



Charlotte-Mecklenburg Planning Department

DATE: March 25, 2020

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2014-100 Flywheel 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.

- Modification to incorporate an easement for the Cross Charlotte Trail and extension of Cullman Avenue.

Staff supports of the request because:

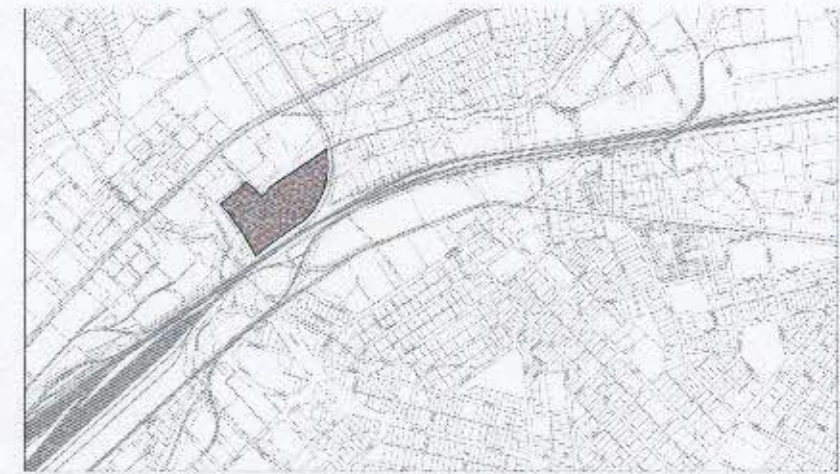
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note:

All other Zoning, PCSO, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.

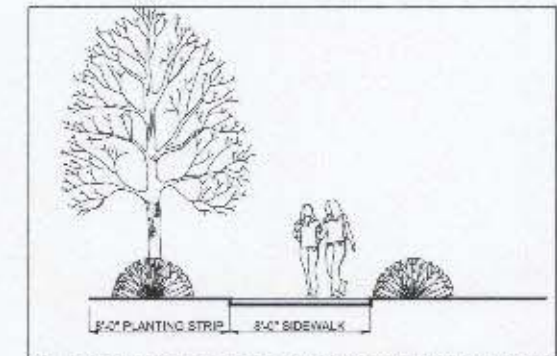
Solomon A. Fortune
Solomon A. Fortune



VICINITY MAP
N.T.S.

LEGEND

- POTENTIAL GREENWAY DEDICATION AREA
- BUILDING / PARKING ENVELOPE
- VEHICLE CIRCULATION
- PEDESTRIAN / BICYCLE CIRCULATION



