

PROVIDENCE POINTE

Mecklenburg County, North Carolina

Development Summary

Total Site Area: 258.7± AC
Net Total Area: 253.2± AC

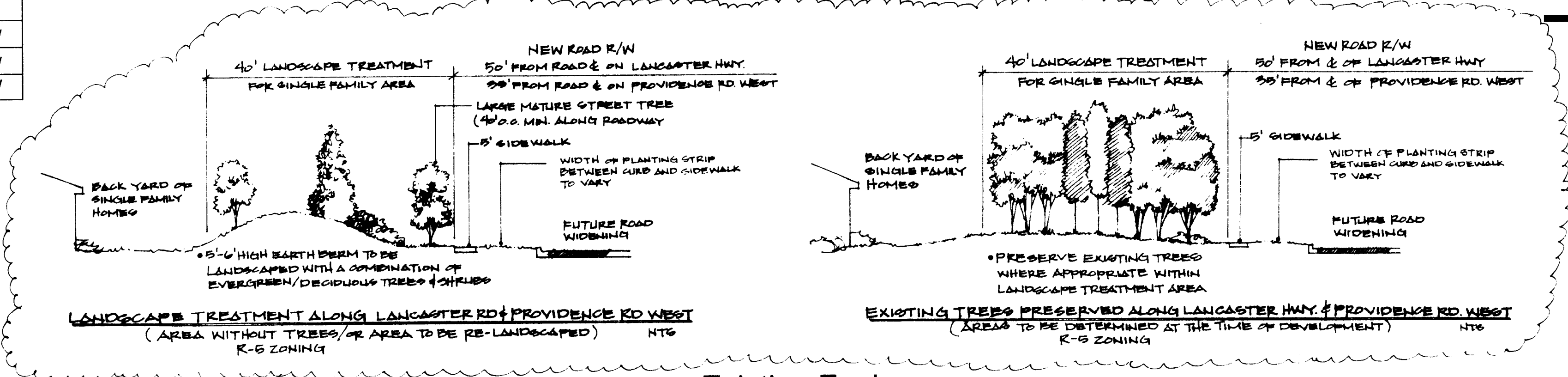
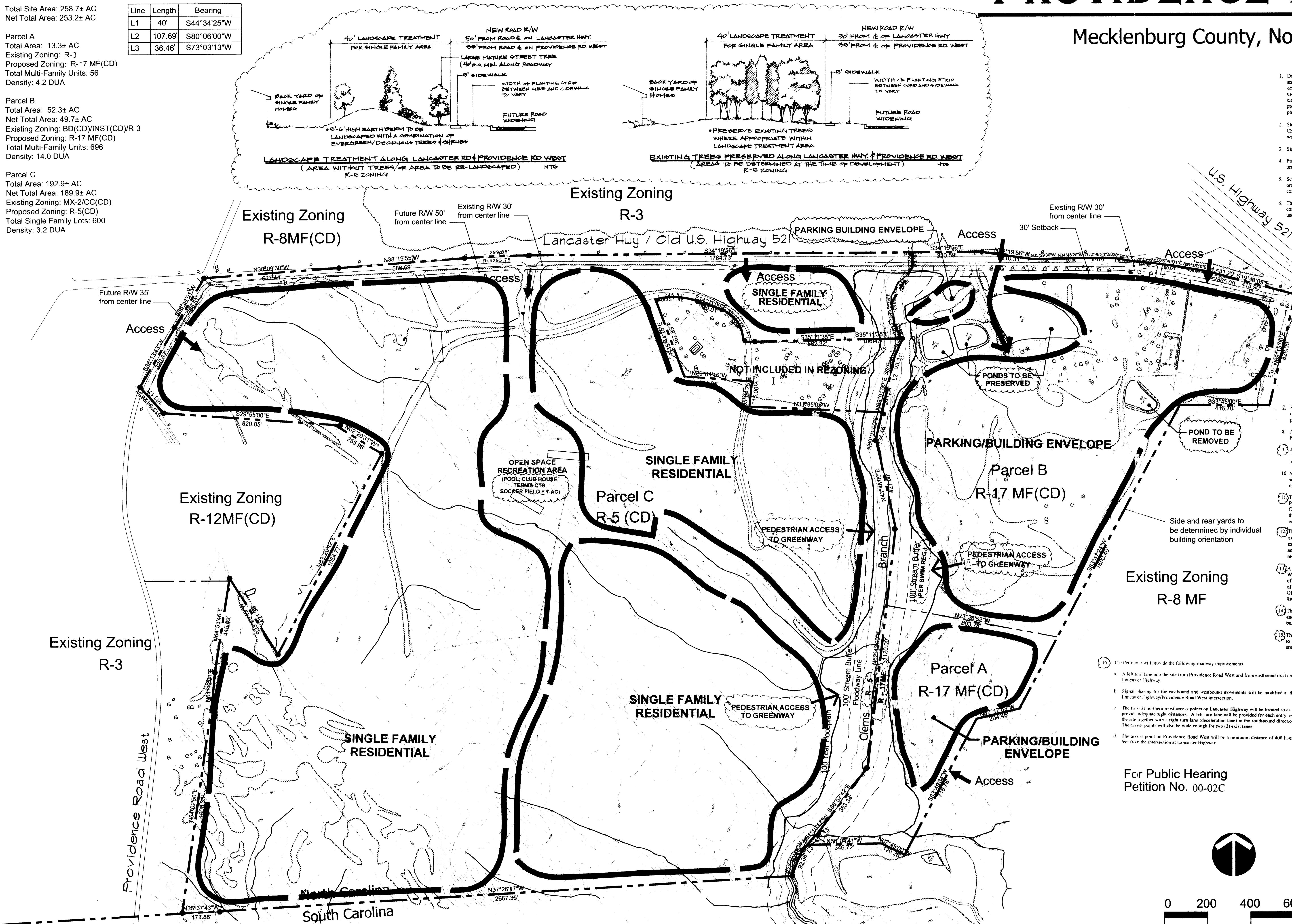
Parcel A
Total Area: 13.3± AC
Existing Zoning: R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 56
Density: 4.2 DUA

