



Charlotte-Mecklenburg Planning Department

DATE: November 22, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1999-035C Crosland Commercial

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.

- Removal of proposed stub connection

Reasons for Staff's support of the request:

- After discussion with the Subdivision Administrator and Staff, due to topography a road connection at this location would be difficult to construct.

Note: Please use original plan to clearly read remaining conditional notes for the subject site.

All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.

Development Standards

General Provisions
Unless more stringent standards are established by this Technical Data Sheet or those Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed.

Permitted Uses and Building Area Restrictions
1. Internal subdivision of parcels shall be permitted as provided by the Mecklenburg County Subdivision Ordinance.

- 2. The development may be divided into any use which is permitted under the Ordinance in an I-1 Zoning District except for food, contract manufacturing, automobile repair, and other uses...
3. A maximum of 12,000 square feet of building area per acre shall be permitted...
4. The interior parcel boundaries depicted on this Technical Data Sheet are approximate in nature...

Access Points/Driveways
1. The number of driveway points to Shopton Road and Sandy Porter Road shall be limited by the following requirements as regulated by Mecklenburg County and as generally depicted on the Technical Data Sheet.

- 2. The Petitioner agrees to dedicate for roadway purposes the necessary additional right-of-way along Shopton Road and Sandy Porter Road to accommodate the Minor Thoroughfare Classification prior to the issuance of a building permit...
3. The Petitioner will dedicate that portion of the site needed to increase the R/W along the frontage off Sandy Porter Road out of its center line to 17 feet from the R/W of Shopton Rd with an easement to 15'.

Buffers
1. Buffers were established on this Technical Data Sheet shall conform to the minimums of Section 12.300 of the Ordinance, subject, however, to the provisions of Section 12.304 of the Ordinance.

- 2. The Petitioner agrees to dedicate for roadway purposes the necessary additional right-of-way along Shopton Road and Sandy Porter Road to accommodate the Minor Thoroughfare Classification prior to the issuance of a building permit...
3. The Petitioner will dedicate that portion of the site needed to increase the R/W along the frontage off Sandy Porter Road out of its center line to 17 feet from the R/W of Shopton Rd with an easement to 15'.

Utilities
1. All buildings constructed within the Development shall comply with the minimum setbacks, and yard and side yard requirements established under the Ordinance for the I-1 Zoning District.

- 2. No more water detention facility shall be located within any of the landscape setback areas that adjoin Shopton and Sandy Porter Roads.
3. The landscape setbacks as depicted on this Technical Data Sheet is to remain an open space.

Parking
1. Off street parking will meet the minimum standards established under the Ordinance.

- 2. The spaces to be provided off street parking on one of the parcels for another parcel in the development, so long as the requirements of the Ordinance are satisfied.

Lighting
1. All freestanding perimeter lighting fixtures installed within the Site will be uniform in design.

- 2. The maximum height of any freestanding lighting fixtures, including in-lane, shall not exceed 30 feet in height.
3. No wall pack lighting will be allowed on the portions of those building elevations which abut and face residentially occupied property.

Signs
1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

- 2. All detached signs shall be ground mounted signs and may not exceed 7 feet in height.

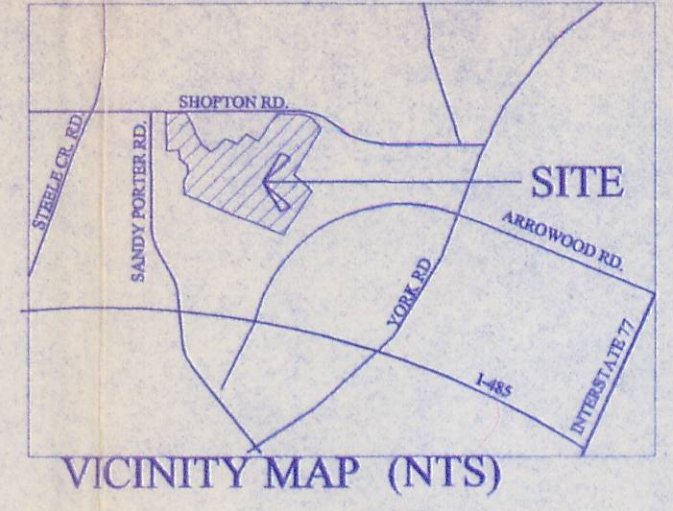
Screening
1. All structures on the Site will be screened with an opaque screen enclosure with a gate.