A. PROPOSED PEDESTRIAN CIRCULATION
N.T.S.

1. DEVELOPMENT DATA TABLE

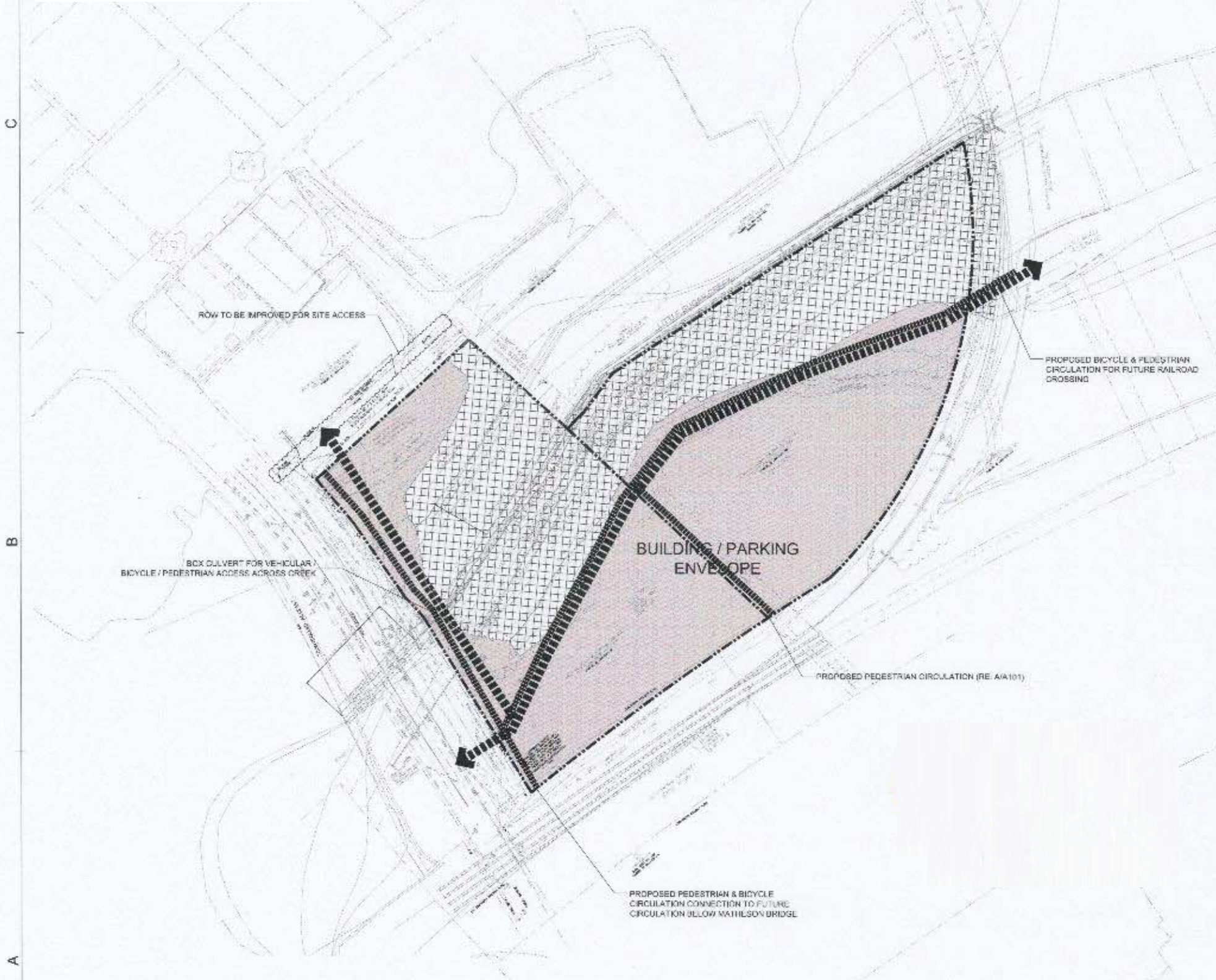
SITE ADDRESS: 255 MATHESON AVE CHARLOTTE NC 28206
 PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC
 TAX / PARCEL ID: 06302101
 EXISTING ZONING: UR-3(CD)
 PROPOSED ZONING: TOD-M(CD)
 SITE ACREAGE: 8.05 AC

SITE ADDRESS: N/A
 PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC
 TAX / PARCEL ID: 08303115
 EXISTING ZONING: UR-3(CD)
 PROPOSED ZONING: TOD-M(CD)
 SITE ACREAGE: 7.45 AC

TOTAL SITE ACREAGE: 15.5 AC

PROPOSED USES: THE SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT.

PARKING: PARKING FOR THE SITE WILL COMPLY WITH MINIMUM PARKING REQUIREMENTS OF THE TOD-M ZONING DISTRICT.



PROJECT NO:

P.L.C.

DESIGN BY:

DRAWN BY:

CHECKED BY:

ODELL ASSOCIATES INC. © 2015

SHEET TITLE

SITE PLA

PETITION NO: 2014

SHEET IDENTIFIER

2. GENERAL PROVISIONS

A. DEVELOPMENT OF SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCES. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

3. OPTIONAL PROVISIONS

N/A

4. PERMITTED USES

A. THE SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT.

5. TRANSPORTATION

A. ALL PUBLIC AND PRIVATE FUTURE ACCESS ROADS WILL BE BUILT TO CITY STANDARDS
B. PARKING DECK FACADE TREATMENTS ALONG TRANSIT CORRIDOR WILL BE DESIGNED TO BE VISUALLY COORDINATED AND COMPLIMENTARY TO OTHER BUILDINGS CONSTRUCTED ON SITE.

6. ARCHITECTURAL STANDARDS

A. PARKING DECK WALLS & FACADES LOCATED ALONG TRANSIT CORRIDOR WILL NOT BE DESIGNED AS SOLID WALLS WITHOUT ARCHITECTURAL CHARACTER.
B. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

7. STREETScape AND LANDSCAPE

A. THE SITE WILL COMPLY WITH TOD-M STANDARDS AND THE APPROVED EAST 36TH TRANSIT STATION AREA PLAN RECOMMENDATIONS FOR STREETScape IMPROVEMENTS.
B. ONE SIDE OF PROPOSED PUBLIC/PRIVATE STREETS WILL HAVE AN 8'-0" PLANTING STRIP ADJACENT TO STREET AND AN 8'-0" SIDEWALK.

8. ENVIRONMENTAL FEATURES

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

9. [RESERVED]

10. FIRE PROTECTION

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

11. SIGNAGE

A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

12. LIGHTING

A. ALL NEW ATTACHED / DETACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOW LEVEL LANDSCAPE LIGHTING, DECORATIVE, POLE LIGHTS AND SPECIALTY LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE AREAS AND PLAZAS AND PARKING AREAS.