Parcel B
Total Area: 52.3± AC
Net Total Area: 49.7± AC
Existing Zoning: BD(CD)/INST(CD)/R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 696
Density: 14.0 DUA

Parcel C
Total Area: 192.9± AC
Net Total Area: 189.9± AC
Existing Zoning: MX-2/CC(CD)
Proposed Zoning: R-5(CD)
Total Single Family Lots: 600
Density: 3.2 DUA

Line Table

Line	Length	Bearing
L1	40'	S44°34'25"W
L2	107.69'	S80°06'00"W
L3	36.46'	S73°03'13"W



- ### Development Standards
- Old US 52 Mixed Residential Development
- Development of the site will be controlled by the standards depicted on this site plan and to the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.206(C), during the design development and construction phase within the building envelope, lot as shown on the plan.
 - Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback areas.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
 - Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance. All permanent garbage/trash disposal facilities (i.e. dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
 - The use of the site will be for the construction of a mixed residential community consisting of single family and multi-family dwelling units and associated accessory uses and structures.

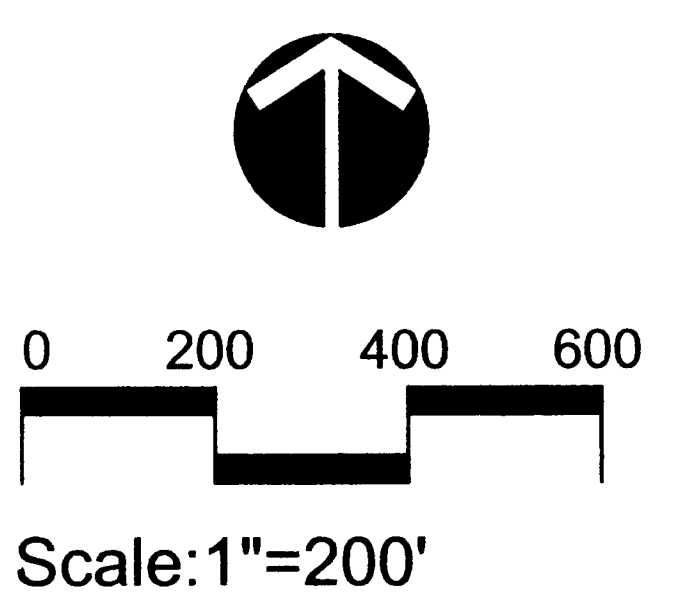
- Petitioner will dedicate right-of-way sufficient to provide 50 feet from the centerline of Old US 52 if the existing right-of-way is insufficient. Such dedication will occur prior to the issuance of any building permits for the site.
- Access to the site will be provided by public street connections to Old US 52 and to Providence Rd. West.
- An internal system of sidewalks and/or trails will facilitate internal pedestrian circulation within the site. Sidewalks and/or trails will be provided in accordance with applicable standards of the Zoning Ordinance and the stormwater management plan.
- No filling will occur within the flood plain fringe. However, the Petitioner may install sidewalks and/or trails as needed above within the fringe area, as well as utilities necessary to serve the site.
- The Petitioner will comply with the SWIM buffer standards. In addition, the Petitioner will dedicate the area within the 100 year floodplain to Mecklenburg County for additional to the greenway purposes, such dedication to be accomplished through the subdivision process. No stormwater detention facilities will be located within the floodway fringe.
- The existing ponds on the southern portion of the site may be incorporated into the overall plan for the site as site features and/or stormwater management devices. The existing ponds may be drained and reconstructed and additional ponds may be added and one or more of the existing ponds may be removed and all development or redevelopment of ponds will comply with applicable State and Federal standards.
- A 5 foot sidewalk will be constructed along Old US 52 and along Providence Rd. West at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. The exact location of the sidewalk may vary but not be closer to the edge of pavement than 4 feet. The Petitioner will install left turn lanes at access points from Old US 52 and Providence Rd. West as part of the subdivision process, subject to the approval of NCDOT.
- The development of the multi-family portion of the site will be conducted in phases and will include at least two vacation in style, architectural elements, and/or building types.
- The Petitioner has identified potential areas within the site where efforts will be made to incorporate existing tree cover, if present, into the overall plan for the site, with emphasis on those areas where other site features are contemplated.

