



## Charlotte-Mecklenburg Planning Department

**DATE:** July 31, 2014

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Debra Campbell  
Planning Director

*DC* *SF*

**SUBJECT:** Administrative Approval for Petition No. 2004-051 Berhe Serekeberhan

Attached is the revised site plan for the petition above. The modification allows for a total of 14 outdoor tennis courts to be developed. Since this change does 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.

Reasons for Staff's support of the request:

- The changes are consistent with the approved conditional notes and site layout.

**Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**

CURRENTLY APPROVED DEVELOPMENT:  
14 OUTDOOR COURTS, PARKING,  
CLUB BUILDING, OUTDOOR POOL,  
POOL HOUSE.  
7/7/14 REVISION

THE BUILDING IS A FITNESS CENTER / CLUBHOUSE WITH ACCESSORY USES. THE BUILDING IS A MAXIMUM OF 2 STORIES OR 40' TALL.  
THE FOLLOWING TABLE INDICATES APPROXIMATE BLDG AREAS, EXCEPT MEDICAL OFFICES WHICH IS MAX. NET.  
RACQUETBALL (2 COURTS) 1600 SF (COURTS THRU 2 FLOORS)  
FITNESS CENTER/LOCKERS 3500 SF  
CLUB ROOM & OFFICES 3500 SF  
MEDICAL OFFICES 800 SF  
COMMON SPACES 1000 SF (STAIRS, MECH, ETC)  
TOTAL 10,400 SF

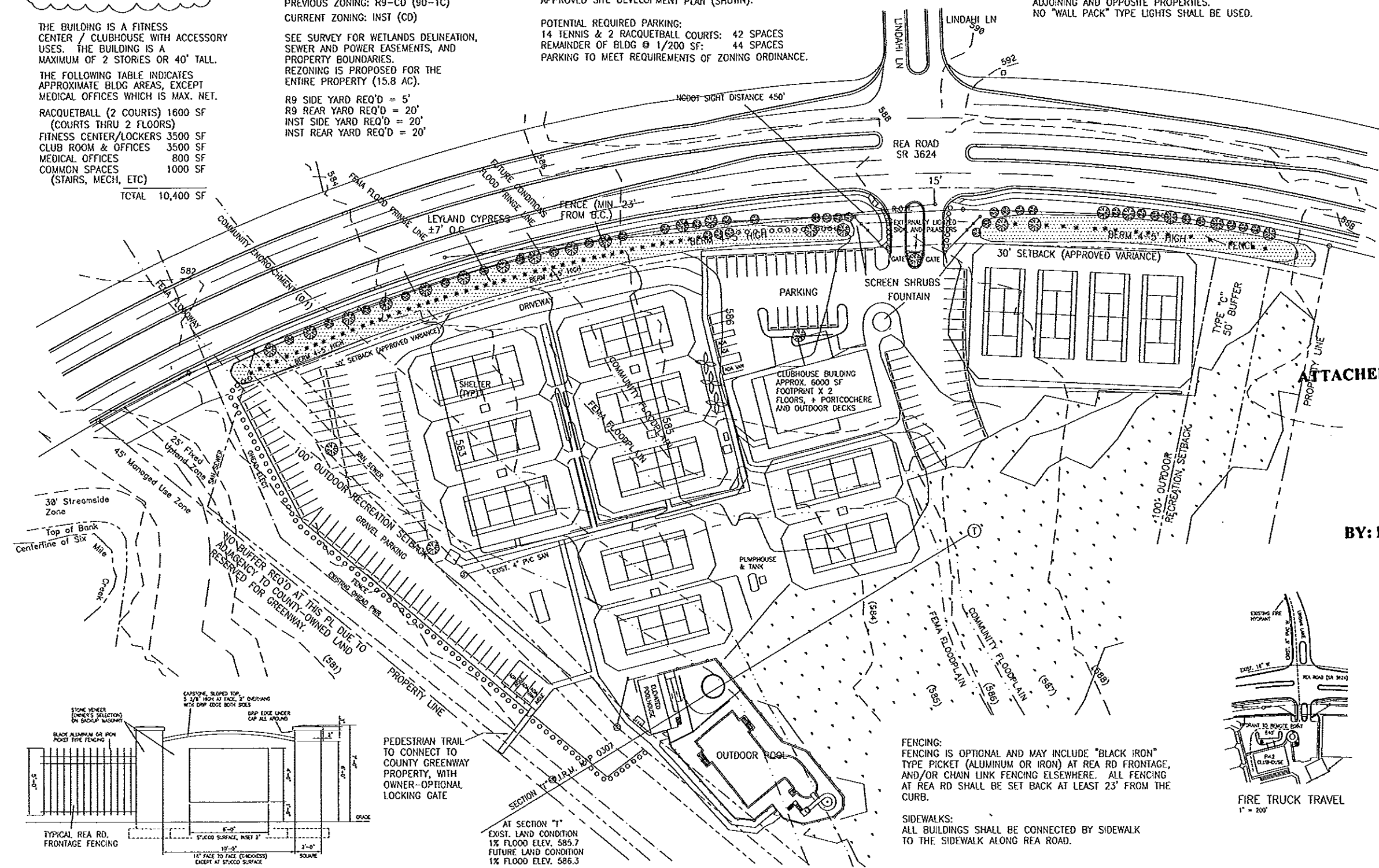
BLAKENEY RACQUET CLUB CHARLOTTE  
ADDRESS: 10607 REA ROAD  
PID: 22940196  
PREVIOUS ZONING: R9-CD (90-1C)  
CURRENT ZONING: INST (CD)

