

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: July 6, 2005

TO: Katrina Young
Interim Zoning Administrator

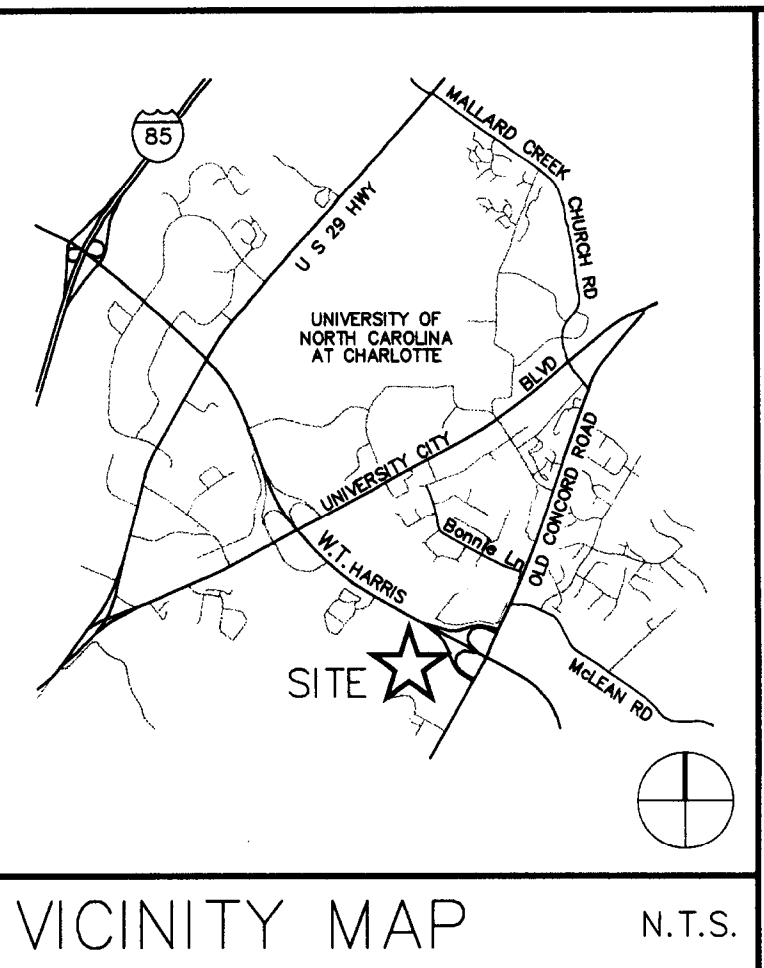
FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2001-85 by Alliance IV, LLC.

Attached are revised plans for the above petition. The plans have been revised to increase the allowable height of buildings. Since these changes do not alter the intent of the development 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.

Note building elevations from the original approval still apply.