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 2/23/2001
BY: MARTIN R. CRAMTON, JR.
Martin R. Cramton, Jr.

DATE: October 25, 1999
PROJECT NO: 1098079
REVISIONS: 12/27/98: REVISIONS PER PLANNING COMMISSION
2/2/00: REVISIONS PER ZONING COM. APPROVAL
2/21/01: REMOVE SWIM BUFFER

For Public Hearing
Petition No. 00-02C



Attached to
000-02C

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: February 23, 2001

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
Planning Director

SUBJECT: Administrative Approval for Petition No. 94-18, Daniel L. and Carolyn S. Kennedy.

Attached is a revised technical data sheet for the above referenced petition. The plan has been revised to remove a reference to a S.W.I.M. buffer for a creek branch to the north of Clemens Branch. It has been determined that this buffer is not required. Since this change is minor, I am administratively approving this request. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Note that the illustrative plan still applies to this rezoning and that the site must still meet all ordinance requirements.

PROVIDENCE POINTE

Mecklenburg County, North Carolina

Development Summary

Total Site Area: 258.7± AC
Net Total Area: 253.2± AC

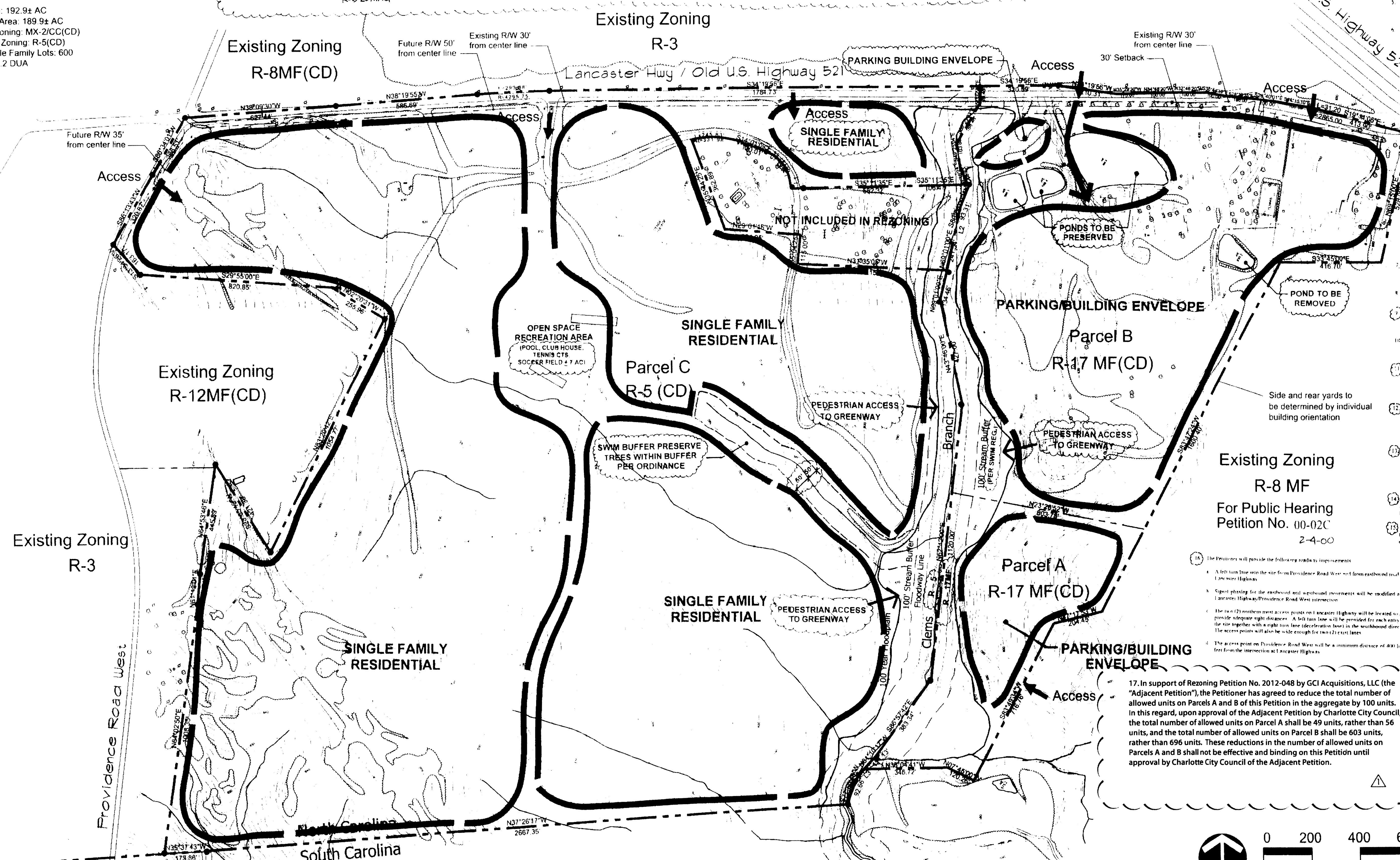
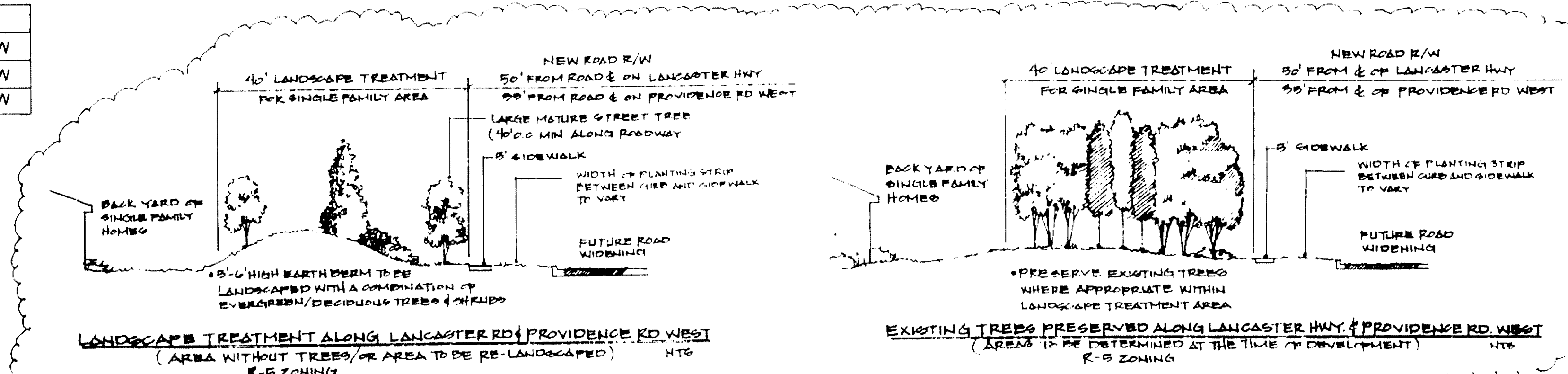
Parcel A
Total Area: 13.3± AC
Existing Zoning: R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 49
Density: 4.2 DUA

Parcel B
Total Area: 52.3± AC
