

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

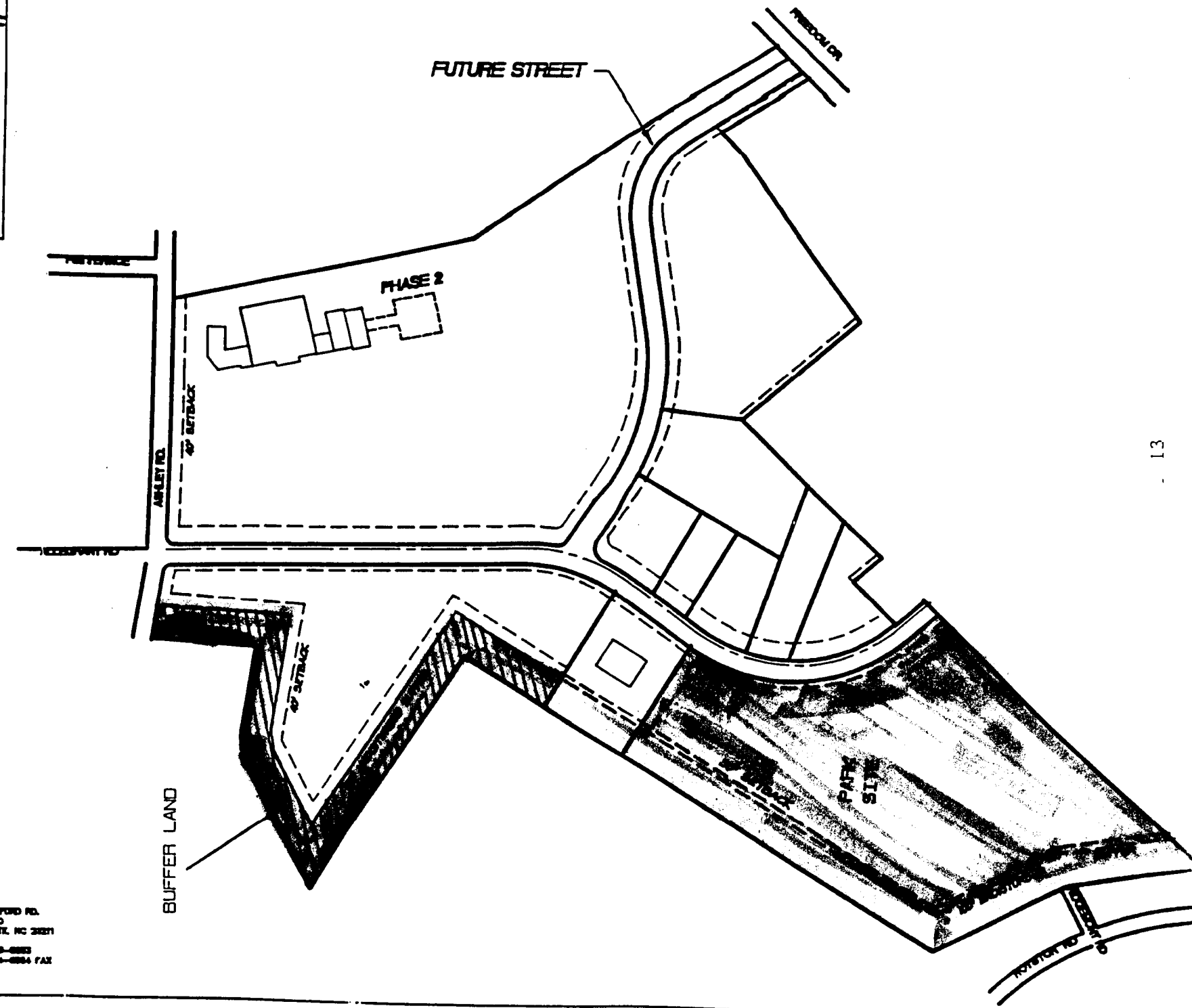
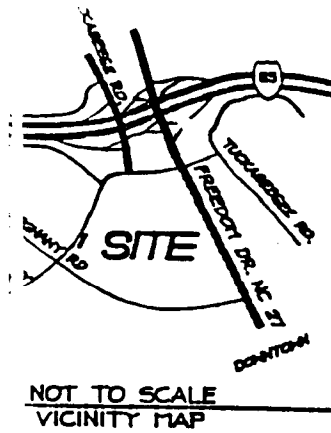
DATE: February 7, 1995

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

TO: Robert Brandon
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 90-24 by City View Development Inc. Tax Parcel # 067-144-01

