



## Charlotte-Mecklenburg Planning Department

**DATE:** October 21, 2015

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2006-131 Catellus Group, LLC

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.

- Proposed reduction of retail square footage for parcels.
- Removal of parcel covered under petition 2015-073.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was note reviewed as part of this request.**



**SITE DATA**  
 TAX PARCEL NOS.: 169-192-10, 169-182-14, 169-183-02, 169-271-03, 169-271-02, 169-183-03, 169-183-05  
 SITE AREA: Approx. 23.05 Acres  
 EXISTING ZONING: O-1/19-10-2  
 PROPOSED ZONING: MUDD-O

**PARKING REQUIREMENTS**  
 PARKING REQUIRED FOR NON RESIDENTIAL 1 / 300 S.F.  
 POTENTIAL RESTAURANT SPACE @ 1/100 S.F.  
 PARKING REQUIRED FOR HOTEL @ 150/UNIT  
 PARKING REQUIRED FOR RESIDENTIAL @ 1.5/UNIT

**OPTION-A**  
 RESIDENTIAL: 357 UNITS  
 OFFICE: 68,000 S.F.  
 RETAIL: 24,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F.  
 RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.

**OPTION-B**  
 RESIDENTIAL: 428 UNITS  
 RETAIL: 24,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F.  
 RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.

**OPTION-C**  
 RESIDENTIAL: 357 UNITS  
 OFFICE: 91,000 S.F.  
 RETAIL: 17,000 S.F. W/ OPTIONAL RETAIL +23,000 S.F.  
 RECREATIONAL AMENITY (CLUBHOUSE): 5,000 S.F.

7,000 square feet retail to include 4,900 for parcel 16918305

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Attached to Administrative Approval