Net Total Area: 49.7± AC
Existing Zoning: BD(CD)/INST(CD)/R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 603
Density: 14.0 DUA

Parcel C
Total Area: 192.9± AC
Net Total Area: 189.9± AC
Existing Zoning: MX-2/CC(CD)
Proposed Zoning: R-5(CD)
Total Single Family Lots: 600
Density: 3.2 DUA

Line Table

Line	Length	Bearing
L1	40'	S44°34'25"W
L2	107.69'	S80°06'00"W
L3	36.46'	S73°03'13"W



- ### Development Standards
- Old US 521 Mixed Residential Development
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance as provided for in Section 6.209(C), during the design development and construction phase within the building envelope size as shown on the plan.
 - Stormwater detention facilities will be designed to meet the applicable standards of the Mecklenburg Stormwater Services. No storm water detention will occur within any required buffer or setback areas.
 - Signage will be permitted in accordance with applicable zoning standards.
 - Lighting will be provided which will meet or exceed the standards of the County Ordinance.
 - Screening will conform to the applicable standards of Section 6.209 of the zoning ordinance. All permanent garbage/recycling disposal facilities (i.e., dumpsters or compactors if provided) will be screened with a solid enclosure or walls.
 - The use of the site will be for the construction of a mix residential community consisting of single family and multi-family dwelling units and associated accessory uses and structures.

