

**Development Data**

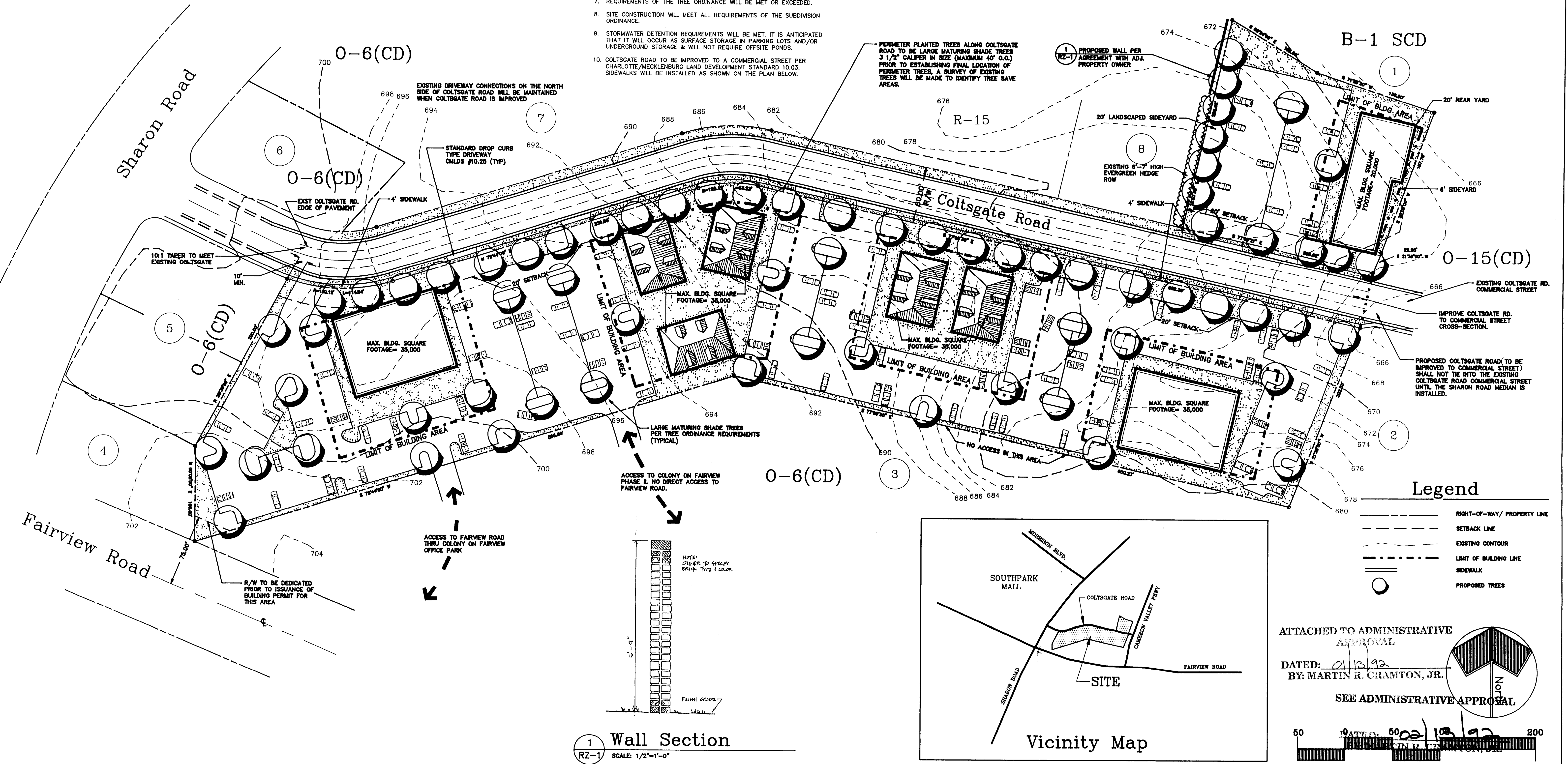
Site Area ..... 6.61 Acres  
 Existing Zoning .. R-15  
 Proposed Zoning .. O-6(CD)  
 Proposed Uses .. Office Park (All Uses Allowed In O-6)  
 Total Bldg. Area .. 110,000 S.F.\*  
 \*ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 180,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000  
 Parking ..... Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

**General Notes**

- MAX BUILDING HEIGHT IS 3 STORIES
- BOUNDARY INFORMATION DATED DEC. 1990, BY BOBBY RAY, NCRLS #1108. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPO MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE, AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY ZONED. SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER DETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE PONDS.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.03. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

**Adjacent Property Owners**

- |   |  |   |
|---|--|---|
| 1 H & H LTD. PARTNERSHIP #3<br>C/O 6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-177-04             | 4 STATEWIDE STATIONS, INC.<br>C/O TAX DEPARTMENT<br>12703 NORTHBOROUGH DRIVE<br>HOUSTON, TX 77067<br>183-132-14    | 7 FRADONIA B. PORTER<br>4517 SHARON ROAD<br>CHARLOTTE, NC 28211<br>183-131-04         |
| 2 COLONY ASSOC. LTD. PARTNERSHIP # 220<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-134-97      | 5 WILLIAM L. O'CONNOR, JR.<br>3156 CUTCHEM DRIVE<br>CHARLOTTE, NC 28210<br>183-132-15                              | 8 ROBERT D. POTTER & WIFE<br>2710 COLTSGATE ROAD<br>CHARLOTTE, NC 28211<br>183-177-03 |
| 3 COLONY ON FAIRVIEW UNIT OWNERS ASSOC.<br>1300 E FOURTH STREET<br>CHARLOTTE, NC 28204<br>183-132-15-99 | 6 FRADONIA B. PORTER<br>C/O SPECTRUM PROPERTIES, INC.<br>2 PARKWAY PLAZA #140<br>CHARLOTTE, NC 28210<br>183-131-05 |   |



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 01/13/92  
 BY: MARTIN R. CRAMTON, JR.  
 SEE ADMINISTRATIVE APPROVAL

FOR REVISED PLAN

Scale: 1"=50'  
 Sheet Number: RZ-1  
 OF ONE Total ONE

Project Manager  
**GEA**  
 Drawn By  
**TPM/AET**  
 Checked By  
 Date  
 12-13-90  
 Project Number  
 90034

Revisions:  
 1) 1-16-91: REVISIONS FOR PUBLIC HEARING  
 2) 1-7-92: Site Plan Amendment (by GEA)

**DPR**  
 DESIGN • PLANNING • RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Revised Plan For Public Hearing

Site Plan Amendment • Petition 91-10

Coltsgate Road Site for Coltsgate Ltd. Partnership  
 Charlotte, North Carolina

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: January 13, 1992

TO: Robert Brandon  
 Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 91-10 Coltsgate Ltd. Partnership Tax Parcel #183-131-01, 02, 183-132-04-11, 38

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to enlarge by ten feet one of the building limits line so that a different building arrangement could be accommodated. This minor change does not intensify the site or reduce the yards at the exterior of the property. Therefore, I am administratively approving this minor change. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/RDB:sls  
 Attachment



