



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** February 25, 2021

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2009-058 Therapeutic Services Group

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 for a modification of the site plan to increase buffer size and class for a secondary school.
- Addition of single-family parcels for a secondary school.

Staff supports of the request because:

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

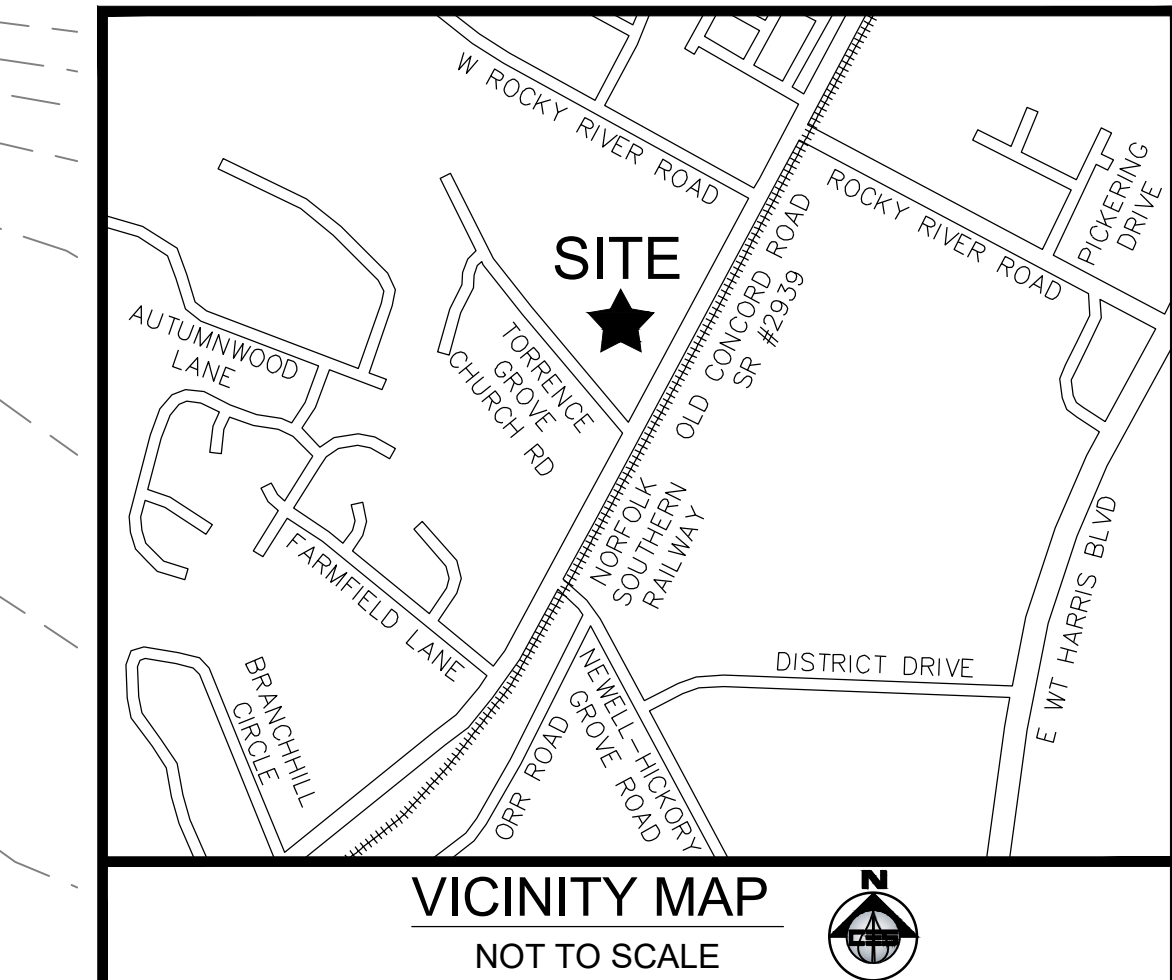
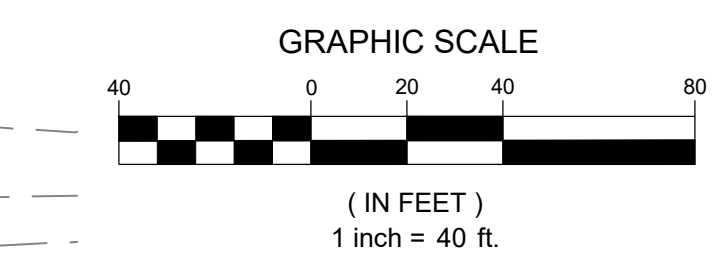
**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

