



Charlotte-Mecklenburg Planning Department

DATE: June 12, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning
Director

SUBJECT: Administrative Approval for Petition No. 2007-143 Gateway Homes 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.

- To allow modification to the originally approved site plan.
- Revised building elevations.

Reasons for Staff's support of the request:

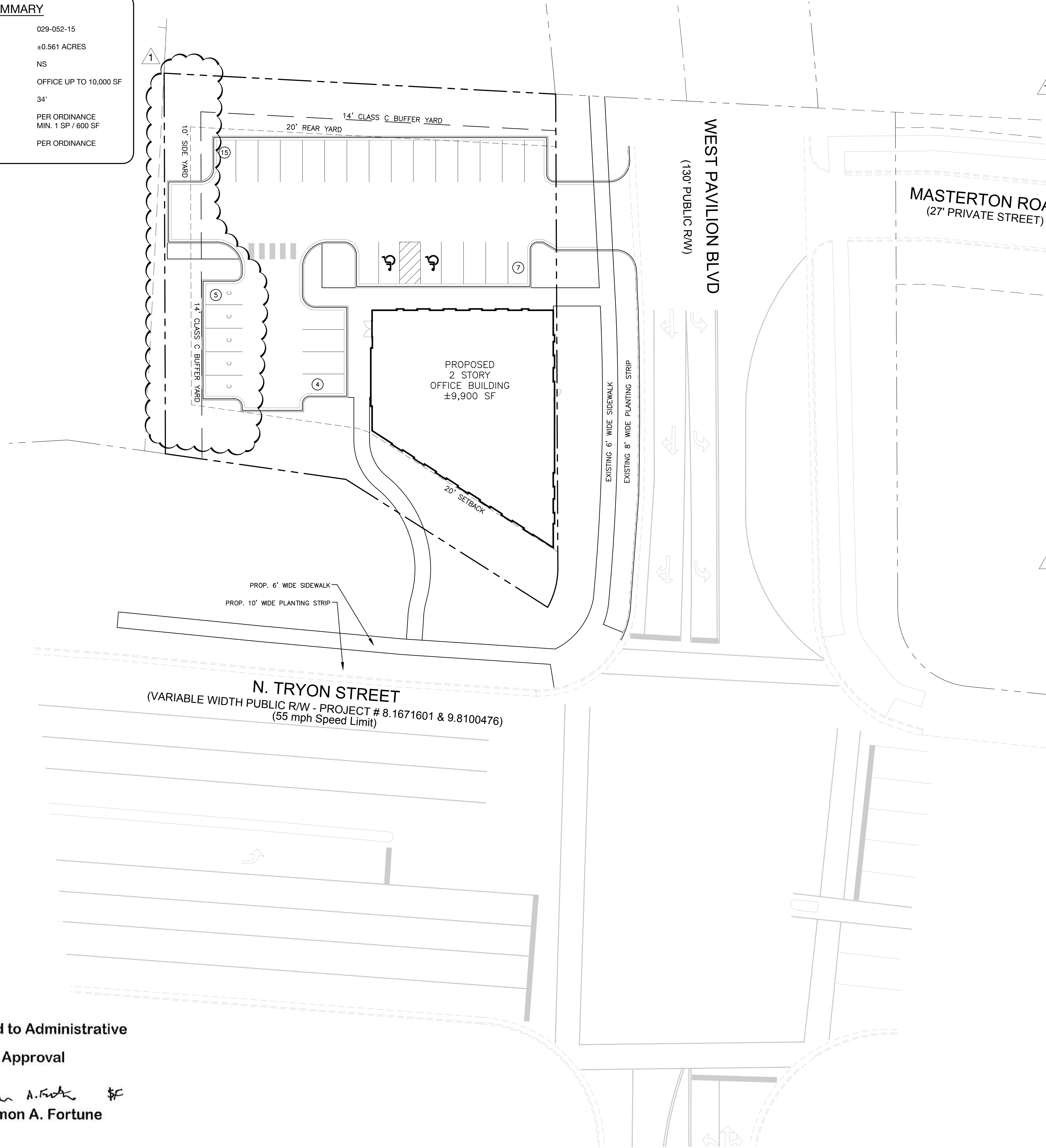
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

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

Signage was not reviewed as part of this request.