ATTACHED TO ADMINISTRATIVE APPROVAL

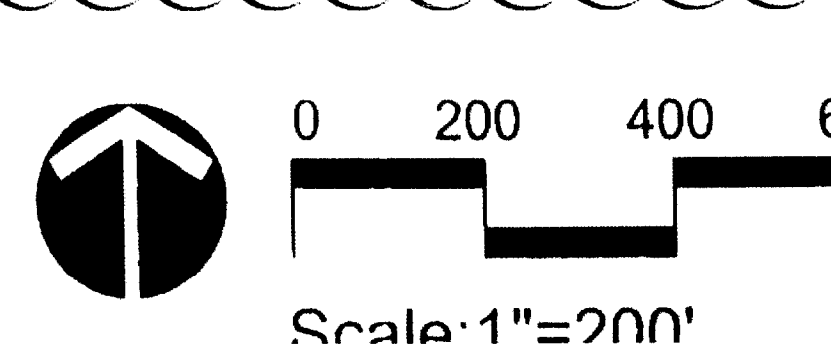
DATE: 10-5-2012 SF
BY: DEBRA D. CAMPBELL

- The Petitioner will dedicate right-of-way sufficient to provide 30 feet from the exterior of 481 S 521 if the existing right-of-way is insufficient. Such dedication will occur prior to the issuance of any building permits for the site.
- Access to the site will be provided for public street connections to meet 1.1.12 and to Providence Rd. West.
- An internal system of sidewalks and/or trails will facilitate internal pedestrian circulation. This system may include provisions for connections between multifamily buildings and access to public streets and the greenways system.
- No filling will occur within the flood plain fringe. However, the Petitioner may install sidewalk and/or trails as noted above within the flood plain fringe, as well as utilities necessary to serve the site.
- The Petitioner will comply with the NIMM buffer standards. In addition, the Petitioner will dedicate the area within the 100 year floodplain in Mecklenburg County for addition to the greenway system, such dedication will be accomplished through the subdivision process. No stormwater detention facilities will be located within the floodplain fringe.
- The existing ponds on the southern portion of the site may be incorporated into the overall plan for the site as site features and/or stormwater management devices. The exact location of the ponds may be changed and individual ponds may be added and one or more of the existing ponds may be removed and all development or redevelopment of ponds will comply with applicable State and Federal standards.
- A 5 foot sidewalk will be constructed along 521 S 521 and along Providence Rd. West at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. The exact location of the sidewalk may vary but not be closer to the edge of pavement than 4 feet. The Petitioner will install left turn lanes at access points on 521 S 521 and Providence Rd. West as part of the subdivision process, subject to the approval of NCDOT.
- The development of the multifamily portion of the site will be conducted in phases and will include at least two variations in style, architectural elements, and/or building types.
- The Petitioner has identified potential areas within the site where efforts will be made to incorporate existing tree cover, if present, into the overall plan for the site, with emphasis in those areas where other open space features are established or preserved.

Existing Zoning R-8 MF
For Public Hearing
Petition No. 00-02C
2-4-00

17. In support of Rezoning Petition No. 2012-048 by GCI Acquisitions, LLC (the "Adjacent Petition"), the Petitioner has agreed to reduce the total number of allowed units on Parcels A and B of this Petition in the aggregate by 100 units. In this regard, upon approval of the Adjacent Petition by Charlotte City Council, the total number of allowed units on Parcel A shall be 49 units, rather than 56 units, and the total number of allowed units on Parcel B shall be 603 units, rather than 696 units. These reductions in the number of allowed units on Parcels A and B shall not be effective and binding on this Petition until approval by Charlotte City Council of the Adjacent Petition.

Handwritten signature: *Paul D. ...*
October 25, 1999
1099079
12/27/88; REVISIONS PER PLANNING COMMISSION
2/2/00; REVISIONS PER ZONING COM. APPROVAL
8-13-12 REVISED PER PETITION #2012-048
PREPARED BY DESIGN RESOURCE GROUP
APPROVED BY COUNTY COMMISSION
DATE 2/8/10
00-02(c)



Charlotte-Mecklenburg Planning Department

DATE: October 5, 2012
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2000-002C Shea Homes.

Attach is the revised site plan for petition 2000-002C. The plan shows a reduction of a 100 multi-family units per the agreement for petition 2012-048 that was approved on 9-24-2012. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.

