

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: August 23, 1999

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 92-7(c) by American Development tax parcel 055-211-40 and 96-21(c) by Charlotte I-85 Associates limited partnership tax parcel 055-231-03..

Attached are copies of the revised plans for the above rezoning petitions. The plan for 92-7(c) has been revised to change the building layout, add a phasing requirement on the Sam Wilson Road access and add a 25 foot landscaped setback along West Pointe Drive. The plan for 96-21(c) has been revised to allow a 1,000 square foot increase in building area. Since these changes do not alter the intent of these developments and are minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
 PETITION NO. 96-21(C)

I-85 SITE PROPOSED REZONING PETITION

OWNER: CHARLOTTE I-85 ASSOCIATES, LTD. PARTNERSHIP
 DEVELOPER: AMERICAN SERVICES DEVELOPMENT CORPORATION
 CHEVY CHASE, MD. 20815

DEVELOPMENT DATA
 EXISTING ZONING: B-1 SCD, RESIDENTIAL (RMF)
 PROPOSED ZONING: B-1 SCD, INDUSTRIAL AREA
 SITE AREA: 61.6 AC.
 MAXIMUM SQUARE FOOTAGE: 85,000 G.S.F. RETAIL WAREHOUSE / LIGHT MANUFACTURING

"I"
BUILDING, PARKING, & CIRCULATION AREA
 ACREAGE: 12.79
 PROPOSED USE: RETAIL
 PROPOSED MAXIMUM S.F.: 85,000
 PROPOSED ZONING: B-1 SCD
 EXISTING ZONING: B-1 SCD

"II"
BUILDING, PARKING, & CIRCULATION AREA
 ACREAGE: 48.8
 PROPOSED USE: INDUSTRIAL
 PROPOSED MAXIMUM S.F.: 300,000
 PROPOSED ZONING: I-1 CD
 EXISTING ZONING: B-1 SCD