SEE SURVEY FOR WETLANDS DELINEATION, SEWER AND POWER EASEMENTS, AND PROPERTY BOUNDARIES.  
REZONING IS PROPOSED FOR THE ENTIRE PROPERTY (15.8 AC).  
R9 SIDE YARD REQ'D = 5'  
R9 REAR YARD REQ'D = 20'  
INST SIDE YARD REQ'D = 20'  
INST REAR YARD REQ'D = 20'

TREE ORDINANCE REQUIREMENTS:  
THERE ARE NO EXISTING TREES IN THE R.O.W. OR TO THE 40' SETBACK LINE. NEW TREES HAVE BEEN PLANTED AS PART OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN (SHOWN).

POTENTIAL REQUIRED PARKING:  
14 TENNIS & 2 RACQUETBALL COURTS: 42 SPACES  
REMAINDER OF BLDG @ 1/200 SF: 44 SPACES  
PARKING TO MEET REQUIREMENTS OF ZONING ORDINANCE.

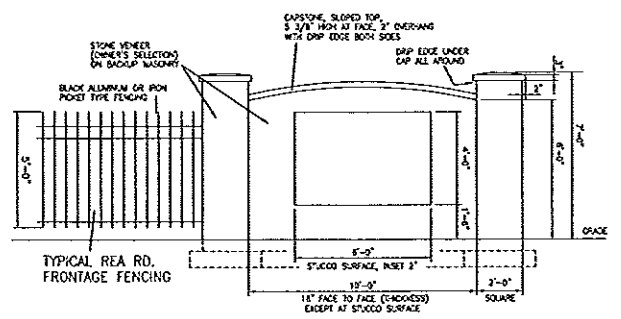
LIGHTING:  
ALL LIGHTING (INCLUDING COURTS) SHALL NOT EXCEED 25' HEIGHT, AND SHALL BE SHIELDED SO AS TO PREVENT DIRECT ILLUMINATION OF ADJOINING AND OPPOSITE PROPERTIES.  
NO "WALL PACK" TYPE LIGHTS SHALL BE USED.