Storm Water Management
1. The Petitioner reserves the right to construct a regional detention pond.

Traffic Signals
1. If a traffic signal warrant study is performed at the intersection of Pleasant Drive and Shopton Road...

Adjacent Property Owners

- 1. 141518 LINDA FROST A/W FAY CAPTI LANE AND ROAD MARQUETTA, CA 90666
2. 141251 WILLIAMS PETER A/W JOHNSON SHOPTON RD CHARLOTTE, NC 28217
3. 142518 CHARLOTTE KELLY D/STANLEY S ROBERT HERRICK SHOPTON RD CHARLOTTE, NC 28217
4. 2014618 SHOPTON RD S/ARTIST CHURCH 3423 BROOKCREST DR CHARLOTTE, NC 28208
5. 2014618 WINDHAM E R A/W ADA L H/S SHOPTON RD CHARLOTTE, NC 28217
6. 2014618 MARYNNE WONGEL & MARGUERITE C ANDERSON A/H WINDING LAUREL HILL LN 28212
7. 141251 LAGLE LARK FISHING CLUB INC 3615 EAGLE LAKE RD CHARLOTTE, NC 28217
8. 141251 LAGLE LARK FISHING CLUB INC 3615 EAGLE LAKE RD CHARLOTTE, NC 28217
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18. 2014618 SHOPTON RD S/ARTIST CHURCH 3423 BROOKCREST DR CHARLOTTE, NC 28208
19. 2014618 SHOPTON RD S/ARTIST CHURCH 3423 BROOKCREST DR CHARLOTTE, NC 28208
20. 2014618 SHOPTON RD S/ARTIST CHURCH 3423 BROOKCREST DR CHARLOTTE, NC 28208



Legal Boundary Description

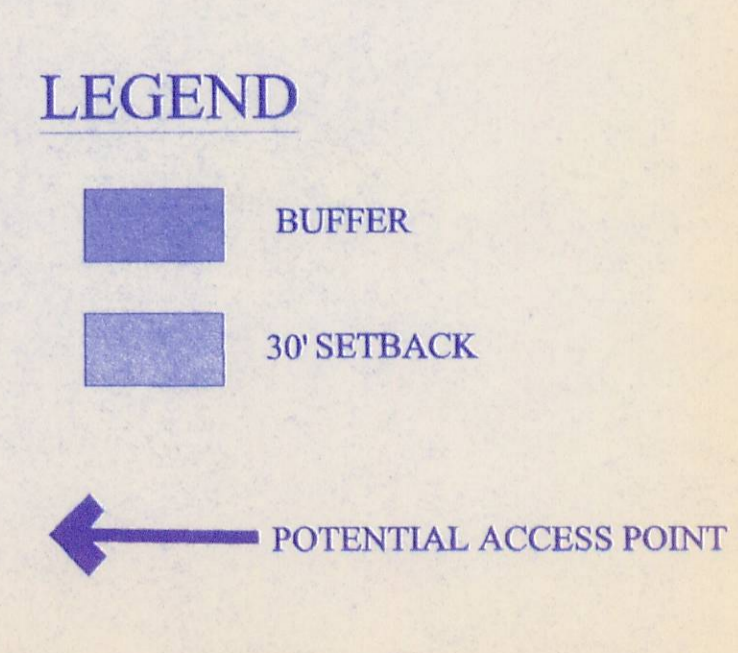
Being a parcel of land in Mecklenburg County, North Carolina...
Beginning at an existing line pin located on the right-of-way line on the NW edge of the property along Sandy Porter Road...



