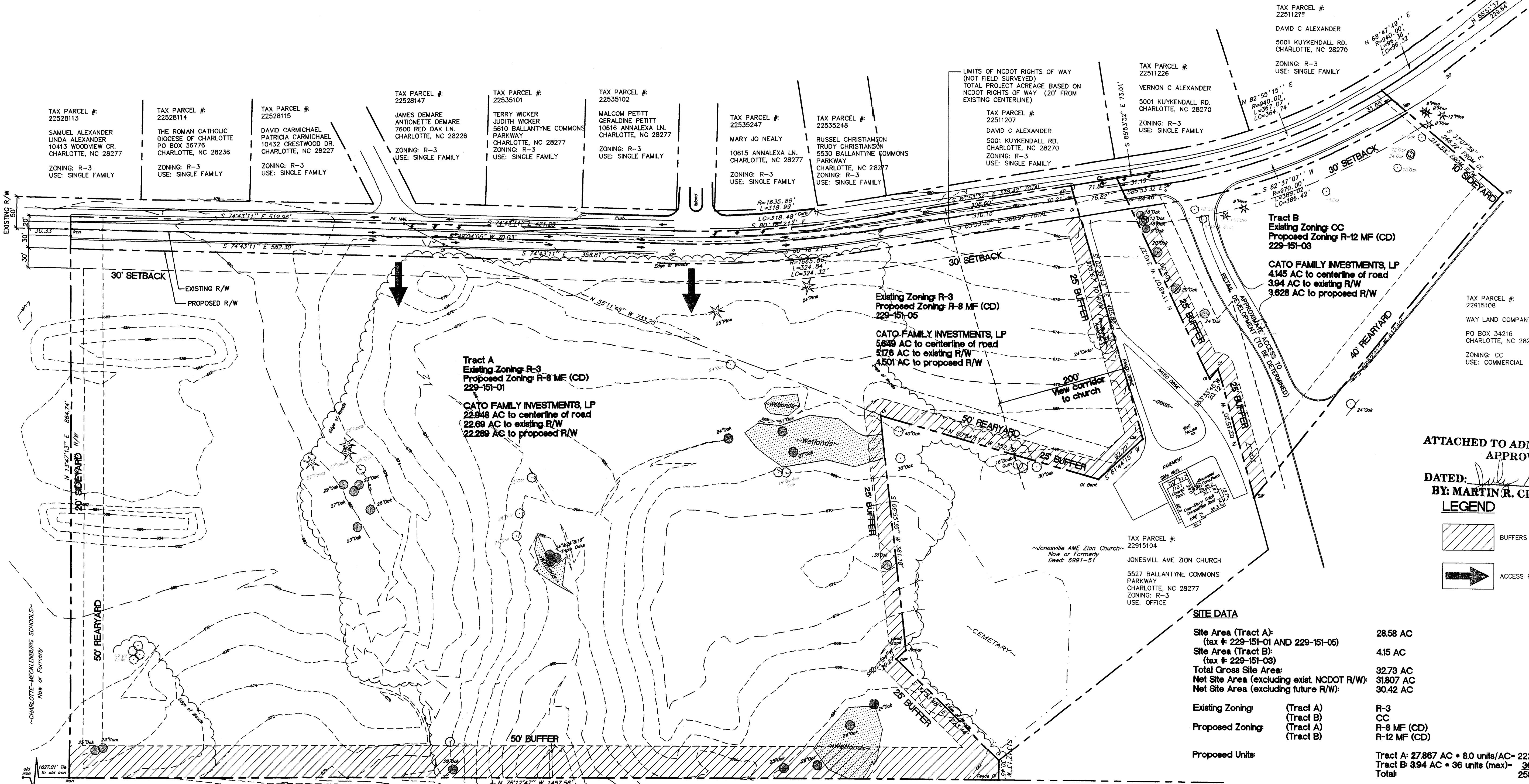




# ColeJenest & Stone

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

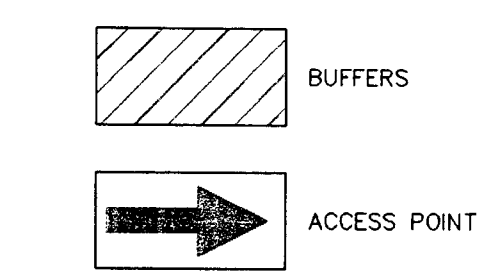
112 South Tryon Street  
Suite 300  
Charlotte  
North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: July 18, 2000  
BY: MARTIN R. CRAMTON, JR.

### LEGEND



## HANOVER R.S. LIMITED PARTNERSHIP

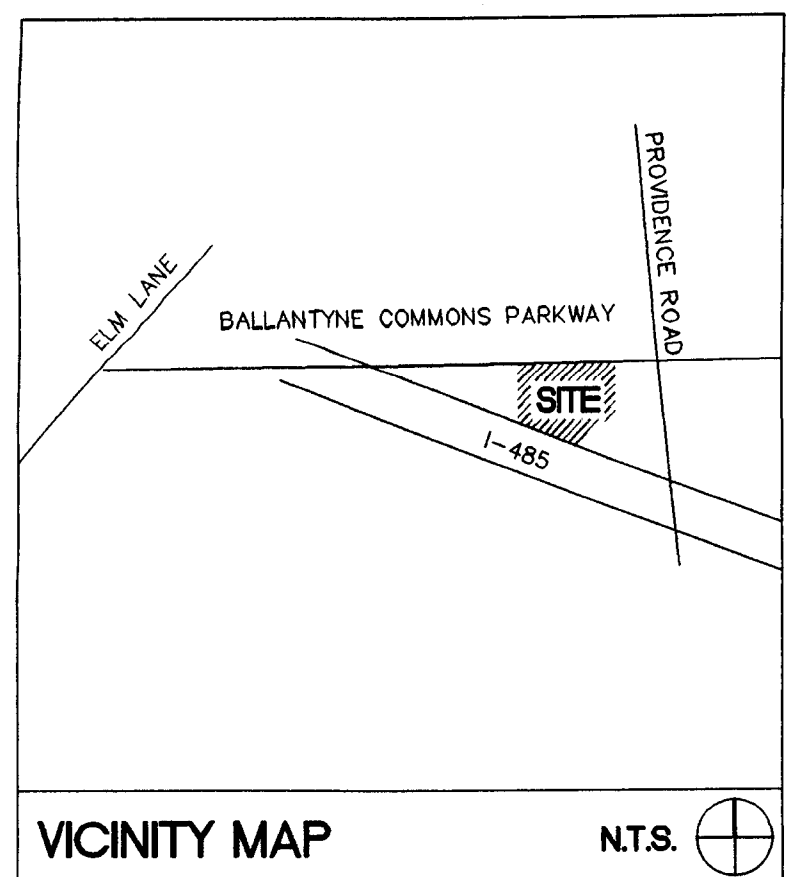
5847 SAN FELIPE, SUITE 3600  
HOUSTON, TX 77057  
(713) 267-2100

# PROMENADE PARK REZONING PLAN

SITE DATA	
Site Area (Tract A): (tax # 229-151-01 AND 229-151-05)	28.58 AC
Site Area (Tract B): (tax # 229-151-03)	415 AC
Total Gross Site Area:	32.73 AC
Net Site Area (excluding exist. NCDOT R/W):	31807 AC
Net Site Area (excluding future R/W):	30.42 AC
Existing Zoning:	(Tract A) R-3 (Tract B) CC
Proposed Zoning:	(Tract A) R-8 MF (CD) (Tract B) R-12 MF (CD)
Proposed Units:	Tract A: 27,867 AC = 8.0 units/AC = 222 units Tract B: 394 AC = 36 units (max) = 36 units Total: 258 units