PROVIDENCE POINTE

Mecklenburg County, North Carolina

ATTACHED TO ADMINISTRATIVE APPROVAL

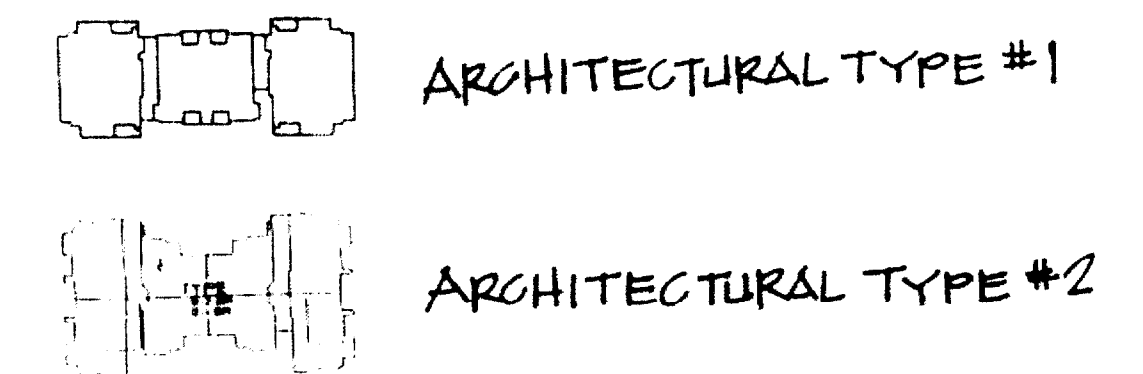
DATED: 10-5-2012 *DF*

BY: DEBRA D. CAMPBELL



TABULATION

28	—	24 UNITS BUILDINGS	/	672
2	—	12 UNITS BUILDINGS	/	24
				<u>696</u>
				(603) ▲

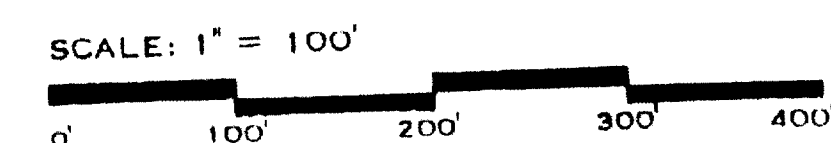


PARCEL B ILLUSTRATIVE SITE PLAN

Final Plan
DATE: 10/27/12
PROJECT NO: 10 99 079
REVISIONS: 2/2/00: REVISIONS PER ZONING COM. APPROVAL

▲ 8-13-12 REVISED PER PETITION #2012-048
PREPARED BY DESIGN RESOURCE GROUP

- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY; SUBJECT TO CHANGE BY OWNER/DEVELOPER.
- FOR PUBLIC HEARING - PETITION NO. 00-020



1271 East Boulevard Charlotte, NC 28213 704.333.1234
1274 Polk Street Alexandria, VA 22304 703.550.1234
225 Hildebrandt Street Raleigh, NC 27601 919.834.1234

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. _____ OF _____

PROVIDENCE POINTE

Mecklenburg County, North Carolina

Line Table

Line	Length	Bearing
L1	40'	S44°34'25"W
L2	107.69'	S80°06'00"W
L3	36.46'	S73°03'13"W