DEVELOPMENT CONDITIONS

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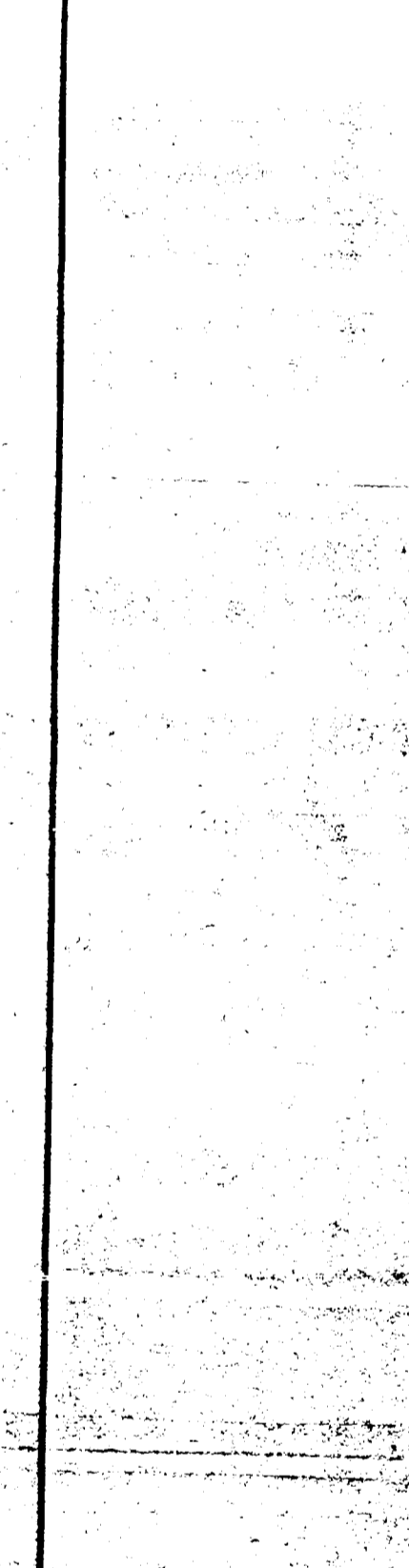
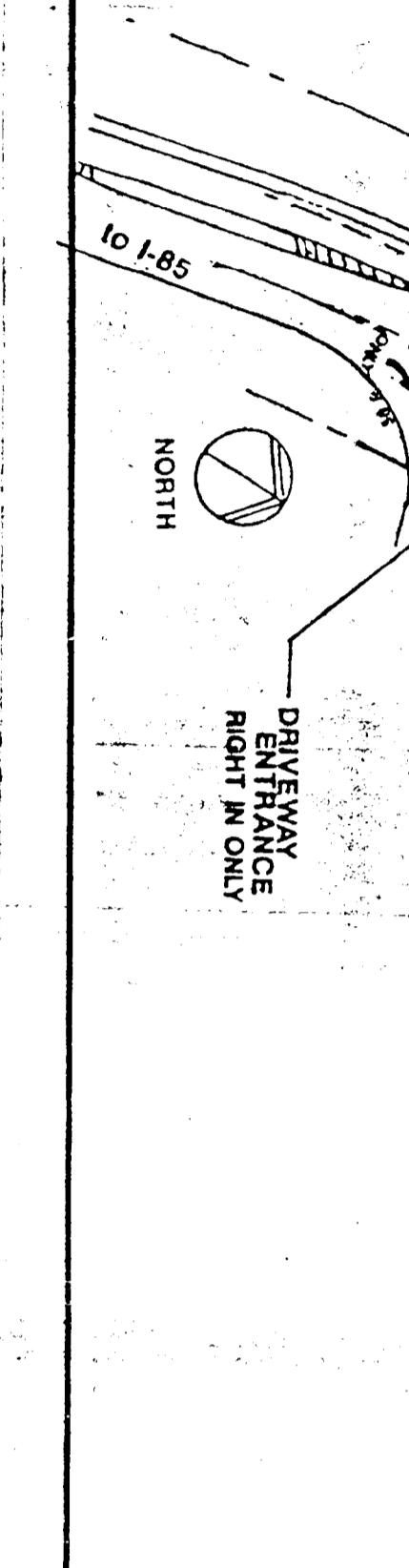
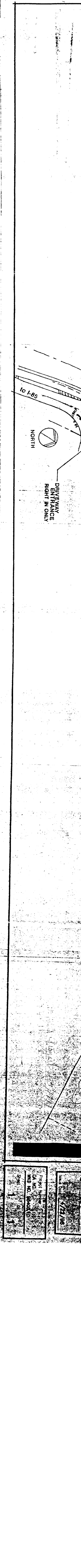
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OmniArchitecture