Attached is a revised plan for the above mentioned rezoning petition. The petition has been revised to add Parks, Greenways and Arboretums to the list of allowed uses in the I-1(CD) area. The use of this property as a park instead of for light industrial uses represents a less intense use of the property as well as a use that would of been allowed by right on this parcel prior to the rezoning of the property. Therefore we are administratively adding this use to the list of allowed uses to the I-1(CD) area. In addition the park as well any other use allowed by the conditional plan will observe the 100 foot buffer as shown on the plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

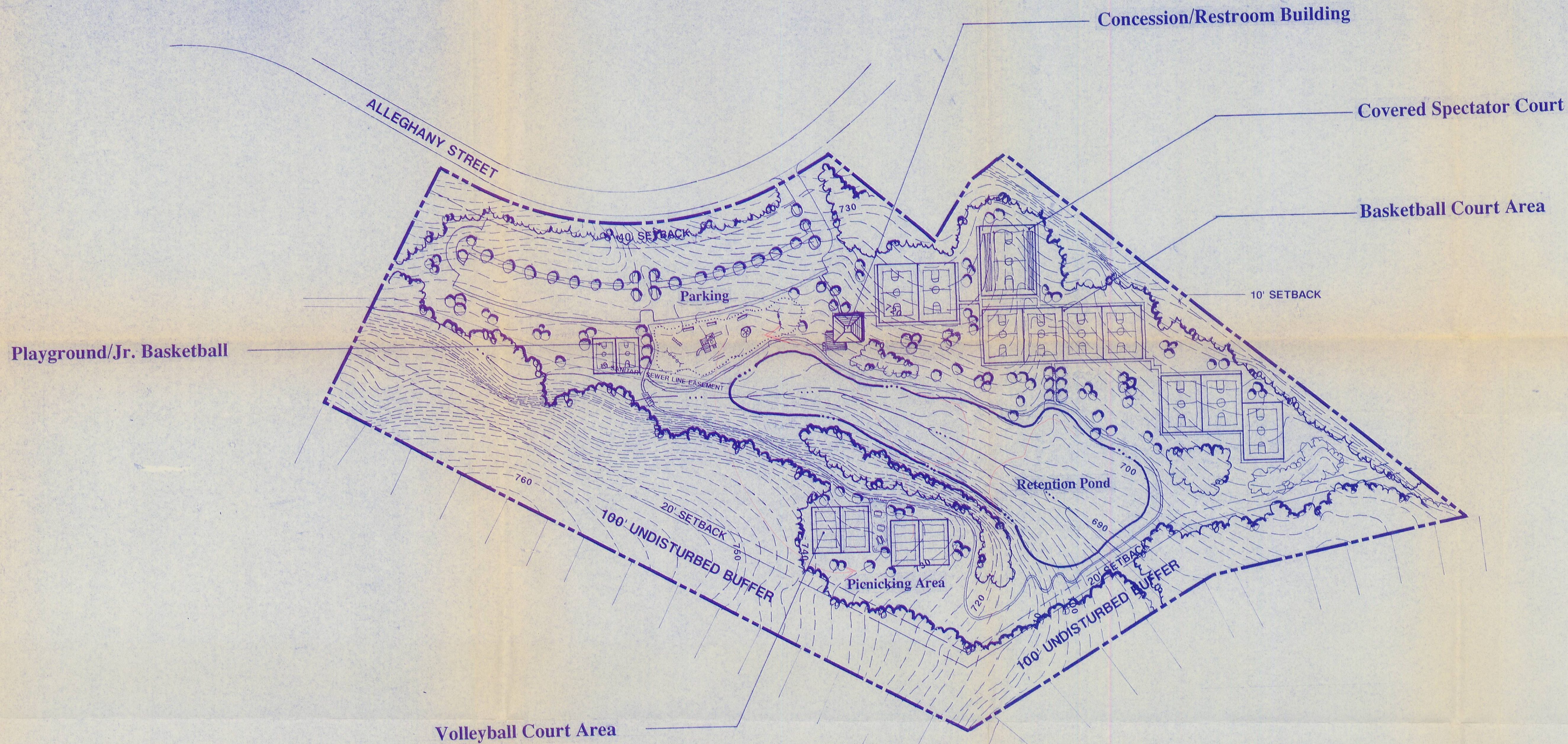


**BURTON
ENGINEERING
ASSOCIATES**
CIVIL ENGINEERS