### DEVELOPMENT CONDITIONS

- THIS TECHNICAL PLAN (SHEET 1 OF 3) INDICATES A FIRM PROPOSAL FOR DEVELOPMENT. THE DEVELOPMENT WILL COMPLY WITH OR EXCEED ALL APPLICABLE CITY OF CHARLOTTE REGULATORY STANDARDS, INCLUDING PARKING, SCREENING, BUFFERS, SIGNAGE, AND LANDSCAPING REQUIREMENTS.
- THE PROPOSED DEVELOPMENT IS CONSISTENT WITH AND SHALL COMPLY WITH THE "PROVIDENCE ROAD / I-485 AREA PLAN UPDATE" (DATED: APRIL 20, 1999 AND ADOPTED JULY 24, 2000).
- THE DENSITY OF DEVELOPMENT ON TRACT 'A' SHALL NOT EXCEED 8.0 DWELLING UNITS PER ACRE, BASED ON NET SITE AREA OF 27.82 AC.
- THE ATTACHED SHEETS LABELED SCHEMATIC SITE PLAN ARE SCHEMATIC AND SHOW THE GENERAL CHARACTER OF POTENTIAL DEVELOPMENT. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- TRACT B IS TO BE DEVELOPED WITH A MAXIMUM OF 36 UNITS. THE LAYOUT SHOWN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN, SHEET #12, MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- BUILDINGS, PARKING, AMENITIES, LANDSCAPING, SERVICE AREAS AND ANY OTHER ACCESSORY STRUCTURES NORMALLY FOUND IN A MULTI-FAMILY DEVELOPMENT MAY BE PLACED WITHIN THE DEVELOPMENT ENVELOPE ESTABLISHED IN TRACT A. THE REAR AND SIDE YARDS MAY INCLUDE PARKING, CIRCULATION AND ACCESSORY STRUCTURES. MINOR CHANGES TO THE APPROVED SITE PLAN SHALL COMPLY TO SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE PETITIONER WILL PROVIDE STORM WATER DETENTION FOR THE 2 AND 10 YEAR STORMS TO THE PRE-DEVELOPMENT CONDITIONS. NO STORM WATER DETENTION WILL BE ALLOWED WITHIN SETBACK AREAS OR BUFFERS.
- PARKING WILL COMPLY WITH ALL CITY OF CHARLOTTE SIGNAGE REQUIREMENTS.
- PARKING WILL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- PETITIONER AGREES TO PROVIDE A 200' WIDE VIEW CORRIDOR FOR THE JONESVILLE A.M.E. ZION CHURCH FROM BALLANTYNE COMMONS PARKWAY (SUBJECT TO OBTAINING A VARIANCE FROM THE BUFFER REGULATIONS FROM THE CHARLOTTE ZONING BOARD OF ADJUSTMENT WITH RESPECT TO THE REAR 25 FEET), AND TO LOCATE THIS VIEW CORRIDOR ENTIRELY ON THE WESTERN SIDE OF THE CHURCH'S DRIVE AS DEPICTED ON THE TECHNICAL DATA SHEET.
- TRASH COLLECTION SHALL BE A PRIVATE SERVICE CONTRACTED BY THE HOME OWNER'S ASSOCIATION.
- ALL EXISTING TREES WITHIN THE SETBACK OFF BALLANTYNE COMMONS PARKWAY GREATER THAN 4 INCHES CALIPER SHALL BE PRESERVED, WITH THE EXCEPTION OF THOSE REQUIRED TO BE REMOVED FOR THE ENTRY DRIVE, SIDEWALKS AND ASSOCIATED GRADING.
- ALL BUILDINGS WILL BE WITHIN 750' OF A FIRE HYDRANT.
- SITE, BOUNDARY, AND TOPOGRAPHIC SURVEY PREPARED BY: CAROLINA SURVEYORS, INC., P.O. BOX 287, RENOVILLE, NC 28134-0287, 1-704-889-7801. (DATED 02/09/2000)
- ADDITIONAL 30' OF R/W ALONG BALLANTYNE COMMONS PARKWAY WILL BE DEDICATED TO THE APPROPRIATE GOVERNMENT AUTHORITY, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PRIVATE STREETS, EXCEPT WHERE SHOWN ON R22 NECESSARY TO LIMIT THE GRADING IMPACTS TO WETLANDS, LANDMARK TREES, BUFFER AND EXISTING VEGETATION. WALKS SHALL BE 8' FROM BACK OF CURB AND LINKED TO WALKS ALONG BALLANTYNE COMMONS PARKWAY.
- THE ARCHITECTURAL IMAGES ILLUSTRATED BY THE DESIGNERS AND INCLUDED IN THIS PETITION ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION.
- A 6" SIDEWALK AND 8" PLANTING STRIP SHALL BE PROVIDED ALONG BALLANTYNE COMMONS PARKWAY. THE SIDEWALK MAY MEANDER AND PLANTING STRIP VARY TO SAVE EXISTING, 6" CALIPER OR LARGER TREES, WITHIN THE REQUIRED SETBACK.
- PEDESTRIAN SCALE LIGHTING ALONG BALLANTYNE COMMONS PARKWAY AND THE SOUTH AND WEST EDGE OF TRACT B PARCEL TO MATCH THE PROMENADE OR AS APPROVED BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.
- THE PETITIONER COMMITS TO INSTALL A DECORATIVE FENCE ALONG BALLANTYNE COMMONS PARKWAY.
- THE STREETSCAPE ELEMENTS AND PLANTINGS AND DRIVEWAY ENTRANCE TO THE PROJECT ALONG BALLANTYNE COMMONS PARKWAY WILL BE SUBSTANTIALLY SIMILAR IN QUALITY AND QUANTITY TO THE STREETSCAPE INSTALLED BY THE PETITIONER AT LODGE AT SHIRING FARM NEAR THE ARBORETUM AT 3300 OPEN FIELD LANE.
- THE ELEVATIONS FACING THE PUBLIC ROADWAY FOR EACH BUILDING CONSTRUCTED ALONG BALLANTYNE COMMONS PARKWAY WILL HAVE AT LEAST 75% OF ALL EXTERIOR GRADE VERTICAL SURFACES OF THAT ELEVATION CONSTRUCTED OF BRICK.
- SUBJECT ONLY TO GAINING APPROVAL FROM CDOT AND/OR NCDOT, THE PETITIONER SHALL MAKE THE FOLLOWING TRANSPORTATION DEDICATION/IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR IMPROVEMENTS TO THE SITE:
  - FOR TRAFFIC HEADED WEST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH DRIVEWAYS WILL BE PROVIDED FOR THE PROJECT AS WELL AS A LEFT TURN LANE INTO THE JONESVILLE A.M.E. ZION CHURCH DRIVEWAY.
  - FOR TRAFFIC HEADED EAST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH CRESTWOOD DRIVE AND ANNALEXA DRIVE WILL BE PROVIDED.
  - THE PETITIONER AGREES TO DEDICATE SUFFICIENT PROPERTY FROM ITS SITE TO ACCOMMODATE A RIGHT-OF-WAY FOR BALLANTYNE COMMONS PARKWAY SOUTH OF ITS EXISTING CENTERLINE OF 50 FEET; AND
  - PETITIONER AGREES TO CONSTRUCT AN ADDITIONAL EASTBOUND THROUGH LANE, 14 FEET IN WIDTH WHICH WILL ACCOMMODATE BICYCLES AS WELL AS MOTOR VEHICLES.