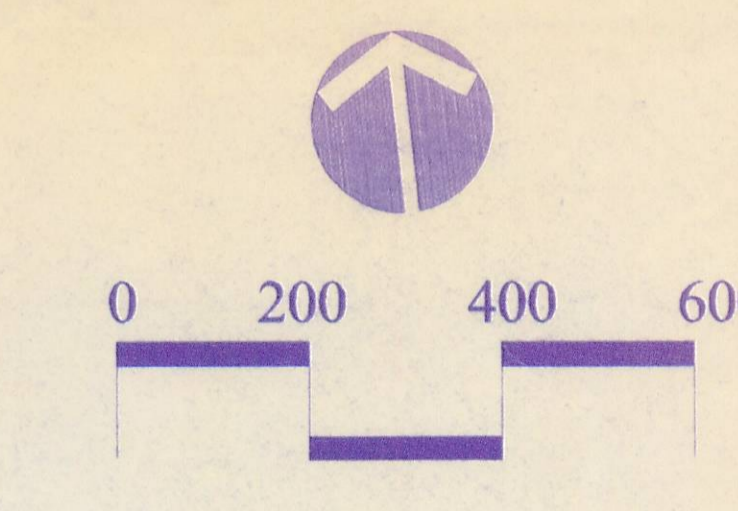
CROSLAND COMMERCIAL
THE CROSLAND GROUP, INC.
SHOPTON ROAD SITE

APPROVED BY COUNTY COMMISSION
DATE 7-13-99

SITE DATA
EXISTING ZONING: R-3, B-1
PROPOSED ZONING: I-1 CD
TOTAL SITE AREA: 140.40 AC
TOTAL BUFFER: 23.35 AC
SETBACKS: 1.5 AC