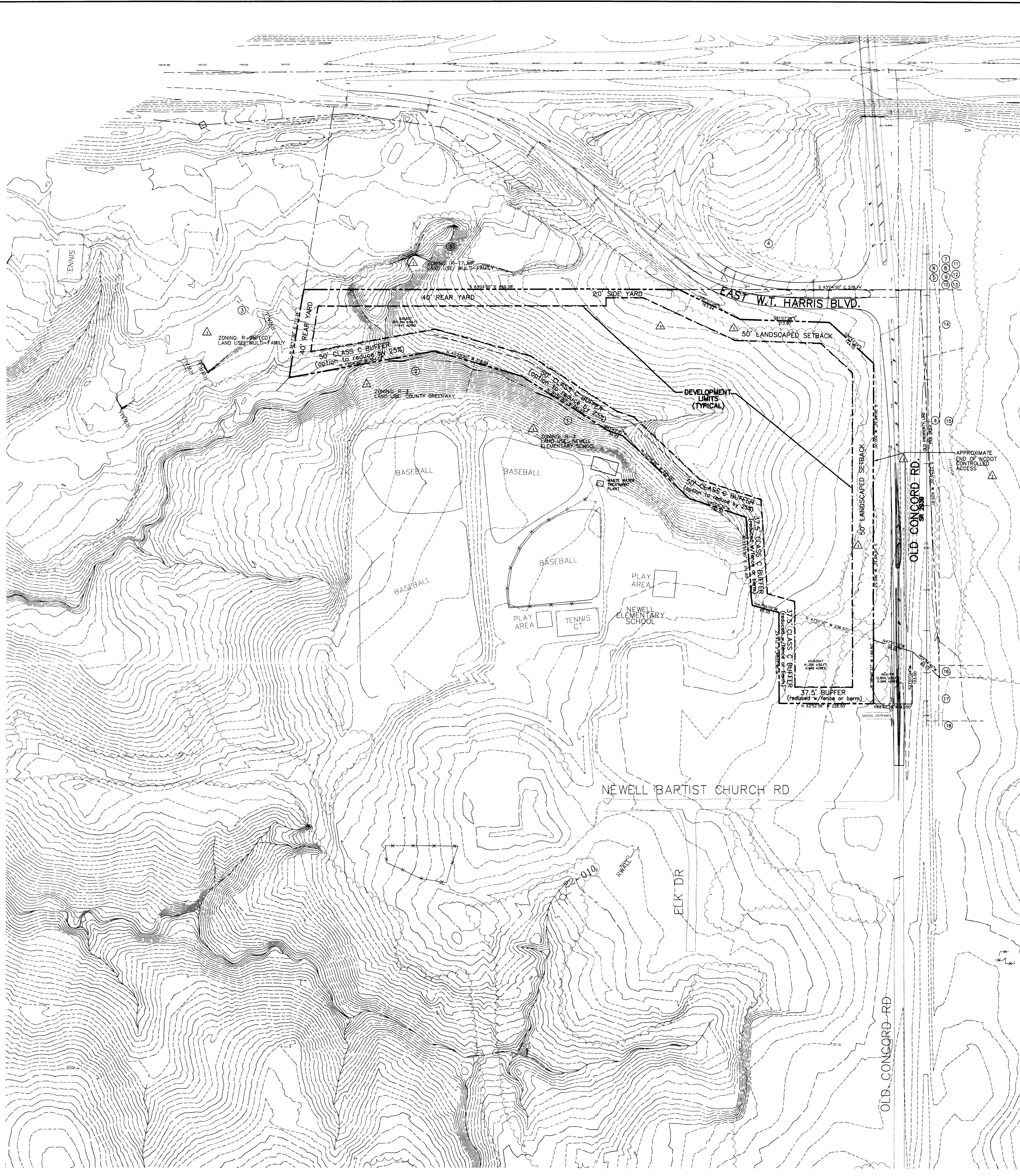
Note that all other ordinance requirements still apply.



VICINITY MAP N.T.S.

ADJACENT PROPERTY OWNERS LIST
E.W.T. HARRIS / OLD CONCORD ROAD REZONING

1. 049-271-17 CHARLOTTE MEADOWBROOK BOARD OF EDUCATION
701 EAST END STREET
CHARLOTTE, NC 28202-2823
2. 049-271-27 MEADOWBROOK COUNTY
100 EAST END STREET
CHARLOTTE, NC 28202-2816
3. 049-411-02 O & H UNIVERSITY, LLC
5/0 DEAN ADKINS INC./B FREEMAN
225 EAST 42ND STREET, FLOOR 27
NEW YORK, NY 10017-3608
4. 049-412-04 LODGE AT OLD CONCORD, LLC
ATTENTION: DONNA W. ROCKENBACHER
5847 SAN FELICE STREET, SUITE 3000
HOUSTON, TX 77057-3253
5. 105-371-01 DEPARTMENT OF TRANSPORTATION
POST OFFICE BOX 640
ALBEMARLE, NC 28001
6. 105-371-02 DEPARTMENT OF TRANSPORTATION
POST OFFICE BOX 640
ALBEMARLE, NC 28001
7. 105-371-20 UNIVERSITY EAST, LLC
8125 THE CROSSING GROUP, INC.
8125 UNIVERSITY EAST DRIVE
SUITE 100 AND UNIT ON BUILDING 2
125 SCALEBARK ROAD
CHARLOTTE, NC 28215
8. 105-371-21 MOTIX, LLC
2200 SATELLA DRIVE
CORNELIUS, NC 28031
9. 105-371-22 TIMOTHY M. CREECH
UNIVERSITY EAST PROFESSIONAL
8818 UNIVERSITY EAST DRIVE, SUITE 110
CHARLOTTE, NC 28213-4169
10. 105-371-23 ANNE S. CARROLL
10325 REDBANK ROAD
CHARLOTTE, NC 28213
11. 105-371-25 BBO, LLP
8910 UNIVERSITY EAST DRIVE, SUITE 210
CHARLOTTE, NC 28213-4169
12. 105-371-26 OMAR KUBR
8112 BERTHAM COURT
HUNTERSVILLE, NC 28078
13. 105-371-27 KAREN EDWARDS TOTARO
10325 REDBANK ROAD
CHARLOTTE, NC 28213
14. 105-371-15 SOUTHWART PROP. INC.
5/0 LISA BRINDO
C/O SAMUEL W. JOHNSON
P.O. BOX 42185
ATLANTA, GA 30342-1185
15. 105-371-24 SOUTHWART PROP. INC.
5/0 LISA BRINDO
C/O SAMUEL W. JOHNSON
P.O. BOX 42185
ATLANTA, GA 30342-1185
16. 105-371-03 UNIVERSITY EAST, LLC
5/0 LISA BRINDO
C/O SAMUEL W. JOHNSON
P.O. BOX 42185
ATLANTA, GA 30342-1185
17. 105-021-13 JAMES C. SEAMON AND WIFE SHEILA U.
8688 OLD CONCORD ROAD
CHARLOTTE, NC 28213
18. 105-021-18 D. LARRY GRAMBLEY
WILKINSON ROAD
BATON ROUGE, LA 70808