LANDMARK TREES (24" AND ABOVE)	
EXISTING:	41
REQUIRED TREES TO BE PRESERVED	11 (25%)
TREES TO BE PRESERVED:	27 (66%)

OPEN SPACE REQUIREMENTS PER PROVIDENCE ROAD/I-485 AREA PLAN	
TOTAL ACRES (TO EXISTING R/W):	3135
REQUIRED OPEN SPACE:	4.70 (15%)
PROVIDED OPEN SPACE:	4.72 (15.05%)

## CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: July 18, 2000

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-90 by Hanover R.S. Ltd. Partnership.

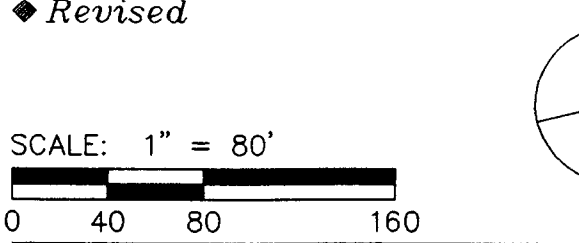
Attached are revised plans for the above rezoning petition. The plans have been revised to allow some of the internal sidewalks at the back of curb. The sidewalks are shown on sheet RZ2. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

## TECHNICAL DATA SHEET

PETITION NO. 00-90 FOR PUBLIC HEARING 2123

09/08/00 FOR CMPC REVIEW

- Issued: 07/18/00 REVISED NOTE #15 (ADMIN. APPROVAL)
- 07/18/00 REVISED NOTES # 1 & 22
- 08/04/00 PER CMPC REVIEW
- 12/14/00 REVISE NOTE 23 PER CDOT
- 12/15/00 CLARIFY NOTE 3 FOR TRACT A ACREAGE
- 12/15/00 ADJUST NO. UNITS/DENSITY PER OWNER, NCDOT R/W
- 01/09/01 ADJUST NOTE 22
- 01/09/01 ADJUST NOTE 23
- 11/25/00 PER OWNER & NEIGHBORHOOD MEETING
- 10/23/00 PER CMPC REVIEW



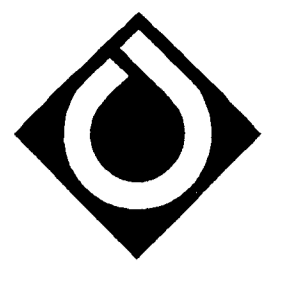
## RZ1 3

Sheet of

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Fax 704.376.7851

## HANOVER R.S. LIMITED PARTNERSHIP

5847 SAN FELIPE, SUITE 3600  
HOUSTON, TX 77057  
(713) 267-2100

## PROMENADE PARK REZONING PLAN

### SCHEMATIC SITE PLAN

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CPMC REVIEW

◆ Issued

07/12/01 REVISED SIDEWALK LOCATION (ADMIN. APPROVAL)  
12/12/00 CORRECT NCDOT R/W PER NCDOT  
11/20/00 PER OWNER & NEIGHBORHOOD MEETING  
11/25/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CPMC REVIEW

◆ Revised

SCALE: 1" = 60'

RZ2 3

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HOUSTON, TX 77057  
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## PROMENADE PARK REZONING PLAN

### SCHEMATIC SITE PLAN COMMUNITY PARK

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CPMC REVIEW

◆ Issued

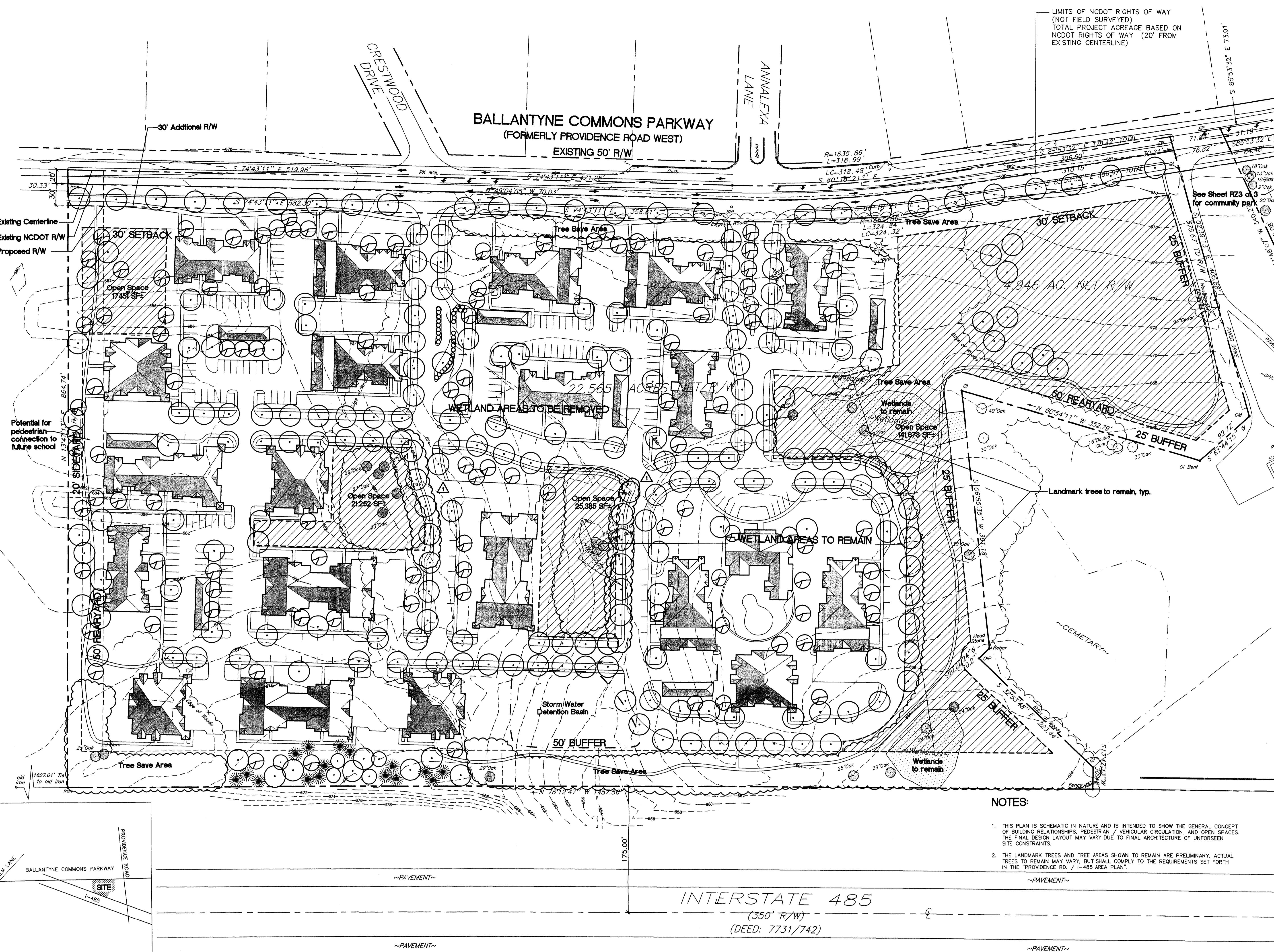
09/08/00 REVISED PLANTING STRIP AND WALK PER CPMC COMMENTS  
12/12/00 CORRECT NCDOT R/W PER NCDOT  
11/20/00 PER OWNER & NEIGHBORHOOD MEETING  
11/25/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CPMC REVIEW