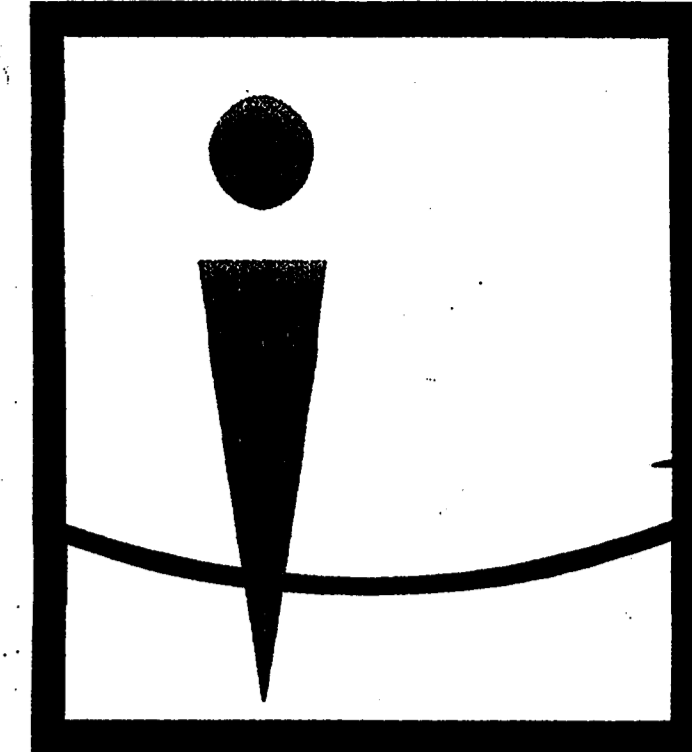
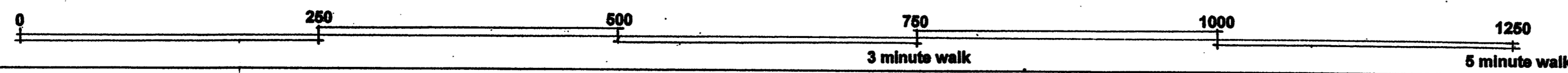