DEVELOPMENT SUMMARY

TAX PARCEL ID:	029-052-15
TOTAL SITE AREA:	±0.561 ACRES
ZONING:	NS
PROPOSED USE:	OFFICE UP TO 10,000 SF
BUILDING HEIGHT:	34'
VEHICULAR PARKING:	PER ORDINANCE MIN. 1 SP / 600 SF
BICYCLE PARKING:	PER ORDINANCE

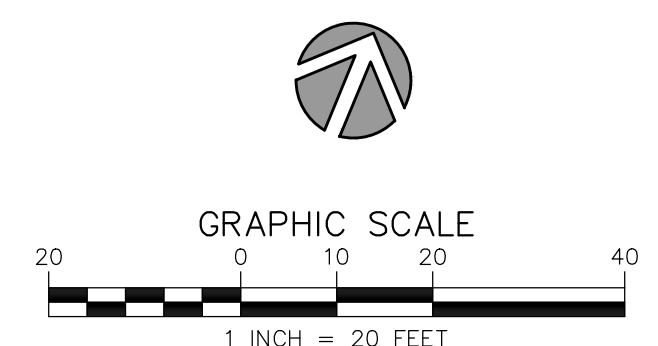


DEVELOPMENT STANDARDS:

- A) PERMITTED USES:**
 1) PERMITTED USES SHALL BE THOSE ALLOWED IN THE NS ZONING CLASSIFICATION, FOR GENERAL AND MEDICAL OFFICE USES.
 2) THE GROSS FLOOR AREA OF THE SITE MAY NOT EXCEED, IN AGGREGATE, 10,000 SQUARE FEET.
- B) SETBACKS, SIDE YARDS AND REAR YARDS:**
 1) BUILDING SETBACKS ON THE SITE SHALL BE 20', MEASURED FROM THE ROW ALONG HWY 29, AND 14' FROM THE PROPOSED CURB LINE OF THE NEW PUBLIC STREET (EXTENSION OF PAVILION BLVD) OR RIGHT-OF-WAY, WHICHEVER IS GREATER.
- C) SCREENING AND STREETScape TREATMENT:**
 1) SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
 2) ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES.
 3) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- D) DESIGN AND PERFORMANCE STANDARDS:**
 1) NO SPANDREL GLASS SHALL BE ALLOWED ALONG STREET FRONTS. GLASS DOORS WITH EMERGENCY ACCESS BARS ALONG THE STREET SHALL BE PROVIDED.
- E) LIGHTING:**
 1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN.
 2) ALL FREESTANDING LIGHTING FIXTURES SHALL BE BOXED AND FULLY SHIELDED AND NOT EXCEED 20 FEET IN HEIGHT, INCLUDING ITS BASE.
 3) PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN TREE ISLANDS.
 4) WALL "PAK" LIGHTING SHALL NOT BE PERMITTED.
- F) SIGNS:**
 1) SIGNS IN THE NS DISTRICT ARE PERMITTED IN ACCORDANCE WITH SECTION 11.509, PER SECTION 11.509(B), DETACHED IDENTIFICATION SIGNS FOR FREE-STANDING BUSINESSES ARE ALLOWED IN ACCORDANCE WITH SECTION 13.108(4), WITH THE EXCEPTION THAT THE MAXIMUM SIGN SURFACE AREA SHALL NOT EXCEED 32 SQUARE FEET AND THE MAXIMUM HEIGHT SHALL NOT EXCEED 7 FEET, PER SECTION 11.509(1)(C), DETACHED IDENTIFICATION SIGNS FOR SHOPPING CENTERS AND OTHER MULTI-TENANT BUILDINGS ARE PERMITTED AND SHALL NOT EXCEED 64 SQUARE FEET, AND THE MAXIMUM HEIGHT SHALL NOT EXCEED 4 FEET.
- G) PARKING:**
 1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE NS ZONING DISTRICT AT 1 SPACE PER 600 SQUARE FEET.
 2) PARKING SHALL NOT BE LOCATED BETWEEN THE BUILDING AND HIGHWAY 29 OR PAVILION BOULEVARD EXTENSION.
 3) BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
- H) SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS:**
 1) A SIDEWALK SHALL BE PROVIDED ALONG US HWY 29 WHICH WILL BE AT LEAST 6 FEET IN WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8 FEET IN WIDTH, FINAL DESIGN MUST BE COORDINATED WITH AND APPROVED BY NCDOT.
 2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
- I) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS:**
 1) THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON 1 THIS SHEET, CONNECTING TO THE WESTERN PROPERTY LINE.
 2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- J) FIRE PROTECTION:**
 1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.
- K) ENVIRONMENTAL:**
 1) THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE PETITIONER MAY ELECT TO MEET THE TREE SAVE AREA REQUIREMENT AS THE PAYMENT-IN-LIEU OPTION AS ALLOWED BY THE ORDINANCE.
 2) LOCATION, SIZE, AND TYPE OF ANY STORMWATER MANAGEMENT SYSTEMS DEPICTED ON REZONING SITE PLAN IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 3) STORM WATER QUANTITY CONTROL - THE PETITIONER SHALL TIE-IN TO EXISTING STORM WATER SYSTEMS(S), THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) 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.
 4) STORM WATER QUALITY TREATMENT - FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMP'S) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST DEVELOPMENT RUNOFF VOLUME FOR THE FIRST 1-INCH OF RAINFALL. BMP'S MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
 5) VOLUME AND PEAK CONTROL - 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 OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS "A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT."
 6) FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR, 6-HOUR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YEAR, AND 25-YEAR, 6-HOUR STORMS.
 7) FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2 AND 10-YEAR, 6-HOUR STORM.
 8) A PROPOSED STORMWATER PIPE WILL RUN EAST ALONG HWY 29 COLLECTING THE STORMWATER GENERATED BY THIS SITE AND BY THE SITE AFFECTED BY REZONING PETITION 2007-047. THE STORMWATER WILL BE TREATED BY THE PROPOSED FACILITY AT THE GATEWAY HOMES MULTI-FAMILY SITE ALONG HWY 29. THE PROPOSED STORMWATER FACILITY HAS BEEN ENGINEERED TO ACCOMMODATE ADDITIONAL RUNOFF FROM THESE SITES.
- L) AMENDMENTS TO REZONING PLAN:**
 1) FUTURE AMENDMENTS TO THIS SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
 2) THE PETITIONER AND SUBSEQUENT OWNERS HAVE THE OPTION TO FILE A VARIANCE TO THE ZONING BOARD OF APPEALS FOR THE SIDEWALK CONNECTION FROM THE BUILDING TO NORTH TRYON STREET - PER SECTION 12.529 OF THE ZONING ORDINANCE. FROM NORTH TRYON STREET TO THE FRONT OF THE BUILDING, THERE IS AN INCREASE IN ELEVATION OF APPROXIMATELY 15 FEET.
- M) BINDING EFFECT OF THE REZONING APPLICATION:**
 1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OF THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbanpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

