

**ADJACENT PROPERTY OWNERS**

- 1 Parcel No. 211-643-03  
Mary Power Lombeth  
Mrs. W. M. Jr. (by entirety)  
7600 Providence Road  
Charlotte, N.C. 28226
- 2 Parcel No. 211-641-99  
Harrington Dowd/Realty Co.  
6701 Fairview Rd.  
Charlotte, N.C. 28210
- 3 Parcel No. 211-271-08  
Katherine W. Springs  
7700 Providence Road  
Charlotte, N.C. 28226
- 4 Parcel No. 213-441-76  
RURA-1 Trust  
% Feller, Schews, Scott, & Roberts  
P.O. Box 450233  
Atlanta, G.A. 31145

**PROPOSED BUFFER SECTION**

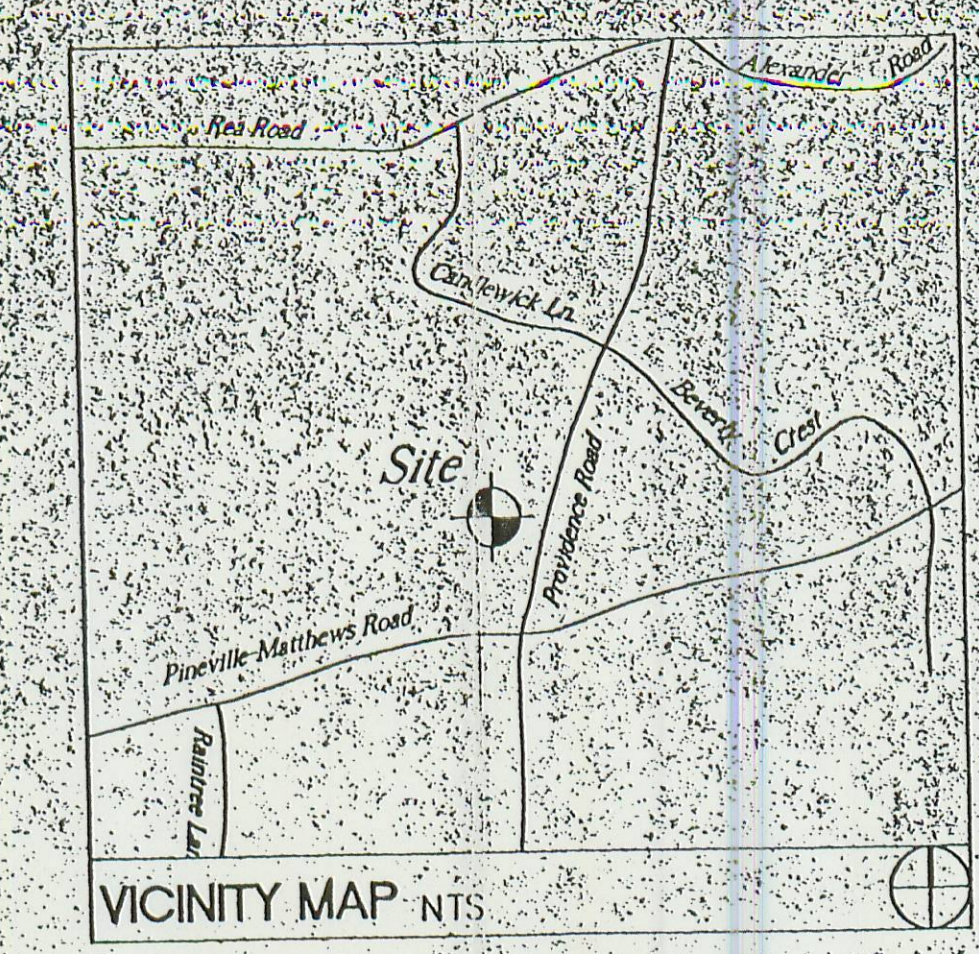


1. BUFFER PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

2. WALLS OR FENCES USED IN CONNECTION WITH THE PROPOSED BUFFER SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

3. ALL UNITS SHALL BE FOR SALE ONLY.

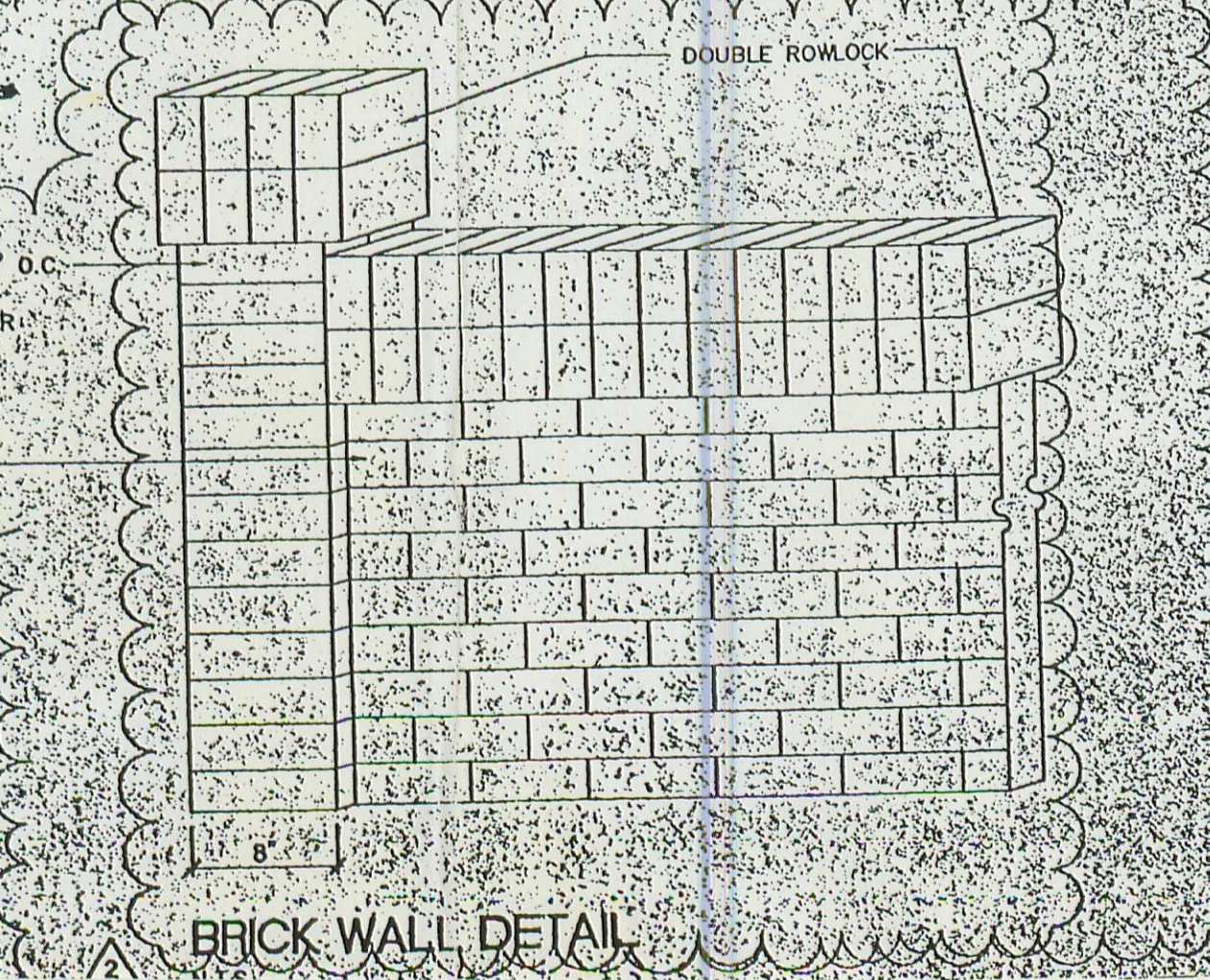
4. ALL RESIDENTIAL UNITS WILL BE OF MASONRY CONSTRUCTION. THE MATERIAL SHALL BE BRICK, STUCCO, STONE, OR A COMBINATION OF THEM.



**DEVELOPMENT DATA:**

|                       |                            |
|-----------------------|----------------------------|
| TAX PARCEL NOS.       | 211-643-01<br>211-643-02   |
| TOTAL SITE AREA:      | 7.283 AC. (GROSS)          |
| EXISTING ZONING:      | R-3                        |
| PROPOSED ZONING:      | R-8 MF (CD)                |
| PROPOSED USE:         | RESIDENTIAL                |
| TOTAL DWELLING UNITS: | 47 DU.'s MAX. (6.5 DU./AC) |
| REQUIRED YARDS:       |                            |
| SETBACK:              | 10'                        |
| SIDE YARD:            | 10'/20'                    |
| REAR YARD:            | 40'/50'                    |

