


CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: May 18, 1990

TO: Robert Brandon
Zoning Administrator

FROM: 
Martin R. Cranton, Sr.
Planning Director

SUBJECT: Administrative Approval for Petition #83-27(c) by J.N. Johnson,
W.E. Hampton, and D.E. Fuller, Sr., Tax Parcel #107-091-05

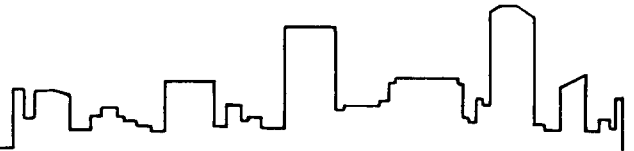
Attached is a revised plan for the above mentioned petition. The plan has been revised to add an automated teller machine. Since this is a minor change I am administratively approving this plan. Please use this plan when evaluating requests for building permits. The owner has also committed to replace any Hugo damaged shrubbery and to add additional landscape material along Plaza Road Extension, a plan with this specific landscaping will follow.

MRC/KHM:sls

Attachment

FCW Properties, Inc.

Commercial Property Developers and Brokers



May 8, 1990

HAND DELIVERED

Mr. Keith MacVean
Charlotte-Mecklenburg Planning Commission

RE: Plaza Park Shopping Center
State Employees' Credit Union
Automatic Teller Machine

Dear Keith:

We've had the B1-SCD zoning plan amended by DPR Associates to reflect the location of the Automatic Teller Machine at the Plaza Park Shopping Center. Attached to this letter are five copies of their floor plan which they provided for us; please note that on the rezoning plan we've marked an area within which this machine must be located. Following your suggestion, this provides the State Employees' Credit Union contractor with some flexibility in order to avoid underground utility lines, electrical lines, etc. As you know from your site inspection, there is a parking lot power pole in this immediate vicinity.

Please accept this letter as our commitment to replace the Hugo-damaged red tips that need to be located along our southerly property line. We will also add two pampas grass bushes in the planting strip along Plaza Road Extension that is on the westerly side of the driveway entrance into the shopping center. This has been recommended to us in order to balance out the plantings in the planting strip on the east side of the driveway.

We appreciate the promptness with which you've handled this request and look forward to having our request for this ATM approved as quickly as possible in order that the State personnel can go ahead and get the building up.

Yours very truly,

J. J. Clark, Jr.

JJCjr/abb

Enclosure

CC: Vickie Belthoff, V.P./City Officer
State Employees' Credit Union

FCW Properties, Inc.

Commercial Property Developers and Brokers

HAND DELIVERED

Mr. Walter G. Fields, III
Land Development Manager
Charlotte-Mecklenburg Planning Commission
600 East 4th Street
Charlotte, NC 28202

April 18, 1990 - Received 4/18/90

RE: State Employees' Credit Union
Automatic Teller Machine
Plaza Park Shopping Center
Plaza Road Extension and
Harris Boulevard East
Mecklenburg County, NC

Dear Walter:

We respectfully request approval of an amendment to the site plan for the Plaza Park Shopping Center to allow an automatic teller machine to be located in the parking lot as shown on the enclosed site plan (6 copies enclosed) for the State Employees' Credit Union. A lease has been executed by both parties calling for the commencement of rental on May 1, 1990; State Employees' has been processing their building permit for a number of weeks, and it is being held at the moment pending approval from your office. Please also find enclosed a color photograph and a floor plan showing the facility that will be constructed by the State Employees' Credit Union. This is a modular building and can be erected quickly.

Our site plan allows for the construction of 50,000 square feet on the total parcel, including two outparcels. Our shopping center consists of 43,440 square feet, and the Hardee's unit has 3,490 square feet. I believe that the drawing shows the building area of the kiosk to be 8 feet by 8 feet.

A check with Bill Coxe indicates that any future right of way should be 35 feet south of the center line of Plaza Road Extension, and from there, we can set the building at any place commensurate with BI-SCD zoning. As can be seen, the drawing scales about 72 feet south of the center line, and we'll gladly

Suite 2425 NCNB Plaza, Charlotte, NC 28280 • 704•374-1807


Mr. Walter G. Fields, III
April 18, 1990
Page 2

set the location a couple more feet away from the road for a comfort level.

We thank you in advance for processing this request at your earliest convenience insofar as the people with State Employees' Credit Union want to secure their building permit and get the ATM set in place.