Gateway Communities NC, LLC
Dave Ransenberg
6701 Carmel Rd
Suite # 118
Charlotte, NC 28226

North Tryon Office
Site Plan
Charlotte, North Carolina

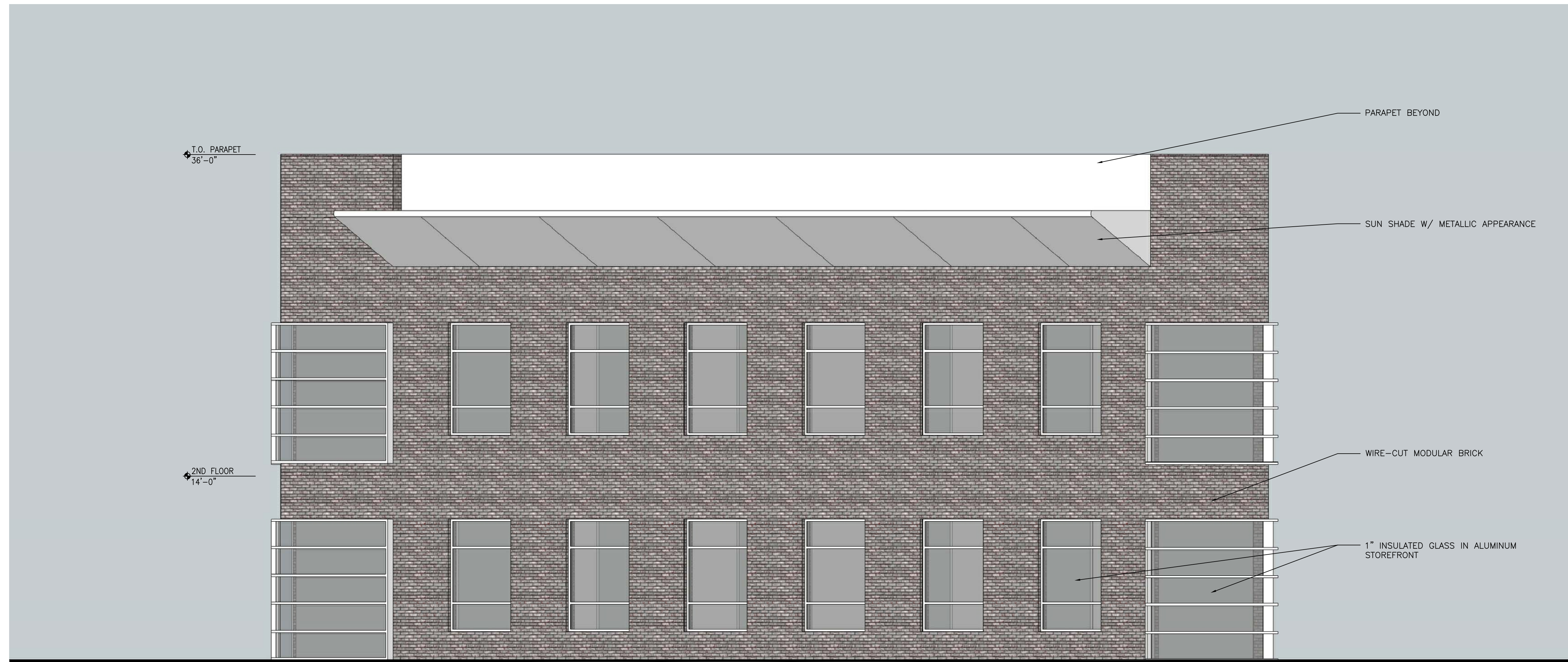
NO.	DATE	BY	REVISIONS:
1	05.10.18	UDP	PER CITY COMMENTS