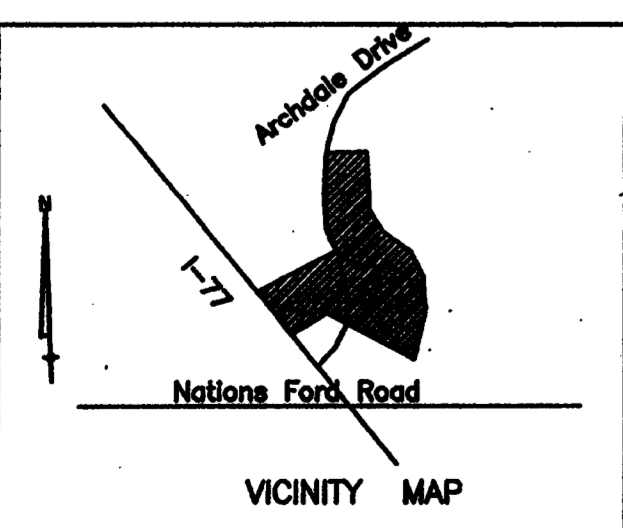
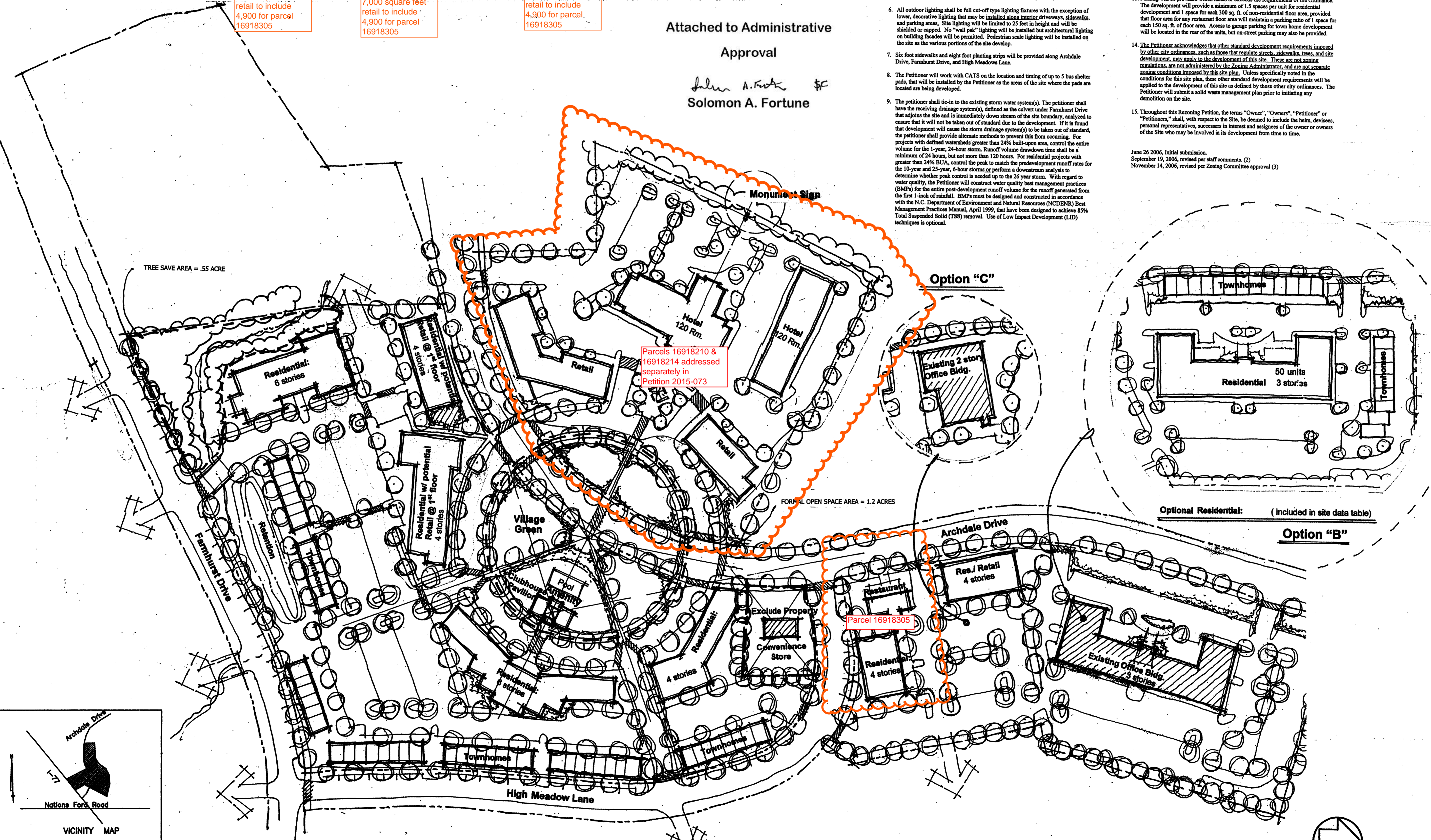
*John A. Fortune*  
 Solomon A. Fortune