SITE DEVELOPMENT DATA
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-17MF (CD)
 ACREAGE: ±12.5 (NET)
 TAX PARCEL #S: 049-271-18 AND 049-271-19

190 UNITS PROPOSED
 4 STORY APARTMENT BUILDINGS
 53' MAX. BLDG. HEIGHT
 15.2 DWELLING UNITS/ACRE
 MIN. OPEN SPACE: 45%

NOTES:

1. THE SITE PLAN CONSISTS OF THE TECHNICAL DATA SHEET (SHEET RZ1) AND THE ILLUSTRATIVE SITE PLAN (SHEET RZ2). THE TECHNICAL DATA SHEET CONTAINS ALL REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS, LANDSCAPING, TREES, SCREENING, DRAINAGE, STORM WATER DETENTION, TREE ORNAMENT, ETC.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF CHARLOTTE REGULATIONS PERTAINING TO OFF-STREET PARKING, SIGNAGE, BUFFERS, LANDSCAPING, TREES, SCREENING, DRAINAGE, STORM WATER DETENTION, TREE ORNAMENT, ETC.
3. VEHICULAR ACCESS TO THE SITE SHALL BE LIMITED TO THE POINTS OF INGRESS/EGRESS AS SHOWN ON THE TECHNICAL DATA SHEET. HOWEVER, THE LOCATION MAY VARY SOMETIMAS FROM THAT DEPICTED BASED UPON FINAL TOPOGRAPHIC, SITE ENGINEERING AND SITE DISTANCE REQUIREMENTS. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND WOODLOT.
4. MAXIMUM BUILDING HEIGHTS SHALL BE LIMITED TO THREE STORIES, BUT NOT TO EXCEED A MAXIMUM HEIGHT OF 45' EXCEPT THAT TWO (2) OF THE BUILDINGS, AS IDENTIFIED ON THE ILLUSTRATIVE SITE PLAN (SHEET RZ2 OF 2) SHALL BE THREE (3) AND FOUR (4) STORIES WITH A MAXIMUM HEIGHT NOT TO EXCEED 53'.
5. A REQUIRED CLASS "C" BUFFER MEASURING 50 FEET IN WIDTH SHALL BE ESTABLISHED AS SHOWN. THE BUFFER SHALL REMAIN UNDISTURBED EXCEPT FOR ANY REQUIRED NECESSARY UTILITY CONDITIONS AND PEDESTRIAN PATHS. WHERE THERE IS INSUFFICIENT BUFFER WIDTH TO ACCOMMODATE THE MINIMUM BUFFER STANDARDS, APPLICABLE STANDARDS SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE STANDARDS. ALL PORTIONS OF THE 50' CLASS C BUFFER NOT INCLUDED IN 25X IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, (B) (3) AND 12.304 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, THE 50' CLASS C BUFFER IS CLASSIFIED AS A "WOODLAND BUFFER" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 WOODLAND BUFFER: A BUFFER THAT WOULD ALLOW A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING TREES AND PLANTS IN A MANNER TO MAINTAIN THE AESTHETIC APPEAL OF THE SITE. THE FOLLOWING WOULD BE ALLOWED IN A WOODLAND BUFFER:
 1. HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER.
 2. PLANT MATERIAL, WHICH MAY BE REMOVED, SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 3. NO LAND CLEARING, WHICH IS AN OBSTACLE TO THE GROWTH OF TREES, WEEDS AND VINES MAY BE REMOVED.
 4. TREES THAT MEASURE 10" DBH AT 4.5' ABOVE THE GROUND AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. THE REMOVAL OF TREES SHALL BE LIMITED TO THE REMOVAL OF TREES THAT WOULD FORM THE PERIMETER OF THE TREES CANOPY.