**Development Data**

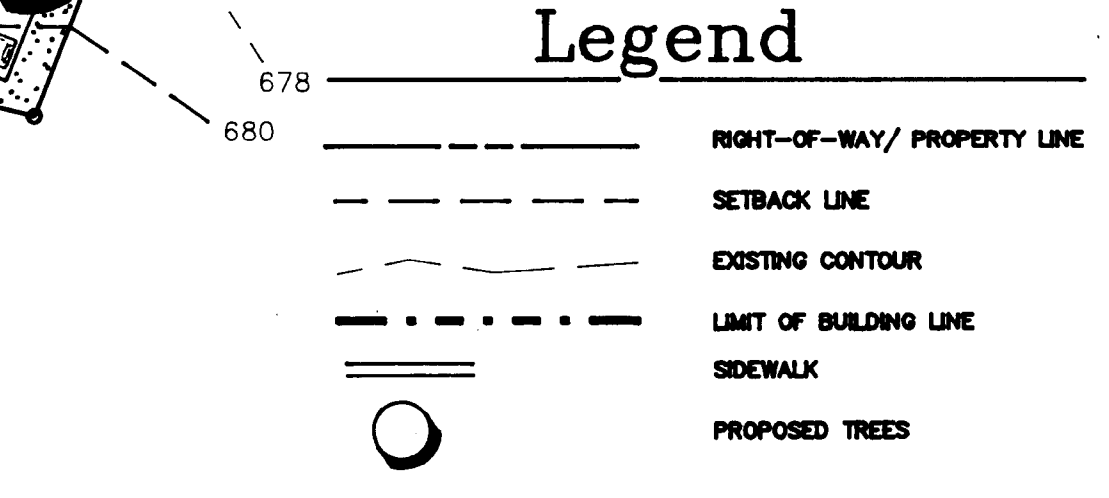
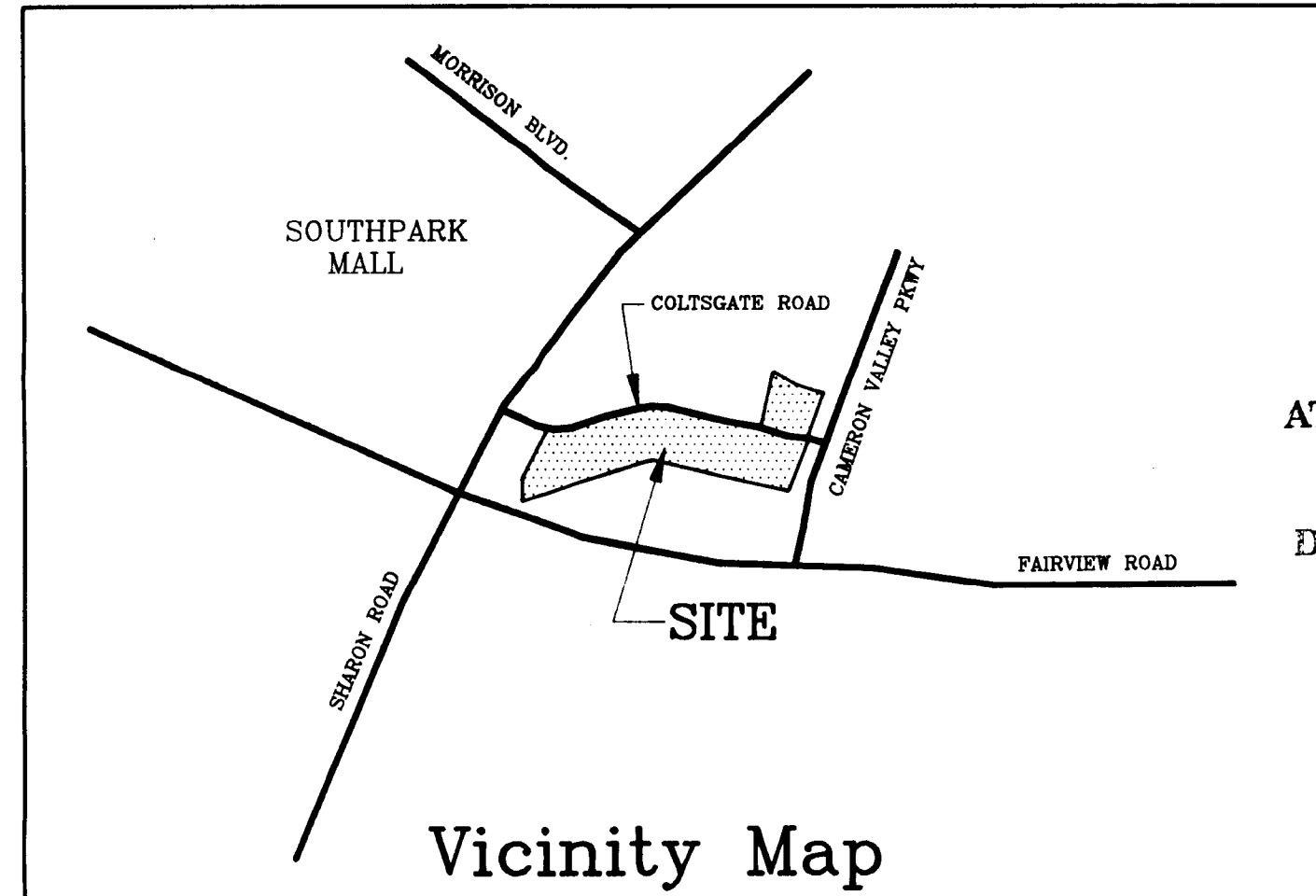
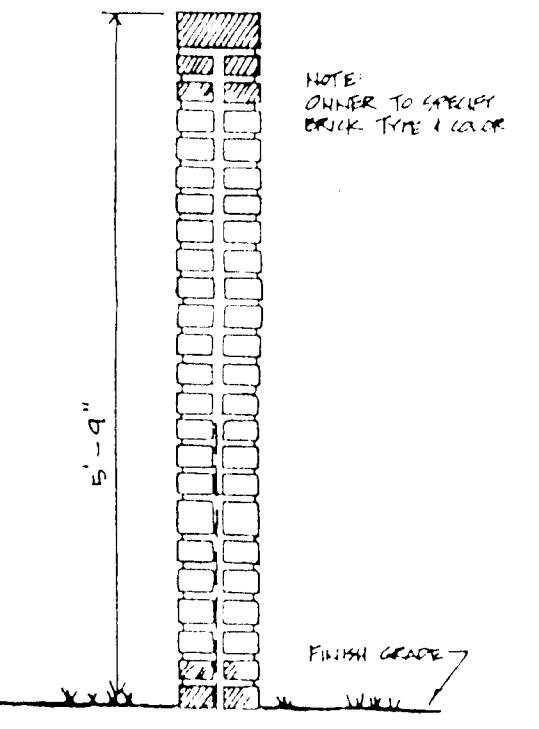
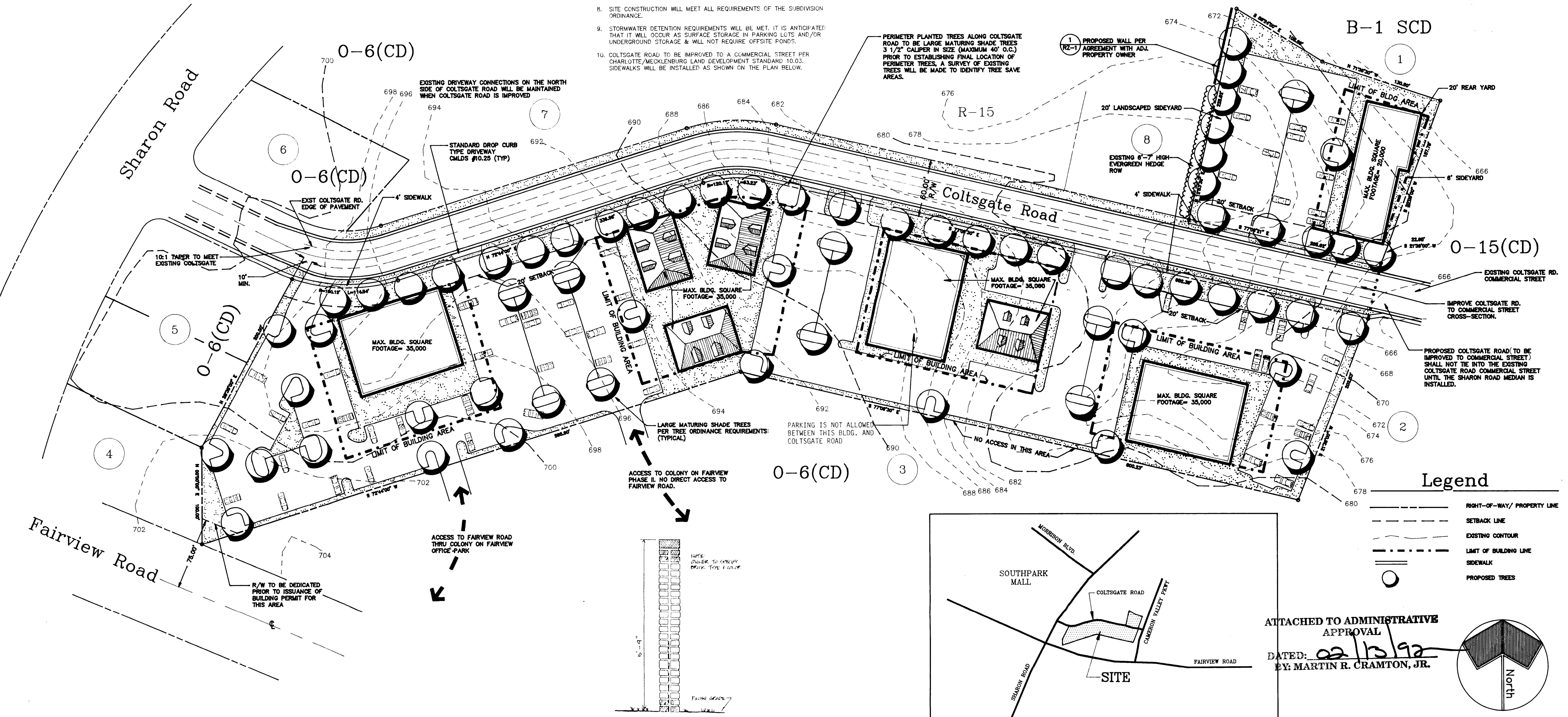
Site Area . . . . . 6.61 Acres  
 Existing Zoning . . R-15  
 Proposed Zoning . . O-6(CD)  
 Proposed Uses . . Office Park (All Uses Allowed in O-6)  
 Total Bldg. Area . 110,000 S.F.\*  
 \* ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 160,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000  
 Parking . . . . . Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

**General Notes**

- MAX BUILDING HEIGHT IS 3 STORES
- BOUNDARY INFORMATION DATED DEC. 1990, BY HOBBY RAY, NCRLS #1108. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPO MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE, AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY ZONED. SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER DETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE PONDS.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.03. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

**Adjacent Property Owners**

- |   |  |   |
|---|--|---|
| 1 H & H LTD. PARTNERSHIP #3<br>C/O 6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-177-04             | 4 STATEWIDE STATIONS, INC.<br>C/O TAX DEPARTMENT<br>12700 NORTHBOROUGH DRIVE<br>HOUSTON, TX 77067<br>183-132-14    | 7 FRADONIA B. PORTER<br>4517 SHARON ROAD<br>CHARLOTTE, NC 28211<br>183-131-04         |
| 2 COLONY ASSOC. LTD. PARTNERSHIP # 220<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-134-97      | 5 WILLIAM L. O'CONNOR, JR.<br>3156 CLUTCHIN DRIVE<br>CHARLOTTE, NC 28210<br>183-132-15                             | 8 ROBERT D. POTTER & WIFE<br>2710 COLTSGATE ROAD<br>CHARLOTTE, NC 28211<br>183-177-03 |
| 3 COLONY ON FAIRVIEW UNIT OWNERS ASSOC.<br>1300 E FOURTH STREET<br>CHARLOTTE, NC 28204<br>183-132-15-99 | 6 FRADONIA B. PORTER<br>C/O SPECTRUM PROPERTIES, INC.<br>2 PARKWAY PLAZA #140<br>CHARLOTTE, NC 28210<br>183-131-05 |   |



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 02/13/92  
 BY: MARTIN R. CRAMTON, JR.

