

APPROXIMATE LOCATION OF
FIRE HYDRANT
LOCATED NE OF
AIRPORT CENTER DRIVE

SITE DATA

- CURRENT ZONING..... 11 - CO
- PROPOSED ZONING..... INSTITUTIONAL - CO
- MAX. BUILDOUT..... 150,000 S.F.
- PROPOSED USE..... COMMUNITY COLLEGE CAMPUS
- TOTAL SITE AREA..... 976,000 (22.4058 ACRES)

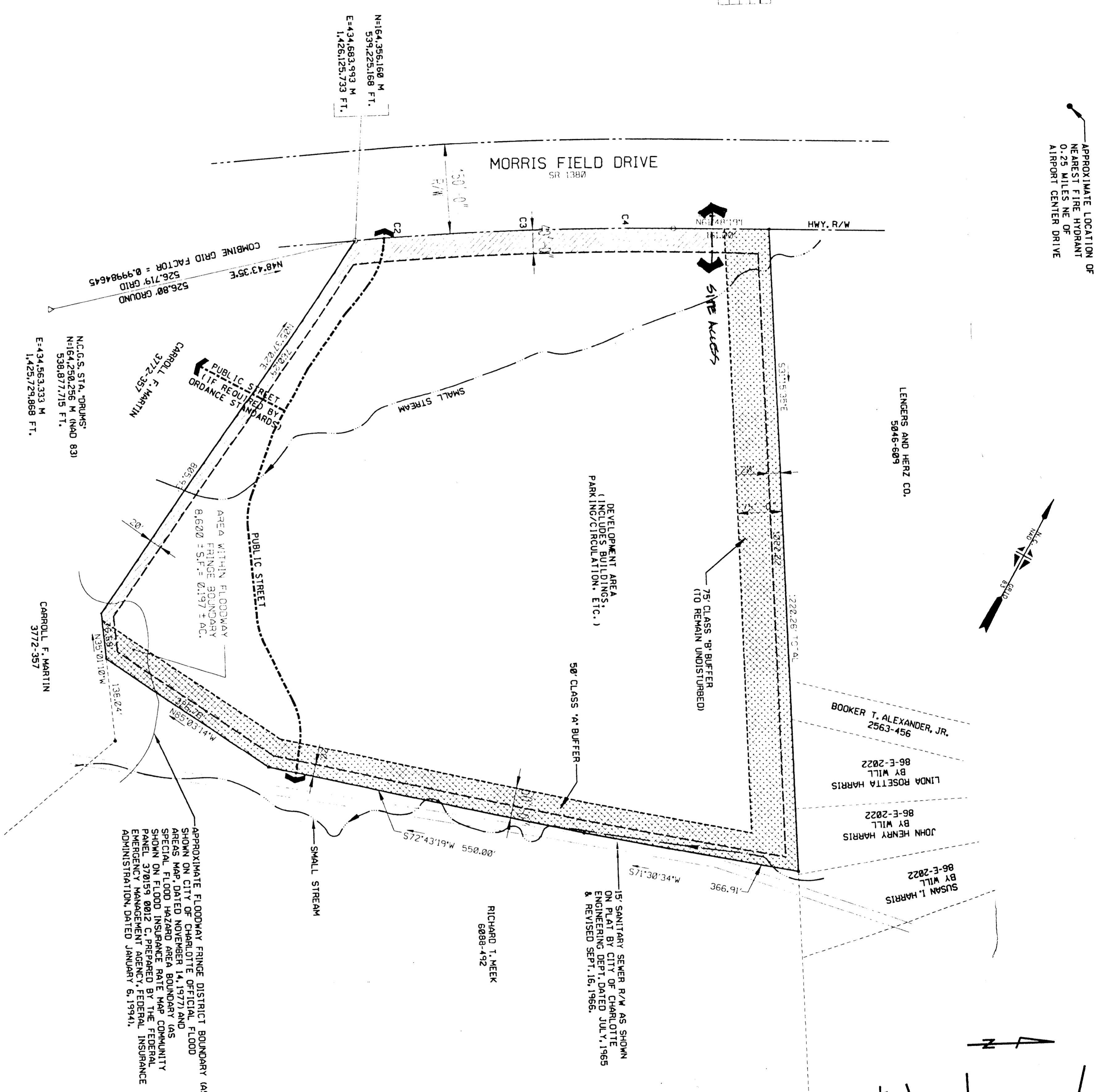
CURVE	RAIUS	LENGTH	CHORD	BEARING	DELTA
C1	543.44	195.92	195.91	N59°03'48"E	05°29'03"
C2	567.758	195.05	195.05	S57°18'35"W	01°58'05"
C3	567.758	152.45	152.45	N57°16'57"E	01°32'21"
C4	567.758	152.45	152.45	S81°02'10"W	01°32'21"