**Archdale Drive Mixed Use Development Site MUDD-O Site Plan Notes**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- Access to the site will be provided by driveway connections to Archdale Drive, Farnhurst Drive, and High Meadow Lane as generally depicted on this site plan. Transportation improvements, if any are needed as determined by a Traffic Impact Analysis, will be incorporated into the site development process as the various portions of the site are developed. Exact driveway locations and configurations are subject to CDT review.
- The proposed use of the property will be for the development of the site to accommodate a mixed-use development that will include a combination of retail, restaurant, office, day care, and residential uses along with associated parking, open space, and service areas. The Petitioner reserves the right to convert office floor area to residential floor area so long as the resulting traffic generation is traffic neutral. This conversion is limited to the areas of the site indicated on the site plan. The Petitioner reserves the right to locate various uses within various multistory buildings as generally indicated on the site plan. These buildings may have retail, office, or residential uses on the ground floor so long as the total development rights for these various uses are not exceeded. Town homes will orient toward the public streets as generally depicted on the site plan.
- All dumpsters will be screened with solid enclosures and gates.
- The Petitioner will install an internal sidewalk system that will connect the buildings on the site with sidewalks on the adjacent public street as required by Section 12.252.
- All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. Site lighting will be limited to 25 feet in height and will be shielded or capped. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted. Petitioner site lighting will be installed on the site as the various portions of the site develop.
- Six foot sidewalks and eight foot planting strips will be provided along Archdale Drive, Farnhurst Drive, and High Meadows Lane.
- The Petitioner will work with CATS on the location and timing of up to 5 bus shelter pads, that will be installed by the Petitioner as the areas of the site where the pads are located are being developed.
- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s), defined as the culvert under Farnhurst Drive that adjoins the site and is immediately down stream of the site boundary, analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms as per a downstream analysis to determine whether peak control is needed up to the 26 year storm. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 85% Total Suspended Solids (TSS) removal. Use of Low Impact Development (LID) techniques is optional.

- The common open spaces within the development will be improved with sidewalks, landscaping, a clubhouse, and a pool. The Petitioner will set aside several open space and tree save areas. The tree save area, as generally depicted on the site plan, will be at least .55 acre in area and the formal open space area in the center of the site will be at least 1.2 acres in area. The tree save area will be established and protected during the construction of the portion of the site that adjoins the tree save area. The formal open space area will be landscaped as the focal point of the development, and such landscaping will include trees, but since this is an urban development, the area will not be planted to create a tree save area in the center of the site. In addition, an additional 1.5 acres in smaller areas will comprise other open space areas. Some of these areas already contain trees and some will be created as the site develops. Collectively, the improved open space areas and areas wherein new trees will be planted will include at least 250 new trees, which will be planted as part of the development for that portion of the overall site. The Petitioner will contact the appropriate State and federal agencies regarding any required water quality or wetlands permits.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping, except as noted below. The Petitioner reserves the right to seek a variance relative to the transitional setback along the portion of the site that adjoins the right-of-way of I-77.
- Through the MUDD-O process, the Petitioner requests the ability to have limited parking between the buildings and the streets (this condition presently exists on the site at the 3 story office building) and to propose specific signage that may not conform to the normal MUDD signage standards. The proposed sign dimensions and character are illustrated and included as part of the site plan. The location of the proposed signs is indicated on the site plan. Otherwise, all signage will comply with MUDD standards.
- Parking will be provided which meets or exceeds the requirements of the Ordinance. The development will provide a minimum of 1.5 spaces per unit for residential development and 1 space for every 300 sq. ft. of non-residential floor area, provided that floor area for any restaurant floor area will maintain a parking ratio of 1 space for every 150 sq. ft. of floor area. Access to garage parking for town home development will be located in the rear of the units, but on-street parking may also be provided.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances. The Petitioner will submit a solid waste management plan prior to initiating any demolition on the site.
- Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

June 26, 2006, Initial Submission;  
 September 19, 2006, revised per staff comments (2)  
 November 14, 2006, revised per Zoning Committee approval (3)



**Overcash Demmitt Architects**

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APPROVED BY  
 CITY COUNCIL  
 DEC 11 2006