North

Scale: 1"=50'

0 50 100 200

Project Manager <b>GEA</b> Drawn By <b>TPM/AEW</b> Checked By Date <b>12-13-90</b> Project Number <b>90034</b>	Revisions: 1.) 1-18-91: REVISIONS FOR PUBLIC HEARING 2.) 1-7-92: Site Plan Amendment (by GEA) 3.) 2-11-92: SITE PLAN AMENDMENT (BY TPM)		DPR ASSOCIATES, INC. Landscape Architects Planners & Engineers 2036 East Seventh Street Charlotte, NC 28204 704/332-1204	Site Plan Amendment • Petition 91-10	Scale: 1"=50' Sheet Number <b>RZ-1</b> OF ONE Total ONE
--	--	--	---	--------------------------------------	--

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION**

DATE: February 13, 1992

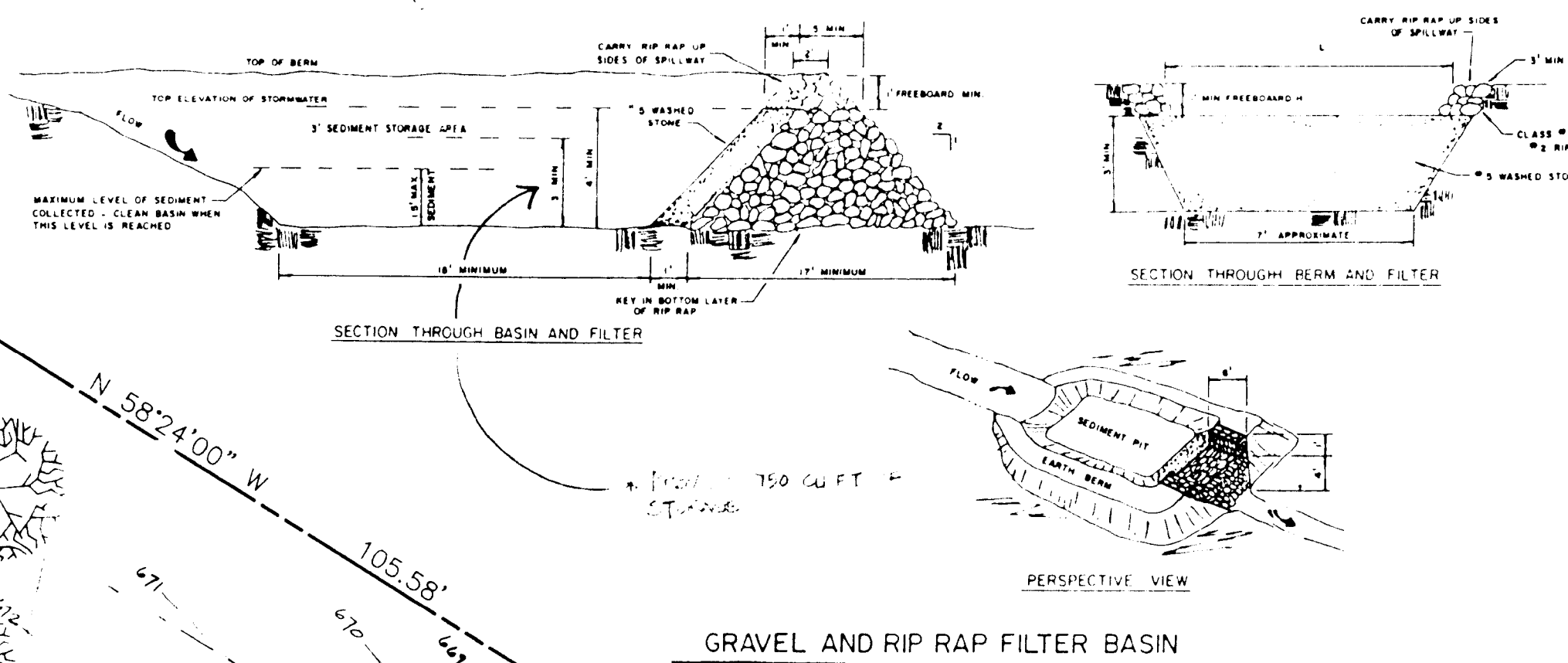
TO: Robert Brandon, Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 91-10 by Coltsgate Ltd. Partnership, Tax Parcel No. 183-131-01, 02, 183-132-04, 11, 38

Attached is a revised plan for the above-mentioned rezoning petition. The plan has been revised to show a small parking lot in front of the Keith Corporation building. Since this change is minor I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCJr.:KM:dah  
 Attachment



**DEVELOPMENT DATA:**

ZONING: 0-6 (CD)  
 AREA: 0.99 ACRES  
 BUILDING SQ. FOOTAGE:  
 (2) 24' x 32' mobile units  
 768 sq. ft. each = 1536 sq. ft. Total

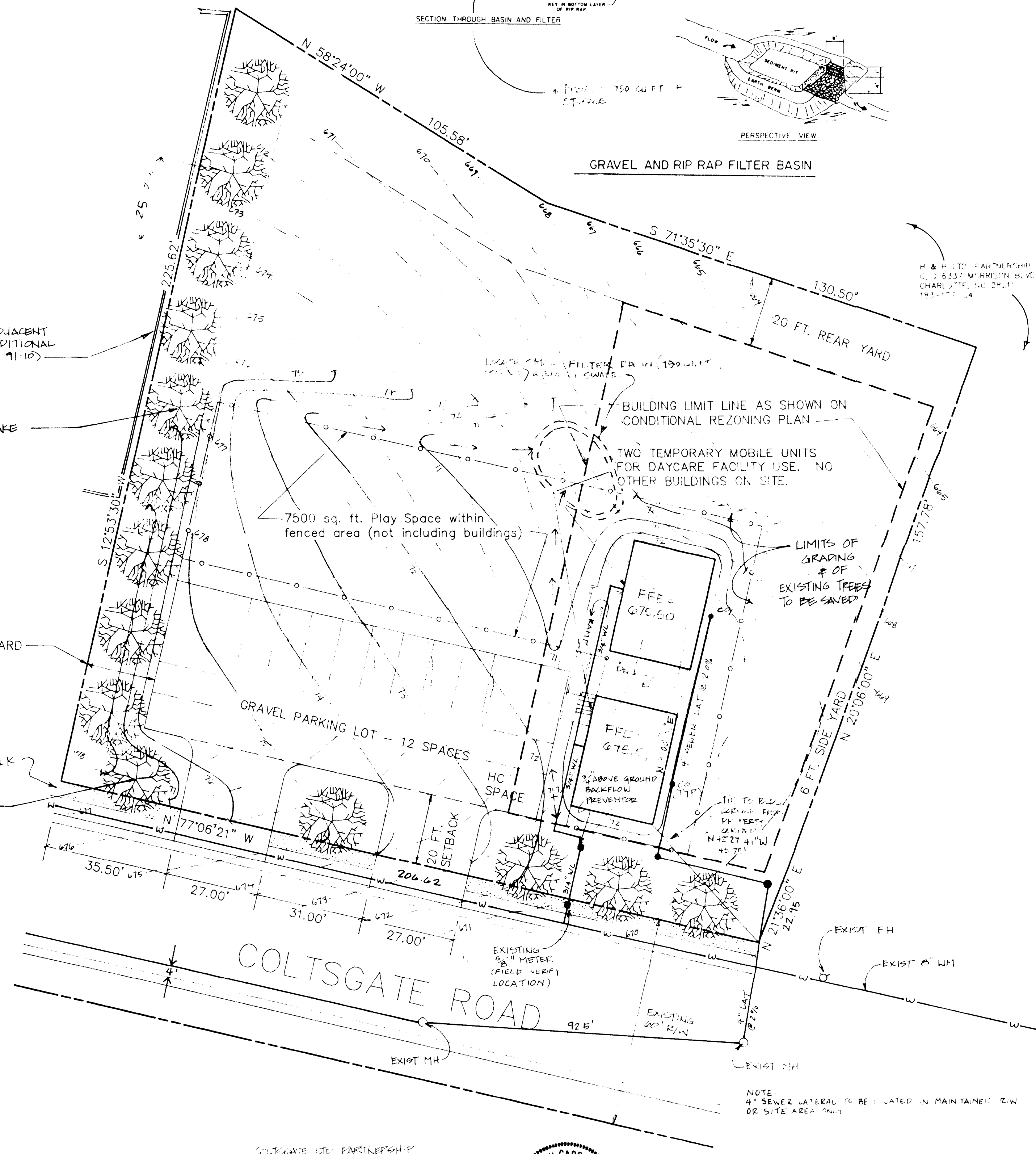
HALL IS CONSTRUCTED ON ADJACENT PROPERTY ACCORDING TO CONDITIONAL ZONING REQUIREMENT (PETITION 91-10)

(7) 2 1/2" CAL. OR LARGER DRAKE ELM

ROBERT D. POTTER & WIFE  
 2710 COLTSGATE ROAD  
 CHARLOTTE, NC 28211  
 183-177-03

20 FT. LANDSCAPED SIDE YARD

(5) 2 1/2" CAL. OR LARGER RED SAUSET MAPLES ALONG COLTSGATE RD.