With kindest regards.

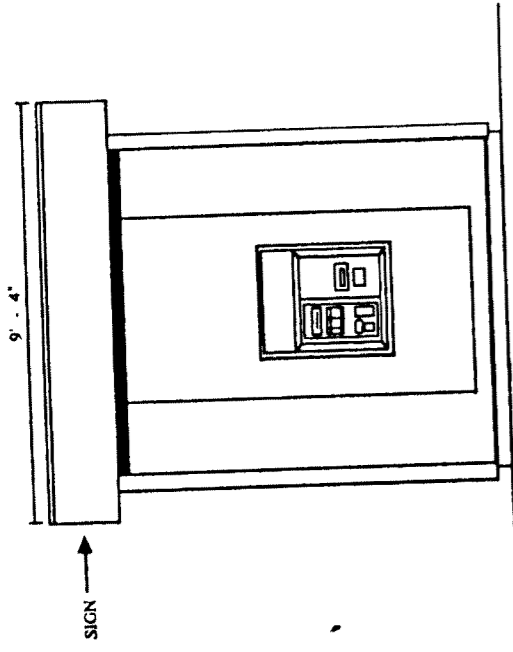
Yours very truly,


J. J. Clark, Jr.

JJCjr/abb

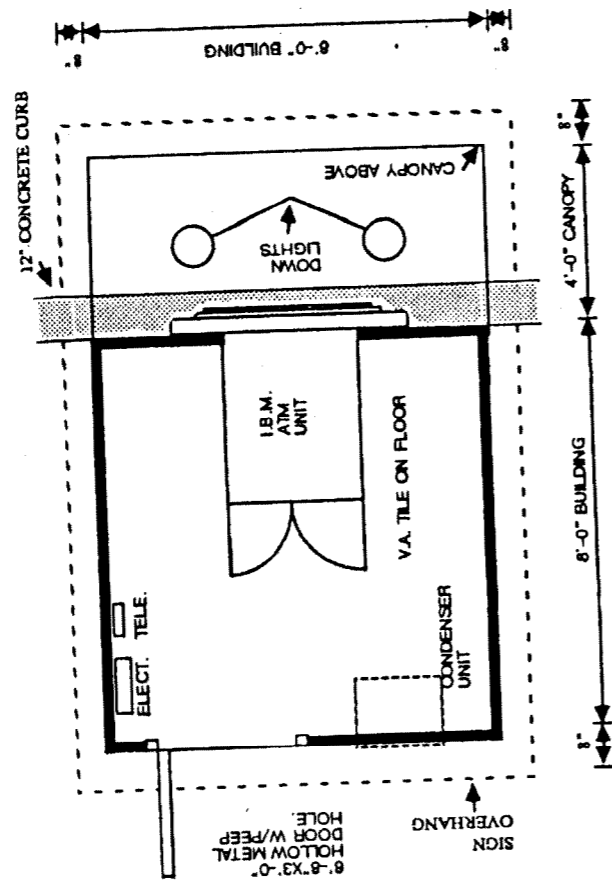
Enclosure

CC: Vicki Belthoff, Manager
State Employees' Credit Union

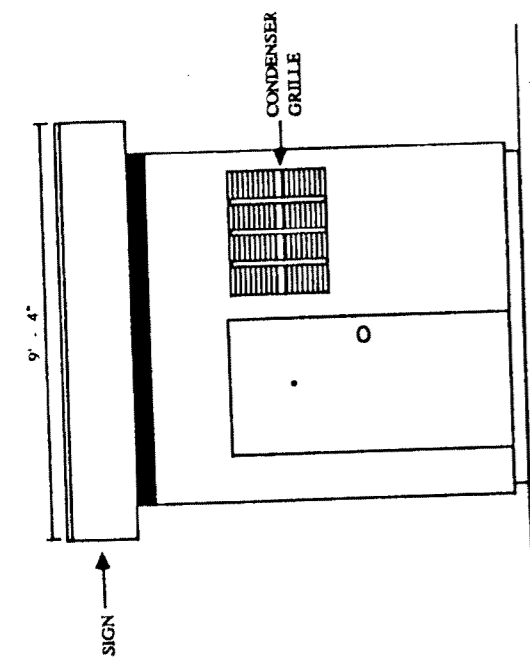