13. PHASING

N/A

14. AMENDMENTS TO THE REZONING PLAN

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

15. BINDING EFFECT OF THE REZONING APPLICATION

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

16. CULLMAN AVENUE EXTENSION EASEMENT

A. THE THEN OWNER WILL PROVIDE A RIGHT-OF-WAY EASEMENT FOR THE EXTENSION OF CULLMAN AVENUE IN A LOCATION MUTUALLY AGREEABLE TO THE CITY OF CHARLOTTE AND OWNER.
B. THE CITY OF CHARLOTTE SHALL BE RESPONSIBLE FOR COMPLETING SUCH RIGHT-OF-WAY AT NO COST TO OWNER AND SUCH RIGHT-OF-WAY SHALL NOT IMPAIR THE USE OF THE IMPROVEMENTS AND OTHER ACCESS ROADS ON THE SITE.

17. CROSS CHARLOTTE TRAIL EASEMENT

A. THE THEN OWNER WILL PROVIDE A PUBLIC EASEMENT TO THE CITY OF CHARLOTTE ACROSS THE PORTION OF THE CROSS CHARLOTTE TRAIL (THE "TRAIL") LOCATED ON THE SITE.
B. NOTWITHSTANDING THE LOCATION OF THE VEHICLE CIRCULATION AND THE PEDESTRIAN/BICYCLE CIRCULATION HEREON, THE FINAL LOCATION OF SUCH IMPROVEMENTS SHALL BE AS APPROVED IN THE PERMITTED BUILDING PLANS; PROVIDED, THAT THE TRAIL WILL BE LOCATED ON (I) THE EAST SIDE OF CHICK GODLEY ADJACENT TO THE SITE (MAXIMUM WIDTH OF 12' & 3' PLANTING STRIP), (II) THE NORTH SIDE OF THE STREET TO BE CALLED "OPPORTUNITY STREET" OR SIMILAR NAME (MAXIMUM WIDTH OF 12' & 3' PLANTING STRIP) ACROSS THE BRIDGE THEREON CROSSING OVER LITTLE SUGAR CREEK (MAXIMUM WIDTH OF 12'), AND (III) ALONG THE WESTERN SIDE OF CULLMAN AVENUE (MAXIMUM WIDTH OF 16' & 3' PLANTING STRIP). ALL WIDTH REFERENCES ARE INCLUSIVE OF PAVED AREA AND PLANTING STRIP AREA, AND THE PLANTING STRIP MAY BE ELIMINATED TO ALLOCATE ALL OF SUCH WIDTH TO THE TRAIL.

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

PROJECT NO: 000

P.L.C. Fred Harbo

DESIGNER Christopher

DRAWN BY

CHECKED BY

ODELL ASSOCIATES INC © 2015

SHEET TITLE

**DEVELOPMENT
STANDARDS**

PETITION NO: 2014-100

SHEET IDENTIFIER



Charlotte-Mecklenburg Planning, Design, & Development

DATE: January 14, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2014-100 Flywheel Group, LLC

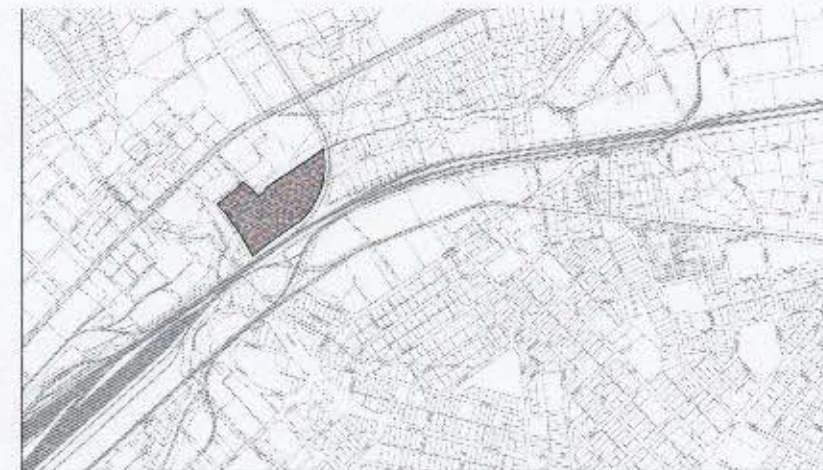
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- Removal of the Greenway Dedication requirement

Staff supports of the request because:

- Mecklenburg County has provided documentation that they are no longer seeking dedication of the area in question.
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