LAND PLANNERS

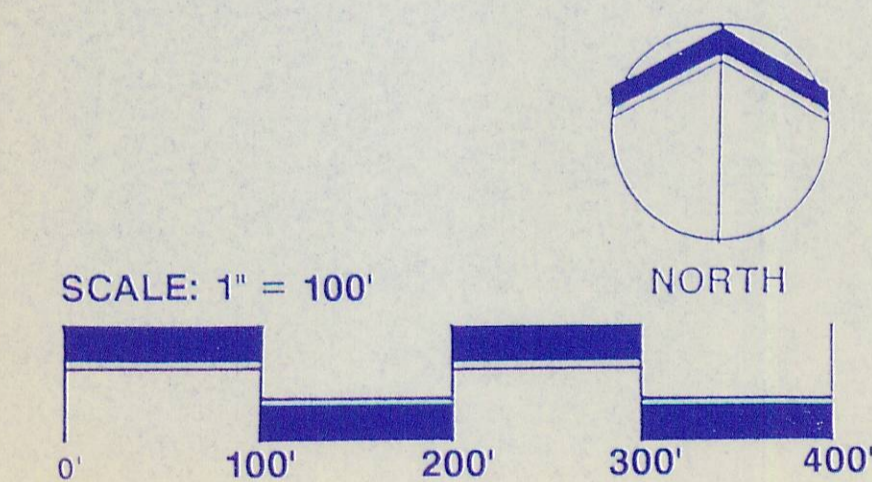
2115 HENRY RD.
SUITE 220
CHARLOTTE, NC 28207
(704) 363-8888
(704) 364-8884 FAX

CITY VIEW PARK

PRESENTED BY
NORCOM DEVELOPMENT, INC.



SITE PLAN



Land Design

DATE: MAY 3, 1994
PROJECT NO.: 14088
REVISIONS: MAY 31, 1994

© 1701 East Boulevard, Charlotte, NC 28203 704-333-0325
916 Fincastle Street, Alexandria, VA 22314 703-549-7784
225 Hillsborough Street, Raleigh, NC 919-834-6127

Land Design
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO. 1 OF 2

CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER - OFFICE COMMUNICATION

DATE: February 7, 1995

TO: Robert Brandon
Zoning Administrator

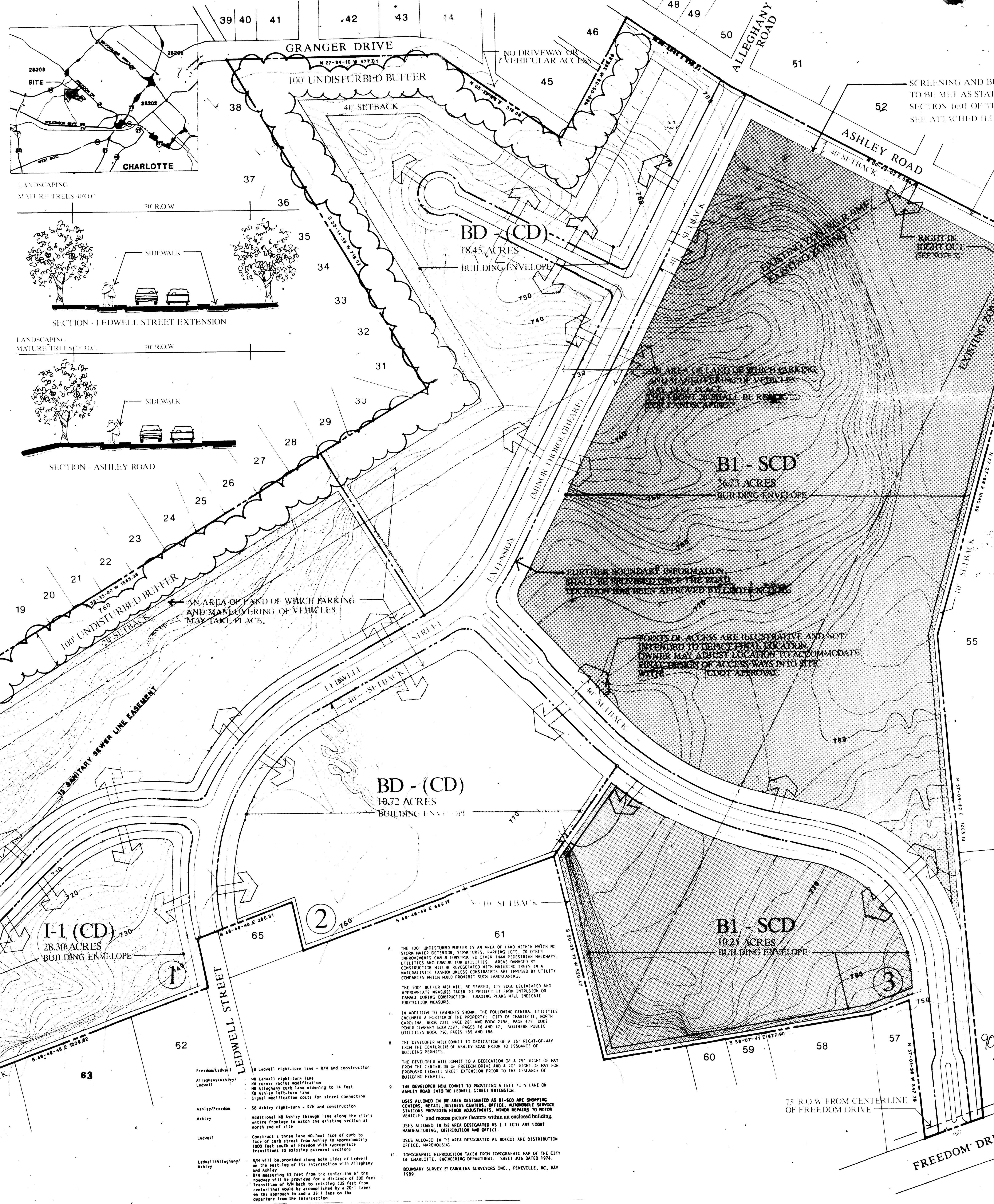
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Planning Director