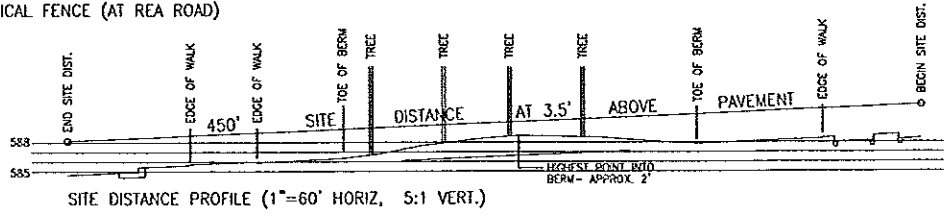
ATTACHED TO ADMINISTRATIVE APPROVAL

JUL 31 2014

BY: DEBRA CAMPBELL



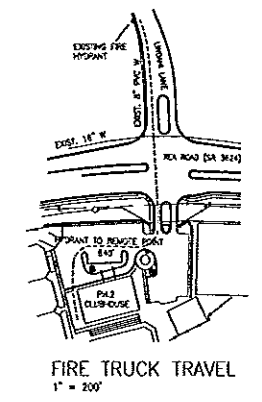
SIGN AND TYPICAL FENCE (AT REA ROAD)  
NO SCALE



SITE DISTANCE PROFILE (1"=60' HORIZ, 5:1 VERT.)

FENCING:  
FENCING IS OPTIONAL AND MAY INCLUDE "BLACK IRON" TYPE PICKET (ALUMINUM OR IRON) AT REA RD FRONTAGE, AND/OR CHAIN LINK FENCING ELSEWHERE. ALL FENCING AT REA RD SHALL BE SET BACK AT LEAST 23' FROM THE CURB.

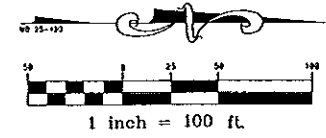
SIDEWALKS:  
ALL BUILDINGS SHALL BE CONNECTED BY SIDEWALK TO THE SIDEWALK ALONG REA ROAD.



FIRE TRUCK TRAVEL  
1" = 200'

BLAKENEY RACQUET CLUB CHARLOTTE

4/16/04  
REV. 5/18/04  
REV. 7/7/14  
PARTIAL SITE PLAN  
REZONING PETITION 2004-51



**WETLAND CERTIFICATION**  
 This certifies that this copy of this plan accurately depicts the boundary of jurisdiction of Section 404 of the Clean Water Act as determined by the adopted on this date. (Unless there is a change in the law or published regulations this determination of Section 404 jurisdiction is valid for a period not to exceed five (5) years from this date. This determination was made utilizing the 1981 Corps of Engineers Wetland Delineation Manual.

Name: Stephen D. Chapin  
 Title: Biologist  
 Date: 1/24/03

Unless stated otherwise, this survey was prepared pursuant to the laws of the State of North Carolina as amended by the Department of Transportation. This survey is deemed to be correct for the purposes of the State of North Carolina and is not intended to be construed as a warranty of title or a first search of the property.

I, Richard Boyd Brooks, certify that this plan was drawn under my supervision from an actual survey made under my supervision. (Cross description recorded in Book 2884, page 182.) That the boundaries not surveyed are clearly indicated as drawn from the deed. I further certify that the area of jurisdiction as calculated is 110,000; that this plan was prepared in accordance with G.S. 47-35 as amended. Witness my original signature, registration number and seal this 24th day of January, A.D. 2003. This survey is of an existing parcel of land. Subject is unincorporated within land or any easements or right-of-ways of record. Area by GMD method of area computation. Copying this plan could be a violation of copyright laws.



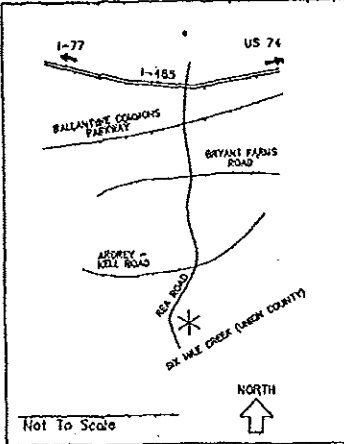
RICHARD BOYD BROOKS  
 1200 JENKINS DRIVE  
 CHARLOTTE, N.C. 28212  
 (704) 568-1799  
 SIGNED: [Signature]  
 Professional Land Surveyor, 1-2889

