



Charlotte-Mecklenburg Planning Department

DATE: Dec 20, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1988-026C Forty-Nine Development Company

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.

- To allow the modification and location of the proposed outparcels.
- Proposed location of a street connection.

Reasons for Staff's support of the request:

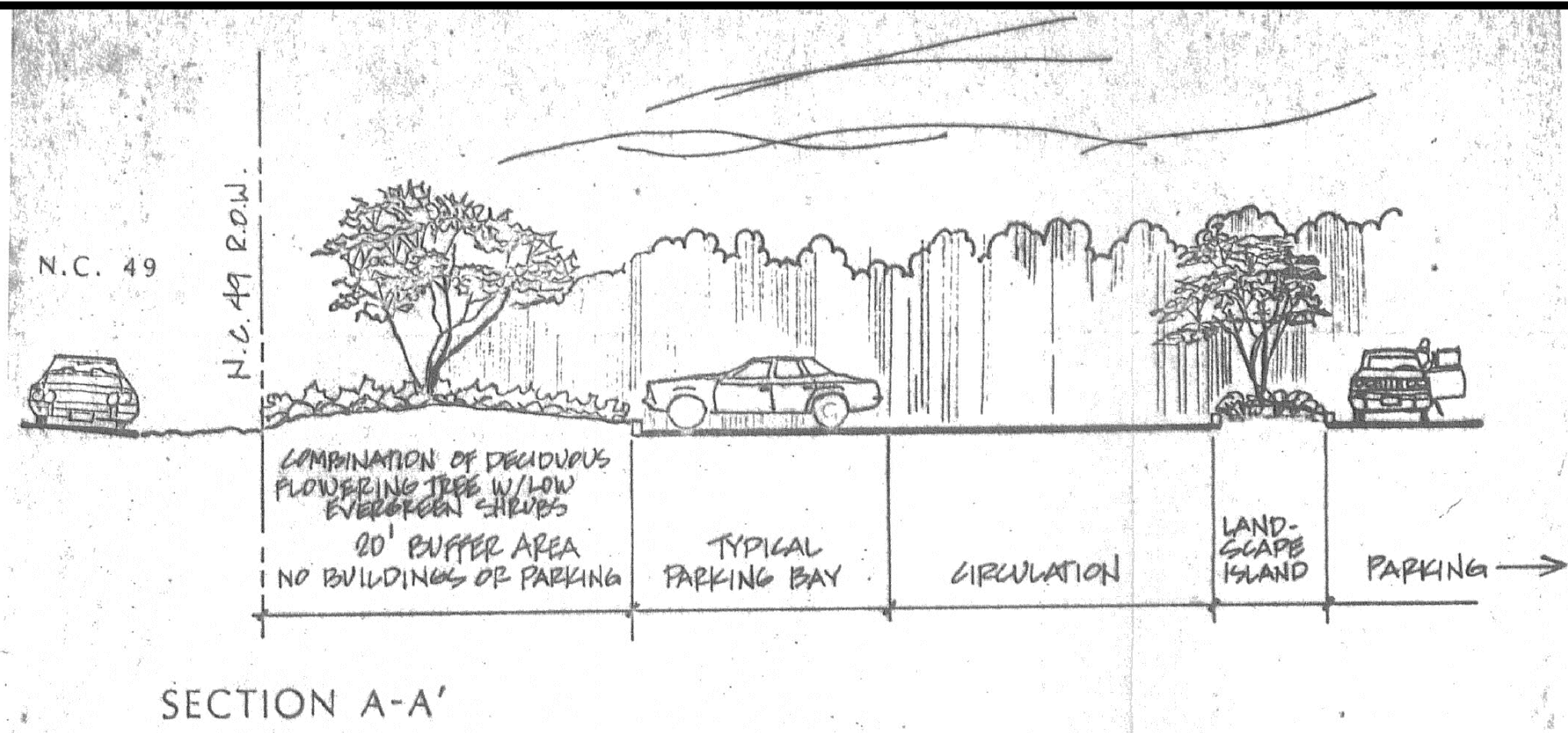
- Several ordinances and Land Development standards have changed since the original approval of this petition.