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



Solomon A. Fortune

LEGEND
EXISTING
PROPOSED
CONCRETE CURB & GUTTER
PROPERTY LINE
ACCESSIBLE PARKING
STANDARD DUTY ASPHALT
CONCRETE SIDEWALK



boomerang DESIGN
rethink, repurpose, results
CHARLOTTE
1230 W. Morehead St., Suite 214
Charlotte, NC 28208
704.731.7000
SHELY
201 S. Washington St., Suite 200
Shelby, NC 28150
704.406.6000
RALEIGH
6333 Falls of Noles, Suite 204
Raleigh, NC 27609
919.773.6400
LEWINGTON
1070 S. Lane Dr., Suite J
Lewington, NC 28859
803.356.0507
CES GROUP
ENGINEERS
PLANNERS
SURVEYORS
SCIENTISTS

CES Group Engineers, LLP
NC FIRM LICENSE #F-1240
274 N. Hwy. 16, SUITE 300
DENVER, NC 28037
T 704. 489.1500
www.ces-group.net

S:\ENGINEERING\2020\20200200 - SUGAR CREEK CHARTER SCHOOL EXPANSION\ADMINISTRATIVE\ADMINISTRATIVE SITE PLAN.DWG, February 17, 2020 SCDLREN

TORRENCE GROVE CHURCH ROAD
NCSR #2842
80' PUBLIC RIGHT OF WAY
STATE MAINTAINED

JACK R. CHRISTIAN
JOHN R. CHRISTIAN
TIMOTHY A. CHRISTIAN
DB 34280 PG 948
PIN: 049-191-08
ZONED: O-1

NGS "NCR ME 370-3"
N: 559627.24 (NAD83)
E: 1481117.62 (NAD83)
ELEV: 767.99 (NAVD88)

