

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: September 23, 2003

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 97-26c) by The Crosland Group, Inc. Specific approval for the boundary of the wetlands located on parcel II.

Attached are specific plans sheets 1 through 3 showing the location of the wetlands on parcel II taken from an actual field survey for the above rezoning. Please add these supplemental sheets to the originally approved plans dated July 15, 1997. Since these plans clarify the location of the wetlands I am administratively approving these additional plans. Please use these plans when evaluating requests for building permits and certificates of occupancy. **Note that all other conditions within the development booklet still apply.**

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: March 24, 2004

TO: Robert Brandon
Zoning Administrator

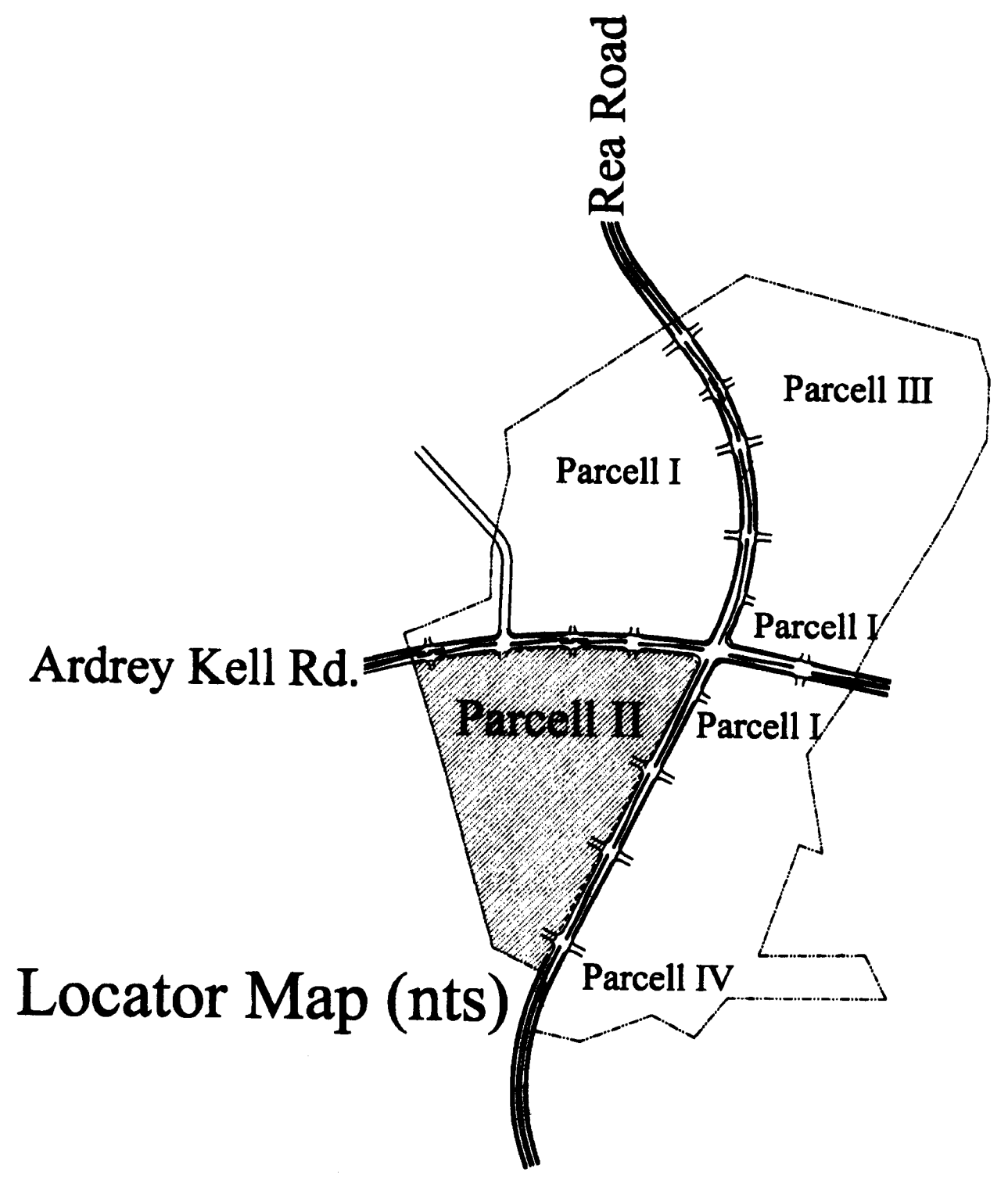
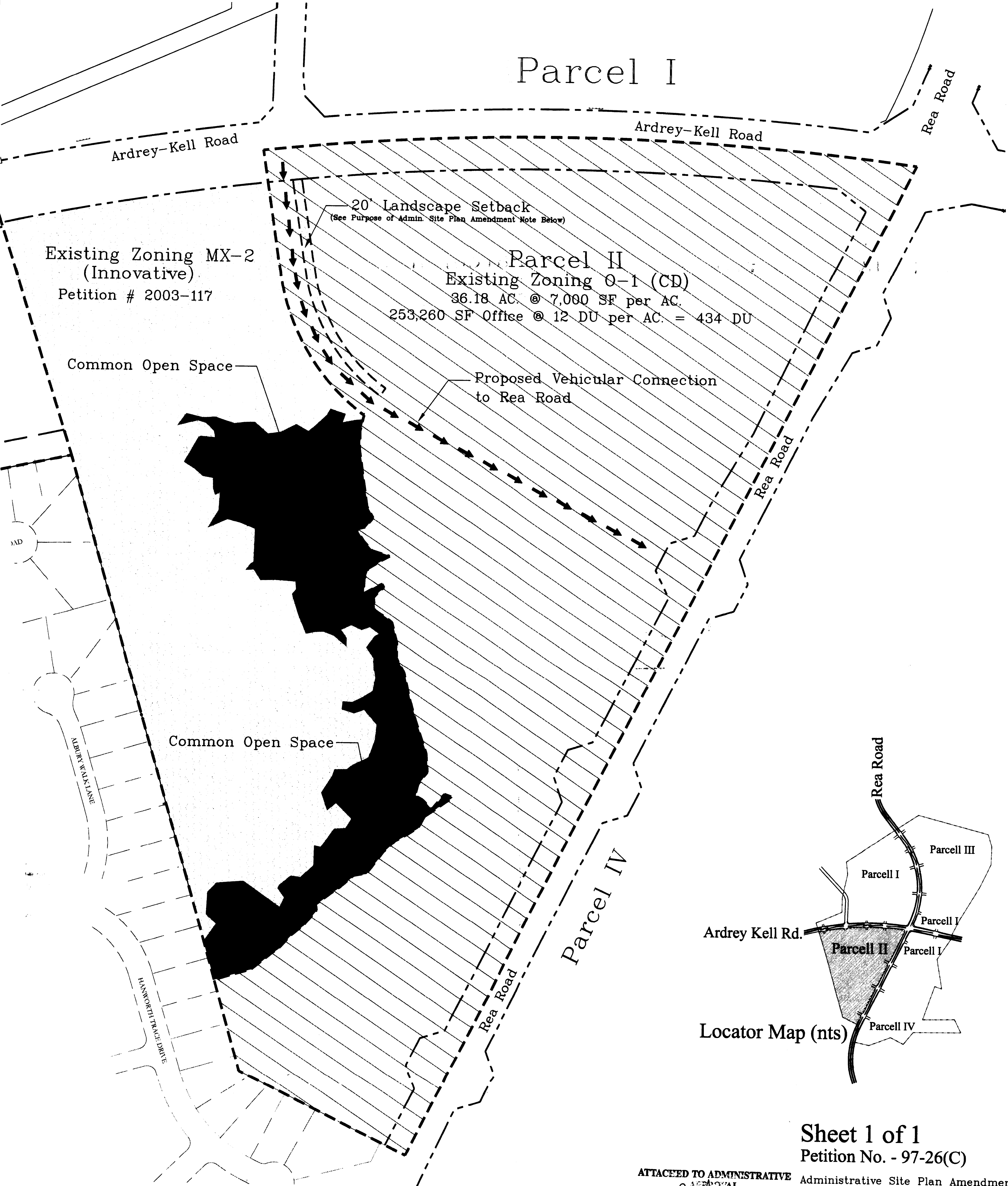
FROM: Debra Campbell
Interim Planning Director