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

Signage was not reviewed as part of this request.

SITE DATA:

EXISTING ZONING ——— B-D
 PROPOSED ZONING ——— B-1 SCD

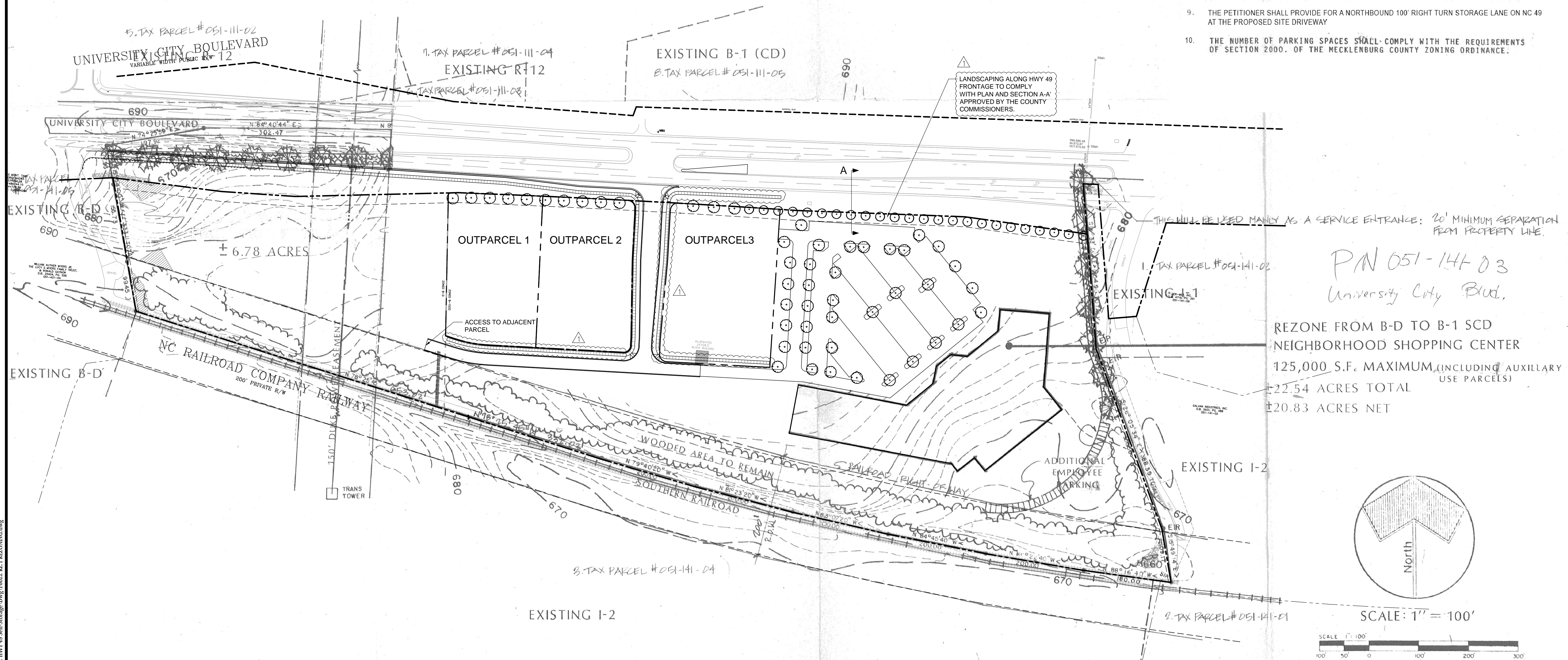


GENERAL CONDITIONS:

1. THIS SITE PLAN GRAPHICALLY DEPICTS THE GENERAL LAYOUT AND CHARACTER OF THE PROPOSED SHOPPING CENTER STRUCTURE, AND ASSOCIATED PARKING AREAS, VEHICULAR CIRCULATION AND ACCESS FROM N.C. 49. THE FINAL BUILDING FOOTPRINT AND THE ASSOCIATED PARKING AND VEHICULAR CIRCULATION PATTERNS WILL BE SUBJECT TO SOME MODIFICATIONS BASED UPON MORE DETAILED AND ACCURATE FIELD AND CONSTRUCTION DRAWING INFORMATION AND TENANT REQUIREMENTS.
2. A 20 FOOT BUFFER/SETBACK IS PROPOSED ADJACENT TO N.C. 49. THIS BUFFER AREA SHALL BE MEASURED FROM THE EXISTING 100 FOOT PUBLIC R.O.W.. NO DEVELOPMENT OR PARKING SHALL OCCUR WITHIN THIS BUFFER AREA. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF SMALL, DECIDUOUS TREES AND LOW EVERGREEN SHRUBS IN ORDER TO CONTRIBUTE POSITIVELY TO THE STREETScape ALONG N.C. 49. THIS 20 FOOT BUFFER WILL APPLY TO ALL PARCELS WITH FRONTAGE ON N.C. 49.
3. A 20' BUFFER IS ALSO PROPOSED ALONG THE PROPERTY LINE ADJACENT TO THE SERVICE AREA FOR THE SHOPPING CENTER. THIS AREA SHALL BE LANDSCAPED USING A COMBINATION OF SMALL EVERGREEN TREES AND SHRUBS. ALL SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1601 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
4. SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
5. ANY REQUIREMENTS FOR SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1600. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
6. BOUNDARY INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM A CERTIFIED BOUNDARY FOR JOHN H. HUNTER AS PREPARED BY CONCORD ENGINEERING AND SURVEYING INC., TIMOTHY A RUDOLPH, N.C.R.L.S. # 2026 AND DATED 6/24/85.
7. TOPOGRAPHICAL INFORMATION FOR THE REZONING PARCEL WAS TAKEN FROM AERIAL TOPOGRAPHY FOR MECKLENBURG COUNTY SHEET NO. 1492-537.
8. ONLY ONE (1) SITE ACCESS DRIVEWAY WILL BE ALLOWED ALONG THE SITE'S NC 49 FRONTAGE TO COMPLY WITH PLAN AND SECTION A-A' APPROVED BY THE COUNTY COMMISSIONERS. THE EXACT LOCATION OF THE SITE DRIVEWAY WILL BE DETERMINED AND APPROVED BY NCDOT/DOT DURING THE SITE'S PERMITTING PROCESS.
9. THE PETITIONER SHALL PROVIDE FOR A NORTHBOUND 100' RIGHT TURN STORAGE LANE ON NC 49 AT THE PROPOSED SITE DRIVEWAY
10. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2000. OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

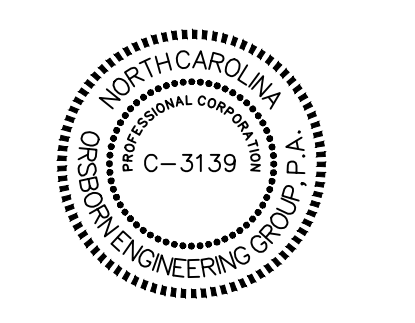
Attached to Administrative Approval

John A. Fortune \$
Solomon A. Fortune



ADMINISTRATIVE SITE AMENDMENT
 FOR
REZONING 88-26(C)
 CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY

ROBERT HIGH DEVELOPMENT, LLC
 223 GREENVILLE AVENUE
 WILMINGTON, NC 28403



REVISIONS	DATE	REVISED PER COMMENTS

JOB # 16022
 DATE 11/09/16
 SCALE 1" = 100'
 DRAWN BY JAW
 APPROVED BY JCO

RZ.1

December 10, 2016, 5:28pm By: bmg
 P:\16022 RZ.1 REZONING.dwg