**LINE TABLE**

LINE	LENGTH	BEARING
L1	19.24	N29°45'55"E
L2	37.63	S83°22'24"W
L3	38.29	S67°19'25"W
L4	31.49	N84°32'34"W
L5	58.23	N49°26'07"W
L6	36.42	N79°32'44"W
L7	31.41	N51°02'23"W
L8	31.81	N61°12'09"W
L9	56.27	N20°22'22"W
L10	48.74	N34°56'31"W
L11	58.37	N68°34'41"W
L12	39.85	N59°06'09"W
L13	21.86	N59°06'09"W
L14	31.92	N11°09'20"W
L15	39.92	S49°21'07"W
L16	41.96	S59°54'22"W
L17	53.31	S44°11'53"W
L18	43.27	S59°41'44"W
L19	38.81	S18°37'57"E
L20	27.22	S73°19'02"E
L21	38.43	S12°19'41"W
L22	28.43	S14°11'53"W
L23	35.32	S71°37'16"W
L24	43.23	N14°49'11"W
L25	26.41	S10°11'52"W
L26	30.64	S59°25'48"W
L27	31.71	N70°38'02"W
L28	28.42	S87°31'21"E
L29	68.03	N87°31'21"E
L30	18.45	N81°19'45"E
L31	22.84	N3°49'51"E

L32	18.41	N38°46'43"W
L33	25.99	N81°37'49"W
L34	13.74	N82°22'43"W
L35	17.53	N59°42'41"W
L36	58.31	N44°28'53"E
L37	37.24	N04°42'32"W
L38	23.82	N24°51'43"E
L39	24.82	S11°12'32"E
L40	46.78	S07°18'36"E
L41	20.17	S07°49'41"W
L42	58.38	S59°36'24"E
L43	47.59	N70°38'02"W
L44	44.25	S27°35'34"W
L45	28.62	N27°49'36"W
L46	33.59	N39°19'04"W
L47	27.50	N07°09'39"W
L48	21.91	N82°22'43"W
L49	12.71	S10°54'11"E
L50	22.63	S19°49'26"E
L51	38.62	S77°54'08"E
L52	49.89	S87°33'22"E
L53	28.41	N02°13'23"E
L54	29.82	N02°13'23"E
L55	48.13	N07°58'27"E
L56	76.77	N11°52'43"E
L57	39.16	N11°58'04"E
L58	28.41	N02°13'23"E
L59	68.34	N57°15'02"E
L60	63.53	N11°09'20"E
L61	43.72	N49°32'44"E
L62	27.54	N34°39'12"E
L63	22.53	N02°13'23"E
L64	9.98	S89°32'41"E
L65	30.13	N11°09'20"E
L66	9.30	S49°24'03"E
L67	52.37	S19°34'26"E
L68	14.82	N07°58'27"E
L69	22.41	N12°52'52"E

