



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** September 1, 2021

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 1991-046C

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.

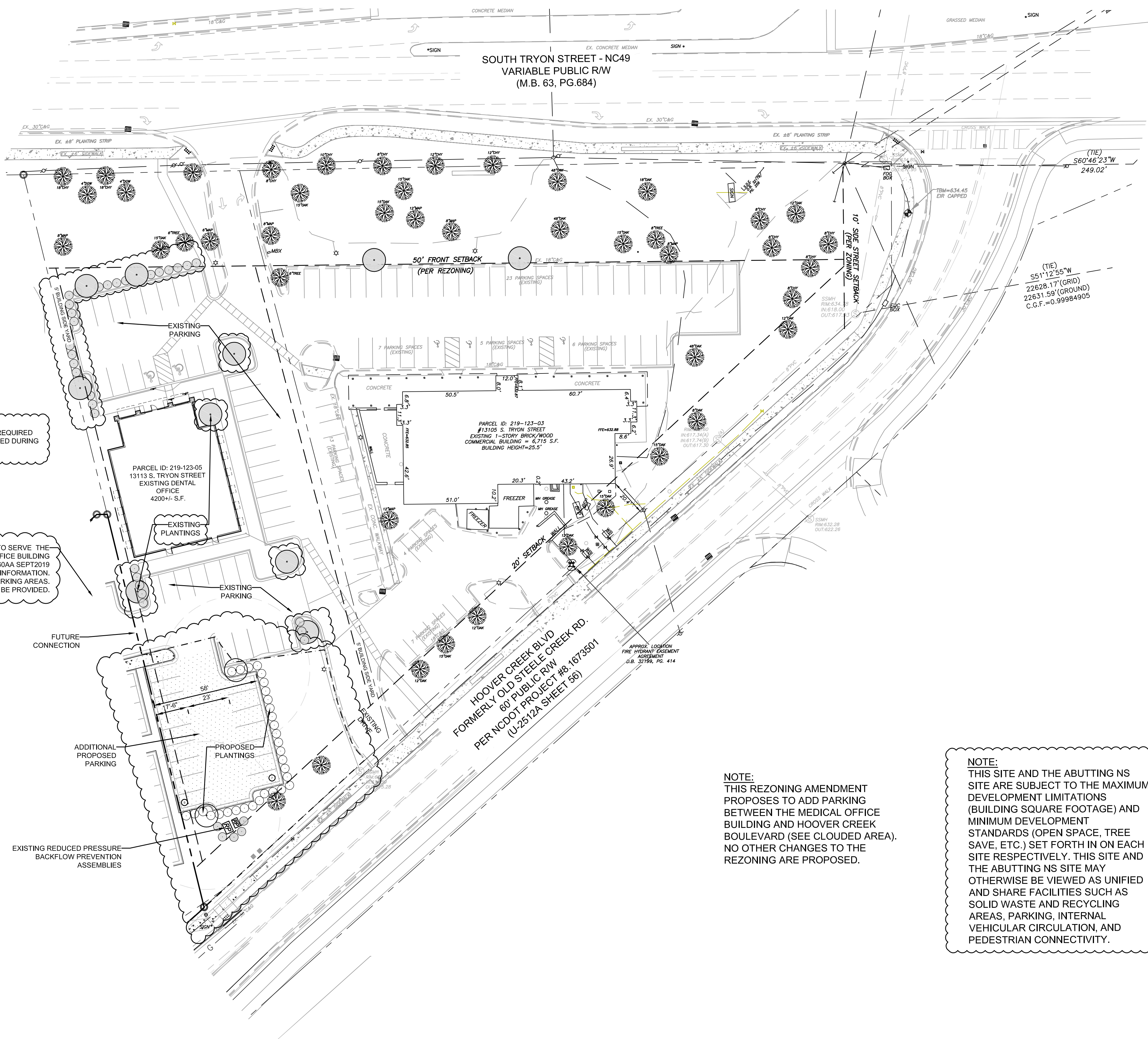
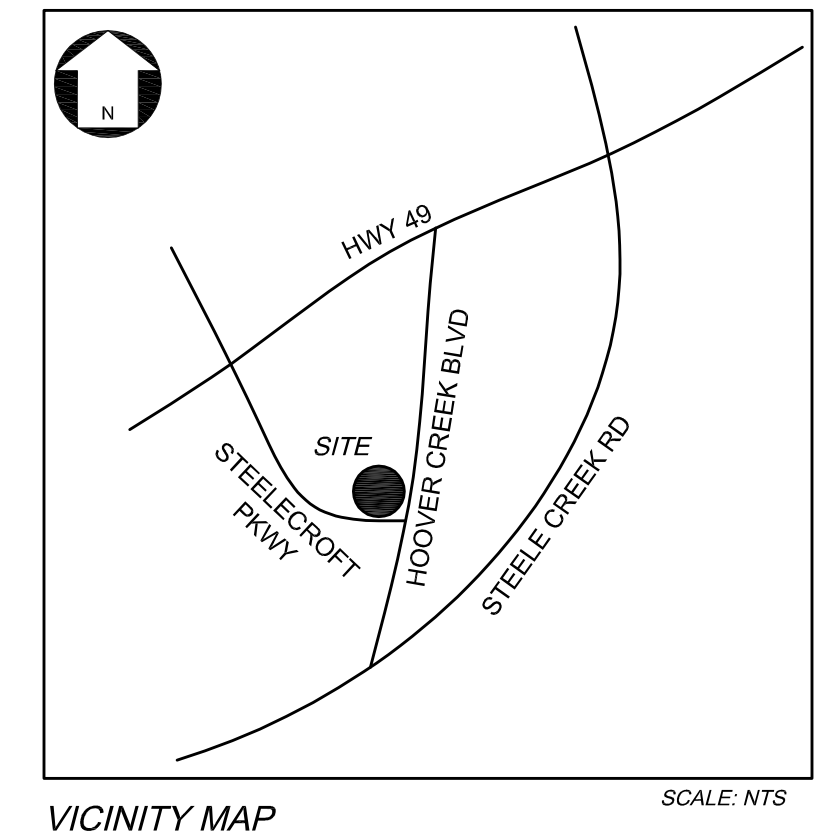
- Allows additional parking spaces in conjunction with a medical office use approved under petition 2013-060.