◆ Revised

SCALE: 1" = 40'

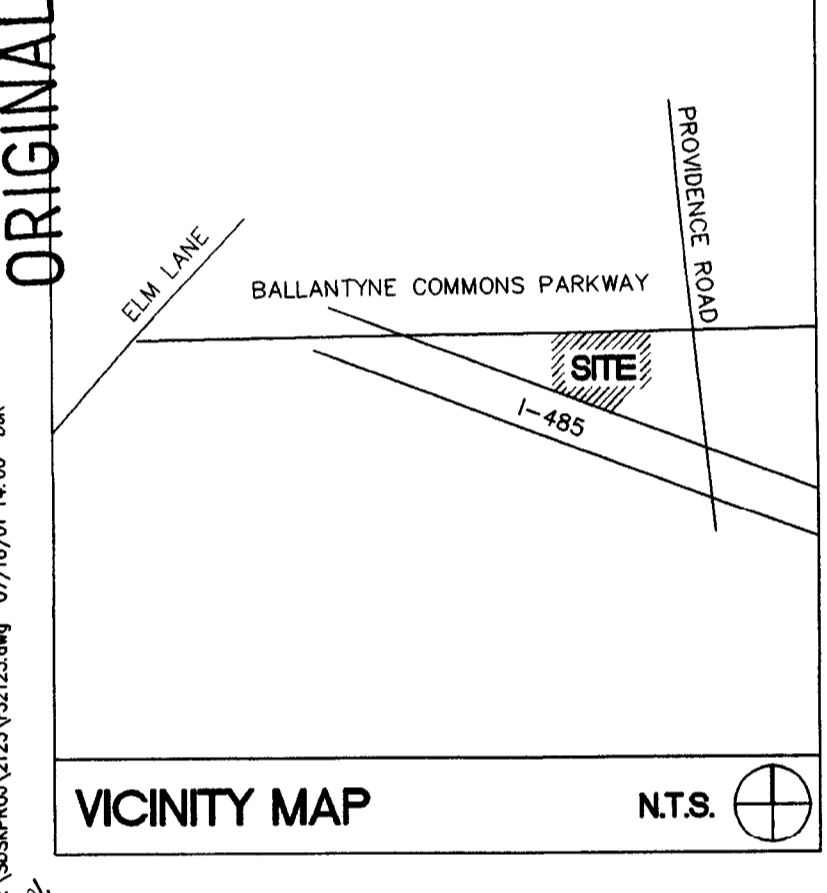
RZ3 3

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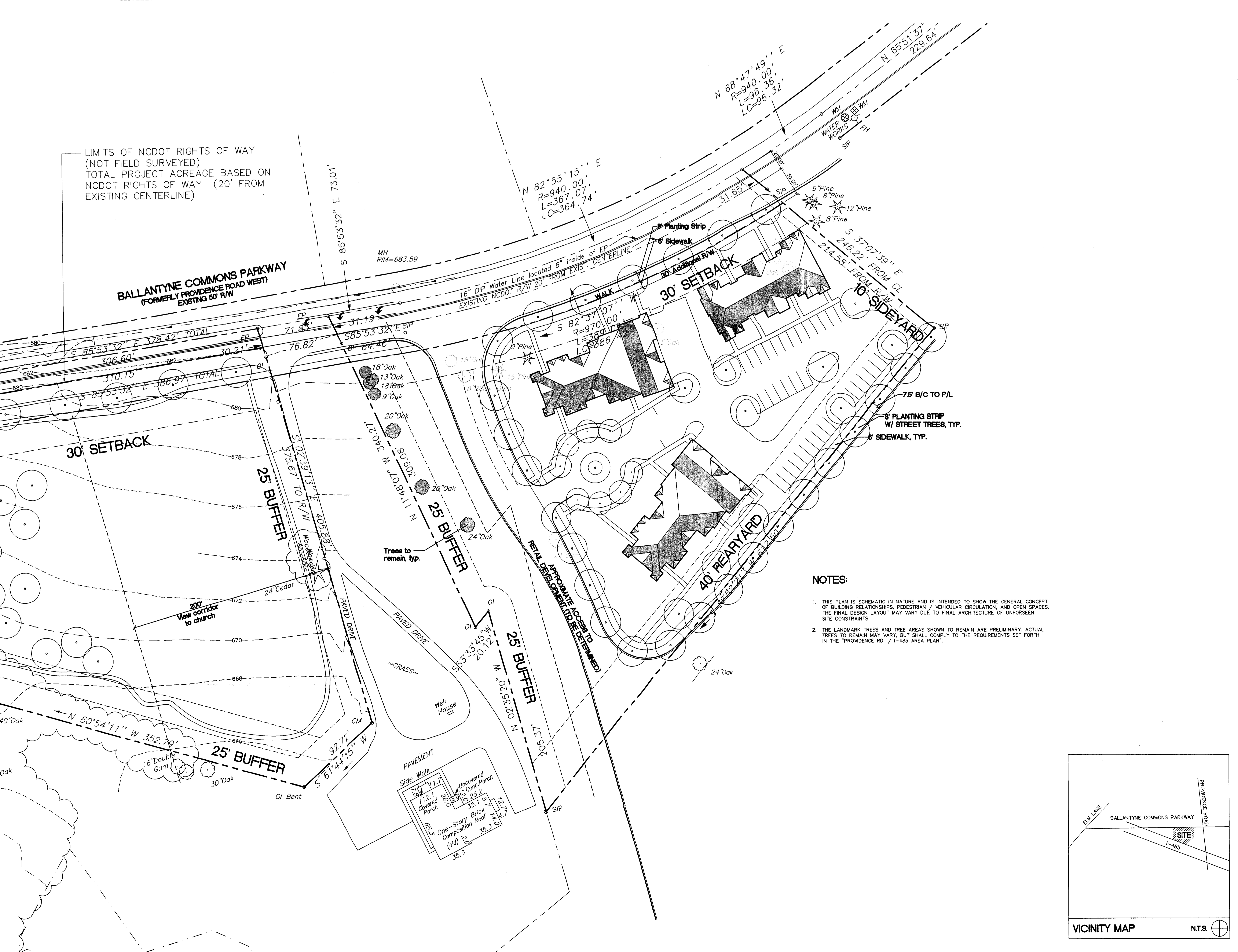


#### NOTES:

- THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, PEDESTRIAN / VEHICULAR CIRCULATION AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS.
- THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRELIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE "PROVIDENCE RD. / I-485 AREA PLAN".