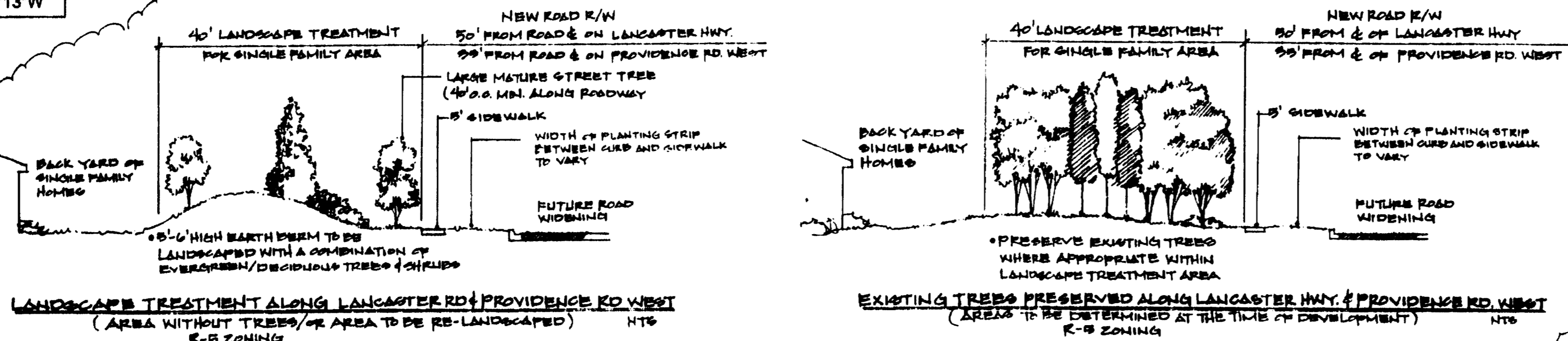
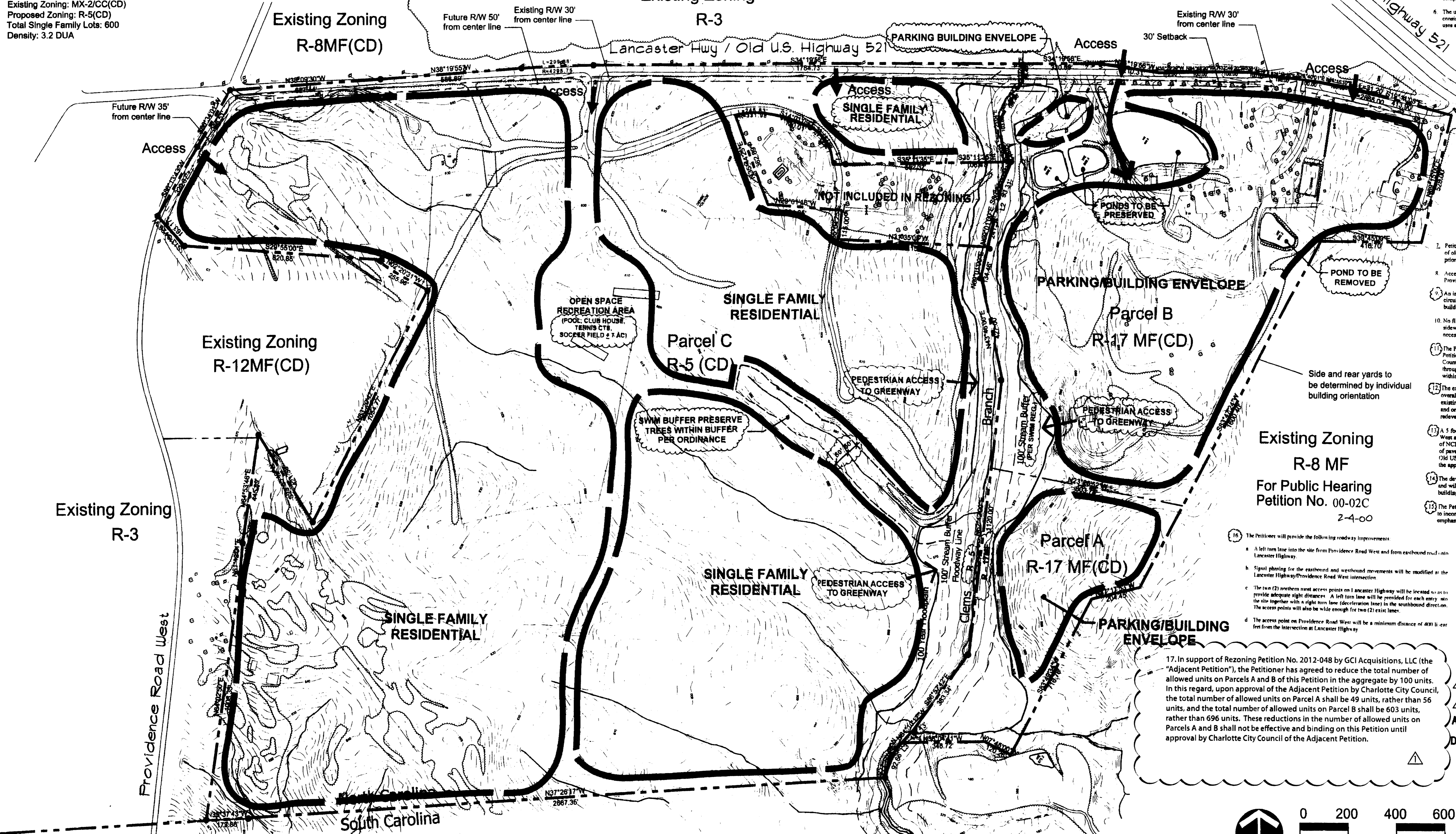
Development Summary

Total Site Area: 258.7± AC
Net Total Area: 253.2± AC

Parcel A
Total Area: 13.3 AC
Existing Zoning: R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 49
Density: 3.68 DUA

Parcel B
Total Area: 28.65 AC
Existing Zoning: BD(CD) / INST(CD) / R-3
Proposed Zoning: R-17 MF(CD)
Total Multi-Family Units: 348
Density: 12.15 DUA