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.**





NOTE:  
EXISTING SHRUBS FOR THE EXISTING REQUIRED PARKING WILL BE REPLACED IF DAMAGED DURING CONSTRUCTION.

SHARED DUMPSTER FACILITY TO SERVE THE MEDICAL OFFICE BUILDING SEE RZ 2013 - 060AA SEPT2019 AND LDC-2019-00248 FOR MORE INFORMATION. ACCESS TO DUMPSTER AND PARKING AREAS. EASEMENT WILL BE PROVIDED.

NOTE:  
THIS REZONING AMENDMENT PROPOSES TO ADD PARKING BETWEEN THE MEDICAL OFFICE BUILDING AND HOOVER CREEK BOULEVARD (SEE CLOUDED AREA). NO OTHER CHANGES TO THE REZONING ARE PROPOSED.

NOTE:  
THIS SITE AND THE ABUTTING NS SITE ARE SUBJECT TO THE MAXIMUM DEVELOPMENT LIMITATIONS (BUILDING SQUARE FOOTAGE) AND MINIMUM DEVELOPMENT STANDARDS (OPEN SPACE, TREE SAVE, ETC.) SET FORTH IN ON EACH SITE RESPECTIVELY. THIS SITE AND THE ABUTTING NS SITE MAY OTHERWISE BE VIEWED AS UNIFIED AND SHARE FACILITIES SUCH AS SOLID WASTE AND RECYCLING AREAS, PARKING, INTERNAL VEHICULAR CIRCULATION, AND PEDESTRIAN CONNECTIVITY.

REZONING PETITION: # 1991-003C & 1991-046CAA

**SITE DATA:**

1. PIN: 219-123-05  
DB: 35820, PG. 649
2. SITE AREA: ±0.960 AC
3. SITE ADDRESS:  
13113 SOUTH TRYON STREET  
CHARLOTTE, NC 28278
4. PROPERTY ZONING: B-2CD  
EXISTING USE: DENTAL OFFICE
5. SETBACKS:  
FRONT SETBACK: 50'  
SIDE YARD: 5'  
SIDE STREET YARD: 10'  
MAX BLDG. HEIGHT: 40'
6. MAX. BUILDING AREA ALLOWED: 50,000 SQ FT
7. TOTAL AREA OF DENTAL OFFICE: ±4,200 GFA
8. PARKING DATA:  
PARKING REQUIRED: 1 SPACE/200 S.F. = 21  
EXISTING PARKING: 38 SPACES  
PROPOSED PARKING: 16 SPACES  
TOTAL PARKING PROVIDED: 54 SPACES

**HEARTLAND DENTAL - RIVERGATE**  
13101 S. TRYON STREET  
CHARLOTTE NC 28273  
SMP STEELE CREEK II, LLC

**SITE PLAN**  
(FOR RZ ADMINISTRATIVE AMENDMENT)

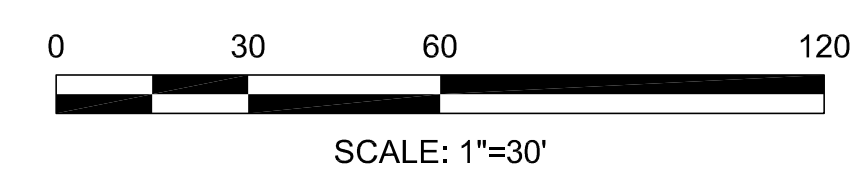
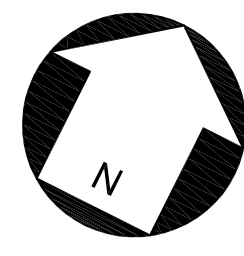


Attached to Administrative

Approval

*Solomon A. Fortune*  
**Solomon A. Fortune**

This Plan Is A Preliminary Design.  
NOT Released For Construction.



REVISIONS:

No.	Date	By	Description
1	8.16.21	CAC	REVISIONS PER 1ST CYCLE REVIEW COMMENTS
2	8.31.21	LHC	REVISIONS PER 1ST CYCLE REVIEW COMMENTS

CORPORATE CERTIFICATIONS  
NC PE: C-2639 NC LA: C-263  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
Drawn By: LHC  
Checked By: MDL  
Date: 8/16/21  
Project Number: 17063  
Sheet Number: