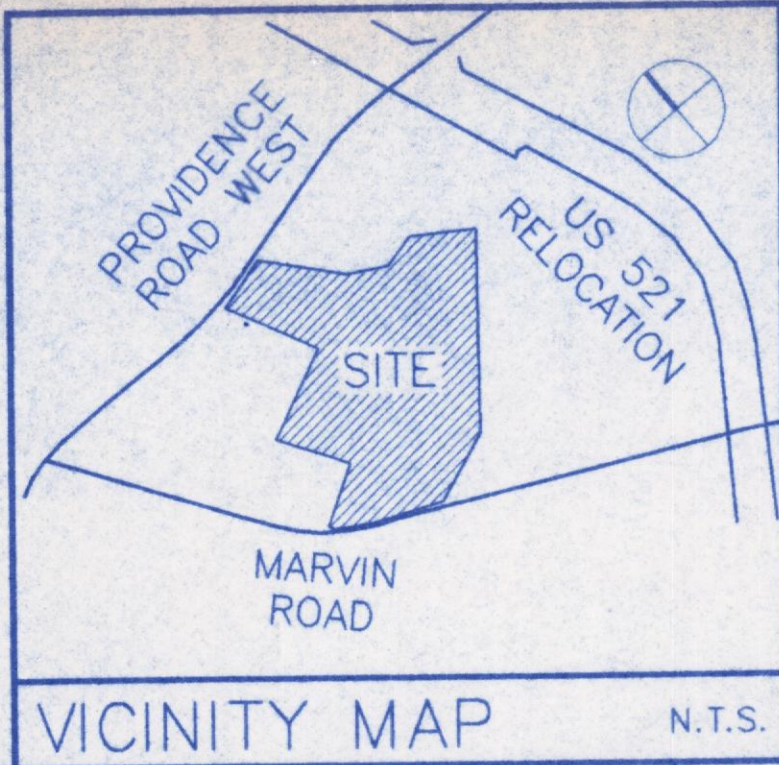
DATE: April 29, 1999

TO: Robert Brandon
Zoning Administrator

FROM:  Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 98-62(c) by The Hanover Company, Tax Parcels 223-132-06,07,15 and part of 223-132-16 and 22.

Attached is a revised conditional plan, which indicates that the public roads on site will now be private. These roads will be constructed to public street standards. Since this change is minor and does not alter the intent of the existing plan, I am administratively approving this modification. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



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 - NATURAL GAS LINE
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 - WATER LINE
 - UNDERGROUND FIBER OPTIC
 - SANITARY SEWER LINE
 - PROPERTY CORNERS
 - R/W MONUMENT
 - CALCULATED POINT
 - FOUND IRON PIPE
 - SET IRON PIPE
 - WATER VALVE
 - WATER MANHOLE
 - FIRE HYDRANT
 - POWER POLE
 - GUY WIRE
 - SIGN

WARREN NEELY FERGUSON AND WIFE, MILDRED S.
 8106 PROVIDENCE ROAD WEST
 CHARLOTTE, NC 28277
 DEED: 1909-198
 223-132-24
 ZONING: R-3

FURMAN ALTON NEELY AND WIFE, ANNIE CHRISTINE
 11428 PROVIDENCE ROAD WEST
 CHARLOTTE, NC 28277
 DEED: 3237-213
 223-132-04
 ZONING: R-3

ARNOLD REID JACKSON AND WIFE, JANICE C.
 RFD 2 BOX 286-A
 PEACHLAND, NC 28133
 DEED: 2629-71
 223-132-23
 ZONING: R-3

FURMAN A. NEELY AND WIFE, CHRISTINE P.
 11428 PROVIDENCE ROAD WEST
 CHARLOTTE, NC 28277
 DEED: 4978-147
 223-132-06
 ZONING: R-3

WALTER L. FURR JR. AND WIFE, BETTY J.
 11201 PROVIDENCE ROAD WEST
 CHARLOTTE, NC 28277
 DEED: 2047-601
 223-132-14
 ZONING: R-3

DEVELOPMENT LIMITS (TYPICAL)
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12MF(CD)