SUBJECT: Administrative Approval for Petition No. 90-24 by City View Development Inc. Tax Parcel # 067-144-01

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ADJACENT PROPERTY OWNERS

- | | | |
|--|---|--|
| 1. Parcel No. 067-103-05
Mr. & Mrs. Marco Freadell
2326 Royston Road
Charlotte, NC 28208 | 38. Parcel No. 067-123-01
Mrs. Milla J. Dobb
2126 Cotton Street
Charlotte, NC 28208 | 51. Parcel No. 067-131-01
Title Company of North Carolina, Inc.
Filing No. 38529
Charlotte, NC 28236 |
| 2. Parcel No. 067-103-06
Ms. Barbara E. Brown
2336 Royston Road
Charlotte, NC 28208 | 39. Parcel No. 067-123-02
Mr. E. A. Robinson
c/o John S. Parnell, Jr.
6025 Lansing Drive
Charlotte, NC 28211 | 52. Parcel No. 067-131-02
Title Company of North Carolina, Inc.
Filing No. 38529
Charlotte, NC 28236 |
| 3. Parcel No. 067-103-03
Mr. Clifton W. Hoover
2336 Royston Road
Charlotte, NC 28208 | 40. Parcel No. 067-123-05
Mary of Maggie J. Salem
c/o Edna J. Salem
5411 Ardmore Drive
Charlotte, NC 28211 | 53. Parcel No. 067-132-02
Title Company of North Carolina, Inc.
Filing No. 38529
Charlotte, NC 28236 |
| 4. Parcel No. 067-103-02
Mrs. Carolyn Sawyer
2336 Royston Road
Charlotte, NC 28208 | 41. Parcel No. 067-123-06
Mr. Charles W. Griffin
915 S. Max Street
Charlotte, NC 28214 | 54. Parcel No. 067-132-03
Mary Howell Estate
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 |
| 5. Parcel No. 067-103-01
Ms. Melissa C. Bergant
2336 Royston Road
Charlotte, NC 28208 | 42. Parcel No. 067-123-08
Mary Howell Estate
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 | 55. Parcel No. 067-142-01
Title Company of North Carolina, Inc.
Filing No. 38529
Charlotte, NC 28236 |
| 6. Parcel No. 067-103-08
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | 43. Parcel No. 067-123-09
Mr. & Mrs. Charles E. Smith
2419 Central Avenue
Charlotte, NC 28205 | 56. Parcel No. 067-142-03
Mary Howell Estate
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 |
| 7. Parcel No. 067-103-37
Mr. & Mrs. Ted R. Biggers
2822 Royston Road
Charlotte, NC 28208 | 44. Parcel No. 067-123-10
Mary Howell Estate
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 | 57. Parcel No. 067-142-07
Mr. & Mrs. Hugh Graves Thompson
10111 Park Street
Charlotte, NC 28208 |
| 8. Parcel No. 067-103-36
Mr. & Mrs. Jessie Holloway, Jr.
2822 Royston Road
Charlotte, NC 28208 | 45. Parcel No. 067-123-11
Mary Howell Estate
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 | 58. Parcel No. 067-131-08
Mr. & Mrs. Hugh Graves Thompson
10111 Park Street
Charlotte, NC 28208 |
| 9. Parcel No. 067-103-35
Mr. & Mrs. Marion C. Coulter
2822 Royston Road
Charlotte, NC 28208 | 46. Parcel No. 067-123-12
Mrs. Mildred H. Miller
2421 Mary Anne Drive
Charlotte, NC 28208 | 59. Parcel No. 067-131-08
Mr. & Mrs. Vernon S. Alexander
2505 Tuckersage Road
Charlotte, NC 28208 |
| 10. Parcel No. 067-103-34
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | 47. Parcel No. 067-123-13
Mr. Franklin Lee Carter
2500 Tuckersage Road
Charlotte, NC 28208 | 60. Parcel No. 067-131-04
Mr. & Mrs. Vernon S. Alexander
2505 Tuckersage Road
Charlotte, NC 28208 |
| 11. Parcel No. 067-103-33
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | 48. Parcel No. 067-123-14
Mr. & Mrs. John A. Shipes, Jr.
2504 Tuckersage Road
Charlotte, NC 28208 | 61. Parcel No. 067-131-02
Adell Village Shopped Partnership
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 |
| 12. Parcel No. 067-103-32
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | 49. Parcel No. 067-123-15
Mrs. Fannie Richardson
2511 Tuckersage Road
Charlotte, NC 28208 | 62. Parcel No. 067-102-02
Carroll's Retail Federal
c/o First Union National Bank
Capital Management Group
Charlotte, NC 28208 |
| 13. Parcel No. 067-103-31
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | 50. Parcel No. 067-123-16
Mrs. Fannie Richardson
2511 Tuckersage Road
Charlotte, NC 28208 | |
| 14. Parcel No. 067-103-30
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 15. Parcel No. 067-103-29
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 16. Parcel No. 067-103-28
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 17. Parcel No. 067-103-27
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 18. Parcel No. 067-103-26
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 19. Parcel No. 067-103-25
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 20. Parcel No. 067-103-24
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 21. Parcel No. 067-103-23
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 22. Parcel No. 067-103-22
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 23. Parcel No. 067-103-21
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 24. Parcel No. 067-103-20
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 25. Parcel No. 067-103-19
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 26. Parcel No. 067-103-18
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 27. Parcel No. 067-103-17
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 28. Parcel No. 067-103-16
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 29. Parcel No. 067-103-15
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 30. Parcel No. 067-103-14
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 31. Parcel No. 067-103-13
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 32. Parcel No. 067-103-12
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 33. Parcel No. 067-103-11
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 34. Parcel No. 067-103-10
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 35. Parcel No. 067-103-09
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 36. Parcel No. 067-103-08
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |
| 37. Parcel No. 067-103-07
Mr. & Mrs. William J. Flax, Jr.
2822 Royston Road
Charlotte, NC 28208 | | |



LEGEND

B1-SCD	[Symbol]
I-1(CD)	[Symbol]
BD-(CD)	[Symbol]
SETBACK	[Symbol]
VEHICULAR ACCESS	[Symbol]
DEVELOPMENT AREA	[Symbol]

EXISTING ZONING CLASSIFICATIONS

EXISTING E-1	61,520 Acres
EXISTING E-2	18,060 Acres
EXISTING R-PM	22,370 Acres
TOTAL ACREAGE	112,050

PROPOSED ZONING CLASSIFICATION

DEVELOPMENT AREA 1	I-1(CD)	28.30 ACRES
USE	OFFICE INDUSTRIAL	(AS ALLOWED IN E-1 DISTRICT)
MAX. SQUARE FOOTAGE		1,000,000 SQ. FT.
DEVELOPMENT AREA 2	BD-(CD)	10.72 ACRES
USE	OFFICE DISTRIBUTION	(AS ALLOWED IN B-1(CD) DISTRICT)
MAX. SQUARE FOOTAGE		2,500,000 SQ. FT.
DEVELOPMENT AREA 3	B1-SCD	10.23 ACRES
USE	OFFICE	(AS ALLOWED IN B-1(CD) DISTRICT)
MAX. SQUARE FOOTAGE		1,000,000 SQ. FT.
ROW 50' ACRES		