LEGEND

- EXISTING IRON PIN/PIPE
- IRON PIN SET
- BUFFER EASEMENT
- EXISTING HIGHWAY R/W LINE
- ZONING LINE
- SETBACK LINE
- PROPOSED HIGHWAY R/W LINE

CONDITIONAL NOTES

- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE STANDARDS AND REQUIREMENTS PERTAINING TO OFF-STREET PARKING, STORAGE, SCREENING/BUFFERS, LOT YARD DIMENSIONS, STORM WATER DETENTION AS WELL AS THE CHARLOTTE TREE ORDINANCE.
- A CLASS "B" BUFFER SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE SITE'S BOUNDARY. THE BUFFER SHALL BE REGULATED BY ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE ZONING ORDINANCE GOVERNING BUFFER AREAS. IN NO EVENT SHALL STORM WATER DETENTION METHODS BE ALLOWED TO DEVELOP WITHIN ANY BUFFER AREA.
- VEHICULAR ACCESS SHALL BE PROVIDED BY A SINGLE POINT OF INGRESS/EGRESS ALONG MORRIS FIELD DRIVE. THE PRECISE LOCATION MAY VARY SOMEWHAT FROM THAT DEPICTED DEPENDING ON DESIGN PLANS BY THE TENANT/OWNER. PORTIONS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AS DEPICTED ON THE PLAN TO PROVIDE VEHICULAR ACCESS TO ADJOINING LAND LOCKED PROPERTY. THE PRECISE ALIGNMENT OF THIS STREET MAY VARY FROM THAT DEPICTED BASED UPON FINAL DESIGN PLANS FOR THE COMMUNITY COLLEGE CAMPUS.
- THE PROPOSED USE FOR THE PROPERTY SHALL BE A COMMUNITY COLLEGE CAMPUS CONTAINING A MAXIMUM OF 150,000 SQUARE FEET OF BUILDING SPACE.
- STORM WATER DETENTION SYSTEMS SHALL NOT BE PERMITTED IN THE SETBACK AREA.
- FILLING IN THE FLOODWAY FRINGE SHALL NOT BE PERMITTED.
- A FIRE HYDRANT IS REQUIRED BY THE CHARLOTTE DEPARTMENT OF PUBLIC WORKS AT THE MOST REMOTE POINT OF BUILDINGS AS THE FIRE TRUCK TRAVELS.
- TO FACILITATE TRANSIT SERVICE, A TURN AROUND FOR TRANSIT VEHICLES WILL BE ACCOMMODATED ON THE SITE.
- THE APPLICANT RESERVES THE RIGHT TO PETITION THE CHARLOTTE ZONING BOARD OF ADJUSTERS FOR A BUFFER. THIS DECISION WILL BE DETERMINED BY THE BOARD OF ADJUSTERS. DEVELOPMENT/ENGINEERING PLANS ASSOCIATED WITH THE OVERALL MASTER PLAN FOR THE CAMPUS.



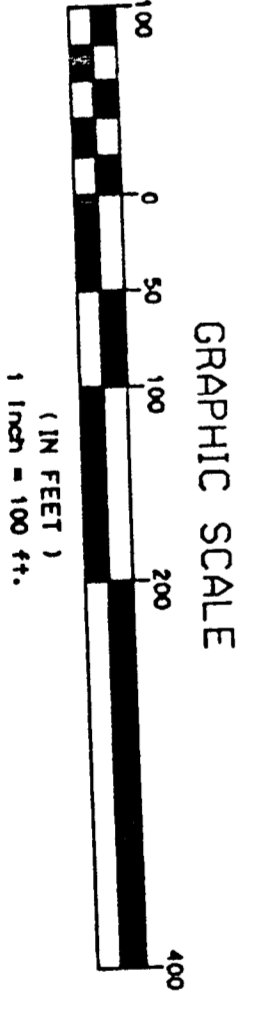
**CPCC WEST CAMPUS
REZONING PETITION**

COMMISSION:	95059
DRAWN BY:	RPJ
CHECKED BY:	OGB
DATE:	7-9-96
REVISIONS:	DATE
1	9-17-96
2	9-21-02

96-78

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: May 29, 2002
BY: MARTIN R. CRANTON, JR.