Project: AMERICAN SERVICES DEVELOPMENT CORPORATION
 WEST POINTE BUSINESS PARK
 CHARLOTTE, NORTH CAROLINA

Technical Data Sheet

WK DICKSON
 Surveyors

APPROVED BY: COUNTY COMMISSION
 DATE: 9/23/1998

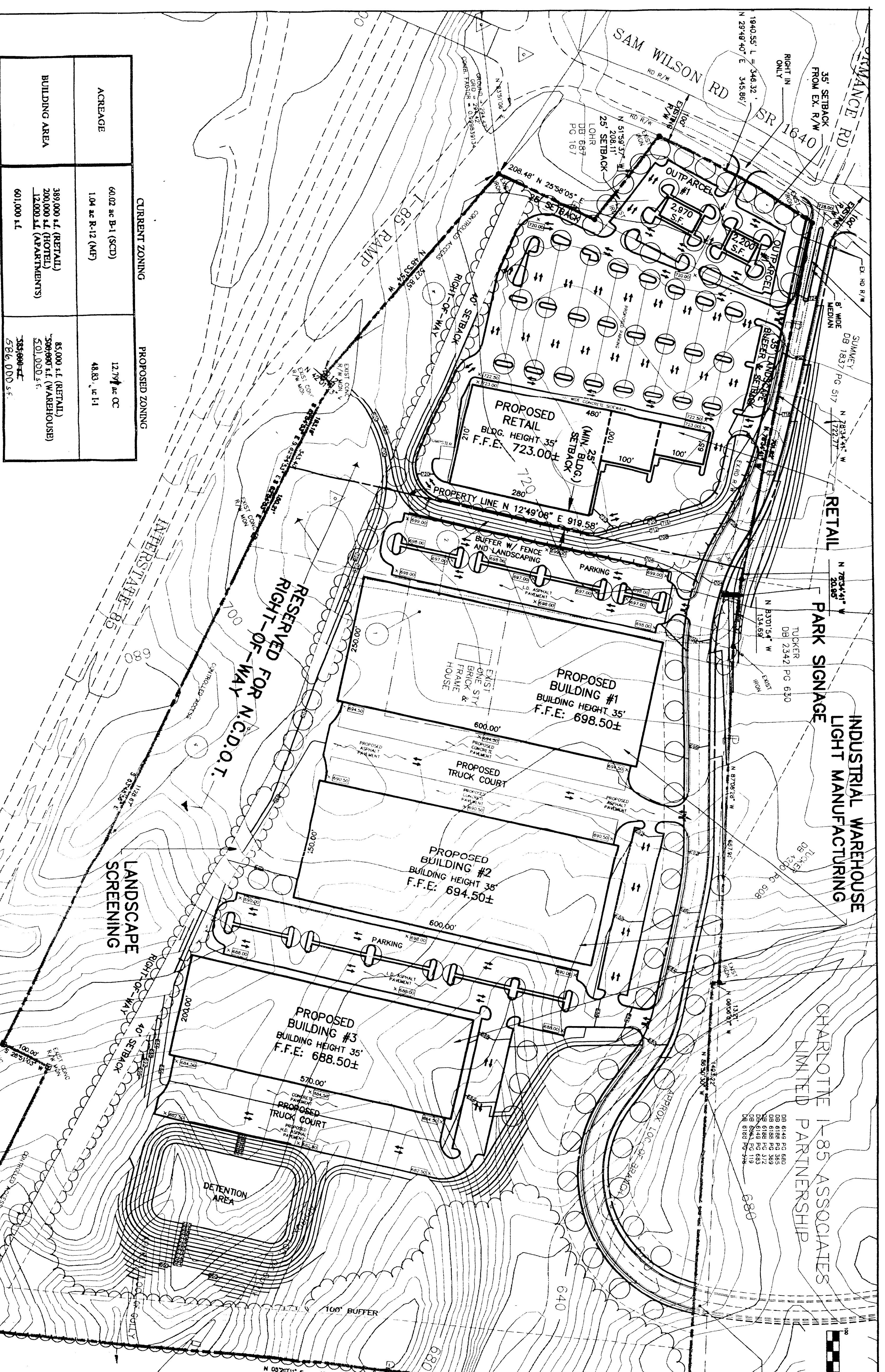
Charlotte-Mecklenburg
 Planning Commission
 INTER-OFFICE COMMUNICATION