- GENERAL NOTES**
1. SIGNAGE SHALL BE AS APPROVED BY THE CITY OF CHARLOTTE.
 2. PARKING SHALL BE PROVIDED TO MEET THE CITY OF CHARLOTTE REQUIREMENTS.
 3. WITHIN SERVICE AREAS PARKING SHALL ONLY BE FOR THE REQUIRED SERVICE TO BE PROVIDED TO THE PROPERTY. OTHER PARKING UTILITIES SHALL BE PROVIDED TO MEET THE CITY OF CHARLOTTE REQUIREMENTS. VEHICULAR ACCESS SHALL BE PROVIDED TO MEET THE CITY OF CHARLOTTE REQUIREMENTS.
 4. IN THE B-1(CD) DISTRICT THE MINIMUM DISTANCE FROM BUILDINGS TO ANY BUILDING SHALL BE A MINIMUM OF 20 FEET. THE MINIMUM DISTANCE FROM OTHER PROPERTIES TO ANY BUILDING SHALL BE A MINIMUM OF 20 FEET. FOR AN BUILDING, THE MINIMUM DISTANCE FROM THE PROPERTY TO ANY OTHER BUILDING SHALL BE A MINIMUM OF 20 FEET. THE MINIMUM DISTANCE FROM THE PROPERTY TO ANY OTHER BUILDING SHALL BE A MINIMUM OF 20 FEET.
 5. ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE AND CITY OF CHARLOTTE TREE ORDINANCE.
 6. LANDSCAPING SHALL BE AS APPROVED BY THE CITY OF CHARLOTTE. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
 7. POINTS OF ACCESS SHALL BE PROVIDED TO MEET THE CITY OF CHARLOTTE REQUIREMENTS. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE REQUIREMENTS. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE REQUIREMENTS.

90-24 REZONE PLAN
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: December 23, 1997
BY: MARTIN R. CRAMTON, JR.
SCALE: 1" = 100'

CITYVIEW
NORCOM DEVELOPMENT, INC.
CHARLOTTE, NC

IF NECESSARY, ADDITIONAL PLANTINGS WILL BE INSTALLED WITHIN THE UNDISTURBED BUFFER WHERE THE SANITARY SEWER EASEMENT IS LOCATED PROVIDED THERE IS NO CONFLICT WITH STORM OR SANITARY SEWER LINES OR UTILITY COMPANIES.

1. THE 100' UNDISTURBED BUFFER IS AN AREA OF LAND WITHIN WHICH NO SIGNIFICANT DISTURBANCE, INCLUDING CONSTRUCTION, SHALL BE PERMITTED. THE 100' UNDISTURBED BUFFER IS AN AREA OF LAND WITHIN WHICH NO SIGNIFICANT DISTURBANCE, INCLUDING CONSTRUCTION, SHALL BE PERMITTED.
2. THE 100' BUFFER AREA SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE PROTECTED FROM CONSTRUCTION, INCLUDING CONSTRUCTION OF UTILITY COMPANIES WHICH MAY IMPROVE LOCAL LANDSCAPING.
3. IN ADDITION TO THE ABOVE, THE FOLLOWING GENERAL UTILITIES ARE ALLOWED IN THE AREA DESIGNATED AS B-1(CD) ARE SHOPPING CENTERS, RETAIL BUSINESS CENTERS, OFFICE, BUSINESS OFFICE STATIONS PROVIDING MINOR ADJUSTMENTS, WHICH RELIES TO MOTOR VEHICLES AND MOTOR VEHICLE TRUCKS WITHIN AN ENCLOSED BUILDING.
4. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE REQUIREMENTS. THE DEVELOPER SHALL COMPLY WITH THE CITY OF CHARLOTTE REQUIREMENTS.
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11. TOPOGRAPHIC REPRODUCTION TAKEN FROM TOPOGRAPHIC MAP OF THE CITY OF CHARLOTTE, ENGINEERING DEPARTMENT, SHEET #88 DATED 1974.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: December 23, 1997

TO: Robert Brandon
Zoning Administrator

FROM: MRC
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 90-24 Norcom Development. A portion of Tax parcel 067-142-14.

Attached is a site plan showing a proposed 80,000 square foot, 16 screen, 3499 seat motion picture theater on a portion of the above referenced tax parcel. Since this use was allowable within the B-1(CD) district at the time of this conditional rezoning and is compatible with the presently approved retail uses I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

DATE: October 31, 2011

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell ^{SCS}
Planning Director

SUBJECT: Administrative Approval for Petition 1990-024 (City View/Norcom Development, Inc.)