 5. DEAD TREES AND MATERIALS MAY BE REMOVED. DEAD TREES MAY BE REMOVED AT THE DISCRETION OF THE URBAN FORESTER.
 6. MULCH MAY BE APPLIED TO THE GROUND SURFACE WITHIN THE BUFFER. MULCH 2-3" DEEP SHALL BE APPLIED TO THE GROUND SURFACE WITHIN THE BUFFER.
 7. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA OR IN THE DEDICATED GREENWAY. FURTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITIES SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD, OR OLD CONCORD ROAD.
 8. MAXIMUM HEIGHT OF LIGHTING SHALL BE 20 FEET. LIGHTING SHALL BE DESIGNED IN A MANNER TO PREVENT LIGHTING GLARE AWAY FROM ADJACENT RESIDENTIAL AREAS.
 9. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 10. PETITIONER SHALL PROVIDE RIGHT OF WAY SUFFICIENT TO ESTABLISH A 30' RIGHT OF WAY ALONG OLD CONCORD ROAD IN ORDER TO ACCOMMODATE A MINOR THROUGHFARE R.O.W. REQUIREMENTS OF 70' OF TOTAL R.O.W. THIS ADDITIONAL RIGHT OF WAY SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
 11. A 50 FOOT SETBACK SHALL BE ESTABLISHED ALONG W.T. HARRIS BOULEVARD AND OLD CONCORD ROAD. WITHIN THE SETBACK AREA ALL TREES WHICH ARE 8" IN DBH OR GREATER IN CALIPER SHALL BE PRESERVED. PETITIONER SHALL OBTAIN A TREE SURVEY LOCATING AND IDENTIFYING ALL EXISTING TREES 8" IN CALIPER AND LARGER IN THE SETBACKS AND BUFFER AREAS PRIOR TO BEGINNING DESIGN FOR THE PLANNED MULTI-FAMILY PROCESS.
 12. ALL COMPACTORS AND/OR DUMPSTERS SHALL BE SCREENED FROM VIEW WITH A SOLID BRICK ENCLOSURE WITH SOLID GATES.
 13. THE DEVELOPER SHALL PROVIDE STANDARD 2'-4" CURB AND GUTTER AND AN 8" FOOT PLANTING STRIP BETWEEN THE CURB AND THE EDGE OF THE NEW 8 FOOT SIDEWALK ALONG OLD CONCORD ROAD. THE SIDEWALK MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY IN ORDER TO SAVE EXISTING TREES 8" IN CALIPER AND LARGER.
 14. THE DEVELOPER SHALL PROVIDE STANDARD 2'-4" CURB AND GUTTER AND AN 8" FOOT PLANTING STRIP BETWEEN THE CURB AND THE EDGE OF THE NEW 8 FOOT SIDEWALK ALONG OLD CONCORD ROAD. THE SIDEWALK MAY MEANDER AND THE PLANTING STRIP WIDTH MAY VARY IN ORDER TO SAVE EXISTING TREES 8" IN CALIPER AND LARGER.
 15. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY REQUIRED BUFFER AREA OR IN THE DEDICATED GREENWAY. FURTHERMORE, THE PROPOSED STORM WATER DETENTION FACILITIES SHALL NOT BE PERMITTED IN THE 50 FOOT SETBACK ALONG W.T. HARRIS BOULEVARD, OR OLD CONCORD ROAD.
 16. A VEHICULAR CONNECTION WILL BE PROVIDED TO THE NORTHERN PROPERTY LINE IN THE APPROXIMATE LOCATION AS SHOWN ON SHEETS RZ1 AND RZ2. A CONNECTION BEYOND THE SUBJECT PROPERTY LINE WILL BE DEPENDENT UPON THE CONSTRUCTION OF A CONNECTION IN THE ADJACENT MULTI-FAMILY DEVELOPMENT AND WILL BE SUBJECT TO CURRENT REGULATIONS OF THE ZONING AND SUBDIVISION ORDINANCES.