DATE: August 23, 1998

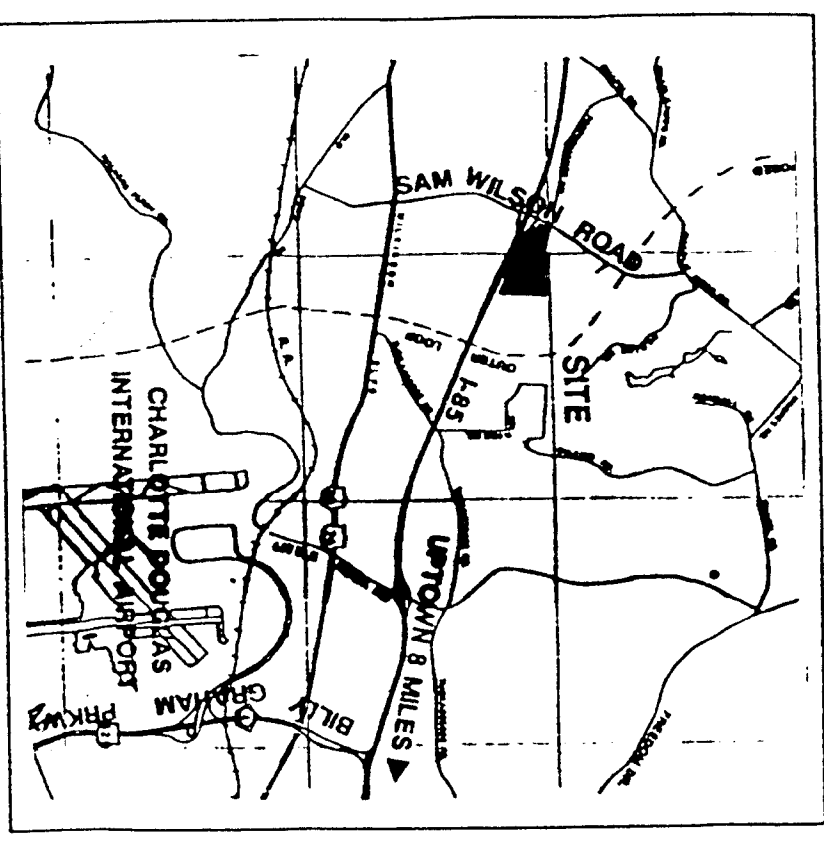
TO: Robert Hendon, Zoning Administrator

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

SUBJECT: Administrative Approval for Petition No. 96-21(C) by American Development Corporation for a 65-acre site at the intersection of Performance Road and Interstate 85, Charlotte, North Carolina. The site is currently zoned B-1 SCD and is proposed to be rezoned I-1 CD. The proposed development consists of a 12.79-acre retail building, parking area, and circulation area, and a 48.8-acre industrial building, parking area, and circulation area. The total proposed development area is 61.6 acres. The proposed development is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Land Use Plan for Charlotte, North Carolina.



CURRENT ZONING	PROPOSED ZONING
66.02 ac B-1 (SCD)	12.77 ac CC
1.04 ac B-12 (MF)	48.83 ac I1
BUILDING AREA	BUILDING AREA
389,000 S.F. (RETAIL)	85,000 S.F. (RETAIL)
200,000 S.F. (APARTMENTS)	501,000 S.F.
601,000 S.F.	585,800 S.F.
	578,000 S.F.



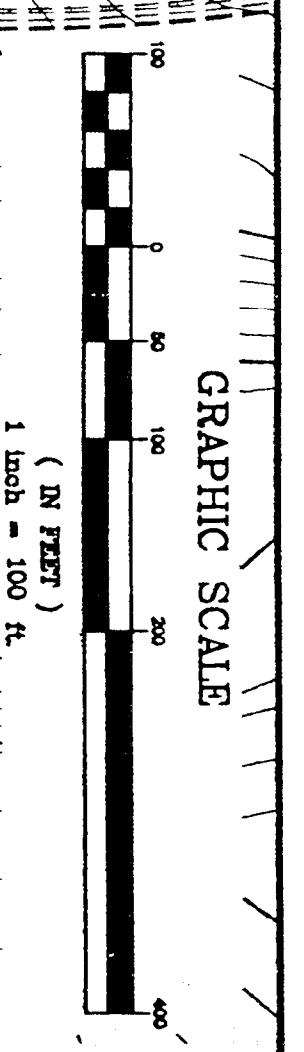
VICINITY MAP
N.T.S.

**1-85 SITE
PROPOSED REZONING PETITION**

OWNER: CHARLOTTE 1-85 ASSOCIATES, LTD. PARTNERSHIP
 DEVELOPER: AMERICAN DEVELOPMENT SERVICES CORP.
 BARLOW BLDG, 5454 DOWNSIDE AVE, #1280
 CHEVY CHASE, MD, 20815

ILLUSTRATIVE PLAN

PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
 PROPOSED ZONING: INDUSTRIAL AREA: I-1 CD
 RETAIL AND OUTPARCELS: CC
 MAXIMUM S.F.: 85,000 S.F. RETAIL
 501,000 S.F. INDUSTRIAL
 FOR PUBLIC HEARING: PETITION NO. 96-21(C)



LEGAL DESCRIPTION
 WEST POINTE BUSINESS PARK TRACT 1
 TO ARRIVE AT THE POINT OF BEGINNING COMMENCE AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE TRACT OF LAND...
 (Detailed legal description text follows)

AMERICAN SERVICES DEVELOPMENT CORPORATION
WEST POINTE BUSINESS PARK
 CHARLOTTE, NORTH CAROLINA

Project: **ILLUSTRATIVE PLAN**
 Sheet title: **ILLUSTRATIVE PLAN**
 Date: **4/22/98**

WK DICKSON
 Engineers, Planners, Surveyors
 1024 CLEVELAND AVENUE
 CHARLOTTE, NC 28203
 (704) 375-5888