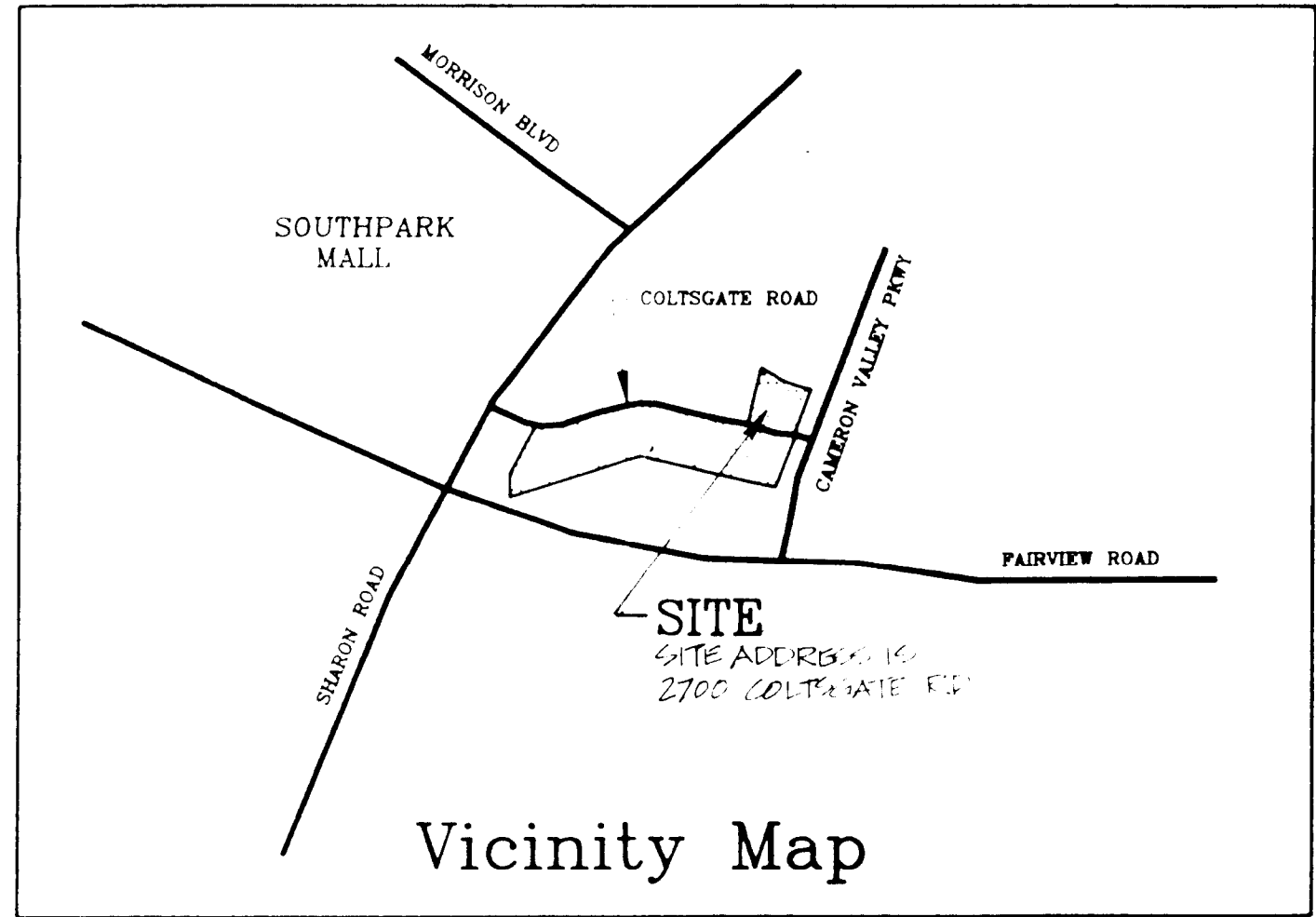


- NOTES:**
- This daycare facility is a temporary use (12-16 months) while the Owner's permanent daycare building is constructed within the Coltsgate Commons Office Park. This temporary facility will be removed upon completion of the permanent daycare building.
  - Area of grading is less than 1 acre. Construction will not require a grading permit. Notify City Engineer Inspector 48 hours prior to grading operations.
  - Less than 10,000 sq. ft. of impervious surface is being constructed. No stormwater detention is required for this facility at this time.
  - Parking lot is to be a temporary gravel parking lot. No trees will be planted in the parking lot.
  - All denuded areas will be seeded and stabilized according to the seeding schedule on this plan.
  - Parking requirements: Daycare Use  
 4 Adult Supervisors divided by 2 = 2 pkg. spaces  
 60 Children divided by 10 = 6 pkg. spaces  
 Total: 8 pkg. spaces  
 Provided: 12 pkg. spaces
  - Play Area Requirements:  
 60 Children x 100 sq. ft. = 6,000 sq. ft. Play Area  
 Provided: 7,500 sq. ft. Play Area

**SEEDING SCHEDULE & SEEDBED PREPARATION**

DATE	TITLE	PLANTING RATE
AUG. 15 - NOV. 1	TALL FESCUE	300 LBS./ACRE
NOV. 1 - MARCH 1	TALL FESCUE	300 LBS./ACRE
AUG. 15 - NOV. 1	ARABIDOPSIS	10 LBS./ACRE
MARCH 1 - APRIL 15	TALL FESCUE	300 LBS./ACRE
APRIL 15 - JUNE 30	MULCH COMMON BERNARDUS TALL FESCUE 200 ***ARABIDOPSIS 100	170 LBS./ACRE
JULY 1 - AUG. 15	***ARABIDOPSIS 100 ***SORGUM SOYAB MIFRANIS 30	35 LBS./ACRE

- SEEDBED PREPARATION:**
- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL OVER ADVERSE SOIL CONDITIONS
  - CULTIVATE ENTIRE AREA TO A DEPTH OF 4"
  - REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
  - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AT RATES SHOWN BELOW AND MIX WITH SOIL.
  - CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED TO A DEPTH OF 4 TO 6 INCHES.
  - SOO OF A RESEAL PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPAGE AFTER SEEDING.
  - MULCH WITH STRAW AND ANCHOR.
  - INSPECT ALL SEEDER AREAS AND MAKE NECESSARY REPAIRS ON RESEEDING WITHIN THE PLANTING SEASON IF POSSIBLE. IF STAND SHOULD BE OVER AND DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
  - CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER SEEDING IS ESTABLISHED.

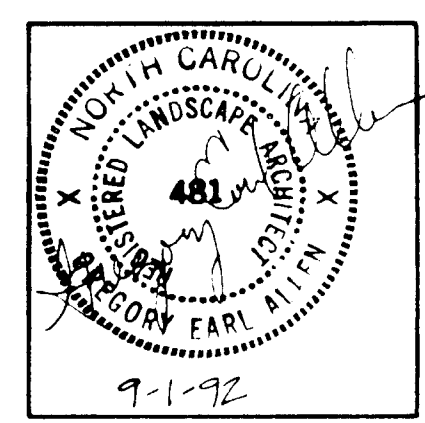


ATTACHED TO ADMINISTRATIVE  
 DATED 10/28/92  
 BY MARTIN R. GRANBERG, JR.  
 20 60

**REVISIONS:**

No.	Date	By	Description	No.	Date	By	Description
1	11/14/92	TPM	REVISIONS PER BUILDING STANDARDS REVIEW				

Project Manager: GEA  
 Drawn By: GEA  
 Checked By: GEA  
 Date: 9-1-92  
 Project Number: 90034.5/MOBILE



**DPR**  
 DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/532-1204

PROPOSED SITE PLAN

**TEMPORARY DAYCARE FACILITY**  
 COLTSGATE COMMONS OFFICE PARK, CHARLOTTE, N.C.  
 FOR FIRST COLONY CORP

Scale: 1 INCH = 20 FT  
 Sheet Number: L-1  
 Of ONE Total

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

**INTER-OFFICE COMMUNICATION**

DATE: October 28, 1992

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Granberg, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition No. 91-10 by Coltsgate Ltd.  
 Partnership Tax Parcel #183-131-01, 02, 183-132-04, 11, 38

Attached is a specific plan for a portion of the above mentioned rezoning petition. This portion of the site will be used for 12 months as a temporary day care facility while the permanent facility is being constructed. At the end of 12 months from the date of this approval the temporary units must cease to be operated and removed from the site. Since this change is minor and does not change the yards at the exterior of the property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRC2/KRM:sls  
 Attachment



