

Administrative Amendment Application

City of Charlotte

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BY: g 16-23

Application for an Administrative Amendment to a previously approved conditional zoning district as per Section 6.207 of the City of Charlotte Zoning Ordinance.

ZONING INFORMATION:

Associated rezoning petition Number: 2013-060 Zoning: NS

Purpose of Administrative Amendment: *(Indicate all proposed changes):*

The Petitioner may elect to construct a building envelope and drive thru lane on Parcel 1 as shown as "Phase 1 Option Insert" and "Phase 2 Option Insert" on this Site Plan Amendment #2. If the Petitioner elects this Option, then (1) the connection between Parcel 1 and Parcel 2 adjacent to the S. Tryon landscape setback shall be eliminated to reduce the potential risk of drive thru traffic backing up into S. Tryon Street; and (2) additional landscaping shall be planted in the planting area between the parking area of Parcel 2 and the proposed drive-thru service lane as shown.

GENERAL INFORMATION:

Property Owner: Steelecroft 49, LLC

Owner's Address: 1341 E. Morehead St., Ste. 201 City, State, Zip: Charlotte, NC 28204

Tax Parcel Number(s): 219-12-301

Location of Property: 13115 S. Tryon Street, Charlotte, NC

Steelecroft 49, LLC

Jane Atkins-Teague, Manager
Property Owner Signature
(or person(s) authorized to sign on behalf of the property owner)

CONTACT INFORMATION:

Terry Williams
Name of Contact

704-344-1868
Telephone Number

twilliams@withrowcapital.com
E-Mail Address

Steelecroft 49, LLC

1341 E. Morehead Street, Suite 201, Charlotte, NC 28204 (704) 344-1868 Facsimile: (704) 344-2305

October 29, 2014

Attn: Solomon Fortune
Charlotte-Mecklenburg Planning Department
Development Services
600 East 4th Street
8th Floor

Re: Resubmission of Site Plan Amendment #2 for Rezoning Petition 2013-60

Dear Mr. Fortune:

Attached you will find our resubmission of the Site Plan Amendment #2 for Rezoning Petition 2013-60 which incorporates all of Staff's requested changes. In particular, we revised the follow:

- 1) Revised labels of inserts to read "Phase 1 Detail" and "Phase 2 Final Buildout".
- 2) Labeled and tabulated Open Space square footage.
- 3) Modified note 10(e).
- 4) Added detail on Sheet RZ-2 to illustrate additional landscaping between parking area on Parcel 2 and the drive thru lane.

If you have any questions, please contact Terry Williams at 704-344-1868.

With kindest regards, I am

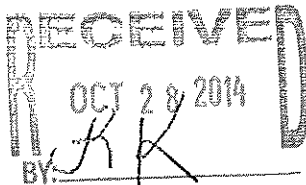
Very truly yours,

Steelecroft 49, LLC



Terry L. Williams

Date: 10/29/14



cc: Dan Thorn, Withrow Capital, Inc.