



Charlotte-Mecklenburg Planning, Design, & Development

DATE: September 23, 2024

TO: Sonja Sanders & Jennifer Short
Zoning Supervisors

FROM: Alyson Craig
Planning Director

SUBJECT: Administrative Approval for Petition No. 2001-016C Palisades Development

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 of the site layout of a portion of the town center.

Staff supports of the request because:

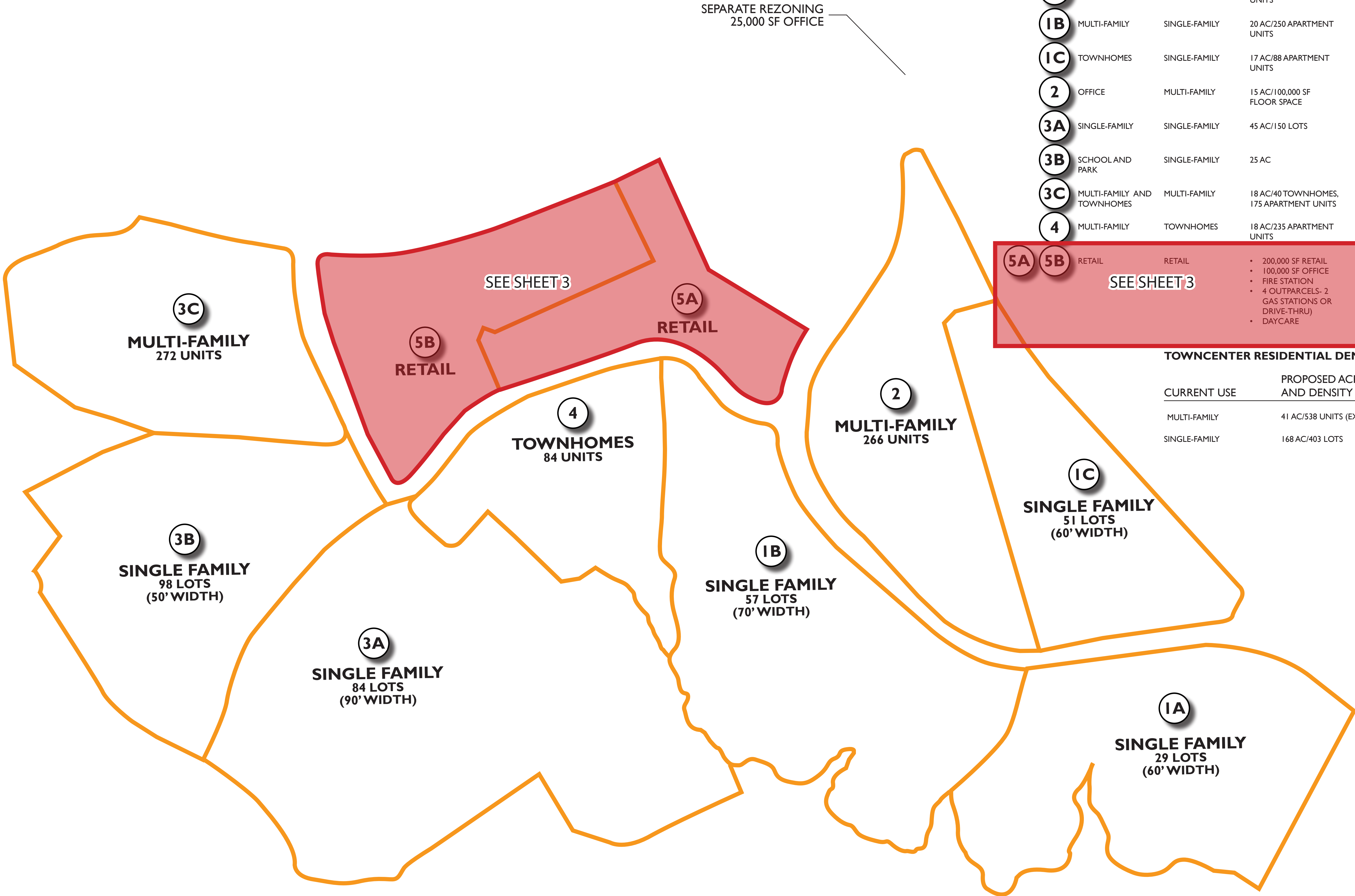
- The site plan complies with the conditional notes and still meets the intent of the original approval by the County Commissioners.

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

Signage was not reviewed as part of this request.