FRONT VIEW

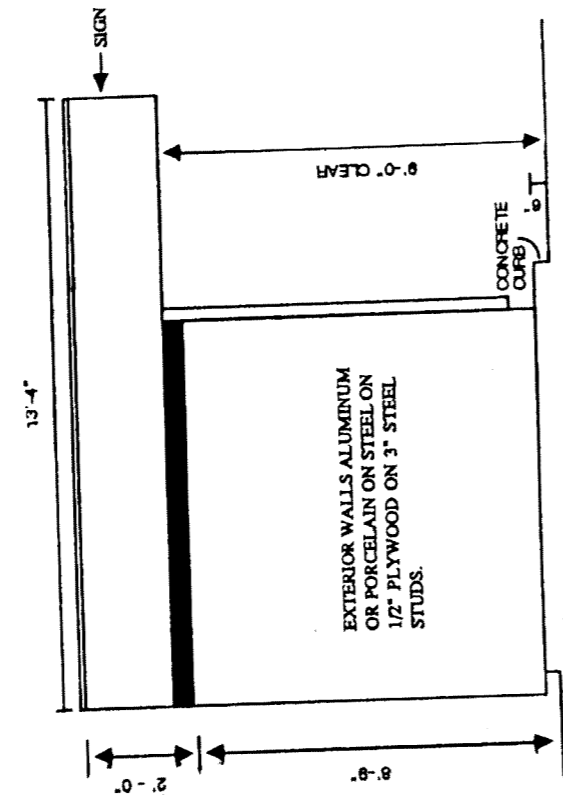
CASH POINTS KIOSK DESIGN
DRIVE-UP UNIT