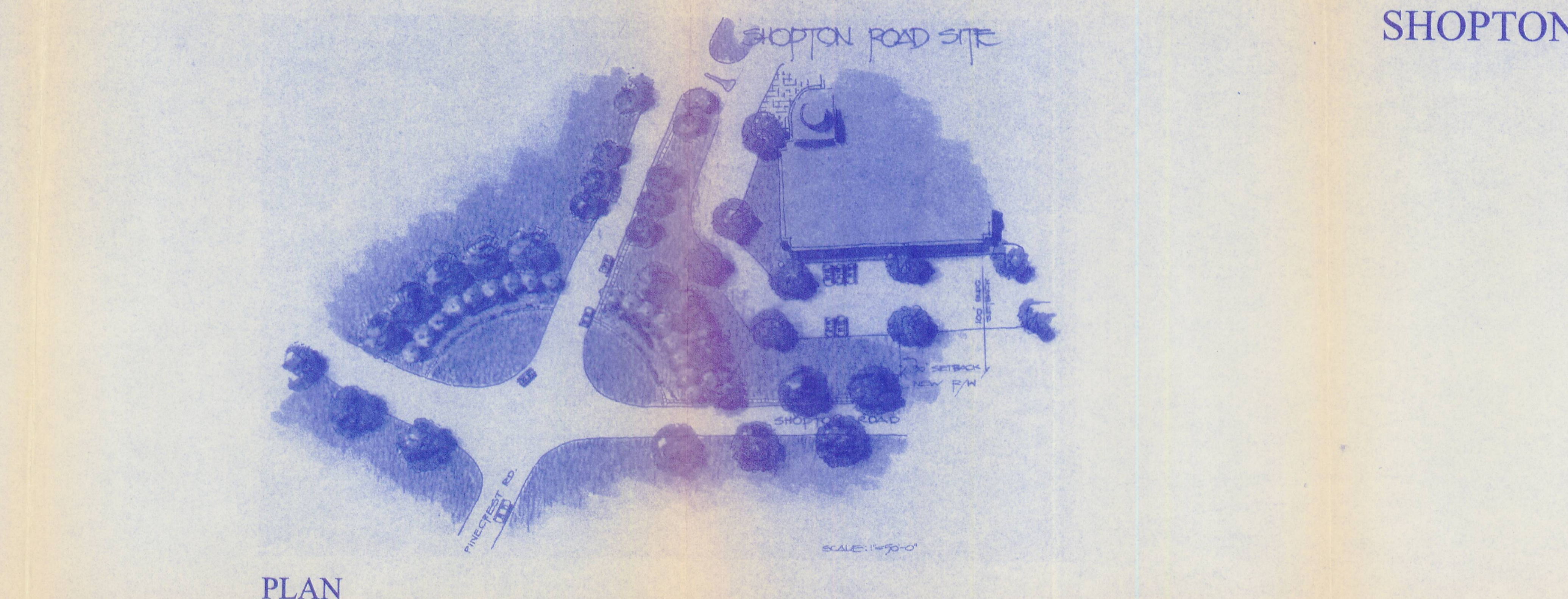
TECHNICAL DATA SHEET



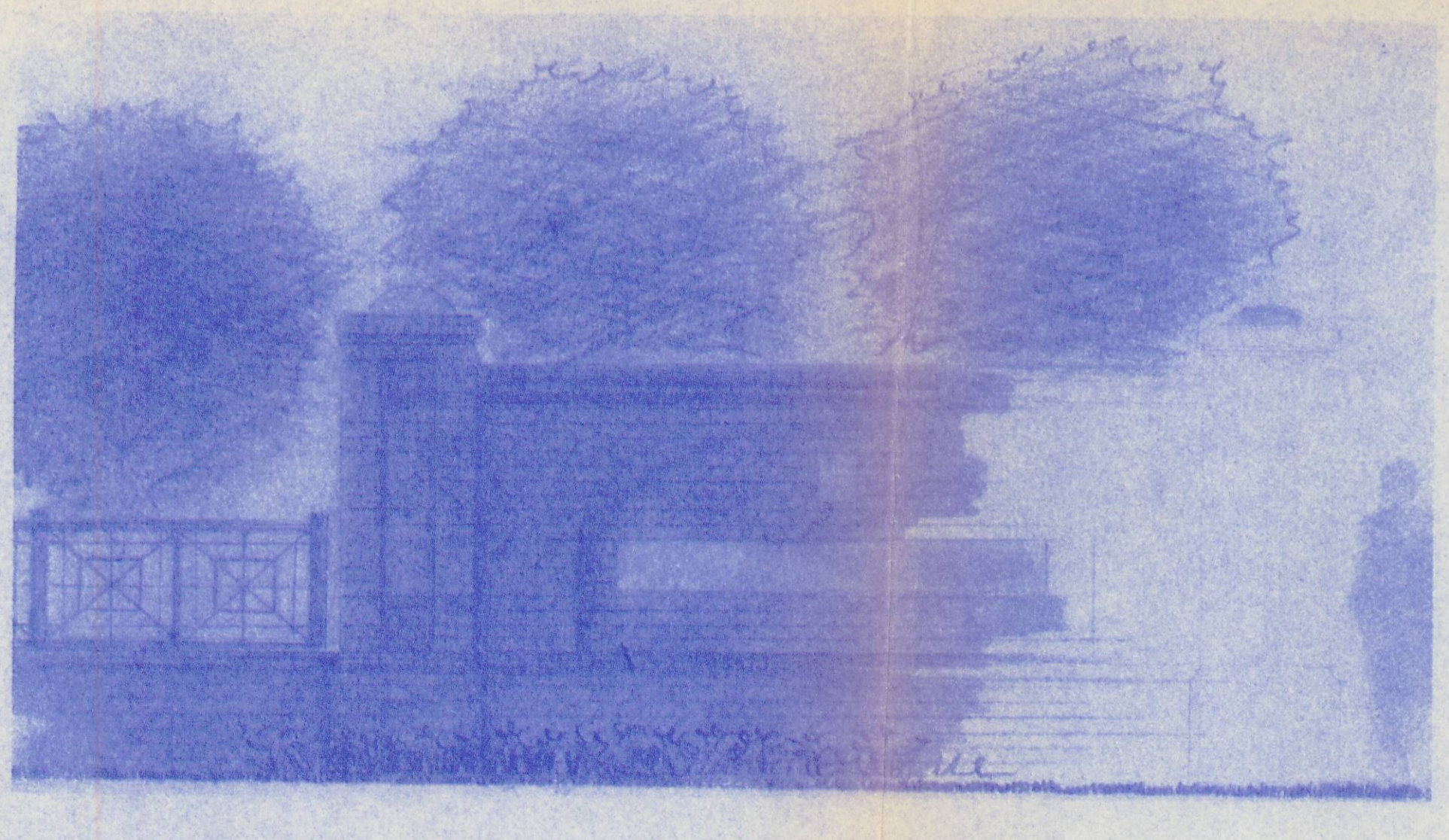
SCALE: 1"=200"
FOR PUBLIC HEARING PETITION NO. 99-35

Approval and revision table with fields for Date, Project No, Revisions, and Per Planning Commission Review.