Project No: 18-034
Date: 03.29.2018
Designed by: udp
Drawn by: udp
Scale: 1"=20'
Sheet No:

SP-1.0

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune



01 | Front Elevation
NTS

NORTH TRYON

ELEVATIONS
Schematic

- Approved
- Revise as noted



Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune



01 Left Elevation
NTS

NORTH TRYON

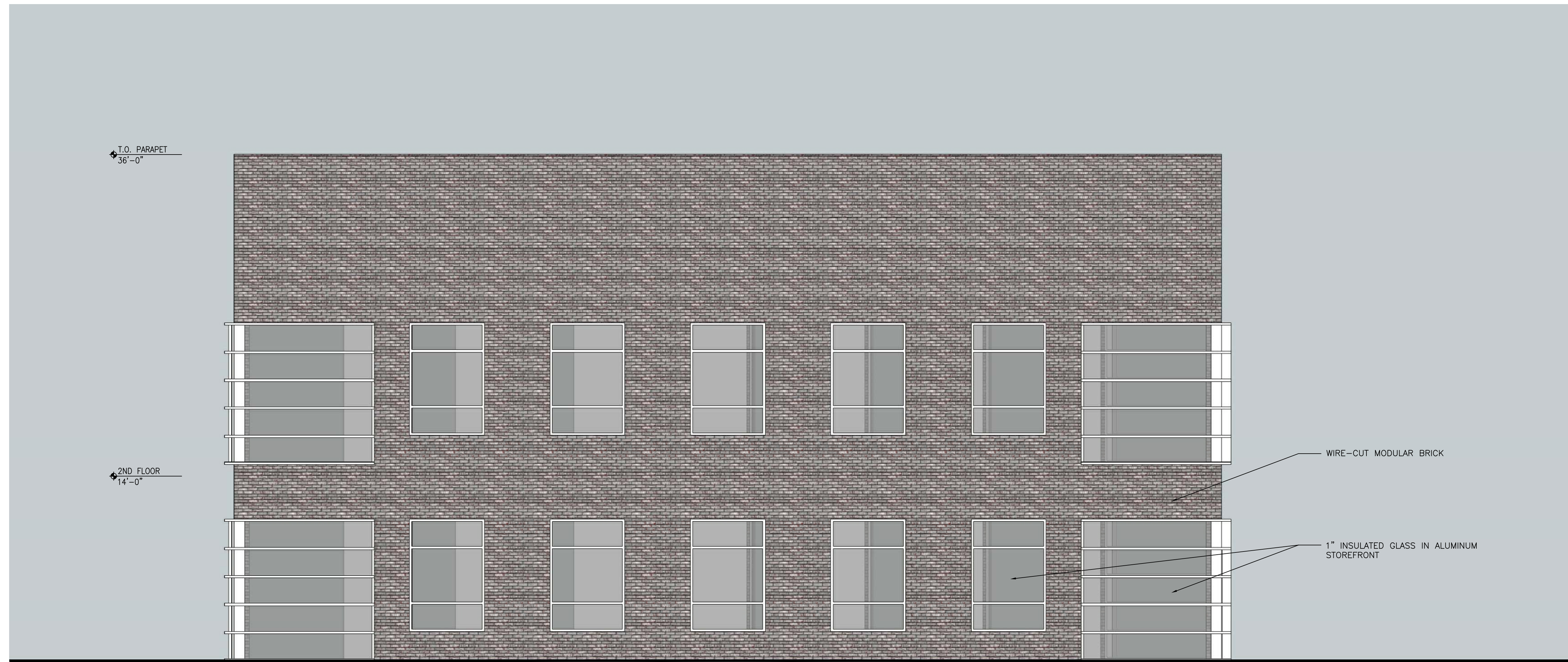
ELEVATIONS
Schematic

- Approved