PART OF LOT 3
J.A. NEWELL ESTATE
MB 6 PG 433
MINNIE & MILLET COLEMAN
DB 4365 PG 346
PIN: 049-191-99
ZONED: R-3

PART OF LOT 3
J.A. NEWELL ESTATE
MB 6 PG 433
KATIE STEWART
DB 10681 PG 782
PIN: 049-191-05
ZONED: R-3

PART OF LOT 3
J.A. NEWELL ESTATE
MB 6 PG 433
WILLIAM & MILLET COLEMAN
DB 6273 PG 823
PIN: 049-191-32
ZONED: R-3

LOTS 18-23
J.A. NEWELL ESTATE
MB 6 PG 433
NEWELL-PRESBYTERIAN
CHURCH
DB 213 PG 329
PIN: 049-191-20
ZONED: R-3

BELLSOUTH
TELECOMMUNICATIONS, INC.
(AT&T LOT)
MB 6 PG 433
DB 11371 PG 279
PIN: 049-191-14
ZONED: R-3

PART OF LOT 14
J.A. NEWELL ESTATE
TIMOTHY & SARAH WILLIAMS
MB 6 PG 433
DB 25662 PG 417
PIN: 049-191-30
ZONED: R-3

SUGAR CREEK
CHARTER SCHOOL, INC.
DB 29976 PG 581
PIN: 049-191-09
ZONED: R-3

PROPOSED 2 STORY BUILDING
APPROX. 16,800 SF FOOTPRINT
APPROX. 31,250 SF TOTAL

OLD CONCORD ROAD NCSR #2939
60' PUBLIC RIGHT-OF-WAY
STATE MAINTAINED

NC RAILROAD COMPANY RAILWAY
200' RIGHT-OF-WAY PER MECKLENBURG COUNTY GIS

- EXISTING SITE DATA:
TAX PID: 04919109
DEDICATED ROW: OLD CONCORD ROAD - 60' PUBLIC RIGHT OF WAY
TORRENCE GROVE CHURCH ROAD - 60' PUBLIC RIGHT OF WAY
NET ACREAGE: 10.577 AC
EXISTING ZONING: INST (CD) PER REZONING PETITION 2009-058 AND R-3
EXISTING LAND USE: HIGH SCHOOL
PROPOSED SITE DATA:
PROPOSED ALLOWABLE USE: HIGH SCHOOL
OFF-STREET PARKING REQUIREMENTS:
SCHOOL:
1 SPACE PER CLASSROOM = 39 SPACES (39 CLASSROOM)
1 SPACE PER 5 STUDENTS = 120 SPACES (600 STUDENTS)
TOTAL PARKING PROVIDED: 159 SPACES
OF WHICH 9 ARE ACCESSIBLE SPACES
BUFFER REQUIREMENTS:
CLASS A, 50' FRONT HALF BUFFER (6 TREES AND 30 SHRUBS PER 100 LF)
CLASS B, 75' BUFFER ADJACENT TO RESIDENTIAL USES
(12 TREES AND 40 SHRUBS PER 100 LF)
DEVELOPMENT STANDARDS:
INST (CD) STANDARDS
MIN LOT AREA: 15,000 SF
MIN LOT WIDTH: 80 FT
MIN SETBACK: 40 FT
MIN SIDE YARD: 20 FT
MIN REAR YARD: 20 FT
MAX BUILDING HEIGHT: 45 FT
MAX FLOOR AREA RATIO: 0.5
R-3 STANDARDS
MIN LOT AREA: 12,000 SF
MIN LOT WIDTH: 70 FT
MIN SETBACK: 30 FT
MIN SIDE YARD: 20 FT
MIN REAR YARD: 45 FT
MAX BUILDING HEIGHT: 48 FT
MAX FLOOR AREA RATIO: 0.5
REZONING NOTES:
1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE...
2. ALL FUTURE ELEMENTS ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS...
3. VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN...
4. THE MAXIMUM FLOOR AREA RATIO (FAR) SHALL NOT EXCEED FIFTY PERCENT OF THE SITE ACREAGE...
5. SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS...
6. CROSS-EASEMENT AGREEMENTS FOR VEHICULAR CIRCULATION WILL BE PROVIDED TO COVER THE EXISTING SHARED USE OF ENTRANCE...
7. SHARED PARKING BETWEEN ON SITE USERS WILL MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE PARKING REQUIREMENTS...
8. BUFFER MAY BE REDUCED BY 25% IF A FENCE OR WALL IS CONSTRUCTED...
9. FIFTY PERCENT OF CLASS A BUFFER IS REQUIRED ALONG OLD CONCORD RD WHERE INST (CD) IS PROPOSED...
10. A RIGHT-OF-AWAY EQUAL TO 35 FEET FROM THE EXISTING CENTERLINE OF OLD CONCORD RD WILL BE DEDICATED AND CONVEYED...
11. EXISTING DRIVEWAY ACCESS TO OLD CONCORD RD (THROUGH THE SETBACK) SHALL BE RECONSTRUCTED TO MEET CURRENT CHARLOTTE LAND DEVELOPMENT STANDARDS...
12. FUTURE EXPANSION SHALL INCLUDE A 7,500 SF OF BUILDING (MAXIMUM) AND RELATED PARKING AREA...
13. A MAP WILL BE RECORDED CREATING TWO PARCELS COINCIDING WITH THE ZONING DISTRICT CREATED BY THIS REZONING...
14. SHOULD THE SITE TO BE USED AS A HIGH SCHOOL IN THE FUTURE, THE BUFFER BECOME A CLASS "B" BUFFER...
15. THE PROPOSED RECOMBINATION OF LOTS MUST BE COMPLETED PRIOR TO ISSUANCE OF A CHANGE OF USE OR OTHER OCCUPANCY PERMIT.



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DO NOT SCALE OFF DIMENSIONS.

Table with columns: NO., DATE, DESCRIPTION.
3 02/16/2021 CITY REVIEW COMMENTS

CD PROJECT PHASE
2009 BOOMERANG DESIGN PROJECT NUMBER
11-24-2020 DRAWING RELEASE DATE

CONDITIONAL DISTRICT REZONING PLAN SCHOOL

SHEET TITLE
RZ-1 SHEET