## Development Data

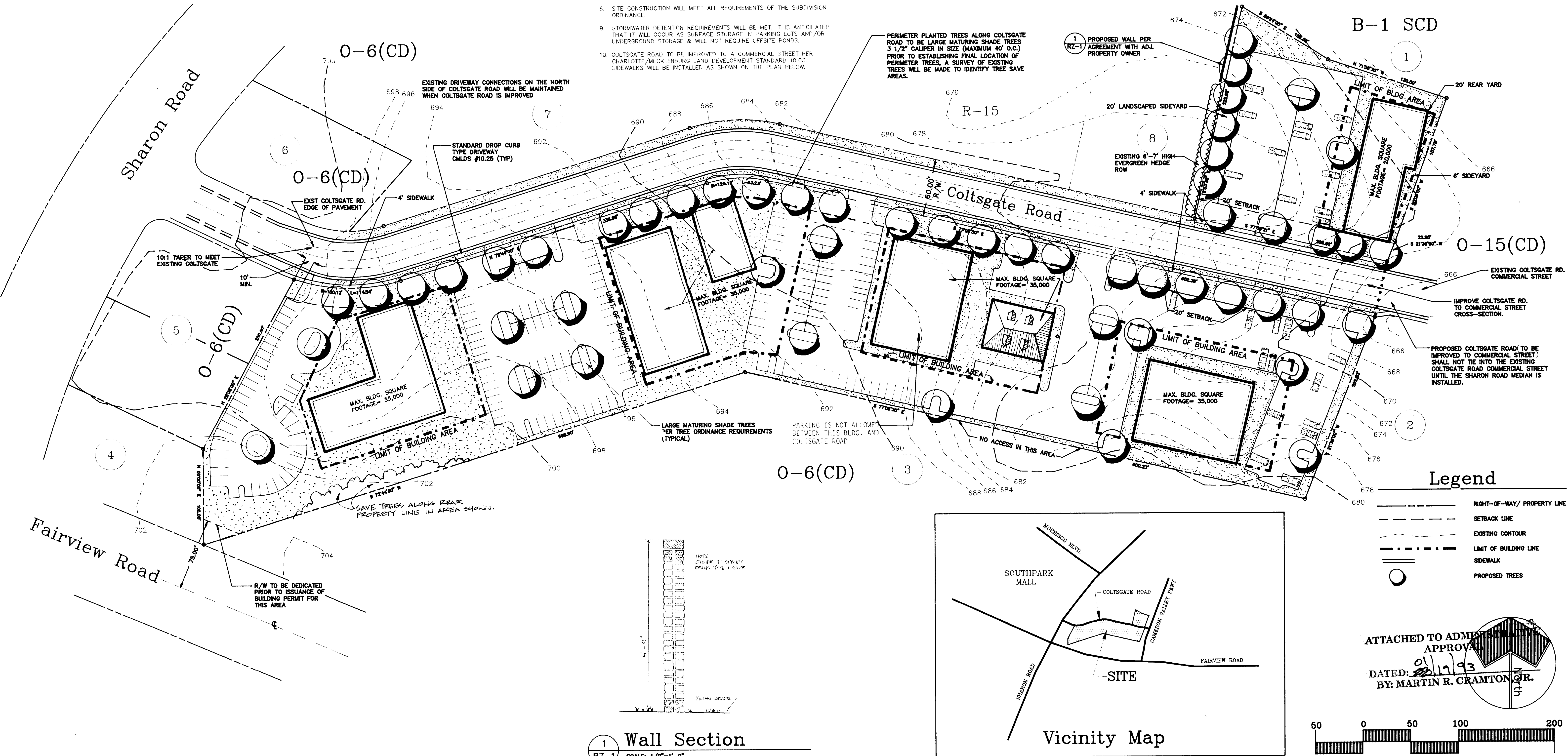
Site Area . . . . . 6.61 Acres  
 Existing Zoning . . . R-15  
 Proposed Zoning . . . O-6(CD)  
 Proposed Uses . . . Office Park (All Uses Allowed In O-6)  
 Total Bldg. Area . . . 110,000 S.F.\*  
 \* ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 160,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000  
 Parking . . . . . Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

## General Notes

- MAX BUILDING HEIGHT IS 3 STORIES
- BOUNDARY INFORMATION DATED DEC. 1990, BY HENRY RAY, NCRLS #1106; TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE 1986 MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE, AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY ZONED, SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FLATNESS. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORNLINAGE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER RETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE PONDS.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.03. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

## Adjacent Property Owners

- |   |  |   |
|---|--|---|
| 1 H & H LTD. PARTNERSHIP #3<br>C/O 6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-177-04             | 4 STATEWIDE STATIONS, INC.<br>C/O TAX DEPARTMENT<br>12710 NORTHBROOK DRIVE<br>HOUSTON, TX 77067<br>183-132-14      | 7 FRADONIA B. PORTER<br>4517 SHARON ROAD<br>CHARLOTTE, NC 28211<br>183-131-04         |
| 2 COLONY ASSOC. LTD. PARTNERSHIP # 220<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-134-97      | 5 WILLIAM L. O'CONNOR, JR.<br>3156 CUTCHEM DRIVE<br>CHARLOTTE, NC 28210<br>183-132-15                              | 8 ROBERT D. POTTER & WIFE<br>2710 COLTSGATE ROAD<br>CHARLOTTE, NC 28211<br>183-177-03 |
| 3 COLONY ON FAIRVIEW UNIT OWNERS ASSOC.<br>1300 E FOURTH STREET<br>CHARLOTTE, NC 28204<br>183-132-15-99 | 6 FRADONIA B. PORTER<br>C/O SPECTRUM PROPERTIES, INC.<br>2 PARKWAY PLAZA #140<br>CHARLOTTE, NC 28210<br>183-131-02 |   |



1 Wall Section  
 RZ-1 SCALE: 1/2"=1'-0"

Vicinity Map

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 01/17/93  
 BY: MARTIN R. CRAMTON, JR.

Revised Plan For Public Hearing

Project Manager <b>GEA</b>	Revisions:
Drawn By <b>TPM/AEW</b>	1.) 1-16-91: REVISIONS FOR PUBLIC HEARING
Checked By	2.) 1-7-92: Site Plan Amendment (by GEA)
Date <b>12-13-90</b>	3.) 2-11-92: SITE PLAN AMENDMENT (BY TPM)
Project Number <b>90034</b>	4.) 3/10/93 Site Plan Amendment (by GEA)



DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Site Plan Amendment • Petition 91-10  
 Coltsgate Road Site for Coltsgate Ltd. Partnership  
 Charlotte, North Carolina

Scale: 1"=50'  
 Sheet Number  
**RZ-1**  
 OF ONE Total ONE

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
 INTER-OFFICE COMMUNICATION

DATE: January 19, 1993  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 91-10 by Coltsgate Ltd. Partnership Tax Parcel #183-131-01, 02, 183-132-04, 11, 38

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to show a different building and parking lot layout as well as eliminate two access points to Fairview on Colony Phase II. These two access points were eliminated because the property owners of Fairview on Colony Phase II did not want to tie the two projects together. Since these changes are minor and do not change the yards at the exterior of the property I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KBH:sls  
 Attachment



**Development Data**

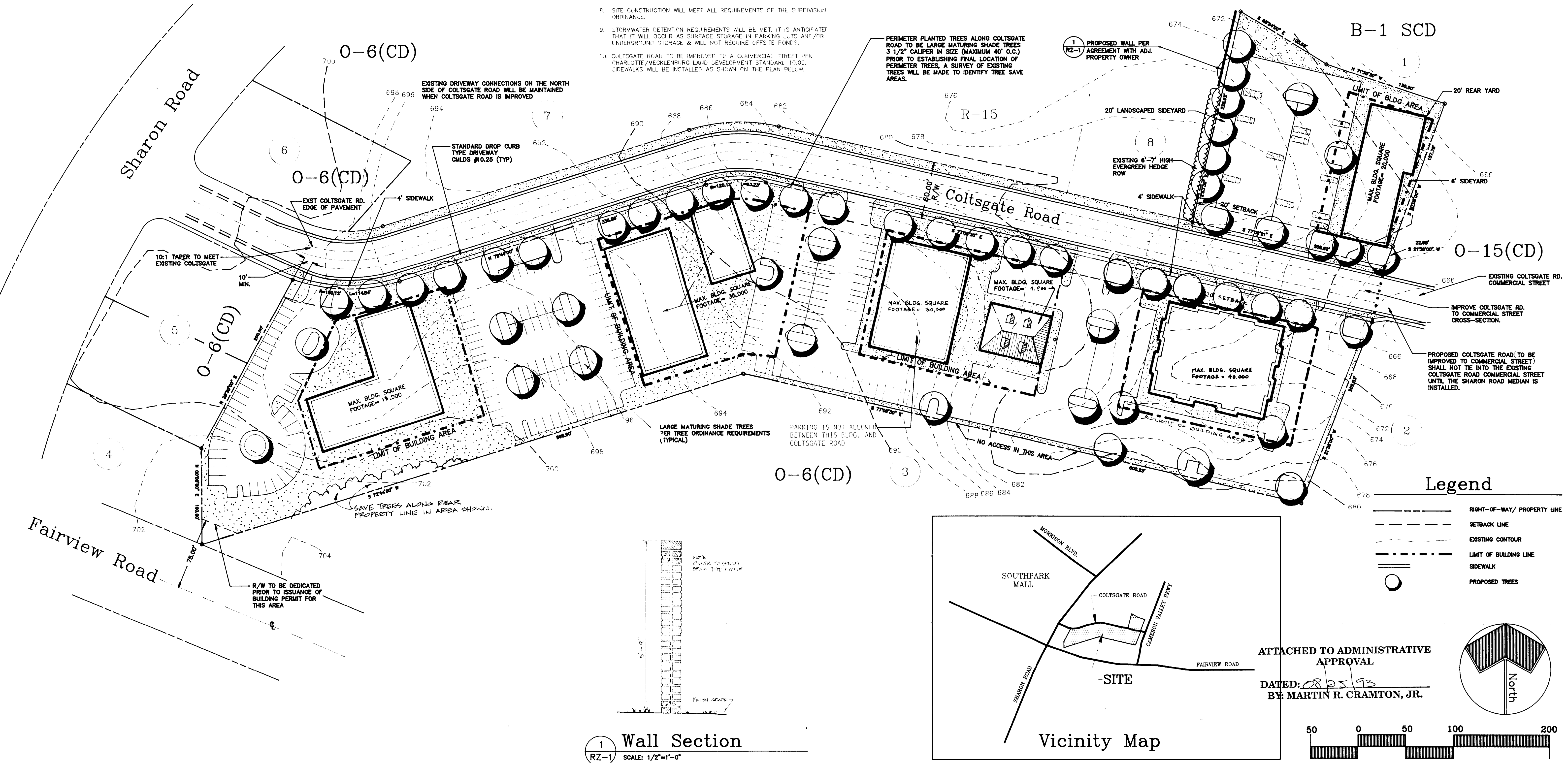
Site Area ..... 6.61 Acres  
 Existing Zoning .. R-15  
 Proposed Zoning .. O-6(CD)  
 Proposed Uses .. Office Park (All Uses Allowed in O-6)  
 Total Bldg. Area .. 110,000 S.F.\*  
 \*ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 145,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000  
 Parking ..... Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