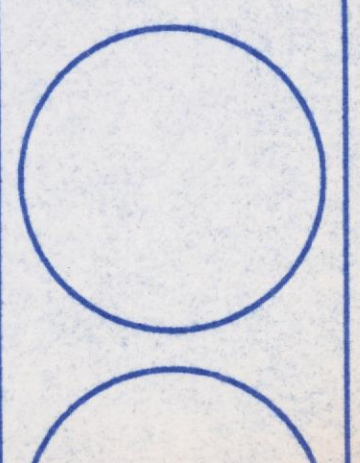
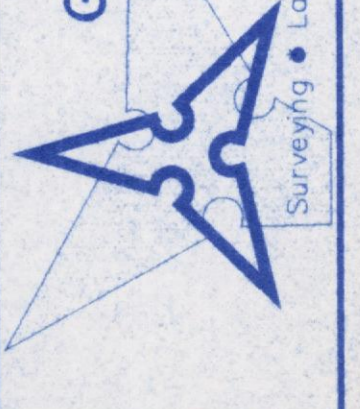
- ABBREVIATIONS ON MAP**
- C/A.....CONTROLLED ACCESS
 - E.I.P.....EXISTING IRON PIPE
 - E.M.M.....EXISTING METAL MONUMENT
 - N.I.P.....NEW IRON PIPE
 - O.....ON LINE
 - EX.....EXISTING
 - R/W.....RIGHT OF WAY
 - RD.....ROAD
 - PP.....POWER POLE
 - BLDG.....BUILDING

SITE DEVELOPMENT DATA

EXISTING ZONING: R-3 (SINGLE FAMILY RESIDENTIAL)
 PROPOSED ZONING: R-12MF (CD)
 ACREAGE: 28.54 ACRES (GROSS)
 27.92 ACRES (NET)
 MAXIMUM NUMBER OF ATTACHED DWELLINGS: 336
 2.0 DU/ACRE