- DEVELOPMENT NOTES:**
- BOUNDARY SURVEY SHALL BE PROVIDED PRIOR TO THE PUBLIC HEARING. AERIAL TOPOGRAPHY FROM MAP N38 BY AERODYNAMICS, CORP., DATED FEBRUARY 1991 USED FOR EXISTING CONTIGUOUS SHOWN.
  - PROVIDENCE ROAD IS A MAJOR THOROUGHFARE REQUIRING A MINIMUM OF 100' PUBLIC RIGHT OF WAY. THE PETITIONER SHALL DEDICATE ADDITIONAL RIGHT OF WAY MEASURING 50' FROM THE CENTERLINE OF THE EXISTING RIGHT OF WAY PRIOR TO THE START OF BUILDING PERMITS.
  - THE SUBJECT PROPERTY SHALL MEET OR EXCEED THE YARD REQUIREMENTS FOR THE R-8 MULTIFAMILY DISTRICT OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE SITE MAY BE DEVELOPED WITH A PLANNED MULTIFAMILY PROJECT (NOT TO EXCEED 47 UNITS AND RELATED ACCESSORY USES) IF THE EXISTING PROPERTY IS NOT DEVELOPED FOR A PLANNED MULTIFAMILY PROJECT. THE PETITIONER RESERVES THE RIGHT TO DEVELOP THE PROPERTY TO R-3 GUIDELINES.
  - ALL PROPOSED TREES, BRIMS, WALL, FENCES, AND/OR IDENTIFICATION SIGNS SHALL NOT INTERFERE WITH THE SIGHT DISTANCE TRIANGLES AT THE VEHICULAR ENTRANCE. FENCES AND WALLS SHALL BE 6' HT. (6' MAX. HT. IN THE SETBACK).
  - A 36.5' CLASS 'C' BUFFER SHALL BE ESTABLISHED ALONG THE SUBJECT PROPERTY EDGE ABUTTING ANY SINGLE FAMILY OR MULTIFAMILY USE ZONING. IN THE AREAS WHERE THE EXISTING VEGETATION IS INSUFFICIENT TO MEET THE STANDARDS OF THE ORDINANCE, NEW VEGETATION SHALL BE INSTALLED PER SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE REGULATORY FLOODPLAIN.
  - STORM WATER DETENTION SHALL NOT BE LOCATED WITHIN ANY REQUIRED BUFFER(S) OR SETBACK. THE PETITIONER WILL DETAIN STORM WATER FOR THE 2, 10, 25, 50, AND 100 YEAR STORM EVENTS. THE RUNOFF RELEASE RATES SHALL NOT EXCEED THE PREVIOUS ZONING CONDITION (-3) DEVELOPED RUNOFF FOR THE 25, 50 AND 100 YEAR STORM EVENTS. ALL STORM WATER DETENTION SHALL BE UNDERGROUND.
  - VEHICULAR ACCESS TO THE SUBJECT PROPERTY SHALL BE LIMITED TO THAT POINT SHOWN ON THE REZONING PLAN. THE ACTUAL LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENTS OF TRANSPORTATION.
  - MAXIMUM HEIGHT OF DETACHED LIGHTING ON SITE SHALL NOT EXCEED TWENTY FEET (20') HEIGHT. ALL OUTDOOR LIGHTING SHALL BE LOCATED, SCREENED, OR SHIELDED IN A MANNER AS NOT TO CAUSE GLARE OR IMPAIR THE VISION OF MOTORISTS AND SO THAT ABUTTING LOTS IN A RESIDENTIAL ZONING DISTRICT ARE NOT DIRECTLY ILLUMINATED.
  - DUMPSTERS LOCATED ON PROJECT SITE SHALL BE SCREENED WITH A SOLID ENCLOSURE AND GATE PER SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. TRASH COLLECTION WITH ROLL OUT CONTAINERS WILL NOT BE PROVIDED BY THE CITY OF CHARLOTTE FOR PROJECTS OVER THIRTY (30) UNITS.
  - ANY ABOVE GROUND FLOW PREVENTERS FOR THIS SITE SHALL BE LOCATED OUTSIDE OF THE SETBACK.



**Cole Jenest & Stone**  
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 Landscape Architecture  
 Civil Engineering  
 Urban Design  
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 Suite 300  
 Charlotte  
 North Carolina  
 28284  
 Tele 704.376.1555  
 Fax 704.376.7851

APPROVED BY CITY COUNCIL  
 DATE: January 20, 1999

**PROVIDENCE COURT LLC**

**PROVIDENCE RE TOWNHOMES**

APPROVED BY CITY COUNCIL  
 DATE: January 20, 1999

**REZONING PLAN**  
 PETITION 98-94  
 211-643-01-02

10/06/98

10/15/99 - PER PLANNING COMMISSION COMMENTS  
 12/23/98 - PER PLANNING COMMISSION COMMENTS  
 12/03/98 - REVISED FENCE TO 6' BRICK WALL  
 11/20/98 - FOR PUBLIC HEARING  
 11/04/98 - PER PLANNING COMMISSION (REV. 10/01/98) FOR OWNER REVIEW

Revised  
 SCALER: 1" = 40'

**RZ1 2**

Sheet of

THE DRAWINGS, THE PROJECT MANUAL AND THE RECORD SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DRAWINGS WITHOUT THE CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

COLEJENEST & STONE, P.A. 1998

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

DATE: June 9, 2000

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-94 by Providence Court LLC.

Attached is a copy of the revised plan, sheet RZ 1 of 2 for the above rezoning petition. The plan has been revised to clarify note 7, regarding storm water runoff. Please add this revised sheet to RZ 2 of 2 that you presently have on file. Since this change is minor and does not alter the intent of the approved plan 1, am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.