**General Notes**

- MAX BUILDING HEIGHT IS 3 STORIES
- BOUNDARY INFORMATION DATED DEC. 1990, BY HENRY MAYER, NORLIS #11104. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPG MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE. AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY ZONED, SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- LOADING SHALL MEET OR EXCEED UNLOADING REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ZONING ORDINANCES.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGN AS LONG AS SUCH ADJUSTMENTS DO NOT VIOLATE ANY ZONING OR ORDINANCE REQUIREMENTS WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER RETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND FOR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE FLOW.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS. 10.0' SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

**Adjacent Property Owners**

- |   |   |  |
|---|---|--|
| 1<br>H & H LTD. PARTNERSHIP #3<br>C/O 6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-177-04        | 4<br>STATEWIDE STATIONS, INC.<br>C/O TAX DEPARTMENT<br>12701 FORTHERINGHAM DRIVE<br>KUSTO, TX 77057<br>183-152-14     | 7<br>FRANCIS B. HICKER<br>4517 SHARON RD.<br>CHARLOTTE, NC 28211<br>183-171-94             |
| 2<br>DULY ASSOC. LTD. PARTNERSHIP # 220<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-134-97   | 5<br>WILLIAM L. CONNER, JR.<br>3156 CULMIN LAKE<br>CHARLOTTE, NC 28210<br>183-132-15                                  | 8<br>ROBERT D. FLETCHER & WIFE<br>2716 COLTSGATE ROAD<br>CHARLOTTE, NC 28211<br>183-177-03 |
| 3<br>C/O JIM FAIRVIEW UNIT OWNERS ASSOC.<br>1330 E 7TH STREET<br>CHARLOTTE, NC 28204<br>183-132-15-99 | 6<br>FRANCOIS B. PUNTER<br>C/O TECTONIC PROPERTIES, INC.<br>2 FARMWAY PLAZA #140<br>CHARLOTTE, NC 28210<br>133-171-12 |  |



1 Wall Section  
 RZ-1 SCALE: 1/2"=1'-0"

Vicinity Map

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 08/25/93  
 BY: MARTIN R. CRAMTON, JR.

50 0 50 100 200

Project Manager <b>GEA</b>	Revisions: 1.) 1-16-91: REVISIONS FOR PUBLIC HEARING 2.) 1-7-92: Site Plan Amendment (by GEA) 3.) 2-11-92: SITE PLAN AMENDMENT (BY TRM) 4.) 10/10/93 Site Plan Amendment (by GEA) 5.) 8/9/93. ADMINISTRATION APPROVAL OF PLAN REVISION (by RLE)
Drawn By <b>TPM/AEW</b>	
Checked By	
Date <b>12-13-90</b>	
Project Number <b>90034</b>	

**DPR**  
 DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Site Plan Amendment • Petition 91-10

Coltsgate Road Site for Coltsgate Ltd. Partnership  
 Charlotte, North Carolina

Scale: 1"=50'  
 Sheet Number: RZ-1  
 OF ONE Total ONE

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
 INTER - OFFICE COMMUNICATION

DATE: August 25, 1993  
 TO: Robert Brandon, Zoning Administrator  
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative approval for Petition No. 91-10 by Coltsgate Ltd. Partnership, Tax Parcel 183-131-01, 02, 183-131-04, 11, 38

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to increase the size of the eastern most building pad from 35,000 sq. ft. to 40,000 sq. ft. Even though this change does represent an increase in the size of one of the building pads the overall square footage for the site has not increased beyond the 110,000 sq. ft. originally approved. Since this change is minor and does not reduce the yards at the exterior of the property I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCr/KHM:sls



# Development Data

Site Area ..... 6.61 Acres  
 Existing Zoning .. R-15  
 Proposed Zoning .. O-6(CD)  
 Proposed Uses .. Office Park (All Uses Allowed In O-6)  
 Total Bldg. Area .. 110,000 S.F.\*

\* ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 110,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000

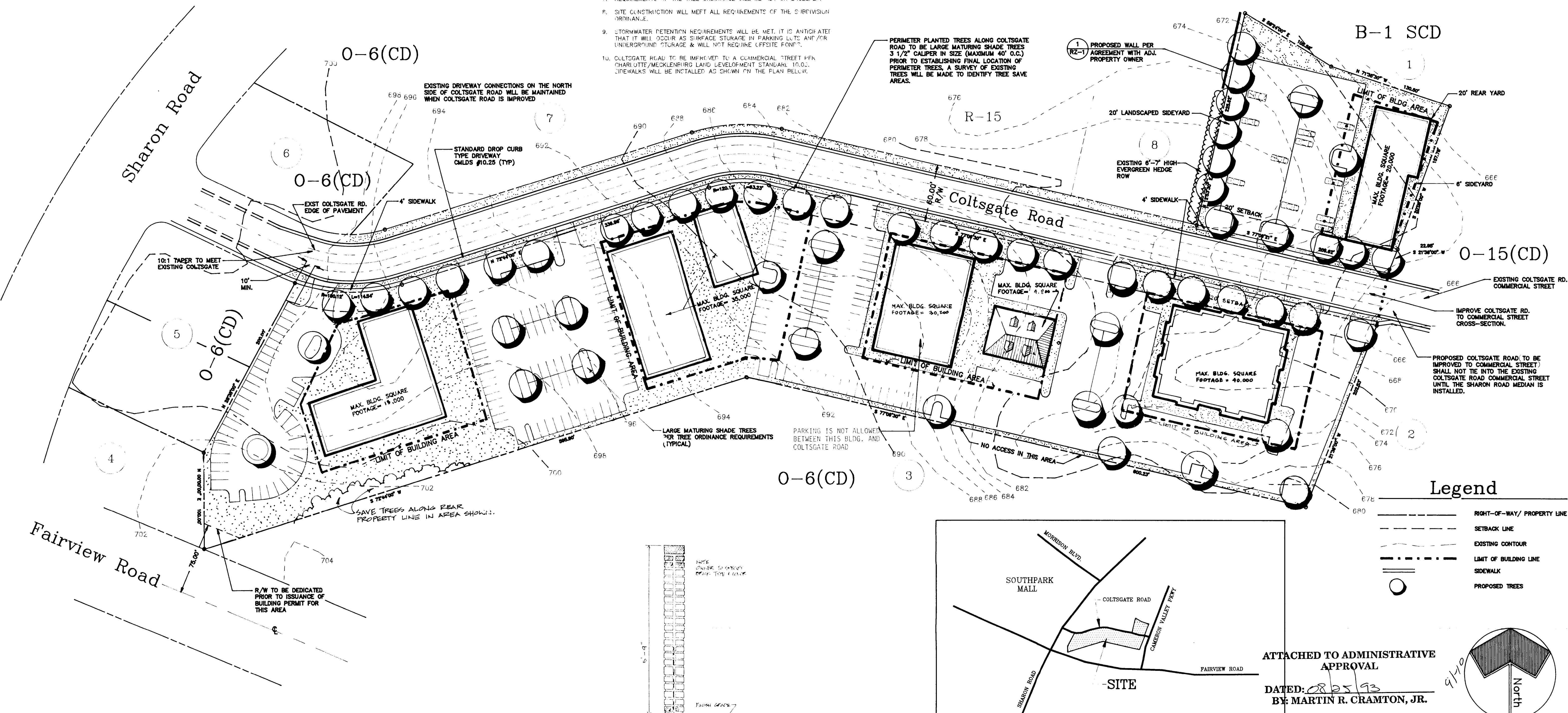
Parking ..... Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

# General Notes

- MAX BUILDING HEIGHT IS 3 STORIES
- BOUNDARY INFORMATION DATED DEC. 1990, BY GERRY HAYE, NCRLS #1100. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPC MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE, AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RELATIVELY ZONED, SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DECISIONS AND TO ADJUST TO SITE PLAT REC. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER RETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE FLOW.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.0. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.

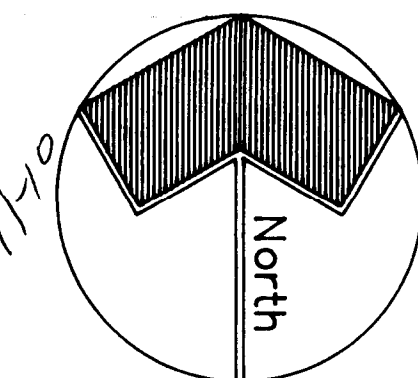
# Adjacent Property Owners

- |   |  |   |
|---|--|---|
| 1 H & H LTD. PARTNERSHIP #3<br>C/O TAX DEPARTMENT<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-177-64 | 4 STATEWIDE STATIONS, INC.<br>C/O TAX DEPARTMENT<br>12700 NORTHBRIDGE DRIVE<br>MCLEOD, TX 77067<br>183-132-14      | 7 FRALONIA B. PORTER<br>4517 SHARON ROAD<br>CHARLOTTE, NC 28211<br>183-131-04         |
| 2 JULIEN ASSOC. LTD. PARTNERSHIP # 220<br>6337 MORRISON BLVD.<br>CHARLOTTE, NC 28211<br>183-134-97            | 5 WILLIAM L. CONNER, JR.<br>3156 CUTOCHIN LAKE<br>CHARLOTTE, NC 28210<br>183-132-10                                | 8 ROBERT D. FUTTER & WIFE<br>2710 COLTSGATE ROAD<br>CHARLOTTE, NC 28211<br>183-177-03 |
| 3 COLUMBIAN FAIRVIEW UNIT OWNERS ASSOC.<br>1300 E. FOURTH STREET<br>CHARLOTTE, NC 28204<br>183-132-15-99      | 6 FRALONIA B. PORTER<br>C/O ELECTRIM PROPERTIES, INC.<br>2 FARMWAY PLAZA #141<br>CHARLOTTE, NC 28210<br>183-121-01 |   |