Attached are revised sheets for the above petition regarding modifications to the proposed driveways along Ashley Road and Alleghany Street. The original rezoning allowed three driveways along Alleghany Street and two driveways along Ashley Road for the subject parcels (067-142-15 thru 19). This amendment relocates one driveway from Alleghany Street to Ashley Road. The final location and design of the driveway will be determined during the driveway permitting process with CDOT.

Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.

“Driveway Locations are to depict the number of driveways allowed and the final location and design of the driveways will be determined through the Driveway Permitting Process with CDOT.”

Existing driveway

Existing driveway

New driveway relocated from Alleghany St to Ashley Rd entering parcel # 06714215

New driveway located on Alleghany St entering parcel # 06714216 into parking lot in front of Blockbuster Building.

Existing driveway

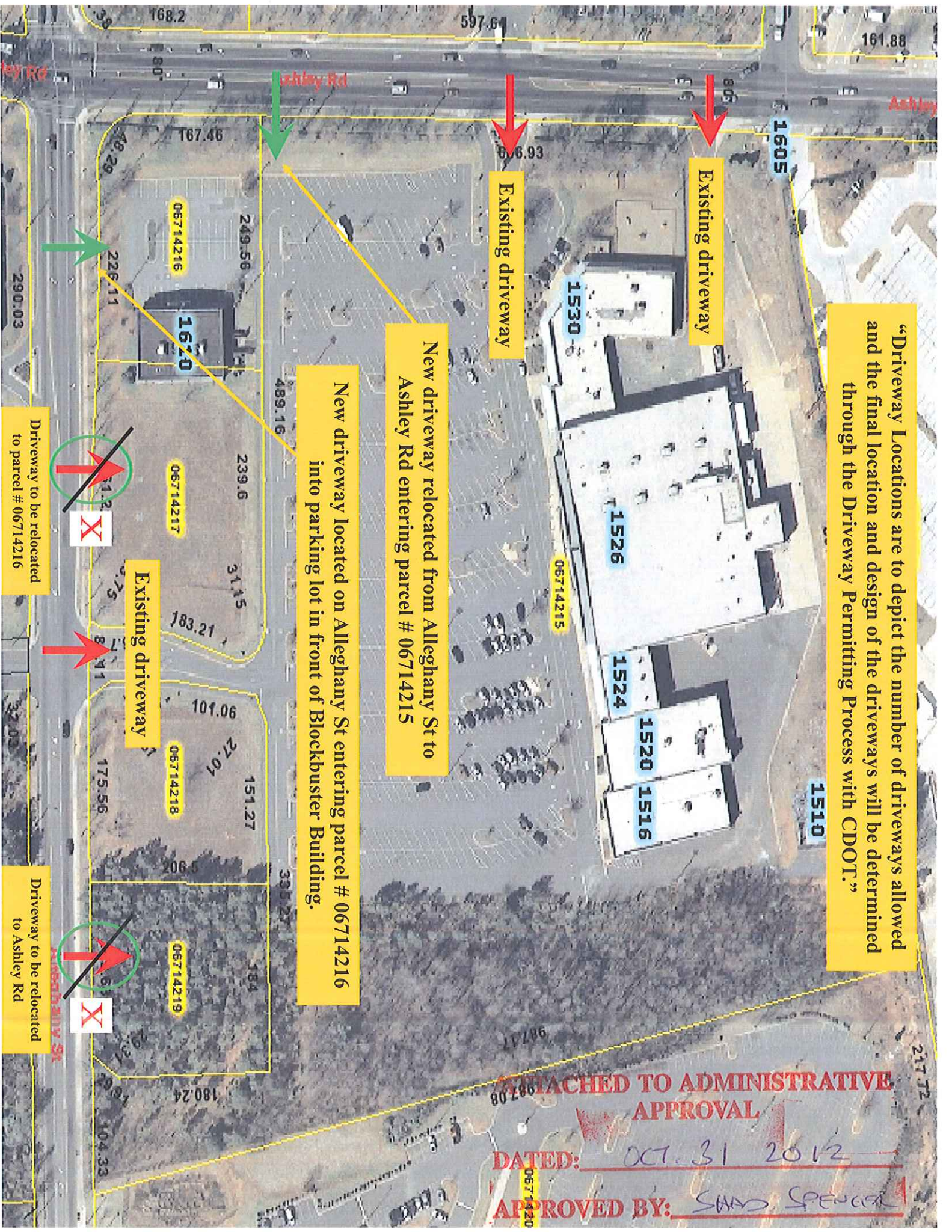
Driveway to be relocated to parcel # 06714216