SUBJECT: Administrative Approval for Petition No. 97-26c) by The Crosland Group, Inc. specific approval for parcel II tract A and performance standards.

Attached is a revised plan for parcel II tract A to reflect a reduction of the allowable office square footage and number of multi-family units allowed on this tract. The reduction is a result of a recent rezoning of a portion of this parcel to the MX district. Also attached are revised performance standards for all of Landen under petition 97-26(c) to reflect these changes. Since these changes are minor I am administratively approving this revised plan and performance standards. Please use this plan and performance standards when evaluating requests for building permits and certificates of occupancy.

Landen (Blakeney)

Parcel I



Sheet 1 of 1
Petition No. - 97-26(C)

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: *March 24, 2004*
 APPROVED BY: *[Signature]* TEA
 Administrative Site Plan Amendment for a portion of Parcel II Landen (Blakeney)

LandDesign



223 North Graham Street
Charlotte, NC 28202
 Phone: 704.333.0345
 Phone: 704.376.7777
 Fax: 704.333.3346
 Fax: 704.376.8235

Scale: 1" = 200'

Date: February 11, 2004
 Project Number: 100148
 Revision 1:
 Revision 2:
 Revision 3:

GENERAL NOTE:

100' R/W will be dedicated and an additional 30' R/W will be reserved for future dedications within the setback areas as required for future intersection improvements.

PURPOSE OF ADMINISTRATIVE SITE PLAN AMENDMENT

The purpose of this Administrative Site Plan Amendment is to respond to the request of the Planning Staff for a clarification of the remaining allowable floor area available for office uses and/or allowable number of units for residential uses for the approximately 36.18 acre portion of Parcel II of the Blakeney/Landen master plan as generally depicted on this plan (the "Site"), said floor area and unit allocations being more particularly set forth on this plan. This clarification is sought as a result of Rezoning Petition No. 2003-117, approved on January 20, 2004, that provided for MX-2(Innovative) zoning for a portion of said Parcel II located to the west of the Site [the "MX-2(Innovative) Property"]. Additionally, this Administrative Site Plan Amendment confirms the Petitioner's request pursuant to Section 12.304 of the Zoning Ordinance to allow the common open space area located on the MX-2(Innovative) Property and certain landscaping and streetscape improvements located along the common access drive extending from Ardrey Kell Road to the Site to serve as an alternative buffer treatment between the Site and the MX-2(Innovative) Property. Evidence of the Zoning Administrator's approval of this, or any other alternative buffer treatment request, will be provided to the Charlotte-Mecklenburg Planning Commission upon request.

Except as specifically modified with respect to the matters set forth in this paragraph, Landen (Blakeney) rezoning Petition No. 86-(c), as amended by Petition Nos. 90-1(c), 94-46 (c), 97-26(c), 97-1(c) VRC, 97-26(c)), 00-73 and 03-117 (together with any other applicable petitions and administrative approvals not specifically referenced), shall remain in full force and effect with respect to the Site.