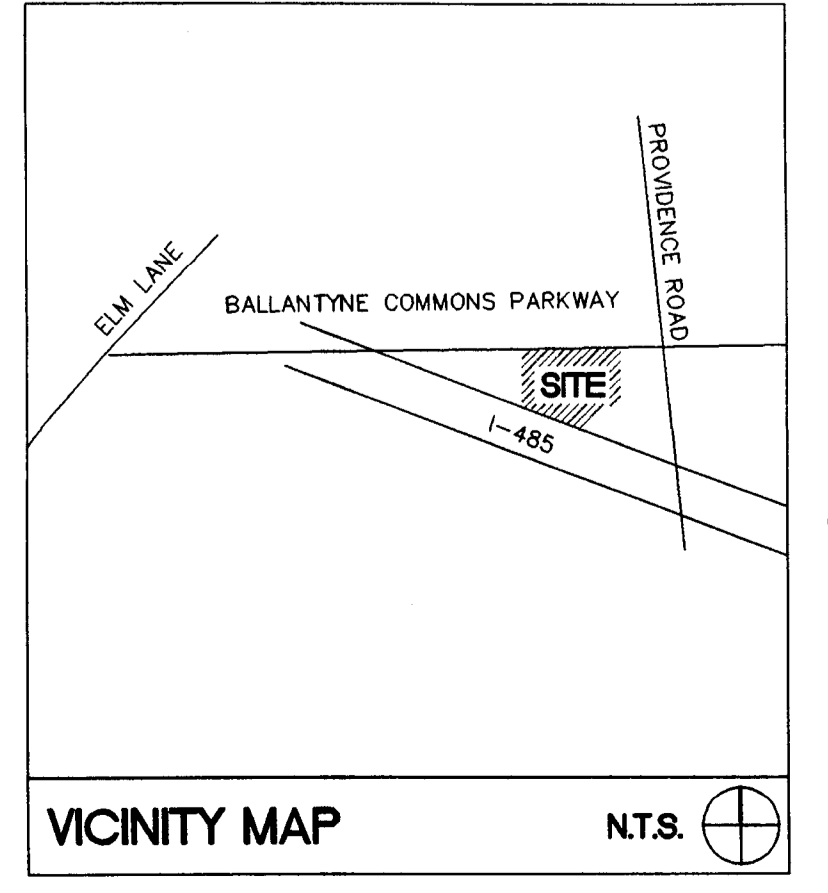


ORIGINAL  
VICINITY MAP  
NTS



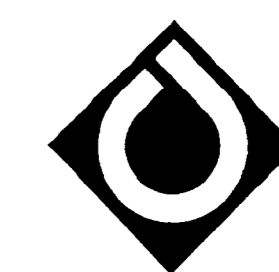
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- THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRELIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE "PROVIDENCE RD. / I-485 AREA PLAN".



VICINITY MAP  
NTS





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HOUSTON, TX 77057  
(713) 267-2100

## PROMENADE PARK REZONING PLAN

## TECHNICAL DATA SHEET

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CMPC REVIEW

◆ Issued
09/08/00 REVISION #1 (ADMIN. APPROVAL)
07/22/01 REVISION #2 (ADMIN. APPROVAL)
07/22/01 REVISION #3 (ADMIN. APPROVAL)
07/22/01 REVISION #4 (ADMIN. APPROVAL)
12/14/00 REVISION #5 FOR TRACT A ACREAGE
12/14/00 REVISION #6 FOR TRACT A ACREAGE
12/14/00 REVISION #7 FOR TRACT A ACREAGE
12/14/00 REVISION #8 FOR TRACT A ACREAGE
12/14/00 REVISION #9 FOR TRACT A ACREAGE
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12/14/00 REVISION #48 FOR TRACT A ACREAGE
12/14/00 REVISION #49 FOR TRACT A ACREAGE
12/14/00 REVISION #50 FOR TRACT A ACREAGE

◆ Revised

ATTACHED TO ADMINISTRATIVE  
APPROVAL

DATED: October 26, 2001  
BY: MARTIN R. CRAMTON, JR.

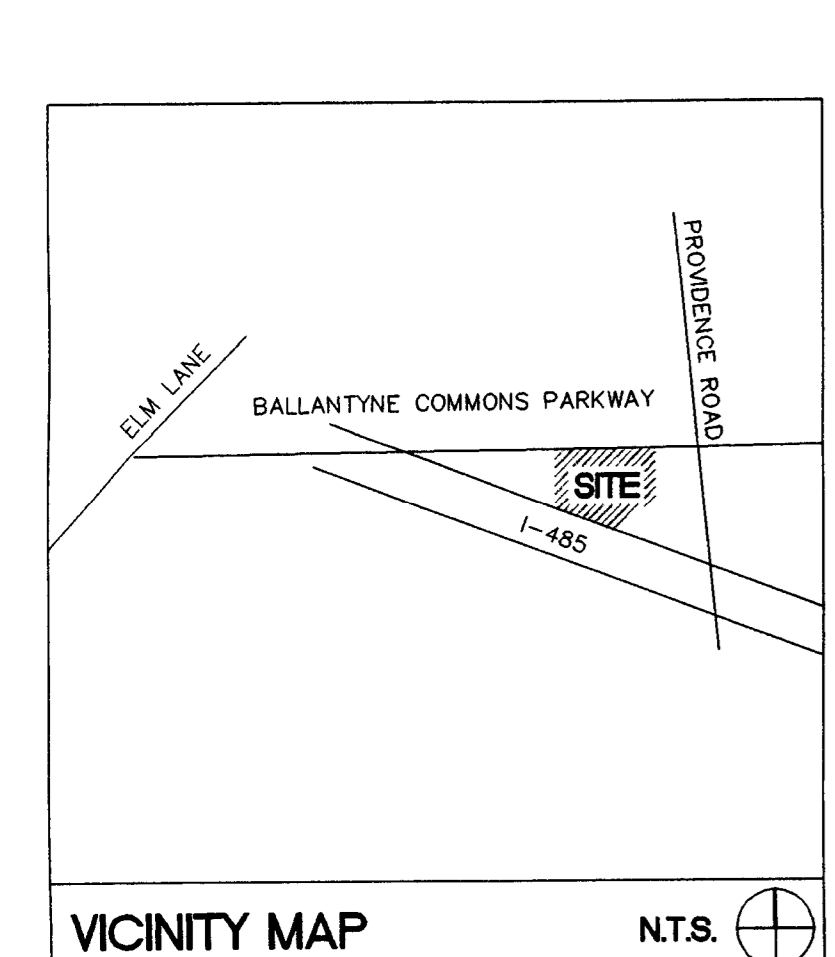
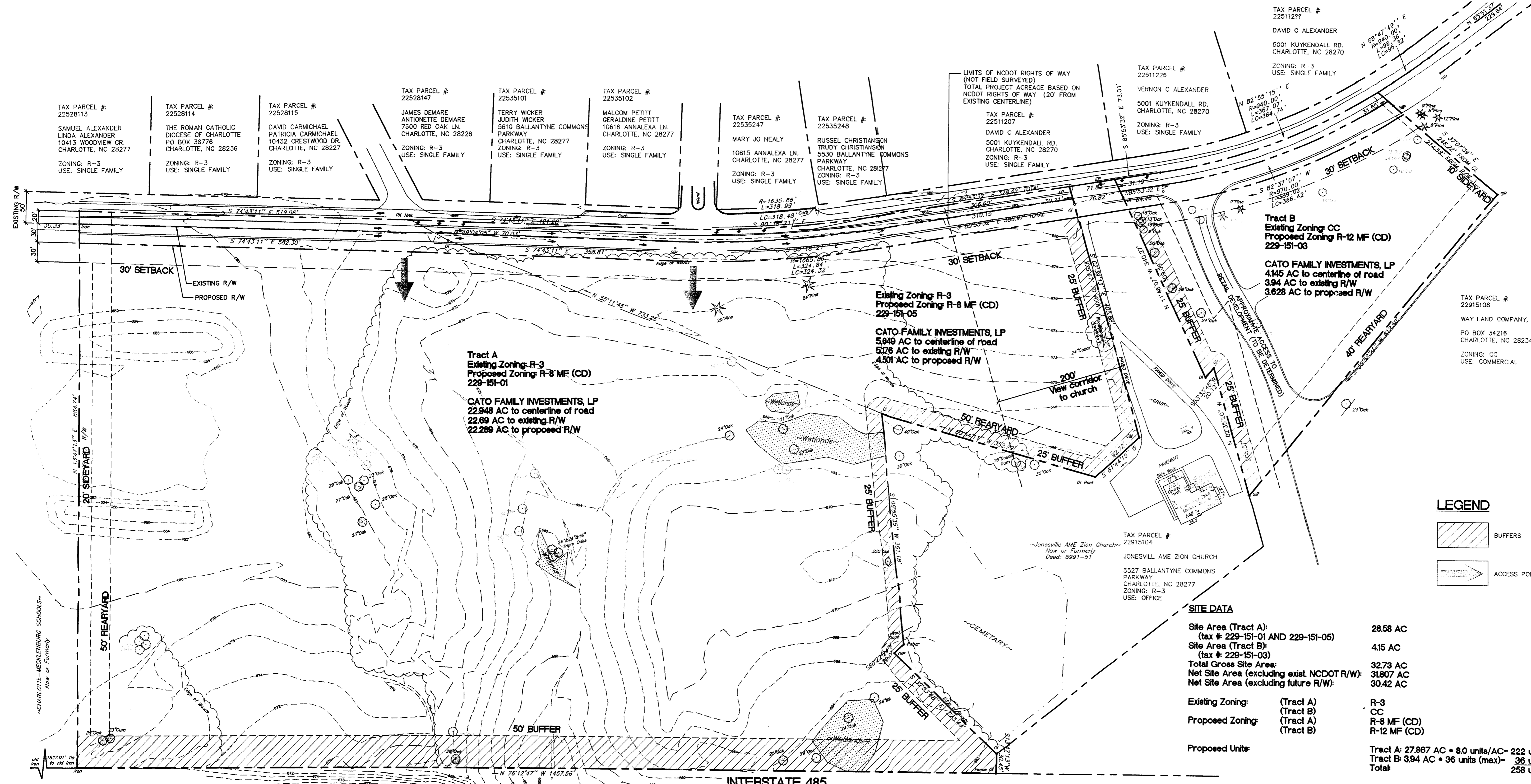
2000-90