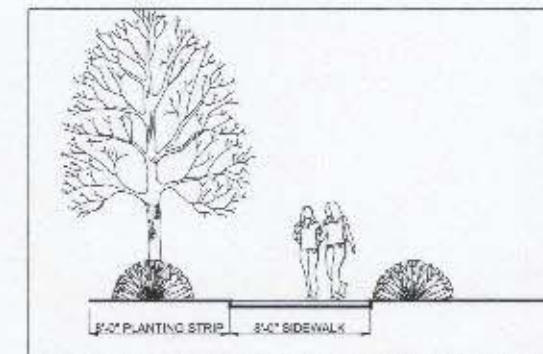
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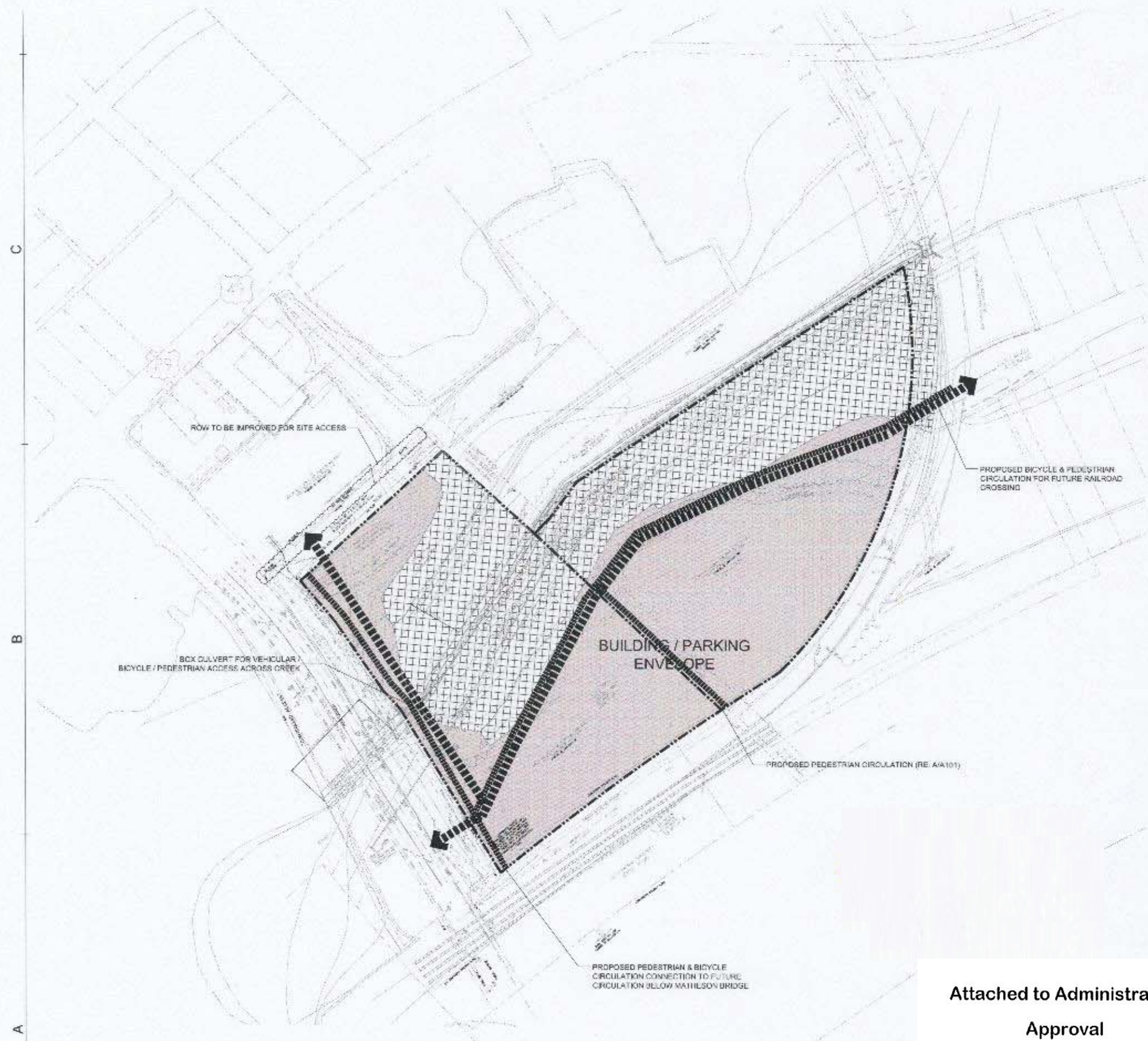
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CHECKED BY:

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P.L.C. Fred Harbo

DESIGN BY Christopher

DRAWN BY

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