- NOTES:**
1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET AND THE SCHEMATIC SITE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS, POINTS, BUFFERS, SETBACK/YARD DIMENSIONS, GENERALIZED BUILDING/PLANNING/CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE SCHEMATIC SITE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET. HOWEVER OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENT OF BUILDING/PARKING/CIRCULATION AREAS, BUILDING FOOTPRINTS AND SHAPES, ETC. IN NO EVENT, HOWEVER, SHALL BUFFER OR SETBACK/YARD AREAS BE DECREASED, OR THE MAXIMUM LEVEL OF DEVELOPMENT INTENSITY INCREASED FROM THAT SHOWN ON THE TECHNICAL DATA SHEET.
 2. UP TO 336 ATTACHED DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE IN AN R-12MF ZONING DISTRICT.
 3. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE MECKLENBURG COUNTY REGULATIONS PERTAINING TO OFF-STREET PARKING, STORAGE, BUFFERS/LANDSCAPING SCREENING, DRAINAGE, ETC.
 4. THE NUMBER OF VEHICULAR ACCESSES TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THIS TECHNICAL DATA SHEET. HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM THAT DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF MECKLENBURG COUNTY TRANSPORTATION STAFF AND NCDOT. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES, WITH A MAXIMUM HEIGHT OF 35 FEET.
 5. A CLASS "C" BUFFER MEASURING 50 FEET IN WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED, WHERE THERE IS EXTENSIVE EXISTING VEGETATION EXCEPT FOR ANY REQUIRED/NECESSARY UTILITY CONNECTIONS. ALSO, SOME AREAS MAY REQUIRE GRADING TO FACILITATE CONSTRUCTION, BUT WILL BE LIMITED TO 15% OF DISTURBANCE WHERE THERE IS INSUFFICIENT NATURAL VEGETATION. GRADING WILL BE ALLOWED BUT REPLANTED TO COMPLY WITH MINIMUM 4' BUFFER STANDARD. THE INSUFFICIENT EXISTING BUFFER SHALL BE IMPROVED WITH NEW LANDSCAPING IN ACCORDANCE WITH APPLICABLE MECKLENBURG COUNTY ZONING ORDINANCE. STORM WATER DETENTION SHALL NOT BE LOCATED IN SETBACK AREAS OR BUFFER AREAS.
 6. IN ADDITION TO THE 2 AND 10 YEAR STORM EVENTS THE PETITIONER SHALL ALSO PROVIDE STORM WATER DETENTION FOR THE 25 YEAR STORM EVENT.
 7. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET.
 8. LIGHTING SHALL BE DESIGNED IN A MANNER TO SHIELD/DIRECT LIGHTING GLARE AWAY FROM RESIDENTIAL AREAS.
 9. BUFFER AREAS SHALL NOT BE REDUCED IN DEPTH FROM THAT DEPICTED ON THE PLAN.
 10. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
 11. PETITIONER SHALL PROVIDE RIGHT-OF-WAY SUFFICIENT TO ESTABLISH A 50' RIGHT-OF-WAY ALONG PROVIDENCE ROAD WEST AS MEASURED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE PETITIONER SHALL ALSO PROVIDE RIGHT-OF-WAY SUFFICIENT TO ESTABLISH A 30 FOOT RIGHT-OF-WAY ALONG MARVIN ROAD AS MEASURED FROM THE CENTERLINE OF THE EXISTING RIGHT-OF-WAY AS SHOWN ON THIS PLAN. THIS ADDITIONAL RIGHT-OF-WAY SHALL ALSO BE DEDICATED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 12. THE PETITIONER PROPOSES A TRAIL SYSTEM THROUGH THE OPEN SPACE AREAS THAT WILL CONNECT TO THE ADJACENT CHURCH PROPERTY, IF SO AUTHORIZED BY THE CHURCH.
 13. MARVIN ROAD IS CLASSIFIED AS A RESIDENTIAL COLLECTOR AND WILL BE IMPROVED TO THE MECKLENBURG COUNTY STANDARDS FOR A RESIDENTIAL COLLECTOR WHICH INCLUDE PAVEMENT WEENING, CURB AND GUTTER AND SIDEWALK. THE SIDEWALK SHALL BE 5 FEET IN WIDTH AND LOCATED BEHIND AN 8 FOOT TREE PLANTING STRIP ALONG THE BACK OF NEW CURB.
 14. PROVIDENCE ROAD WEST IS CLASSIFIED AS A MAJOR THROUGHWAY AND WILL REQUIRE THE INSTALLATION OF TAPERS IN ACCORDANCE WITH MECKLENBURG COUNTY STANDARDS. THE ROAD IMPROVEMENTS SHALL ALSO INCLUDE THE INSTALLATION OF CURB AND GUTTER ALONG THE SUBJECT PROPERTY FRONTAGE ON PROVIDENCE ROAD WEST.
 15. THE BOUNDARY INFORMATION WAS TAKEN FROM A SURVEY PREPARED FOR UNDER PROPERTY COMPANY BY R. B. PHARR & ASSOCIATES, PA DATED 10/11/96.
 16. THE WETLAND BOUNDARIES DEPICTED ON THE SCHEMATIC SITE PLAN WERE DELINEATED BY S&EC IN CONJUNCTION WITH THE U.S. ARMY CORPS OF ENGINEERS.
 17. THE PETITIONER AGREES TO INSTALL CURB AND GUTTER SHALL PROVIDE A 4' SIDEWALK AND A 4' PLANTING STRIP ON ONE SIDE OF THE STREET.
 18. THE PETITIONER AGREES TO INSTALL CURB AND GUTTER ALONG PROVIDENCE ROAD WEST.
 19. DUMPSTERS WILL BE LOCATED WITHIN AN ENCLOSED STRUCTURE WITH A GATE.
 20. THE PETITIONER SHALL INSTALL LARGE MATURING TREES SPACED 30 TO 35' O.C. ALONG BOTH SIDES OF THE INTERIOR PUBLIC STREET.
 21. THE 50' INTERNAL PRIVATE STREET SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF CHARLOTTE TYPICAL SECTION FOR A LOCAL RESIDENTIAL STREET CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARD # 10.01A.
 22. THE PETITIONER/DEVELOPER COMMITS TO CONSTRUCT NEW PRIVATE STREETS TO PUBLIC STREET STOPS (I.E. LOCAL RESIDENTIAL STREETS) IN COMPLIANCE WITH CMDS #10.01A WITH SIDEWALKS ON BOTH SIDES. THESE PRIVATE STREETS WILL BE DESIGNED FOR FUTURE CONVERSION FROM PRIVATE TO PUBLIC STS. IF THE CITY AGREES TO ASSUME RESPONSIBILITY FOR MAINTENANCE.
 23. THE PETITIONER/DEVELOPER WILL ORIENT THE APARTMENT BUILDINGS TO THE PRIVATE STREETS AS DEPICTED ON THE SCHEMATIC SITE PLAN.