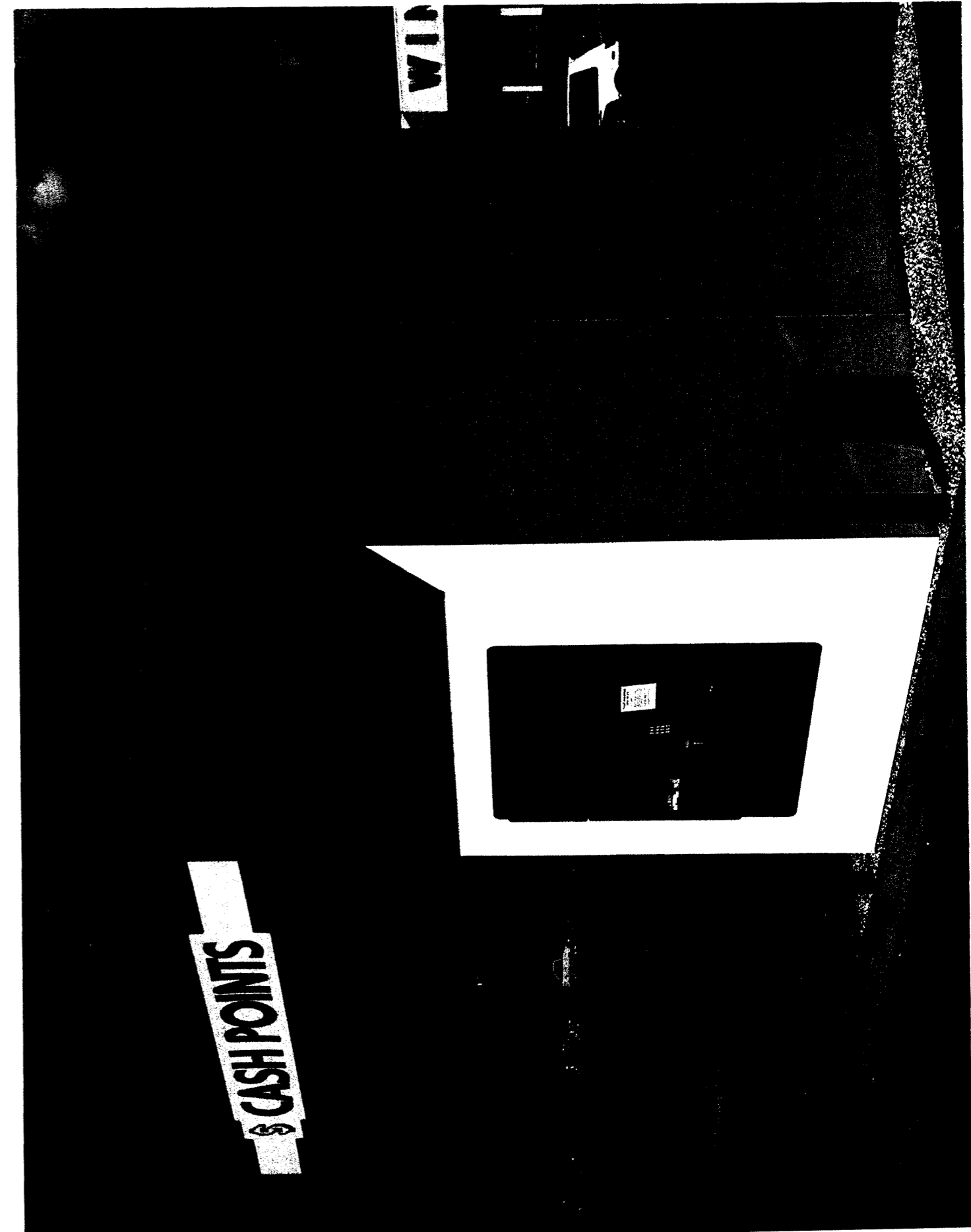
FLOOR PLAN

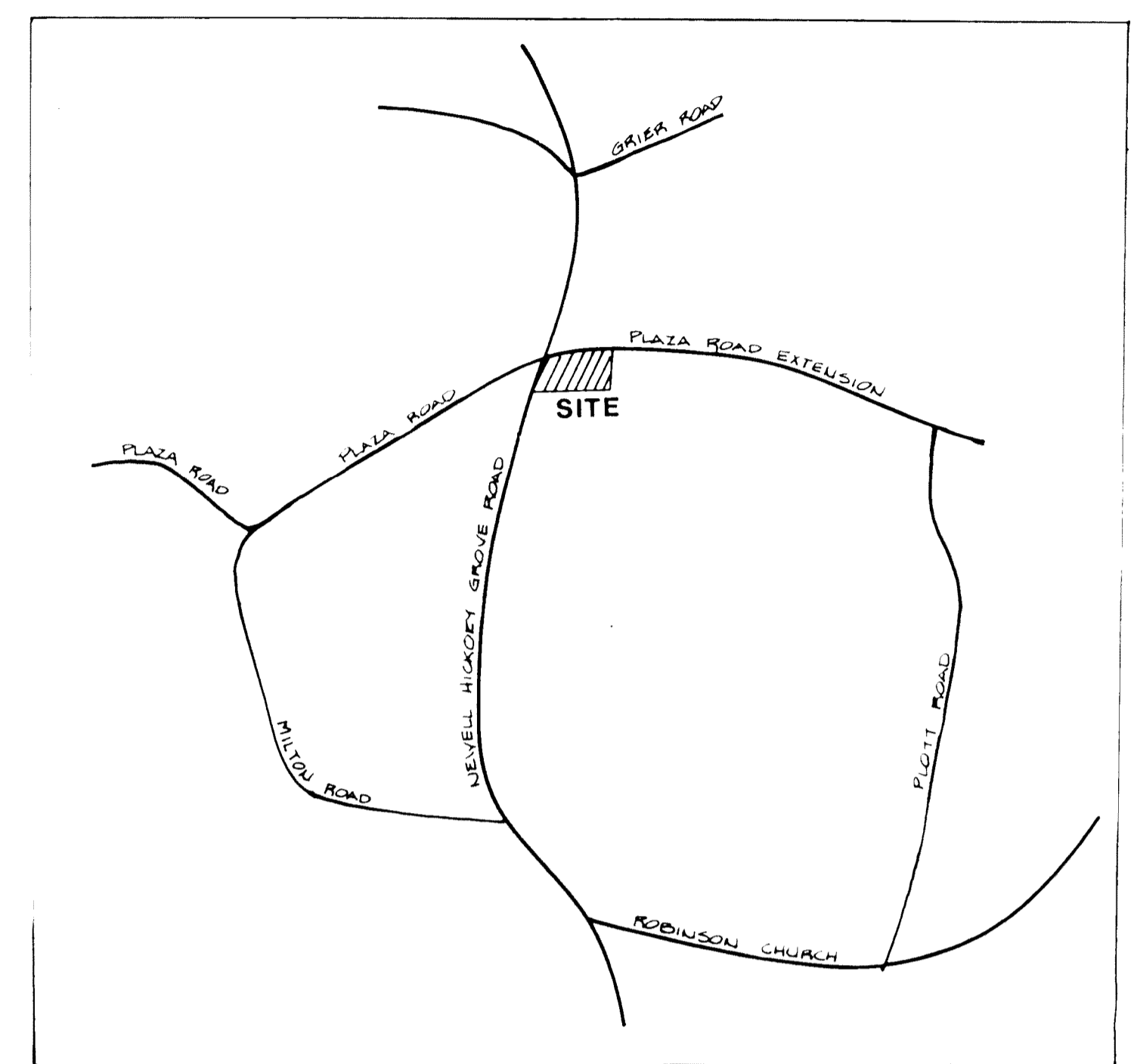
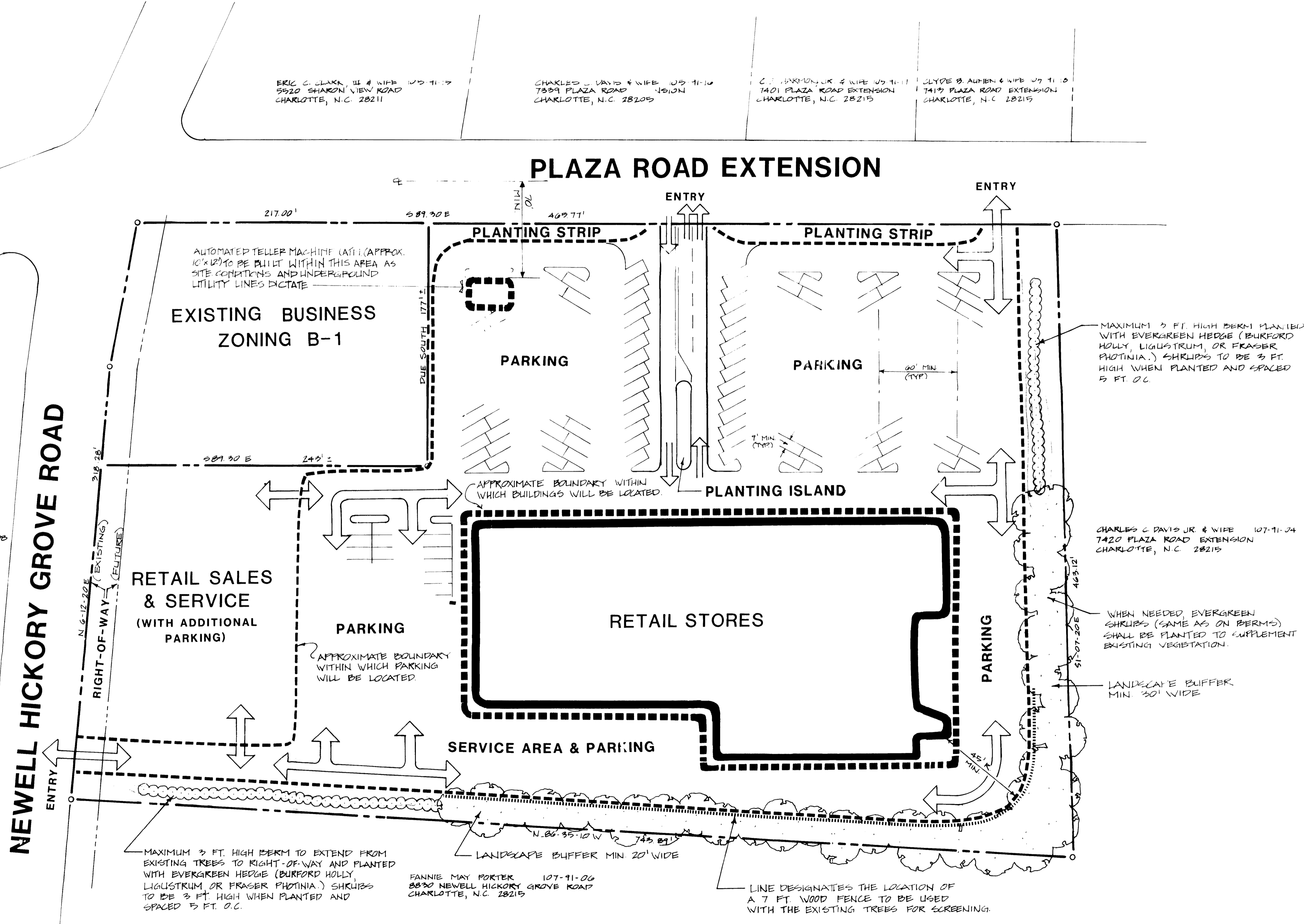