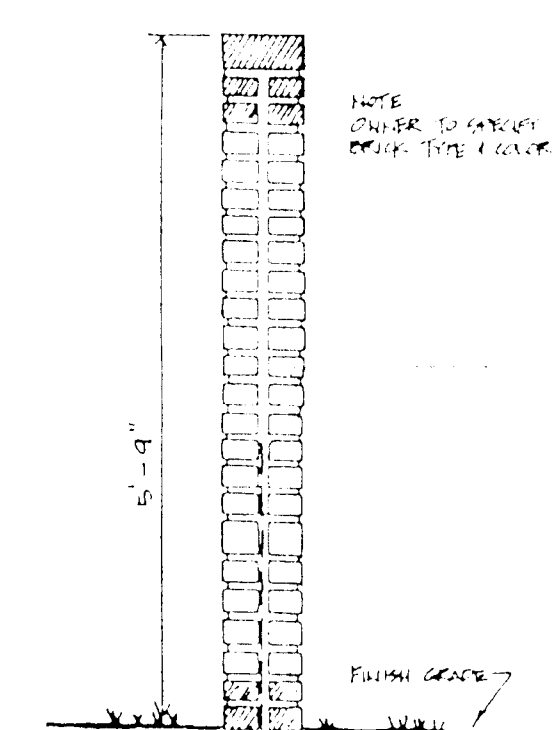
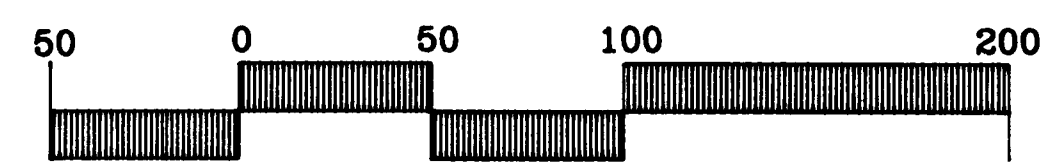


# Legend

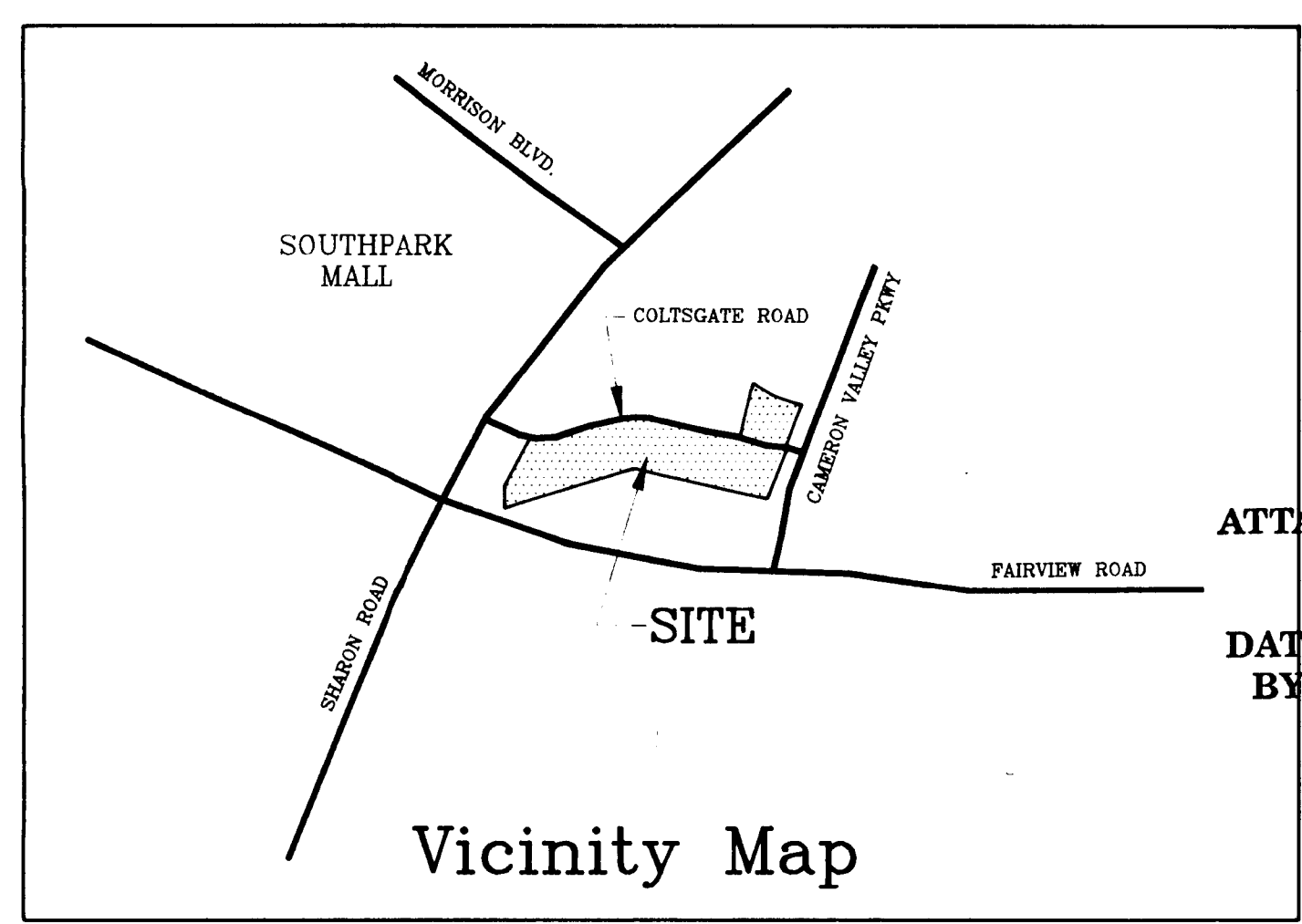
- RIGHT-OF-WAY/ PROPERTY LINE
- - - SETBACK LINE
- EXISTING CONTOUR
- - - LIMIT OF BUILDING LINE
- SIDEWALK
- PROPOSED TREES



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 08/25/93  
 BY: MARTIN R. CRAMTON, JR.



1 Wall Section  
 RZ-1 SCALE: 1/2"=1'-0"



Vicinity Map

Revised Plan For Public Hearing

Project Manager  
**GEA**  
 Drawn By  
**TPM/AEW**  
 Checked By  
 Date  
**12-13-90**  
 Project Number  
**90034**

Revisions:  
 1.) 1-16-91: REVISIONS FOR PUBLIC HEARING  
 2.) 1-7-92: Site Plan Amendment (by GEA)  
 3.) 2-11-92: SITE PLAN AMENDMENT (BY TPM)  
 4.) 3/10/93 Site Plan Amendment (by GEA)  
 5.) 8/9/93. ADMINISTRATION APPROVAL OF PLAN REVISION (by RLE)



DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Site Plan Amendment • Petition 91-10  
**Coltsgate Road Site** for Coltsgate Ltd. Partnership  
 Charlotte, North Carolina