SCALE: 1" = 80'  
0 40 80 160

RZ1 3

◆ Sheet of

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**LANDMARK TREES (24' AND ABOVE)**

EXISTING	41
REQUIRED TREES TO BE PRESERVED	11 (25%)
TREES TO BE PRESERVED	27 (66%)

**OPEN SPACE REQUIREMENTS PER  
PROVIDENCE ROAD/I-485 AREA PLAN**

TOTAL ACRES (TO EXISTING R/W)	3135
REQUIRED OPEN SPACE	470 (15%)
PROVIDED OPEN SPACE	472 (15.05%)

### DEVELOPMENT CONDITIONS

- THIS TECHNICAL PLAN (SHEET 1 OF 3) INDICATES A FIRM PROPOSAL FOR DEVELOPMENT. THE DEVELOPMENT WILL COMPLY WITH OR EXCEED ALL APPLICABLE CITY OF CHARLOTTE REGULATORY STANDARDS, INCLUDING PARKING, SCHEDING, BUFFERS, SIGNAGE, AND LANDSCAPING REQUIREMENTS.
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- THE ATTACHED SHEETS LABELED SCHEMATIC SITE PLAN ARE SCHEMATIC AND SHOW THE GENERAL CHARACTER OF POTENTIAL DEVELOPMENT. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- TRACT B IS TO BE DEVELOPED WITH A MAXIMUM OF 36 UNITS. THE LAYOUT SHOWN IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE. THE EXACT LAYOUT SHOWN ON THE SCHEMATIC SITE PLAN, SHEET #23, MAY BE CHANGED IN ACCORDANCE WITH SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- BUILDINGS, PARKING, AMENITIES, LANDSCAPING, SERVICE AREAS AND ANY OTHER ACCESSORY STRUCTURES NORMALLY FOUND IN A MULTI-FAMILY DEVELOPMENT MAY BE PLACED WITHIN THE DEVELOPMENT ENVELOPE ESTABLISHED IN TRACT A. THE REAR AND SIDE YARDS MAY INCLUDE PARKING, CIRCULATION AND ACCESSORY STRUCTURES. MINOR CHANGES TO THE APPROVED SITE PLAN SHALL COMPLY TO SECTION 6.206(2) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE PETITIONER WILL PROVIDE STORM WATER DETENTION FOR THE 2 AND 10 YEAR STORMS TO THE PRE-DEVELOPMENT CONDITIONS. NO STORM WATER DETENTION WILL BE ALLOWED WITHIN SETBACK AREAS OR BUFFERS.
- THE PROJECT WILL COMPLY WITH ALL CITY OF CHARLOTTE SIGNAGE REQUIREMENTS.
- PARKING WILL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- PETITIONER AGREES TO PROVIDE A 200' WIDE VIEW CORRIDOR FOR THE JONESTOWN A.M.E. ZION CHURCH FROM BALLANTYNE COMMONS PARKWAY (SUBJECT TO OBTAINING A VARIANCE FROM THE BUFFER REGULATIONS FROM THE CHARLOTTE ZONING BOARD OF ADJUSTMENT WITH RESPECT TO THE REAR 25 FEET) AND TO LOCATE THIS VIEW CORRIDOR ENTIRELY ON THE WESTERN SIDE OF THE CHURCH'S DRIVE AS DETICATED ON THE TECHNICAL DATA SHEET.
- TRASH COLLECTION SHALL BE A PRIVATE SERVICE CONTRACTED BY THE HOME OWNER'S ASSOCIATION.
- ALL EXISTING TREES WITHIN THE SETBACK OFF BALLANTYNE COMMONS PARKWAY GREATER THAN 4 INCHES CALIPER SHALL BE PRESERVED, WITH THE EXCEPTION OF THOSE REQUIRED TO BE REMOVED FOR THE ENTRY DRIVE, SIDEWALKS AND ASSOCIATED GRADING.
- ALL BUILDINGS WILL BE WITHIN 750' OF A FIRE HYDRANT.
- SITE, BOUNDARY, AND TOPOGRAPHIC SURVEY PREPARED BY: CAROLINA SURVEYORS, INC., P.O. BOX 267 PINEVILLE, NC 28134-0267 1-704-889-7601 (DATED 02/08/2000)
- ADDITIONAL 30' OF R/W ALONG BALLANTYNE COMMONS PARKWAY WILL BE DEDICATED TO THE APPROPRIATE GOVERNMENT AUTHORITY, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PRIVATE STREETS, EXCEPT WHERE SHOWN ON R22 NECESSARY TO LIMIT THE GRADING IMPACTS TO WETLAND, LANDMARK TREES, BUFFER AND EXISTING VEGETATION. WALKS SHALL BE 8' FROM BACK OF CURB AND LINKED TO WALKS ALONG BALLANTYNE COMMONS PARKWAY.
- THE ARCHITECTURAL IMAGES ILLUSTRATED BY THE RENDERINGS AND INCLUDED IN THIS PETITION ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION.
- A 6' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG BALLANTYNE COMMONS PARKWAY. THE SIDEWALK MAY MEANDER AND PLANTING STRIP VARY TO SAVE EXISTING, 6" CALIPER OR LARGER TREES, WITHIN THE REQUIRED SETBACK.
- PEDESTRIAN SCALE LIGHTING ALONG BALLANTYNE COMMONS PARKWAY AND THE SOUTH AND WEST EDGE OF TRACT B PARCEL TO MATCH "THE PROMENADE" OR AS APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.
- THE PETITIONER COMMITS TO INSTALL A DECORATIVE FENCE ALONG BALLANTYNE COMMONS PARKWAY.
- THE STREETSCAPE ELEMENTS AND PLANTINGS AND DRIVEWAY ENTRANCE TO THE PROJECT ALONG BALLANTYNE COMMONS PARKWAY WILL BE SUBSTANTIALLY SIMILAR IN QUALITY AND QUANTITY TO THE STREETSCAPE INSTALLED BY THE PETITIONER AT LODGE AT SPRINGS FARM NEAR THE ARBORETUM AT 3300 OPEN FIELD LANE.
- THE ELEVATIONS FACING THE PUBLIC ROADWAY FOR EACH BUILDING CONSTRUCTED ALONG BALLANTYNE COMMONS PARKWAY WILL HAVE AT LEAST 75% OF ALL EXTERIOR OPAQUE VERTICAL SURFACES OF THAT ELEVATION CONSTRUCTED OF BRICK.
- SUBJECT ONLY TO GAINING APPROVAL FROM CDDT AND/OR NCDOT, THE PETITIONER SHALL MAKE THE FOLLOWING TRANSPORTATION DEDICATION/IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR IMPROVEMENTS TO THE SITE:
  - FOR TRAFFIC HEADED WEST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH DRIVEWAYS WILL BE PROVIDED FOR THE PROJECT AS WELL AS A LEFT TURN LANE INTO THE JONESTOWN A.M.E. ZION CHURCH DRIVEWAY;
  - FOR TRAFFIC HEADED EAST ALONG BALLANTYNE COMMONS PARKWAY, LEFT TURN LANES INTO BOTH CRESTWOOD DRIVE AND ANNALEXA DRIVE WILL BE PROVIDED;
  - THE PETITIONER AGREES TO DEDICATE SUFFICIENT PROPERTY FROM ITS SITE TO ACCOMMODATE A RIGHT-OF-WAY FOR BALLANTYNE COMMONS PARKWAY SOUTH OF ITS EXISTING CENTERLINE OF 50 FEET; AND
  - PETITIONER AGREES TO CONSTRUCT AN ADDITIONAL EASTBOUND THROUGH LANE, 14 FEET IN WIDTH WHICH WILL ACCOMMODATE BICYCLES AS WELL AS MOTOR VEHICLES.