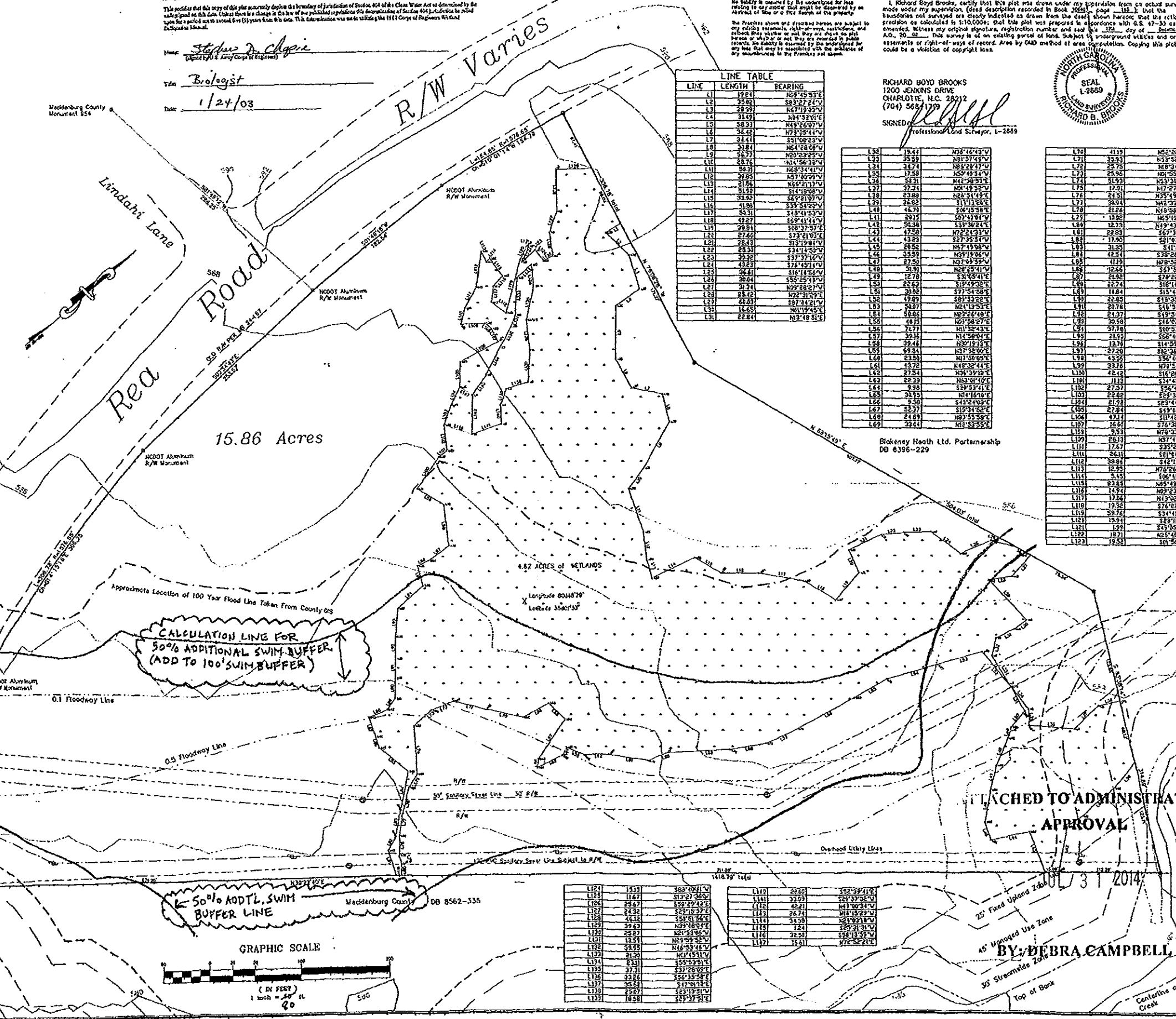
L70	41.19	N05°20'47"E
L71	33.93	N32°32'22"E
L72	25.78	N18°34'22"E
L73	25.98	N01°55'56"E
L74	51.93	N03°32'41"W
L75	17.91	N17°27'31"W
L76	53.78	N35°44'34"E
L77	38.81	N12°52'47"W
L78	21.28	N18°58'25"W
L79	13.82	N05°19'23"W
L80	12.73	N19°43'36"W
L81	29.83	S60°35'21"E
L82	19.80	S01°07'22"E
L83	31.25	S41°11'11"E
L84	42.54	S39°26'48"E
L85	41.19	N07°58'27"E
L86	12.24	S67°55'11"E
L87	61.82	S74°22'08"E
L88	22.74	S18°11'21"W
L89	11.84	S15°43'18"W
L90	22.83	S19°35'55"E
L91	52.78	S48°31'11"E
L92	11.93	S19°31'12"E
L93	30.90	S48°07'35"E
L94	37.18	S08°07'22"E
L95	21.92	S62°45'22"E
L96	13.74	S14°34'22"E
L97	27.28	S10°30'44"W
L98	43.25	S54°40'29"E
L99	33.10	N07°54'51"E
L100	48.12	S16°08'38"E
L101	11.12	S45°20'09"E
L102	27.53	S64°40'32"E
L103	9.82	S59°32'15"E
L104	21.91	S83°44'56"E
L105	27.81	S59°18'11"E
L106	47.21	S11°42'20"W
L107	16.62	S76°36'40"E
L108	9.23	N09°33'32"E
L109	26.13	N07°41'49"E
L110	17.67	S55°08'11"E
L111	25.11	S09°14'52"E
L112	38.84	S12°11'43"E
L113	12.25	N07°26'49"W
L114	5.45	S06°15'15"E
L115	63.63	N05°22'32"W
L116	14.81	N02°33'07"W
L117	17.36	N13°02'48"W
L118	19.32	S74°07'16"W
L119	59.72	S34°41'35"E
L120	15.24	S18°11'52"E
L121	14.81	S25°35'48"W
L122	18.71	N05°48'20"W
L123	19.58	S01°56'24"E