CITY COUNCIL
APPROVED BY COMMISSION
DATE: NOVEMBER 18, 1996



SCALE: AS NOTED
SHEET NUMBER
SP-1

AS FOR PUBLIC HEARING

HEERY
112 SOUTH IRON STREET
SUITE 850
CHARLOTTE, NORTH CAROLINA
28203

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

DATE: May 29, 2002
FROM: Martin R. Cranton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 96-78, Central Piedmont Community College.
Attached is a revised site plan for the above rezoning petition. The plan has been revised to show the development from Morris Field Drive as extended through 75' buffers. This change is minor and does not alter the location of the building or the site plan. The applicant is requested to review the revised plan when evaluating requests for building permits and certificates of occupancy.

OF
96-78

APPROXIMATE LOCATION OF
NEAREST FIRE HYDRANT
0.25 MILES NE OF
AIRPORT CENTER DRIVE

HEERY
19 SOUTH TRYON STREET
SUITE 850
CHARLOTTE, NORTH CAROLINA
28284

SITE DATA

- CURRENT ZONING..... I1 - CD
- PROPOSED ZONING..... INSTITUTIONAL - CD
- MAX. BUILDOUT..... 150,000 S.F.
- PROPOSED USE..... COMMUNITY COLLEGE CAMPUS
- TOTAL SITE AREA..... 976,000 (22.4058 ACRES)