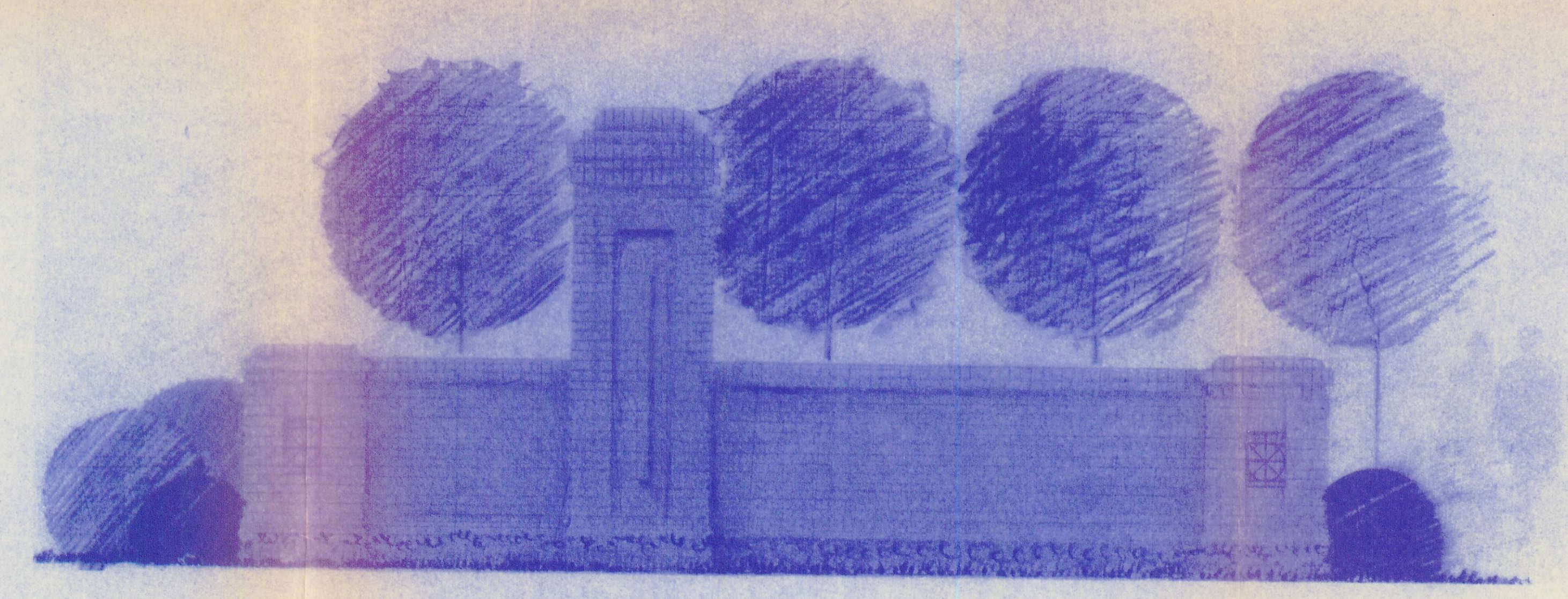
CROSLAND COMMERCIAL
THE CROSLAND GROUP, INC.
SHOPTON ROAD SITE



PLAN



OPTION A



OPTION B

Entry Signage Concepts

APPROVED BY COUNTY COMMISSION
DATE 7-13-99

99-35C
signage plans
Fond Design

Approval and revision table with fields for Date, Project No, Revisions, and Per Planning Commission Review.