**Notes**  
 1. The deed for this property was attached a miles and bounds description and only made reference to an unsurveyed plot by John B. Yarbrough & Associates, Inc. dated July 31, 1986, last revised September 30, 1987. This property is subject to the a non-exclusive easement for pedestrian and vehicular ingress, egress and egress as shown on the above plat. After careful attention to obtain this plot by me this plot could not be found by John B. Yarbrough & Associates, Inc. The property lines were taken from a schematic site plan by Site Design Studio. Clayton Properties was interested in this situation by ref. Reference DB 10440-143.  
 2. Mecklenburg County Tax ID 22140184.  
 3. Real Road Right of Way taken from the NCCOT plans, project reference R 810033.  
 4. Wetlands located by Leonard S. Rindler, PMS, 704-346-0481.  
 5. D.I. Box, O.S. Elm Site WMA Creek and contours taken from County GIS.  
 6. Longitudes and latitudes scaled from USGS map.

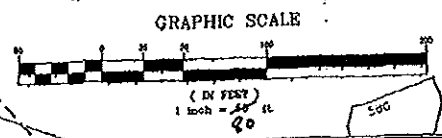
**LEGEND**  
 EP = Existing Iron Pin  
 NP = New Iron Pin  
 JMS = No Point Set  
 R/W = Right Of Way  
 CP = Power Pole  
 MBL = Minimum Building Setback Line  
 EMT = Easement  
 CS = S sanitary Sewer Manhole

London Meadows  
 Phase 2-5  
 MS 13-400



L124	15.19	S88°09'11"W
L125	11.67	S13°27'36"W
L126	29.67	S59°29'42"W
L127	24.32	S29°15'32"E
L128	45.18	S50°01'54"E
L129	39.49	N09°18'02"E
L130	28.87	N09°31'06"W
L131	13.54	N29°59'32"W
L132	35.59	N14°53'41"E
L133	21.53	S55°53'51"E
L134	23.31	S55°53'51"E
L135	37.31	S37°28'09"E
L136	33.26	S59°35'58"E
L137	26.41	S12°11'11"E
L138	22.07	S23°19'11"W
L139	18.58	S19°37'31"E

L140	29.29	S52°59'41"E
L141	33.89	S21°37'32"W
L142	42.41	N11°00'34"W
L143	26.74	N18°19'29"W
L144	34.28	N04°09'11"W
L145	12.84	S09°38'01"W
L146	32.58	S08°11'52"W
L147	18.61	S72°32'21"E



ATTACHED TO ADMINISTRATIVE APPROVAL

BY: DEBRA CAMPBELL

SPRATT & BROOKS  
 P.O. BOX 25175, CHARLOTTE, N.C.  
 LAND SURVEYING  
 (704) 568-1719

City of Charlotte  
 Mecklenburg County, N.C.

Boundary Survey for  
 Clayton Properties, Inc

DATE: 02/03/2014

BY: R.B.B.  
 CHECKED: R.B.B.  
 DATE: NOV. 7, 2002  
 SCALE: 1"=50'  
 JOB #: 02058

SURVEY