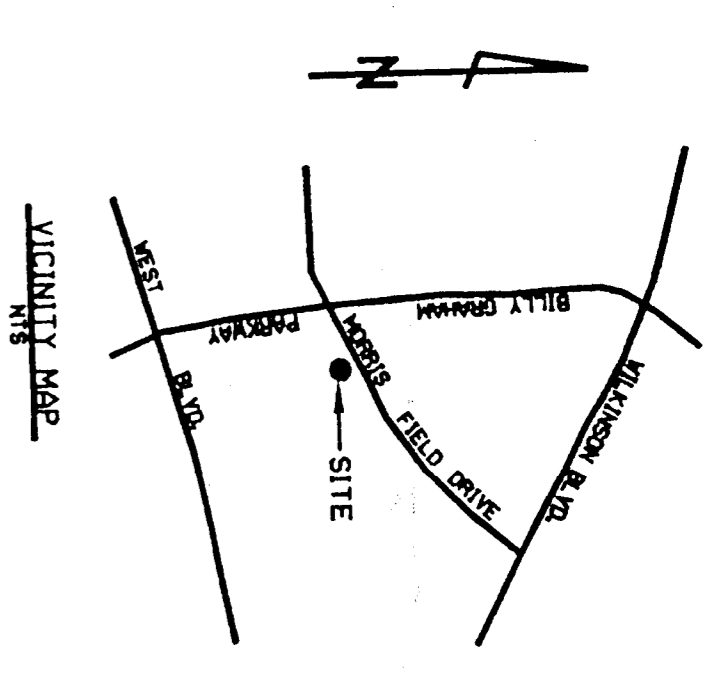
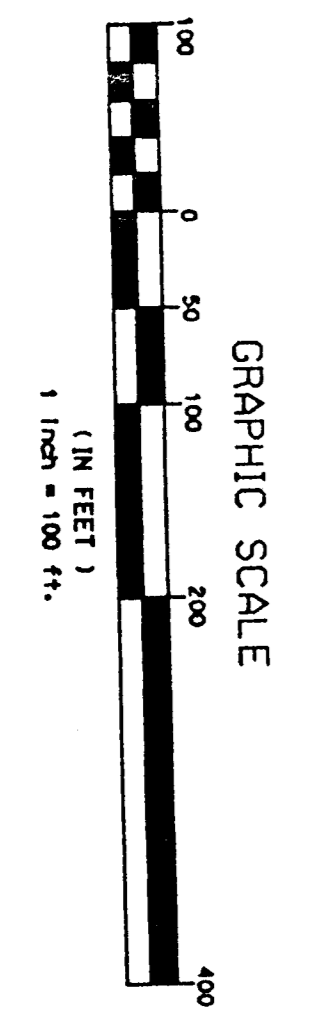
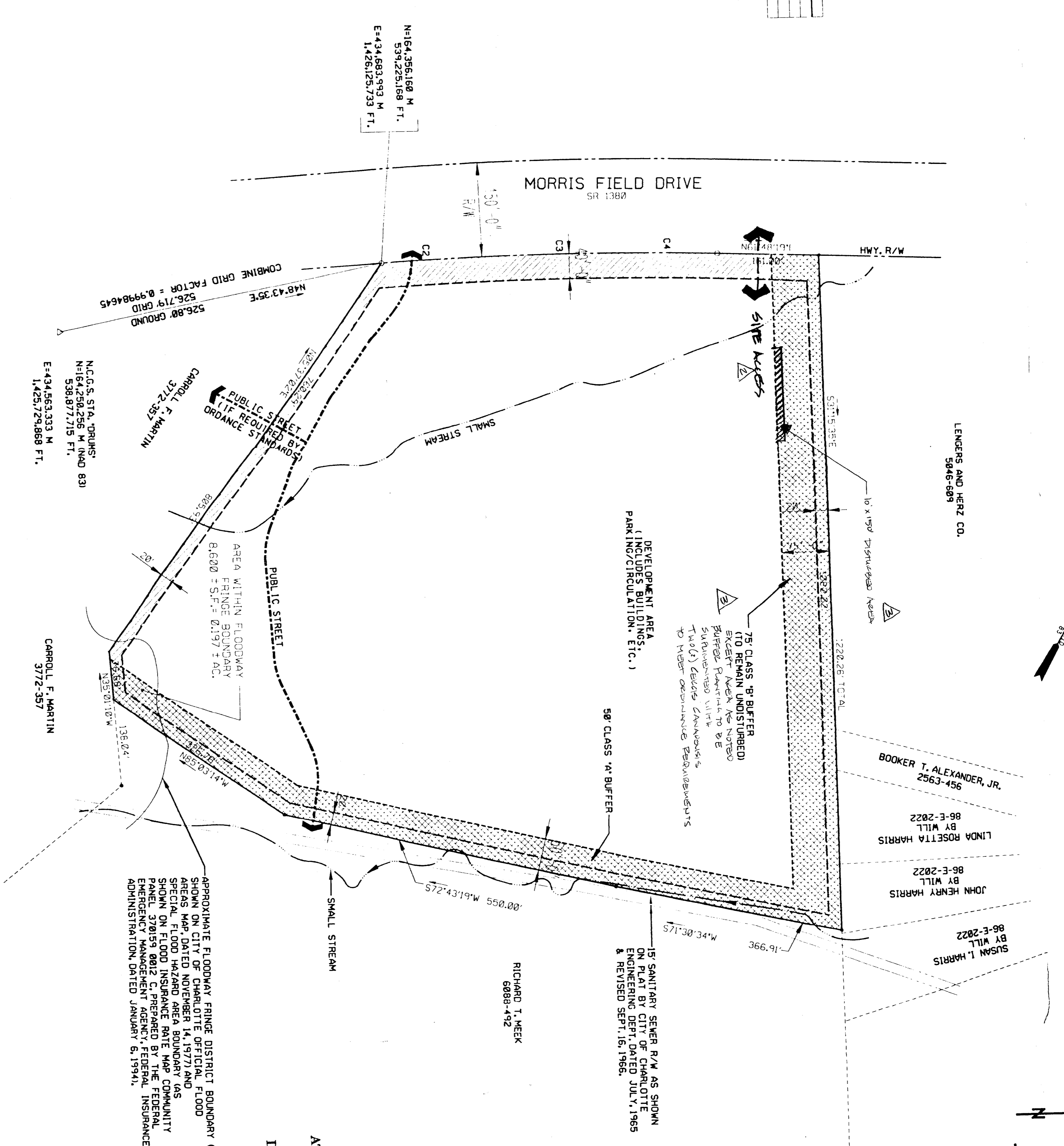
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1 TOTAL	5677.58	543.44	543.23	N59°03'48"E	69°21'03"
C2	5677.58	195.92	195.91	S57°18'35"W	61°58'08"
C3	5677.58	195.05	195.05	N57°16'35"E	61°58'08"
C4	5677.58	152.45	152.45	S81°02'10"W	61°32'19"