GNA DESIGN ASSOCIATES, INC.
 428 East Fourth Street
 Charlotte, NC 28202
 704.373.1977
 DATE: 02/29/99



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PROJECT: PROVIDENCE ROAD WEST MULTI-FAMILY CONDITIONAL REZONING THE HANOVER COMPANY
SHEET TITLE: TECHNICAL DATA SHEET

Project No.	42435
Checked by	JMC
Drawn by	JMC
Date Drawn	8/12/98
Revisions	
11/16/98	PER STAFF COMMENTS FOR PUBLIC HEARING
12/17/98	
CMPC STAFF/ADD	NOTES #22 & #23
Sheet	

D. G. KAPRONSIS (et. al.)
 1721 NORTH WYOMING STREET
 CHARLOTTE, NC 28210
 704.373.0910
 ZONING: R-3

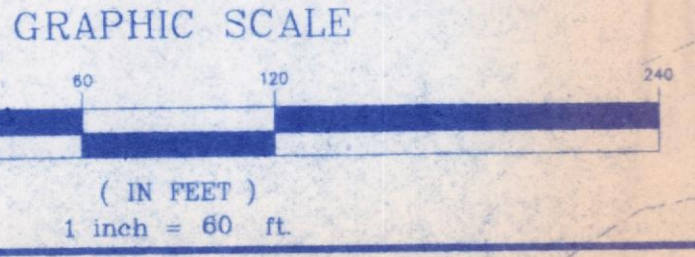
CHARLES M. PALANKSHIP AND WIFE, PAULINE B.
 16814 MARVIN ROAD
 CHARLOTTE, NC 28277
 DEED: 233-08-102
 ZONING: R-3

EDNA R. KEER (by entirety)
 16814 MARVIN ROAD
 CHARLOTTE, NC 28277
 DEED: 233-08-102
 ZONING: R-3

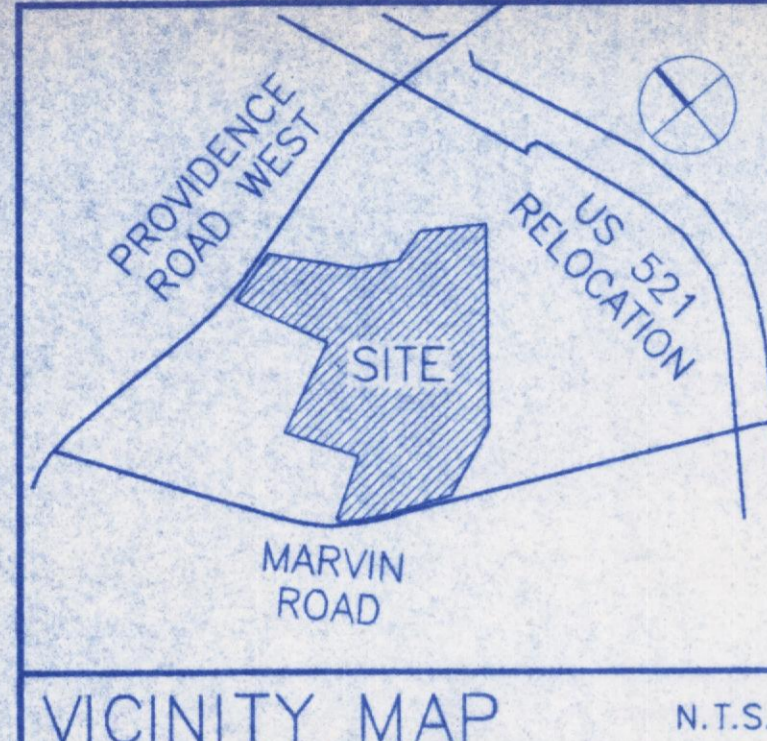
HOWARD YOUNG AND WIFE, MARIETTA
 15625 MARVIN ROAD
 CHARLOTTE, NC 28226
 DEED: 8278-98
 223-132-21
 ZONING: R-3

GRACE CHRISTIAN CENTER, INC.
 P.O. BOX 240725
 CHARLOTTE, NC 28217
 DEED: 8514-410
 223-132-20
 ZONING: INST.