Rezoning Petition 06-131

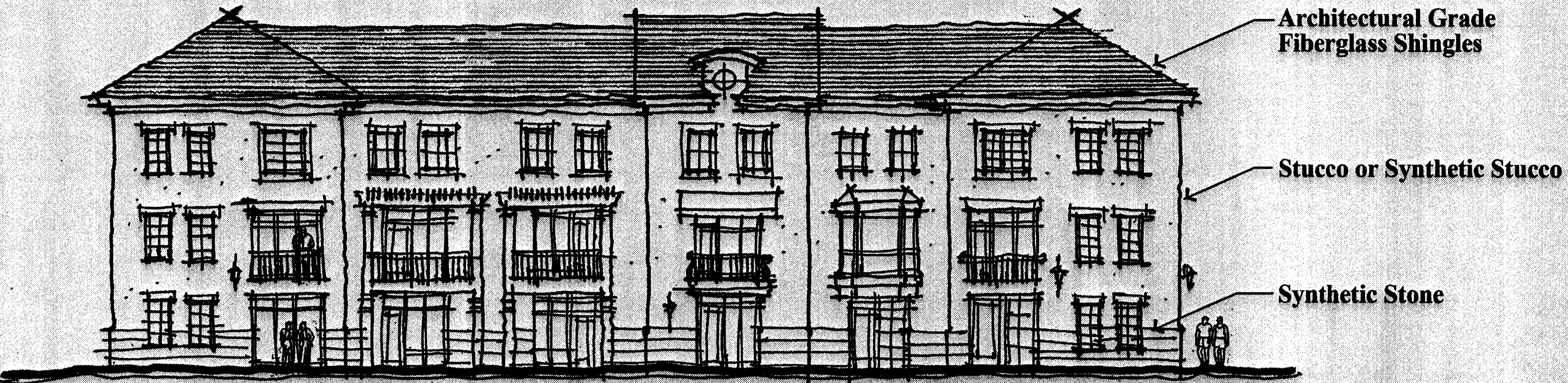
**Archdale Mixed Use Development "MONTPARNASSE"**  
 Catellus Group, LLC  
 CHARLOTTE, NORTH CAROLINA

REZONING SUBMITTAL	06/26/06
REZONING SUBMITTAL	09/19/06
REZONING SUBMITTAL	11/15/06
REZONING SUBMITTAL	11/17/2006
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SITE PLAN

SP1.1





**Typical Townhomes**

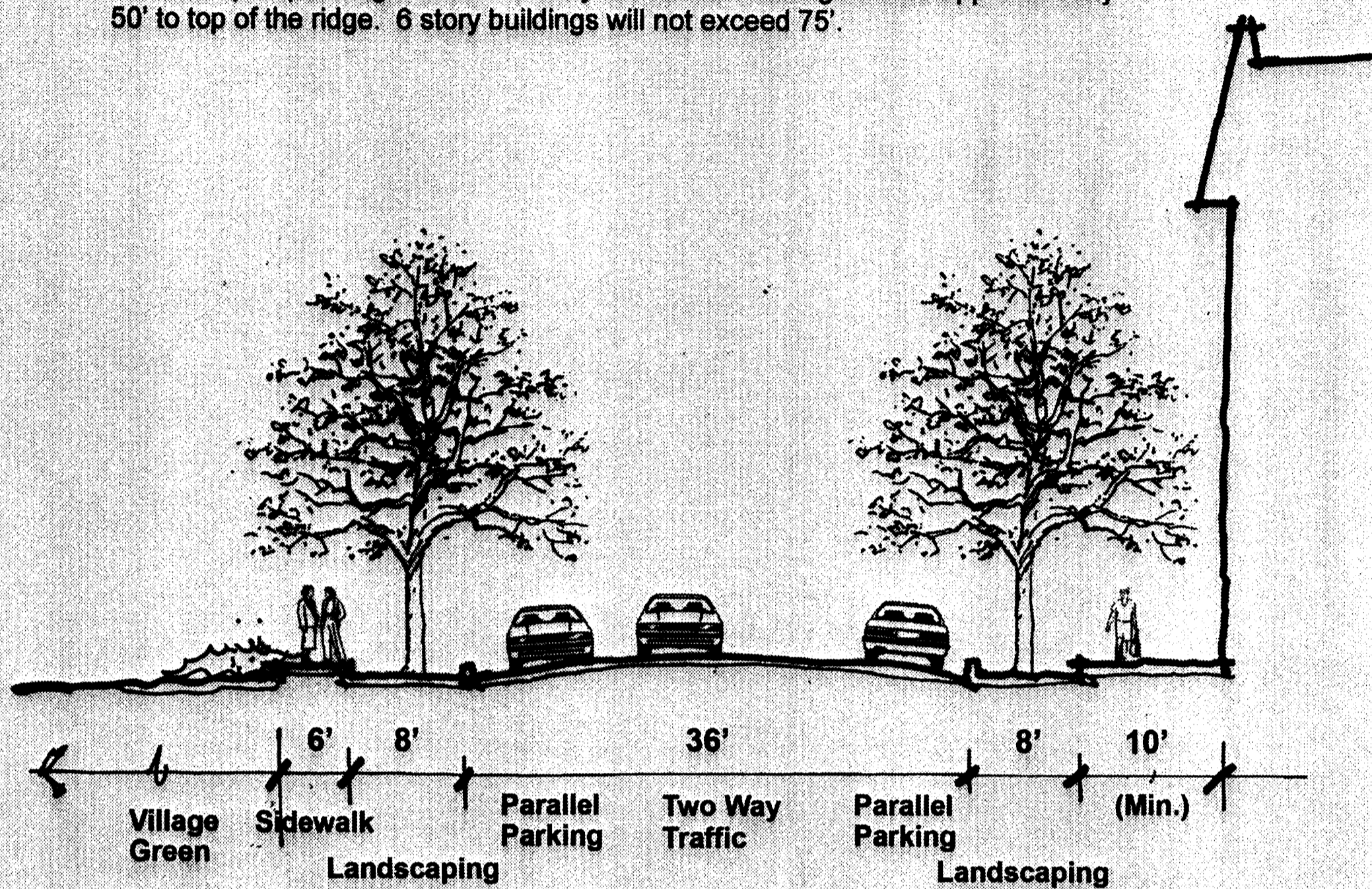
**General Notes: Architectural Description**