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

DATE: October 26, 2001

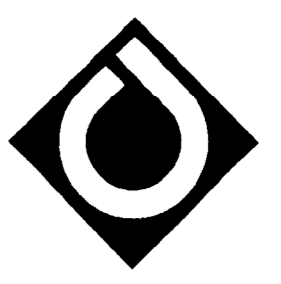
TO: Robert Brandon  
Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 2000-90 by Hanover R.S. Ltd. Partnership.

Attached are revised plans for the above rezoning petition. The plans have been revised to change the phasing and allow development with the stipulation that additional right-of-way along Ballantyne Commons Parkway being dedicated prior to the issuance of any certificates of occupancy. Since this change is minor and does not alter the intent of the original site plan, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.





# ColeJenest & Stone

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Urban Design  
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## HANOVER R.S. LIMITED PARTNERSHIP

5847 SAN FELIPE, SUITE 3600  
HOUSTON, TX 77057  
(713) 267-2100

## PROMENADE PARK REZONING PLAN

### SCHEMATIC SITE PLAN

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CMPC REVIEW

◆ Issued

07/12/01 REVISED SIDEWALK LOCATION (ADMIN. APPROVAL)  
12/02/00 CORRECT NCDOT R/W PER NCDOT  
11/29/00 PER OWNER & NEIGHBORHOOD MEETING  
11/25/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CMPC REVIEW

◆ Revised

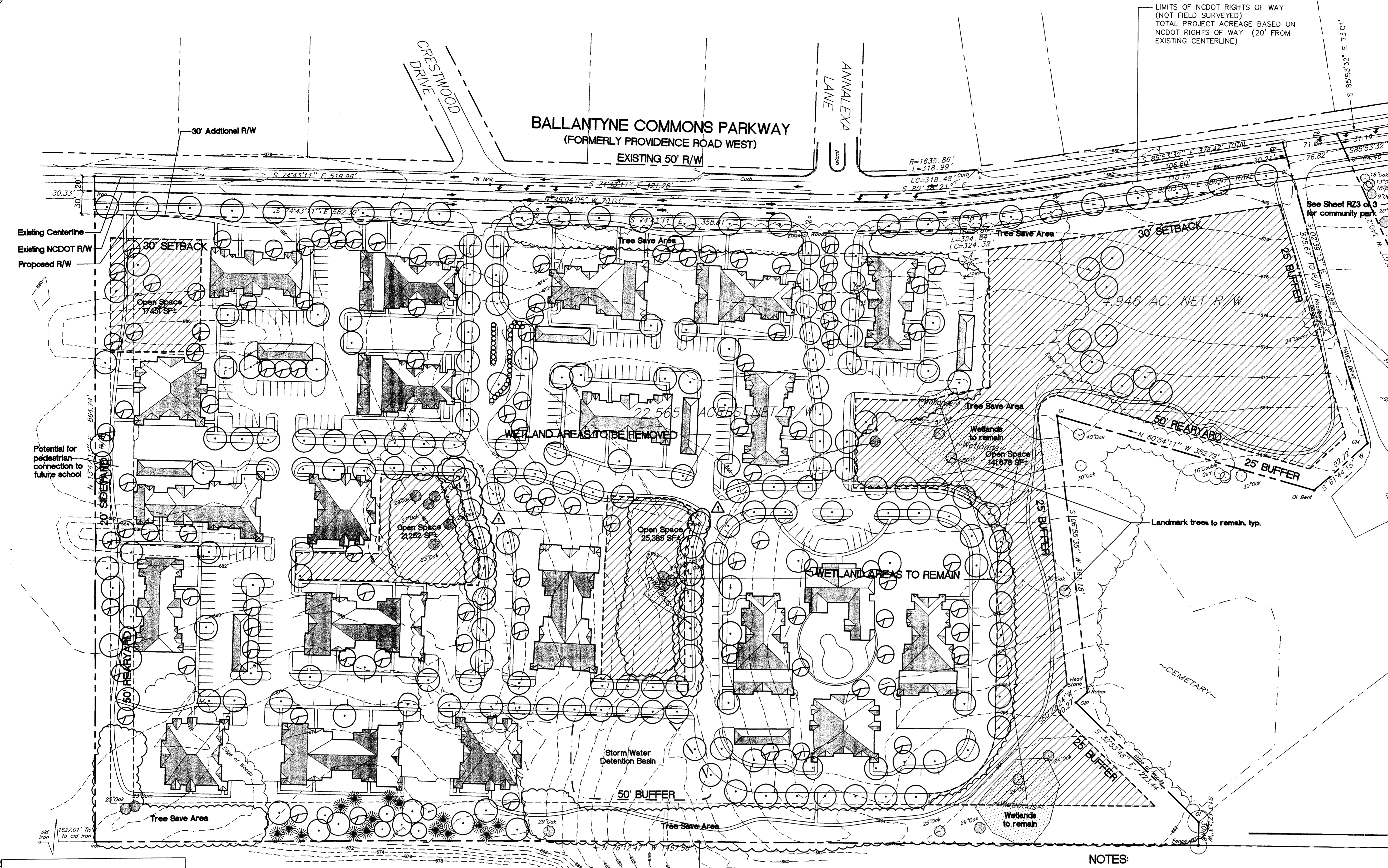
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RZ2 3