- Revise as noted



Attached to Administrative
Approval

Solomon A. Fortune SF
Solomon A. Fortune



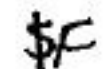
01 Rear Elevation
NTS

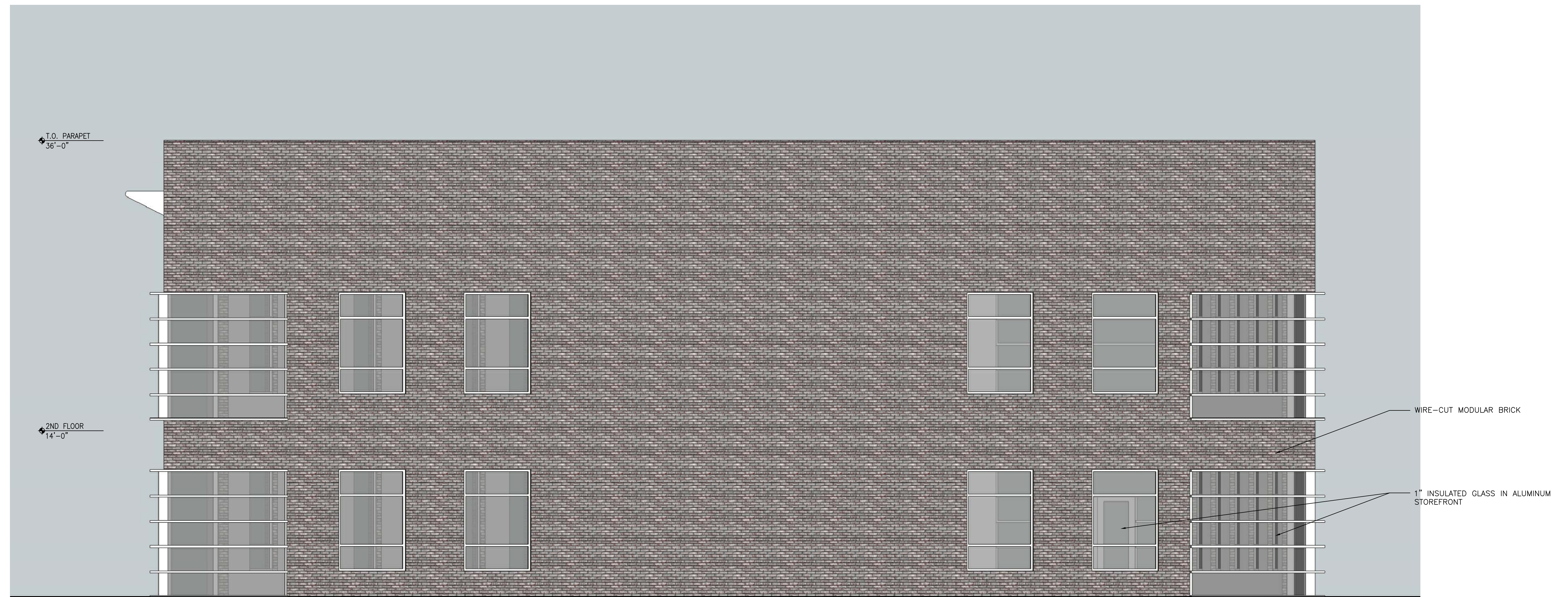
NORTH TRYON

ELEVATIONS
Schematic

- Approved
- Revise as noted

Attached to Administrative
Approval

Solomon A. Fortune 
Solomon A. Fortune



01 Right Elevation
NTS

NORTH TRYON

ELEVATIONS
Schematic

- Approved
- Revise as noted