The Montparnasse Mixed Use Development will allow a mixture of styles and materials, even though the underlining image is of a French Urban Community. The buildings are allowed either pitched roofs, Mansard roofs or flat roofs. Allowable building skin materials include stone, synthetic stone, brick, stucco, synthetic stucco, precast, siding or hardi-plank. Allowable roof materials for pitched roofs include architectural grade fiberglass shingles, standing seam metal roofing, slate or synthetic slate.

The buildings are allowed to be one story to 6 stories. Typical townhomes would be approximately 30'-45' to top of ridge. One story retail buildings will have a minimum parapet height of 22'. 4 story residential buildings will be approximately 50' to top of the ridge. 6 story buildings will not exceed 75'.

Attached to Administrative Approval

*Solomon A. Fortune* SF  
Solomon A. Fortune



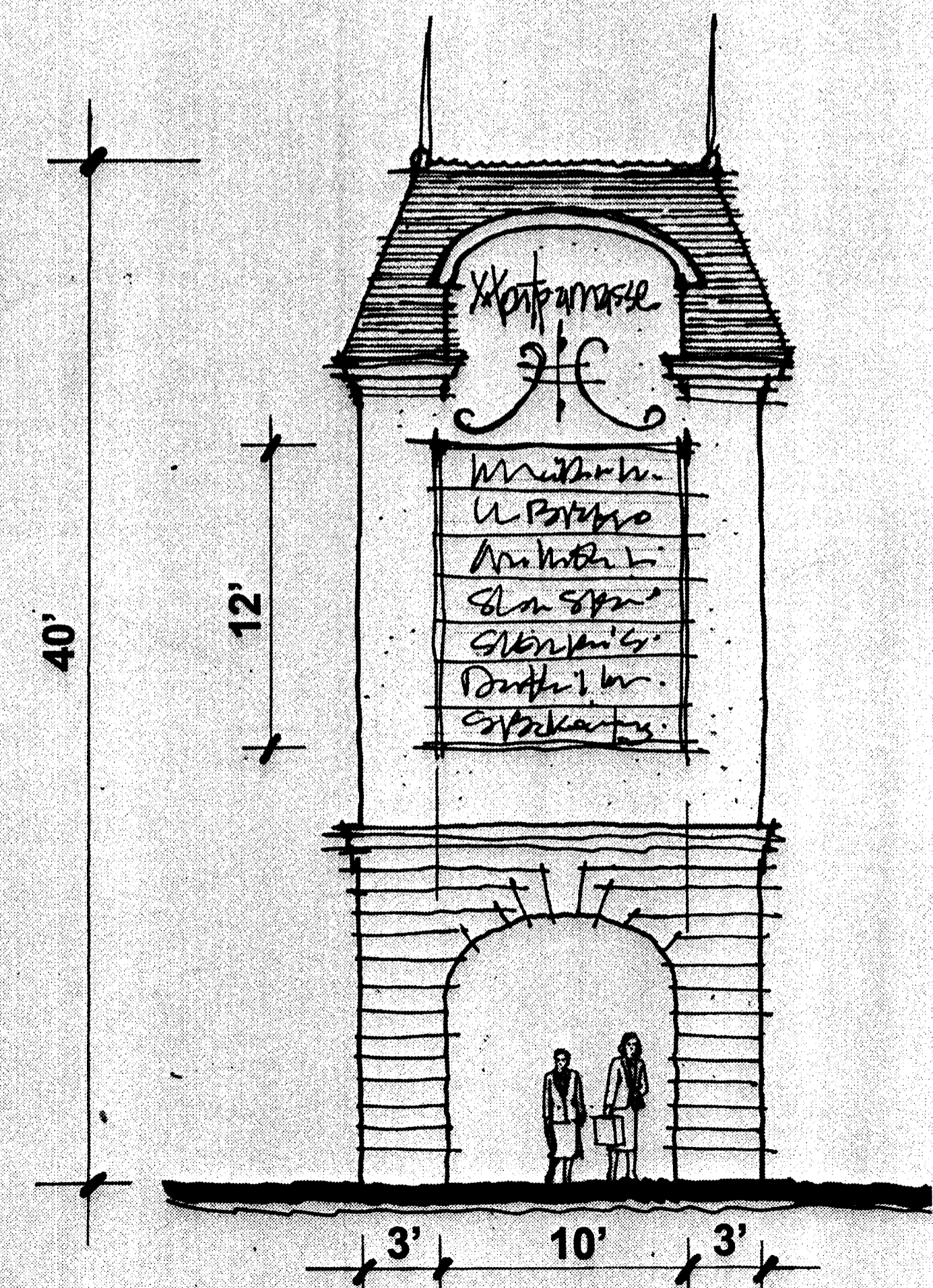
**Typical cross section thru street around Village Green**



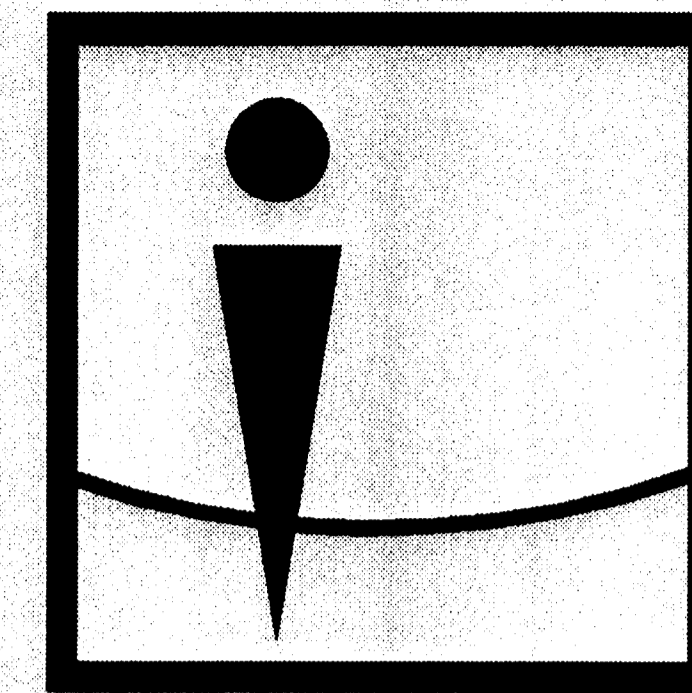
**Typical Street Side Retail**



**Typical Residential or Residential over Retail**



**Interstate Monument Sign**



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PETITION NUMBER 06-131

**Archdale Mixed Use Development "MONTPARNASSE"**

Catellus Group, LLC  
CHARLOTTE, NORTH CAROLINA

PETITION NUMBER 06-131

REZONING SUBMITTAL	06/26/06
REZONING SUBMITTAL	09/19/06
REZONING SUBMITTAL	11/15/06
REZONING SUBMITTAL	11/17/2006
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**Elevations**

**SP1.2**