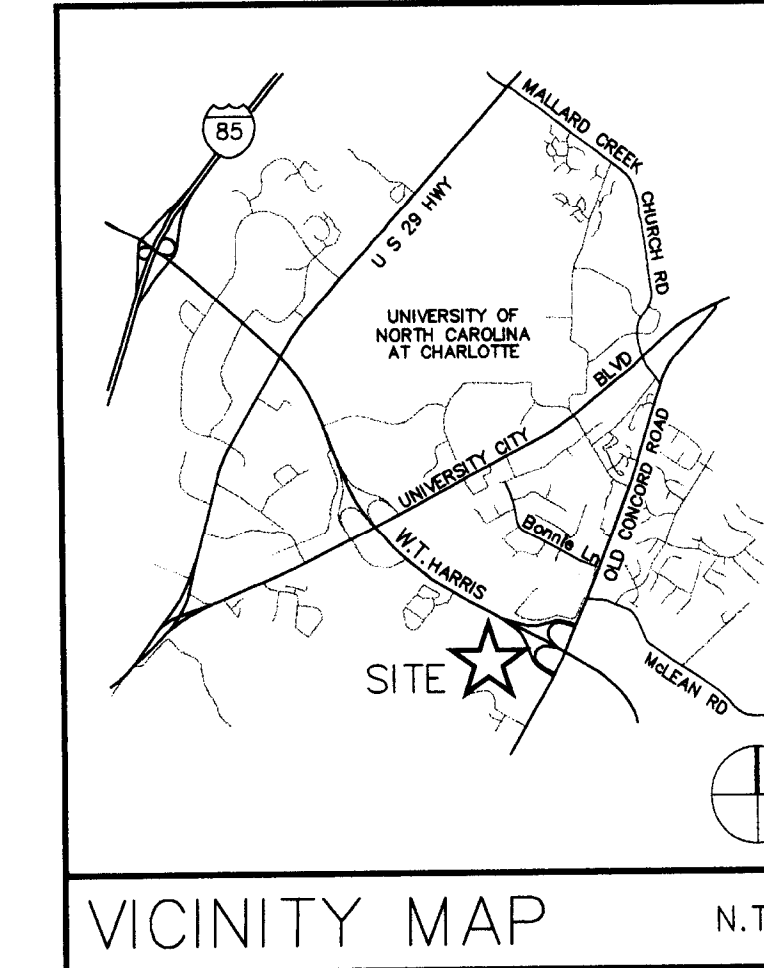
GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1807
 Charlotte, NC 28202

TECHNICAL DATA SHEET
 SHEET TITLE: PROPOSED CONDITIONAL REZONING REQUEST FOR MULTI-FAMILY DEVELOPMENT
 PETITIONER: ALLIANCE IV, LLC