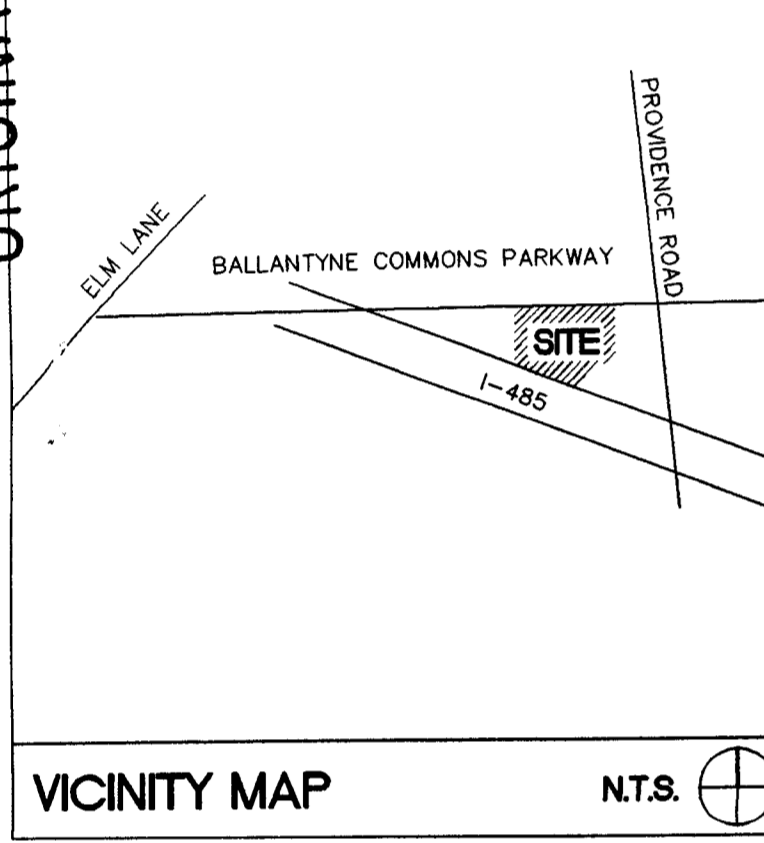
◆ Sheet of

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#### NOTES:

1. THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW THE GENERAL CONCEPT OF BUILDING RELATIONSHIPS, PEDESTRIAN / VEHICULAR CIRCULATION, AND OPEN SPACES. THE FINAL DESIGN LAYOUT MAY VARY DUE TO FINAL ARCHITECTURE OF UNFORSEEN SITE CONSTRAINTS.
2. THE LANDMARK TREES AND TREE AREAS SHOWN TO REMAIN ARE PRELIMINARY. ACTUAL TREES TO REMAIN MAY VARY, BUT SHALL COMPLY TO THE REQUIREMENTS SET FORTH IN THE "PROVIDENCE RD. / I-485 AREA PLAN".



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## PROMENADE PARK REZONING PLAN

### SCHEMATIC SITE PLAN COMMUNITY PARK

PETITION NO. 00-90  
FOR PUBLIC HEARING  
2123

09/08/00 FOR CMPC REVIEW

◆ Issued

01/12/01 REVISED PLANTING STRIP AND WALK PER CMPC COMMENTS  
01/12/01 PER CMPC REVIEW  
11/29/00 CORRECT NCDOT R/W PER NCDOT  
11/25/00 PER OWNER & NEIGHBORHOOD MEETING  
10/23/00 PER CMPC REVIEW

◆ Revised

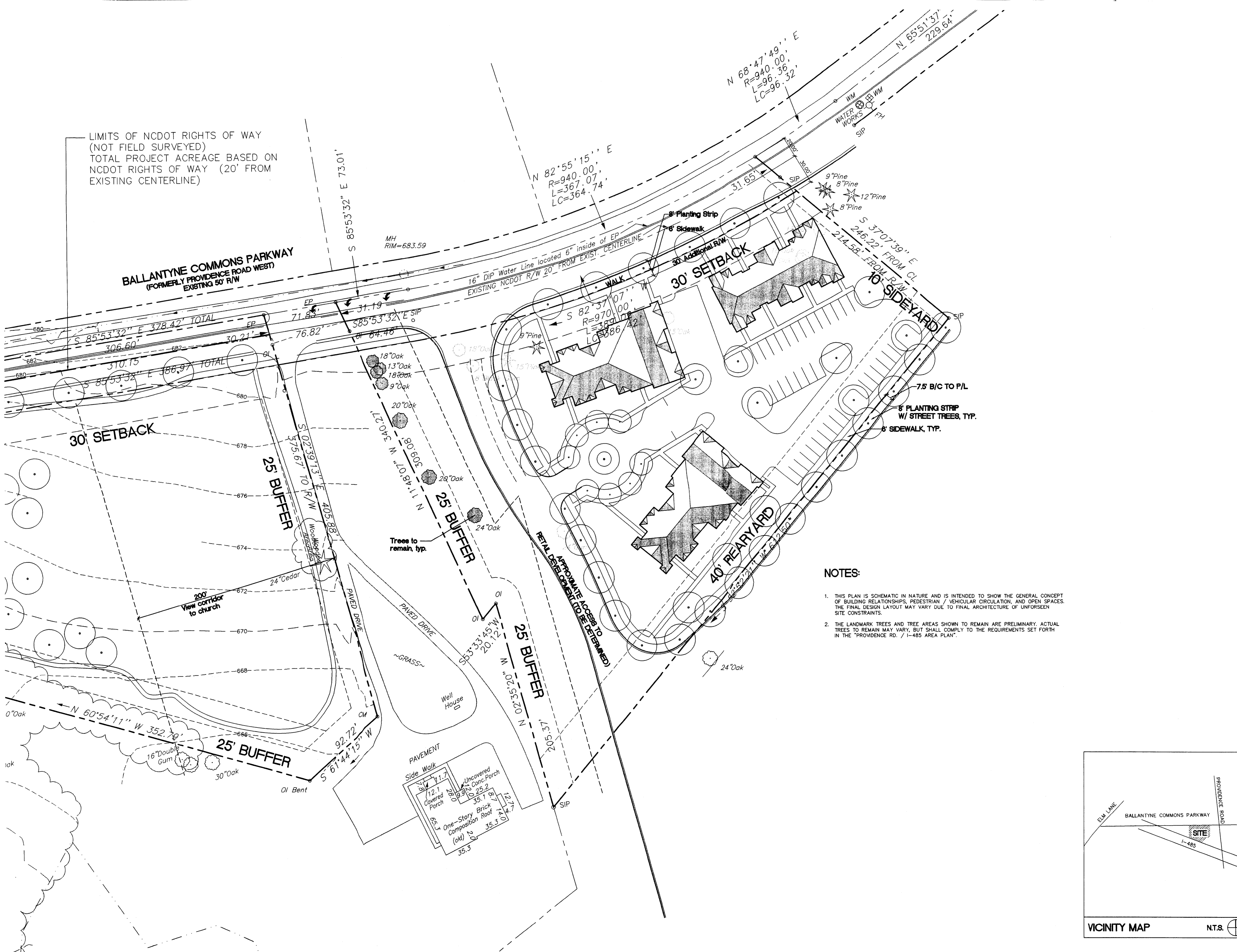
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RZ3 3

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