



Charlotte-Mecklenburg Planning, Design, & Development

DATE: October 24, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-185 High Family Partnership I, LP

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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.

- Modification to allow a four foot berm instead of a screening wall.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

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

- **Signage was not reviewed as part of this request.**

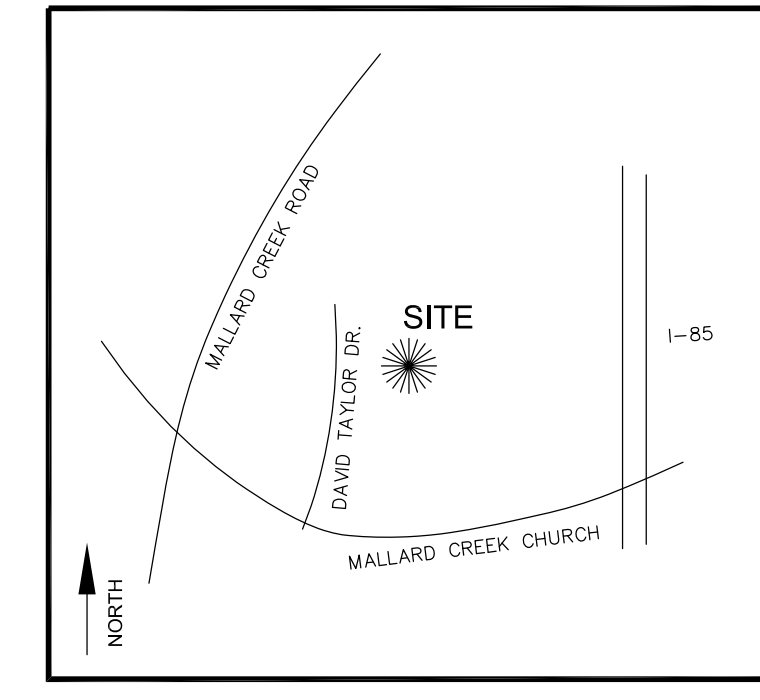
Solomon A. Fortune

SITE DEVELOPMENT DATA:

TAX PARCEL NO.: 029-011-32 & 029-011-20
TOTAL SITE AREA: ±11.75 AC.
EXISTING ZONING: 0-1(CD)
PROPOSED ZONING: UR-2 (CD)
EXISTING USE: VACANT
PROPOSED USES: Residential Dwelling units as permitted by right and under prescribed conditions...

GENERAL PROVISIONS:

- 1. General Provisions: a. Site Location. These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics from the Rezoning Plan... b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan... c. Graphics and Alterations. The schematic depictions of sidewalks, driveways, streets and other development features and site elements...



BOUNDARY LINE TABLE and CURVE TABLE with columns for LINE, BEARING, LENGTH, CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA.

Ex. Business GALLOWAY STORE LLC 10174 Claybrook Dr. Charlotte, NC 28262 ZONING: R-3

STREET DESIGNED TO LOCAL RESIDENTIAL WIDE SECTION PUBLIC R/W TO EXTEND TO WESTERN PROPERTY LINE TO ACCOMMODATE FUTURE STREET STUB

COCHRAN COMMONS MAP 1 LOT 4 MB 34 PG 849 VISITOR/LEASING PARKING SPACES REMOVE EX. CUR-DE-SAC REALIGN STREET PROPOSED PRIVATE STREET LOCATION MINOR SHIFT

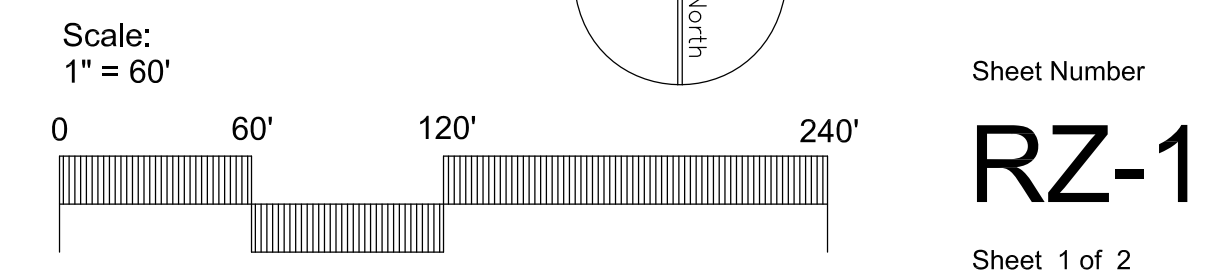
DEVELOPER SHALL PROVIDE MINIMUM 4' HIGH BERM ALONG DAVID TAYLOR DR. FRONTAGE. BERM SHALL BE LANDSCAPED WITH TREES AND CONTINUOUS ROW OF SHRUBS.

TARA TRACY LLC 39 South Sea Pines Dr. Hilton Head Island, SC 29928 ZONING: 0-1 (CD)



PETITION # 2017-185 MALLARD POINTE - MULTI-FAMILY CHARLOTTE, NORTH CAROLINA FOR HIGH REAL ESTATE GROUP, LLC

ADMINISTRATIVE AMENDMENT RESUBMITTAL: 10-23-18 SUBMITTAL: 10-03-18 RESUBMITTAL: 4-12-18 RESUBMITTAL: 2-26-18 RESUBMITTAL: 1-16-18 INITIAL SUBMISSION: 11-27-17



Project Manager AHS Drawn By AHS Checked By Date 10-23-17 Project Number 17027

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