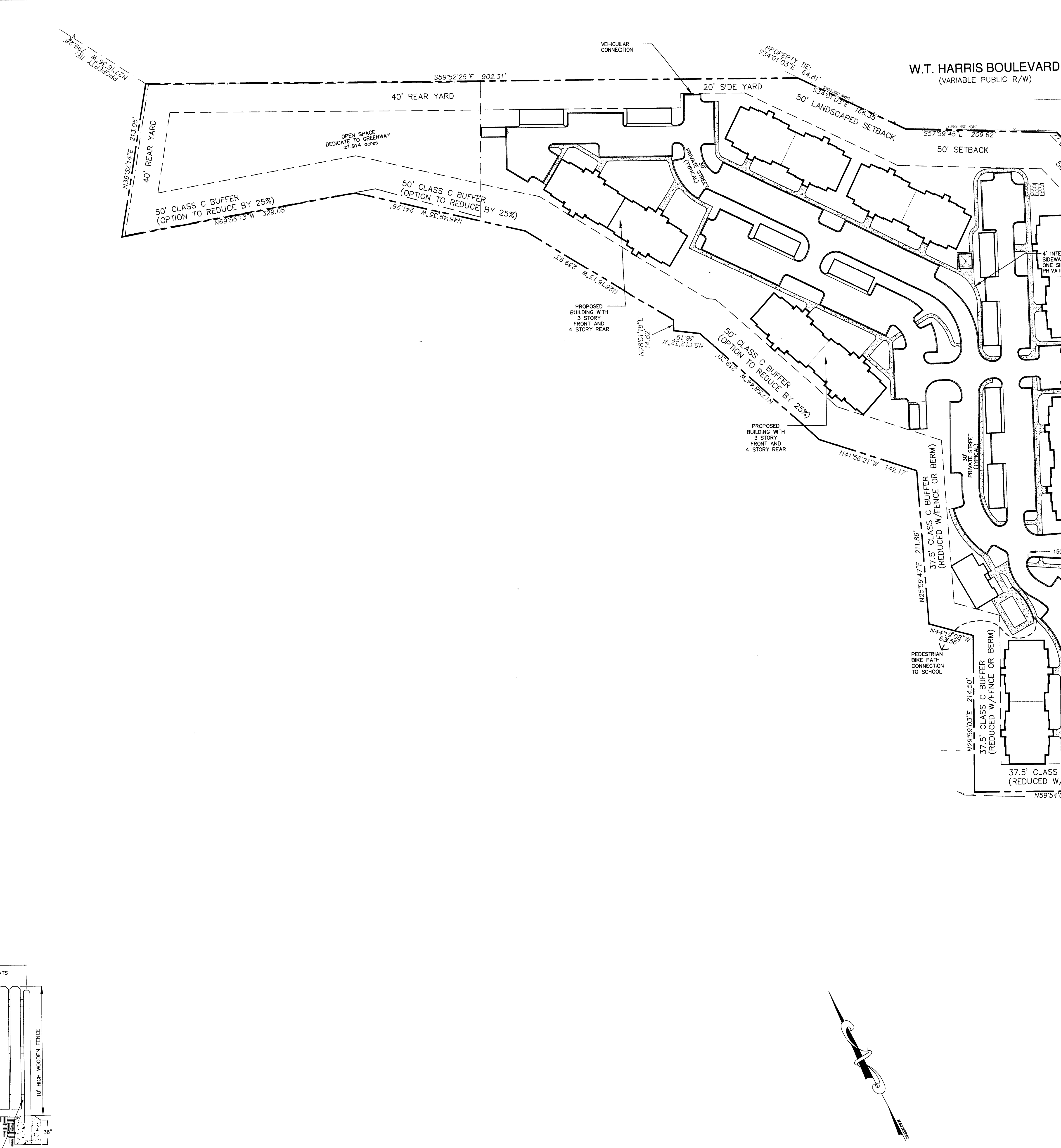
Project No. 49416
 Checked by: TLH
 Drawn by: PAB
 Date Drawn: 3/28/01
 Revisions:
 1. 8/22/01 REVISED PER CITY STAFF COMMENTS
 2. 7/25/05 REVISED FOR ADJN. SITE PLAN AMEND. HEIGHT REVISIONS.

Sheet RZ1 OF 2

2001-085



VICINITY MAP N.T.S.



ILLUSTRATIVE SITE PLAN
 SHEET TITLE: PROPOSED CONDITIONAL REZONING REQUEST FOR MULTI-FAMILY DEVELOPMENT
 PETITIONER: ALLIANCE IV, LLC

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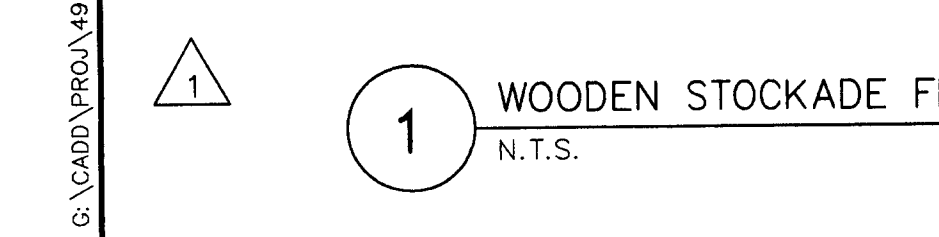
Sheet RZ2 OF 2

GNA DESIGN ASSOCIATES, Inc.
 428 East Fourth Street
 Suite 408 (704) 373-1807
 Charlotte, NC 28202

ILLUSTRATIVE SITE PLAN
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Sheet RZ2 OF 2



WOODEN STOCKADE FENCE DETAIL N.T.S.

FOR PUBLIC HEARING: PETITION # 2001-085 6/22/01