Bonterra Palisades Town Center

Charlotte, NC
Parcel Plan 05.13.16 | LDI#1015362



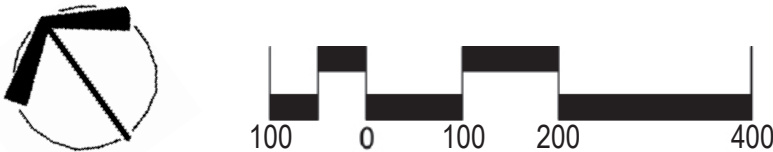
AMENDMENT

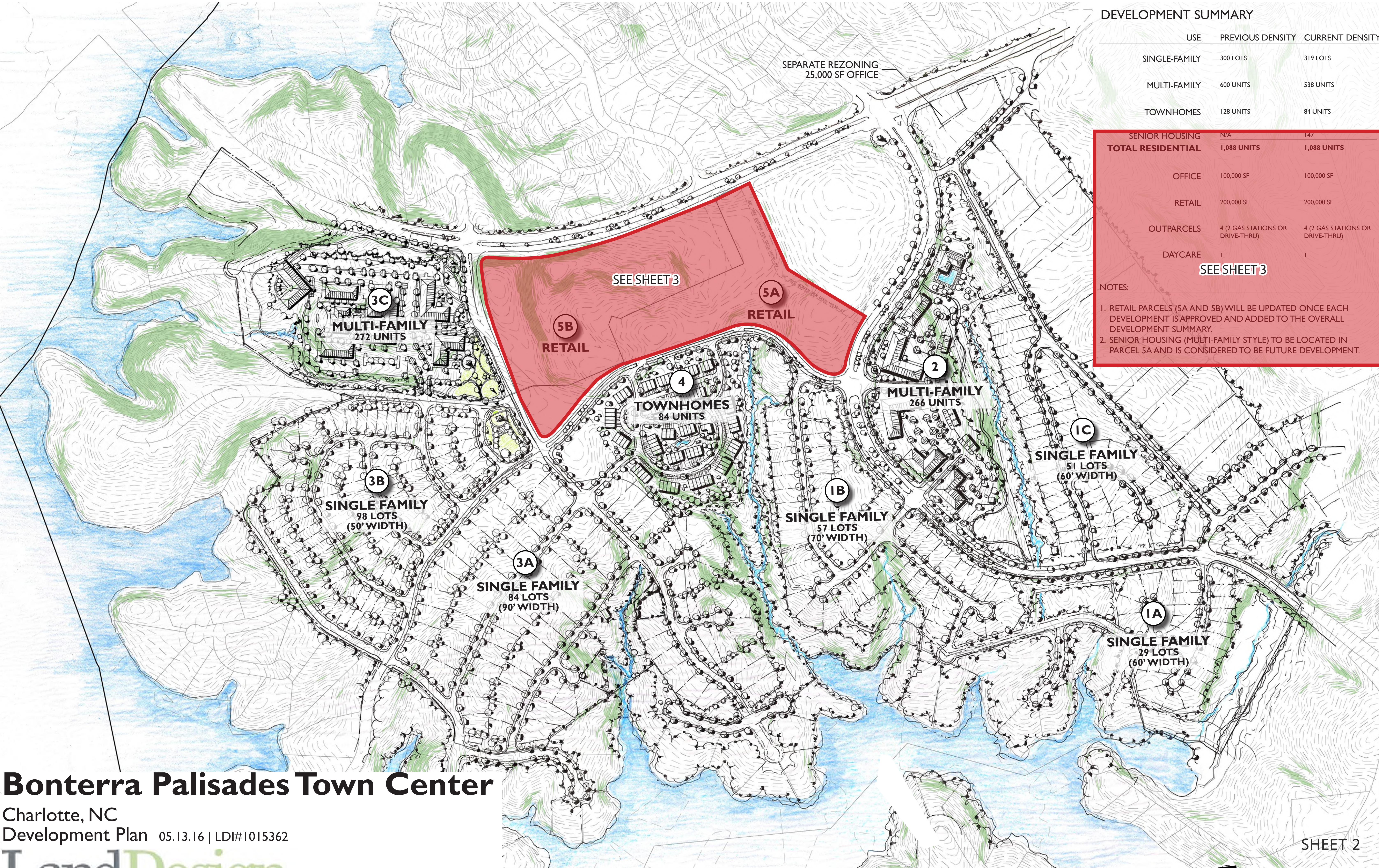
	PREVIOUS USE	CURRENT USE	PREVIOUS ACREAGE AND DENSITY	PROPOSED ACREAGE AND DENSITY
1A	SINGLE-FAMILY	SINGLE-FAMILY	30 AC/150 APARTMENT UNITS	17 AC/29 LOTS
1B	MULTI-FAMILY	SINGLE-FAMILY	20 AC/250 APARTMENT UNITS	44 AC/57 LOTS
1C	TOWNHOMES	SINGLE-FAMILY	17 AC/88 APARTMENT UNITS	20 AC/51 LOTS
2	OFFICE	MULTI-FAMILY	15 AC/100,000 SF FLOOR SPACE	18 AC/266 APARTMENT UNITS
3A	SINGLE-FAMILY	SINGLE-FAMILY	45 AC/150 LOTS	48 AC/84 LOTS
3B	SCHOOL AND PARK	SINGLE-FAMILY	25 AC	27 AC/98 LOTS
3C	MULTI-FAMILY AND TOWNHOMES	MULTI-FAMILY	18 AC/40 TOWNHOMES, 175 APARTMENT UNITS	23 AC/272 APARTMENT UNITS
4	MULTI-FAMILY	TOWNHOMES	18 AC/235 APARTMENT UNITS	12 AC/84 TOWHHOMES