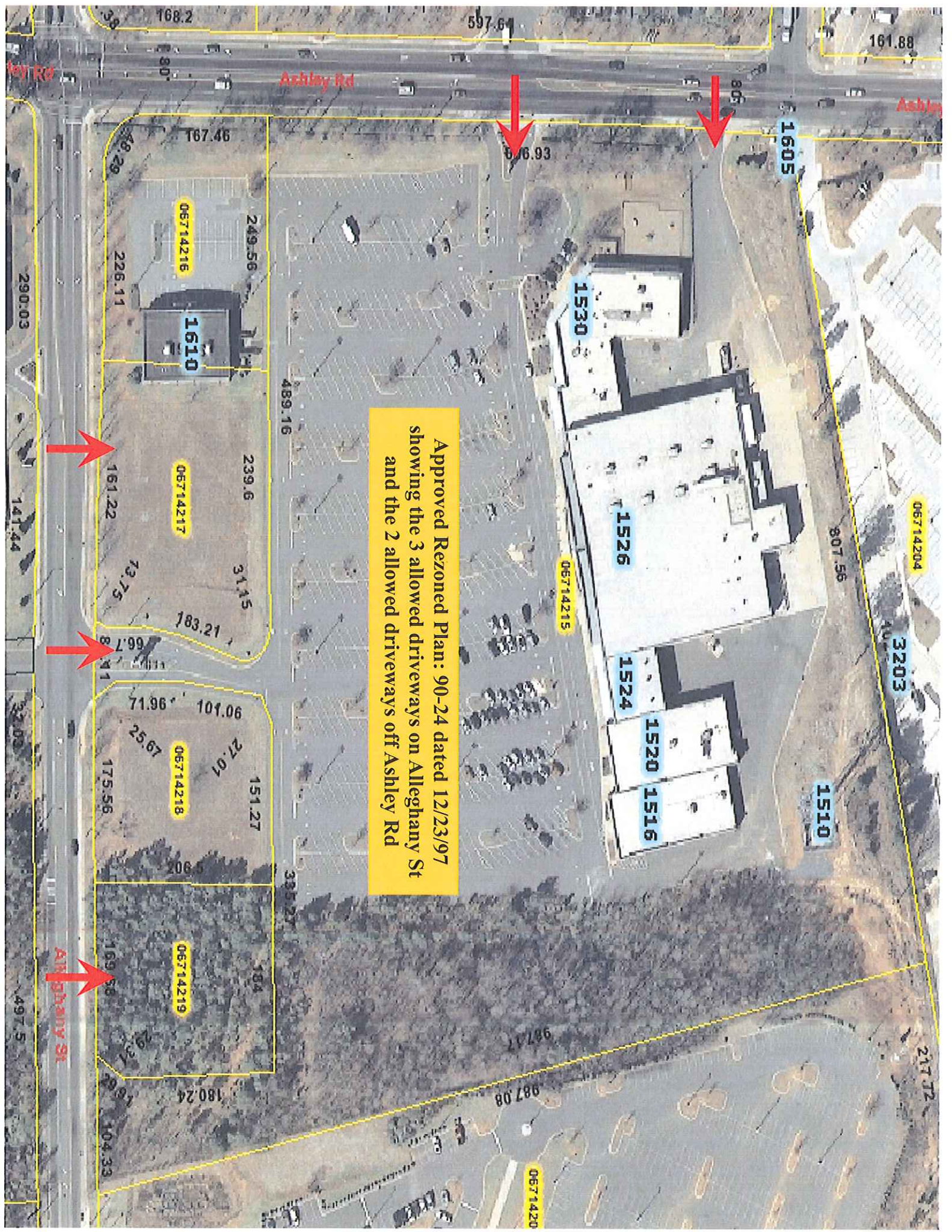
Driveway to be relocated to Ashley Rd

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: OCT. 31 2012

APPROVED BY: SAUND SPENCER





Approved Rezoned Plan: 90-24 dated 12/23/97 showing the 3 allowed driveways on Alleghany St and the 2 allowed driveways off Ashley Rd



“Driveway Locations are to depict the number of driveways allowed and the final location and design of the driveways will be determined through the Driveway Permitting Process with CDOT.”

New driveway relocated from Alleghany St to Ashley Rd entering parcel # 06714215

New driveway located on Alleghany St entering parcel # 06714216 into parking lot in front of Blockbuster Building.