BEST EQUITY VENTURES ORGANIZATION III, LLC
 100 N. TRYON STREET #4150
 CHARLOTTE, NC 28202
 223-132-18 (P.O.)
 ZONING: R-3



PETITION #98-62(c): FOR PUBLIC HEARING



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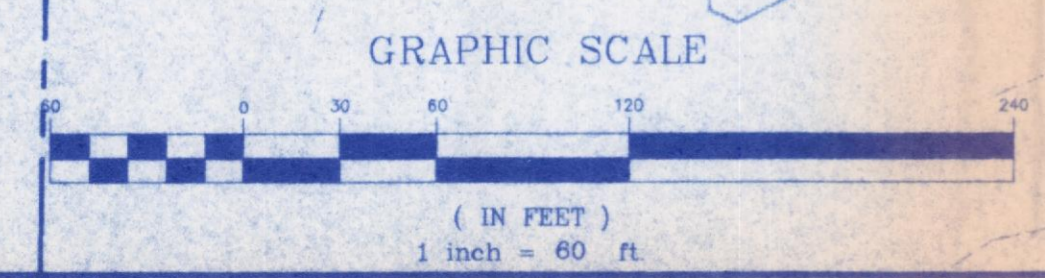
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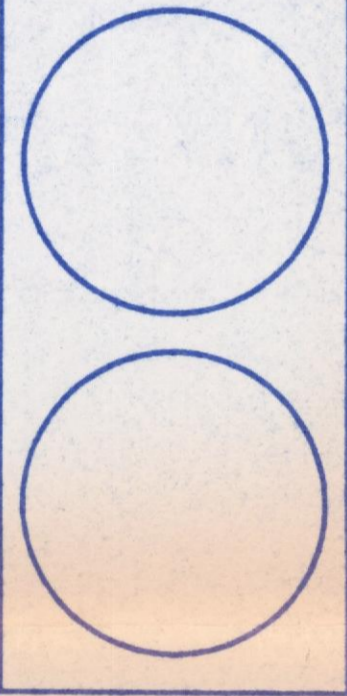
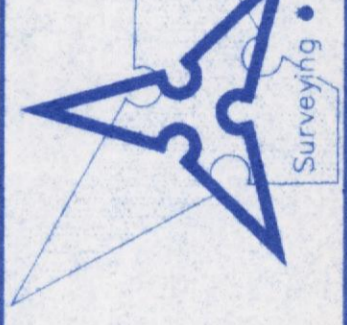
HOWARD YOUNG AND WIFE, MARIETTA
15825 MARVIN ROAD
CHARLOTTE, NC 28228
DEED: 8278-08
223-132-21
ZONING: R-3

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DEED: 3514-410
223-132-20
ZONING: INST.

BEST EQUITY VENTURES ORGANIZATION III, LLC
100 N. TRYON STREET #4150
CHARLOTTE, NC 28202
DEED: 18 (P.O.)
223-132-18
ZONING: R-3



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202



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PETITION #98-62(c): FOR PUBLIC HEARING

PROJECT:
**PROVIDENCE ROAD WEST MULTI-FAMILY
CONDITIONAL REZONING THE HANOVER COMPANY**

SHEET TITLE:
SCHEMATIC SITE PLAN

Project No.	42435
Checked by	JMC
Drawn by	JMC
Date Drawn	8/12/98
Revisions	
	11/16/98 PER STAFF COMMENTS FOR PUBLIC HEARING
	12/2/98 CMPC REVISION PER PUBLIC HEARING
Sheet	
	2 OF 2