LEGEND

- EXISTING IRON PIN/PIPE
- IRON PIN SET
- BUFFER EASEMENT
- EXISTING HIGHWAY R/W LINE
- ZONING LINE
- SETBACK LINE
- PROPOSED HIGHWAY R/W LINE

CONDITIONAL NOTES

- THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ZONING ORDINANCE STANDARDS AND REQUIREMENTS RELATING TO OFF-STREET PARKING, STORAGE OF TRAILERS, LANDSCAPING, AND OTHER NEIGHBORHOOD AMENITIES AS WELL AS THE CHARLOTTE TREE ORDINANCE.
- A CLASS "B" BUFFER SHALL BE ESTABLISHED AS REQUIRED ALONG PORTIONS OF THE SITE'S BOUNDARY. THE BUFFER SHALL BE REGULATED BY ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE ZONING ORDINANCE GOVERNING BUFFER REQUIREMENTS. THE BUFFER SHALL BE ALLOWED TO DEVELOP WITHIN ANY BUFFER AREA.
- VEHICULAR ACCESS SHALL BE PROVIDED BY A SINGLE POINT OF INGRESS/EGRESS ALONG MORRIS FIELD DRIVE DEPENDING UPON FINAL MAP YARD SOMERSET TENANT/OWNER AND/OR REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION. AS DEPICTED ON THE PLAN, A PUBLIC THROUGH STREET SHALL BE CONSTRUCTED AS REQUIRED TO PROVIDE VEHICULAR ACCESS TO ADJOINING LAND LOCKED PROPERTY. THE PRECISE ALIGNMENT OF THIS THROUGH STREET SHALL BE DETERMINED BY THE CITY OF CHARLOTTE'S DEPARTMENT OF TRANSPORTATION. THE PRECISE ALIGNMENT OF THIS THROUGH STREET SHALL BE DETERMINED BY THE CITY OF CHARLOTTE'S DEPARTMENT OF TRANSPORTATION.
- THE PROPOSED USE FOR THE PROPERTY SHALL BE A COMMUNITY COLLEGE CAMPUS CONTAINING A MAXIMUM OF 150,000 SQUARE FEET OF BUILDING SPACE.
- STORM WATER DETENTION SYSTEMS SHALL NOT BE PERMITTED IN THE SETBACK AREA.
- FILLING IN THE FLOODWAY FRINGE SHALL NOT BE PERMITTED.
- A FIRE HYDRANT IS REQUIRED BY THE CHARLOTTE DEPARTMENT OF FIRE TRUCK TRAVELS.
- TO FACILITATE TRANSIT SERVICE, A TURN AROUND FOR TRANSIT VEHICLES WILL BE ACCOMMODATED ON THE SITE.
- THE APPLICANT RESERVES THE RIGHT TO PETITION THE CHARLOTTE ZONING BOARD OF ADJUSTMENT TO REQUEST A WAIVER OF PORTIONS OF THE 50 FT CLASS "A" BUFFER. THIS DECISION WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT/ENGINEERING PLANS ASSOCIATED WITH THE OVERALL MASTER PLAN FOR THE CAMPUS.



ATTACHED TO ADMINISTRATIVE
DRAWING
DATED: *October 14, 2003*
BY: MARTIN R. CRAMTON, JR.

96-78

ATTACHED TO ADMINISTRATIVE
DRAWING
DATED: *July 29, 2002*
BY: MARTIN R. CRAMTON, JR.

APPROVED BY: *[Signature]*
DATE: *NOVEMBER 18, 1996*

CITY COUNCIL
APPROVED BY: *[Signature]*
DATE: *NOVEMBER 18, 1996*

**CPCC WEST CAMPUS
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SHEET TITLE

AS FOR PUBLIC HEARING

SCALE: AS NOTED
SHEET NUMBER
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**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION
INTER-OFFICE COMMUNICATION**

TO: Robert Brandon
Zoning Administrator

FROM: *[Signature]*
Martin R. Cramton, Jr.
Planning Director

DATE: October 14, 2003

SUBJECT: Administrative Approval for Petition No. 96-78, Central Piedmont Community College.
Attached is a revised site plan for the above rezoning petition. The plan has been revised to show an area of the 75-foot buffer along the eastern property line that will be disturbed. Since this change is minor and does not alter the intent of the conditional plan, I am administratively approving this revision. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. Please use this site plan when evaluating requests for building permits and certificates of occupancy.
This site must still meet all other ordinance requirements.