Parcel C
Total Area: 192.9± AC
Net Total Area: 189.9± AC
Existing Zoning: MK-2(CD)
Proposed Zoning: R-5(CD)
Total Single Family Lots: 600
Density: 3.2 DUA



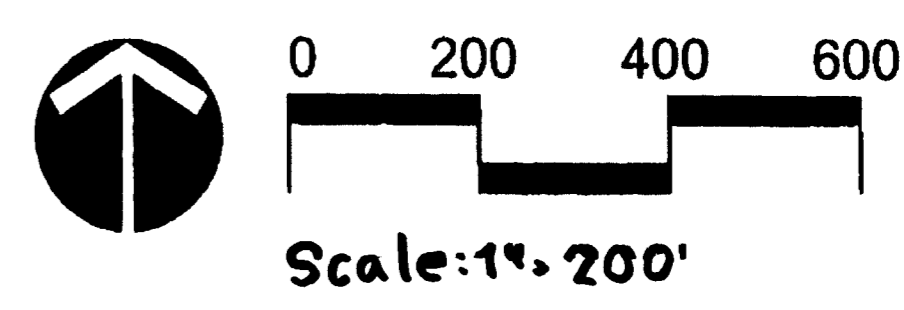
Development Standards
Old US 521 Mixed Residential Development

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.200(C), during the design development and construction phase within the building envelope line as shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water retention will occur within any required buffer or setback area.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- Screening will conform to the applicable standards of Section 12.303 of the Zoning Ordinance. All permanent garbage/recycling disposal facilities (i.e., dumpsters or compactors if provided) will be screened with a solid enclosure with gates.
- The use of the site will be for the construction of a mixed residential community consisting of single family and multifamily dwelling units and associated accessory uses and structures.

ATTACHED TO ADMINISTRATIVE APPROVAL
AUG 6 2013
BY: DEBRA CAMPBELL

- Petitioner will dedicate right-of-way sufficient to provide 50 feet from the centerline of Old US 521 to the existing right-of-way if insufficient. Such dedication will occur prior to the issuance of any building permits for the site.
- Access to the site will be provided by public street connections to Old US 521 and to Providence Rd. West.
- An internal system of sidewalks and trails will facilitate internal pedestrian circulation. This system may include provisions for connections between multifamily buildings and access to public streets and the greenway system.
- No filling will occur within the flood plain fringe. However, the Petitioner may install sidewalks and/or trails as noted above within the fringe area, as well as utilities necessary to serve the site.
- The Petitioner will comply with the SWIM buffer standards. In addition, the Petitioner will dedicate the area within the 100 year floodplain to Mecklenburg County for additional to the greenway purposes, such dedication to be accomplished through the subdivision process. No stormwater detention facilities will be located within the floodway fringe.
- The existing ponds on the southern portion of the site may be incorporated into the overall plan for the site as site features and/or stormwater management devices. The existing ponds may be deleted and reconstructed and additional ponds may be added and one or more of the existing ponds may be removed and all development or redevelopment of ponds will comply with applicable State and Federal standards.
- A 5-foot sidewalk will be constructed along Old US 521 and along Providence Rd. West at or near the outside edge of the right-of-way boundary, subject to the approval of NCDOT. The exact location of the sidewalk may vary but will be close to the edge of pavement that is 4 feet. The Petitioner will install left turn lanes at access points from Old US 521 and Providence Rd. West as part of the subdivision process, subject to the approval of NCDOT.
- The development of the multifamily portion of the site will be conducted in phases and will include at least two variations in style, architectural elements, and/or building types.
- The Petitioner has identified potential areas within the site where efforts will be made to incorporate existing tree cover. If present, into the overall plan for the site, with emphasis in those areas where other open space features are established or preserved.

ATTACHED TO ADMINISTRATIVE APPROVAL
AUG 6 2013
BY: DEBRA CAMPBELL
DATE: October 25, 1999
PROJECT NO: 1066079
REVISIONS: 12/27/98: REVISIONS PER PLANNING COMMISSION
2/2/00: REVISIONS PER ZONING COM. APPROVAL
8-13-12 REVISED PER PETITION #2012-048
7-11-13 REVISED PER PETITION #2013-058
PREPARED BY DESIGN RESOURCE GROUP
APPROVED BY COUNTY COMMISSION
DATE: 7/8/13
00-02(C)



Charlotte-Mecklenburg Planning Department

DATE: August 8, 2013
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2000-002C. Shea Homes.

Attach is the revised site plan for petition 2000-002C. The plan shows the remaining number of multi-family units left for development per the agreement for petition 2013-048 Elevation Church that was approved on July 17, 2013. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning, Subdivision, and Tree Ordinances and conditional requirements still apply.