Scale:  
**1"=50'**  
 Sheet Number  
**RZ-1**  
 OF ONE Total ONE



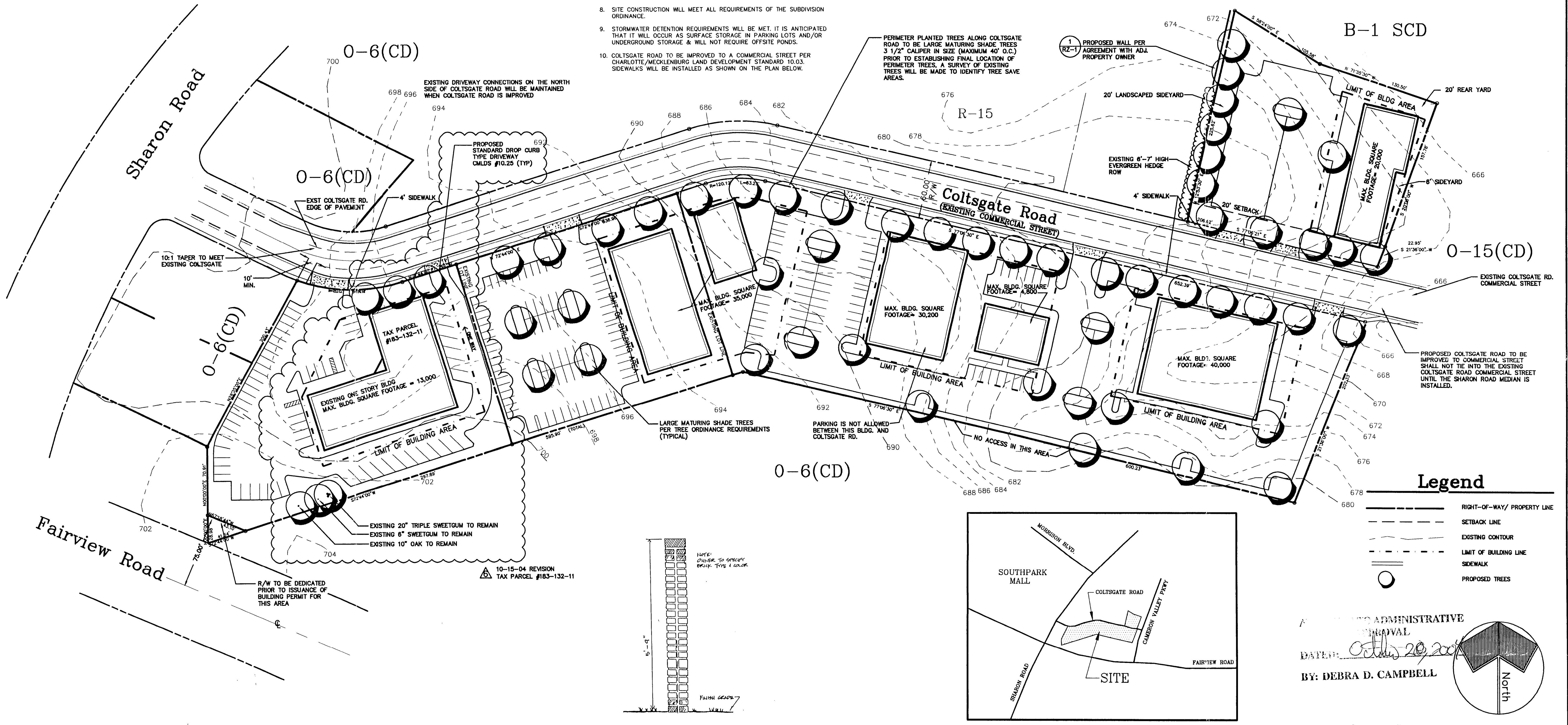


## Development Data

Site Area.....6.61 Acres  
 Existing Zoning...R-15  
 Proposed Zoning...O-6(CD)  
 Proposed Uses...Office Park (All Uses Allowed In O-6)  
 Total Bldg. Area...110,000 S.F.\*  
 \*ALTHOUGH THE BUILDING AREAS ADD UP TO A TOTAL OF 160,000 SQ. FEET, THE MAXIMUM SQ. FOOTAGE ALLOWED FOR THE ENTIRE SITE WILL BE 110,000  
 Parking.....Meet or Exceed The Minimum Required By the City of Charlotte Zoning Ordinance

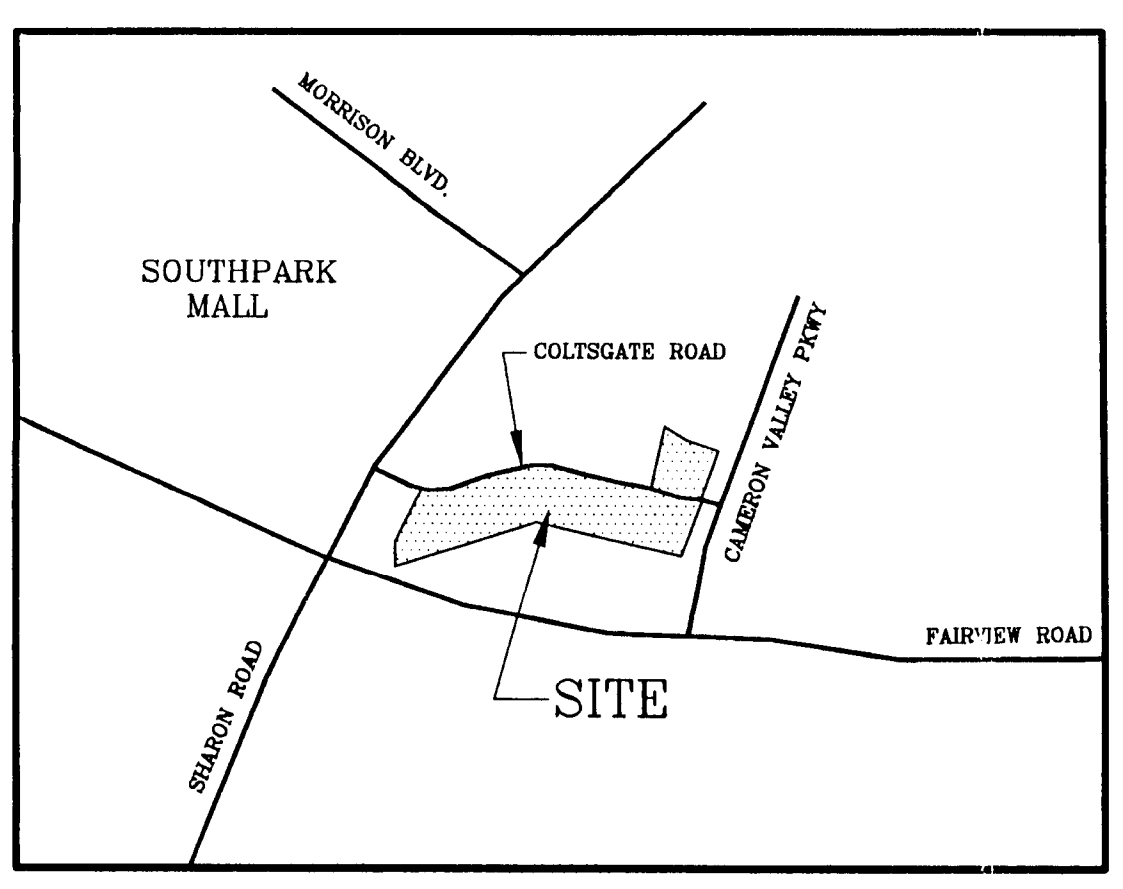
## General Notes

- MAX BUILDING HEIGHT IS 3 STORIES
- BOUNDARY INFORMATION DATED DEC. 1990, BY BOBBY RAYE, NCRLS #11108. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPO MAP # 127.
- SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES PERMITTED BY SIGN ORDINANCE, AS LONG AS PROPERTY ACROSS COLTSGATE ROAD IS RESIDENTIALLY OWNED, SIGNAGE LIGHTING WILL BE DIRECTED INWARD TO THE SITE.
- SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.
- ACCESSORY STRUCTURES NORMALLY ASSOCIATED WITH OFFICE DEVELOPMENT WILL BE PERMITTED OUTSIDE OF BUILDING LIMITS IN ACCORDANCE WITH APPLICABLE ORDINANCE STANDARDS.
- THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES. BUILDING FOOTPRINTS SHALL BE CONTAINED WITHIN "BUILDING AREA" BOUNDARY.
- REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.
- SITE CONSTRUCTION WILL MEET ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- STORMWATER DETENTION REQUIREMENTS WILL BE MET. IT IS ANTICIPATED THAT IT WILL OCCUR AS SURFACE STORAGE IN PARKING LOTS AND/OR UNDERGROUND STORAGE & WILL NOT REQUIRE OFFSITE PONDS.
- COLTSGATE ROAD TO BE IMPROVED TO A COMMERCIAL STREET PER CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARD 10.03. SIDEWALKS WILL BE INSTALLED AS SHOWN ON THE PLAN BELOW.



### Legend

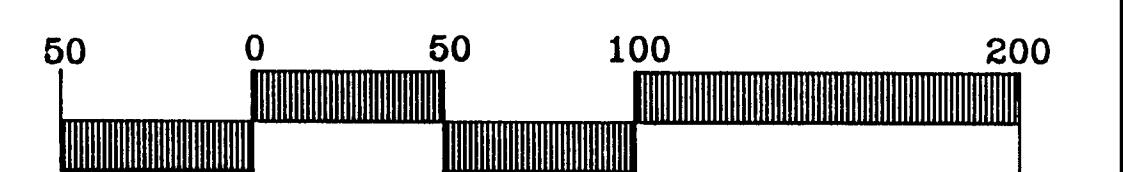
- RIGHT-OF-WAY/ PROPERTY LINE
- - - SETBACK LINE
- - - EXISTING CONTOUR
- - - LIMIT OF BUILDING LINE
- - - SIDEWALK
- PROPOSED TREES



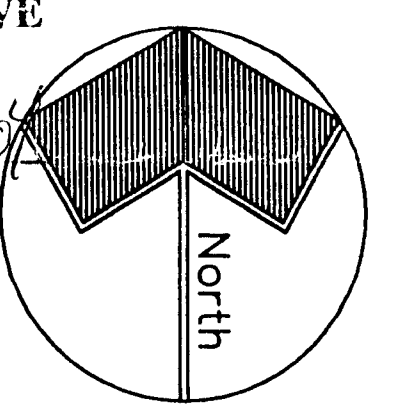
Vicinity Map

### 1 Wall Section

SCALE: 1/2"=1'-0"



ADMINISTRATIVE APPROVAL  
 DATE: October 20, 2004  
 BY: DEBRA D. CAMPBELL



Project Manager  
 GEA  
 Drawn By  
 TEM/AEW  
 Checked By  
 Date  
 12-13-90  
 Project Number  
 04072.31

Revisions:  
 1) 1-16-91: REVISIONS FOR PUBLIC HEARING  
 2) 1-7-92: SITE PLAN AMENDMENT (by GEA)  
 3) 2-11-92: SITE PLAN AMENDMENT (by TMM)  
 4) 3-10-93: SITE PLAN AMENDMENT (by GEA)  
 5) 8-9-93: ADMINISTRATION APPROVAL OF PLAN REVISION (by RLE)  
 6) 10-15-04: SITE PLAN AMENDMENT (by TM) FOR TAX PARCEL # 183-132-11

**DPR**  
 DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.  
 Landscape Architects  
 Planners & Engineers  
 2036 East Seventh Street  
 Charlotte, NC 28204  
 704/332-1204

Site Plan Amendment • Petition No. 91-10

Scale: 1"=50'

Sheet Number  
**RZ-1**  
 OF ONE Total ONE

### CHARLOTTE - MECKLENBURG PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: October 20, 2004  
 FROM: Debra Campbell, Planning Director  
 TO: Robert Brandon, Zoning Administrator  
 SUBJECT: Administrative Approval for Petition No. 91-10 by Coltsgate Ltd. Partnership.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to change the parking configuration and add a driveway connection to Coltsgate Road on the western parcel. This will not increase the maximum allowable square footage of 110,000 or increase the total number of access points for the overall site. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.  
 Note all other ordinance requirements still apply.