5A	5B	RETAIL	RETAIL	<ul style="list-style-type: none">• 200,000 SF RETAIL• 100,000 SF OFFICE• FIRE STATION• 4 OUTPARCELS- 2 GAS STATIONS OR DRIVE-THRU• DAYCARE	<ul style="list-style-type: none">• 200,000 SF RETAIL• 100,000 SF OFFICE• 2 OUTPARCELS- GAS STATION OR DRIVE-THRU• DAYCARE
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TOWNCENTER RESIDENTIAL DENSITY

CURRENT USE	PROPOSED ACREAGE AND DENSITY
MULTI-FAMILY	41 AC/538 UNITS (EXCLUDES SENIOR HOUSING)
SINGLE-FAMILY	168 AC/403 LOTS





DEVELOPMENT SUMMARY

USE	PREVIOUS DENSITY	CURRENT DENSITY
SINGLE-FAMILY	300 LOTS	319 LOTS
MULTI-FAMILY	600 UNITS	538 UNITS
TOWNHOMES	128 UNITS	84 UNITS

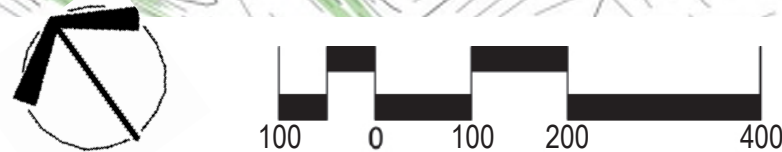
SENIOR HOUSING	N/A	147
TOTAL RESIDENTIAL	1,088 UNITS	1,088 UNITS
OFFICE	100,000 SF	100,000 SF
RETAIL	200,000 SF	200,000 SF
OUTPARCELS	4 (2 GAS STATIONS OR DRIVE-THRU)	4 (2 GAS STATIONS OR DRIVE-THRU)
DAYCARE	1	1
SEE SHEET 3		

- NOTES:
- 1. RETAIL PARCELS (5A AND 5B) WILL BE UPDATED ONCE EACH DEVELOPMENT IS APPROVED AND ADDED TO THE OVERALL DEVELOPMENT SUMMARY.
 - 2. SENIOR HOUSING (MULTI-FAMILY STYLE) TO BE LOCATED IN PARCEL 5A AND IS CONSIDERED TO BE FUTURE DEVELOPMENT.

Bonterra Palisades Town Center

Charlotte, NC
Development Plan 05.13.16 | LDI#1015362

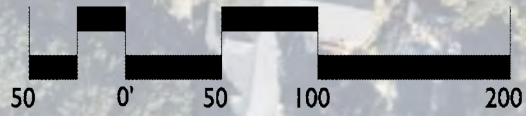
LandDesign







DEVELOPMENT SUMMARY		
USE	PREVIOUS DENSITY	PROPOSED DENSITY
RETAIL	200,000 SF RETAIL	200,000 SF RETAIL
OFFICE	100,000 SF OFFICE	N/A
OUTPARCELS	2 (GAS STATION OR DRIVE-THRU)	2 (GAS STATION OR DRIVE-THRU)
DAYCARE	1	1
RESIDENTIAL	147 SENIOR HOUSING	140 RESIDENTIAL UNITS 100 RESIDENTIAL UNITS (CONVERSION FROM OFFICE) 240 RESIDENTIAL UNITS TOTAL





DEVELOPMENT SUMMARY		
USE	PREVIOUS DENSITY	PROPOSED DENSITY
RETAIL	200,000 SF RETAIL	200,000 SF RETAIL
OFFICE	100,000 SF OFFICE	N/A
OUTPARCELS	2 (GAS STATION OR DRIVE-THRU)	2 (GAS STATION OR DRIVE-THRU)
DAYCARE	1	1
RESIDENTIAL	147 SENIOR HOUSING	140 RESIDENTIAL UNITS 100 RESIDENTIAL UNITS (CONVERSION FROM OFFICE) 240 RESIDENTIAL UNITS TOTAL

Attached to Administrative
Approval

Solomon A. Fortune *SF*
Solomon A. Fortune