REAR VIEW



SIDE VIEW





LOCATION MAP

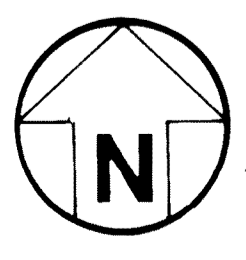
NOTES

1. TOTAL SITE AREA 3.5 ACRES
2. ENTRANCE & IDENTIFICATION SIGNS WILL BE PROVIDED & WILL BE LOCATED IN ACCORDANCE WITH APPLICABLE ORDINANCE REGULATIONS
3. ACCESSORY FACILITIES NORMALLY ASSOCIATED WITH THIS TYPE OF DEVELOPMENT (SUCH AS DUMPSTERS, SERVICE AREAS, ELECTRICAL TRANSFORMERS, ETC.) WILL BE ALLOWED
4. AS A MINIMUM, PARKING SPACE SHALL MEET ZONING STANDARDS FOR THIS TYPE OF DEVELOPMENT
5. TOTAL BUILDING SQUARE FOOTAGE: 50,000 SQ. FT. (MAX.)
6. PARKING LAYOUT IS SCHEMATIC AND IS SUBJECT TO MODIFICATION.
7. A 20 FT. WIDE STRIP ALONG NEWELL HICKORY GROVE ROAD SHALL BE RESERVED FOR FUTURE ROAD WIDENING.

o ATTACHED to memo DATE 5/18/90
By MARTIN R. CRAMER, DRPH.

SCALE: 1" = 40' MODIFICATION OF ROAD SHAPE & RELATION OF BUILDING TO STREET

NEIGHBORHOOD CENTER REZONING PLAN			
DATE: 10 NOV 83	MAP NO: 8377	PROPERTY OF:	J. M. JOHNSON D. E. FULLER SR. W. E. HAMPTON



JAMES N JOHNSON 107-81-08
c/o NOMB PLAZA
CHARLOTTE, N.C. 28280

ERIC C. SLACK, II & WIFE 107-71-19
5920 SHARON VIEW ROAD
CHARLOTTE, N.C. 28211

CHARLES C. DAVIS & WIFE 107-71-10
7339 PLAZA ROAD
CHARLOTTE, N.C. 28205

C. J. HARRISON, JR. & WIFE 107-71-11
1401 PLAZA ROAD EXTENSION
CHARLOTTE, N.C. 28215

CLYDE B. AUBEN & WIFE 107-71-10
7413 PLAZA ROAD EXTENSION
CHARLOTTE, N.C. 28215

CHARLES C. DAVIS JR. & WIFE 107-71-04
7420 PLAZA ROAD EXTENSION
CHARLOTTE, N.C. 28215

FANNIE MAY PORTER 107-91-06
8820 NEWELL HICKORY GROVE ROAD
CHARLOTTE, N.C. 28215

LINE DESIGNATES THE LOCATION OF
A 7 FT. WOOD FENCE TO BE USED
WITH THE EXISTING TREES FOR SCREENING.

MAXIMUM 3 FT. HIGH BERM TO EXTEND FROM
EXISTING TREES TO RIGHT-OF-WAY AND PLANTED
WITH EVERGREEN HEDGE (BURFORD HOLLY,
LIGUSTRUM OR FRASER PHOTINIA.) SHRUBS
TO BE 3 FT. HIGH WHEN PLANTED AND
SPACED 5 FT. O.C.

MAXIMUM 3 FT. HIGH BERM PLANTED
WITH EVERGREEN HEDGE (BURFORD
HOLLY, LIGUSTRUM, OR FRASER
PHOTINIA.) SHRUBS TO BE 3 FT.
HIGH WHEN PLANTED AND SPACED
5 FT. O.C.

WHEN NEEDED, EVERGREEN
SHRUBS (SAME AS ON BERMS)
SHALL BE PLANTED TO SUPPLEMENT
EXISTING VEGETATION.

LANDSCAPE BUFFER
MIN. 20' WIDE

APPROXIMATE BOUNDARY WITHIN
WHICH BUILDINGS WILL BE LOCATED.

APPROXIMATE BOUNDARY
WITHIN WHICH PARKING
WILL BE LOCATED.