



# Charlotte-Mecklenburg Planning Department

**DATE:** April 16, 2015

**TO:** Mark Fowler  
Zoning Supervisor

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

**SUBJECT:** Administrative Approval for Petition No. 2006-081 and 2015-007

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.

- Location of proposed and existing outdoor seating areas.

Existing Outdoor Seating Restaurants	Proposed Outdoor Seating		Existing Square Footage	Proposed Square Footage	Overall total sq. Feet
Bradshaw's Social House			1,120		
Toast			595		
Lure			600		
Hawthorne's			350		
	Roof Top			2,080	
		Total	2,665	2,080	4,745

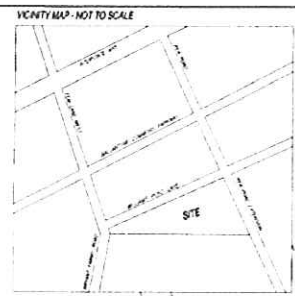
- Please note that if any areas not shown will still count toward the allowed outdoor dining square footage. Any future or proposed areas may not be allowed if square footage allotted is already used.

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.

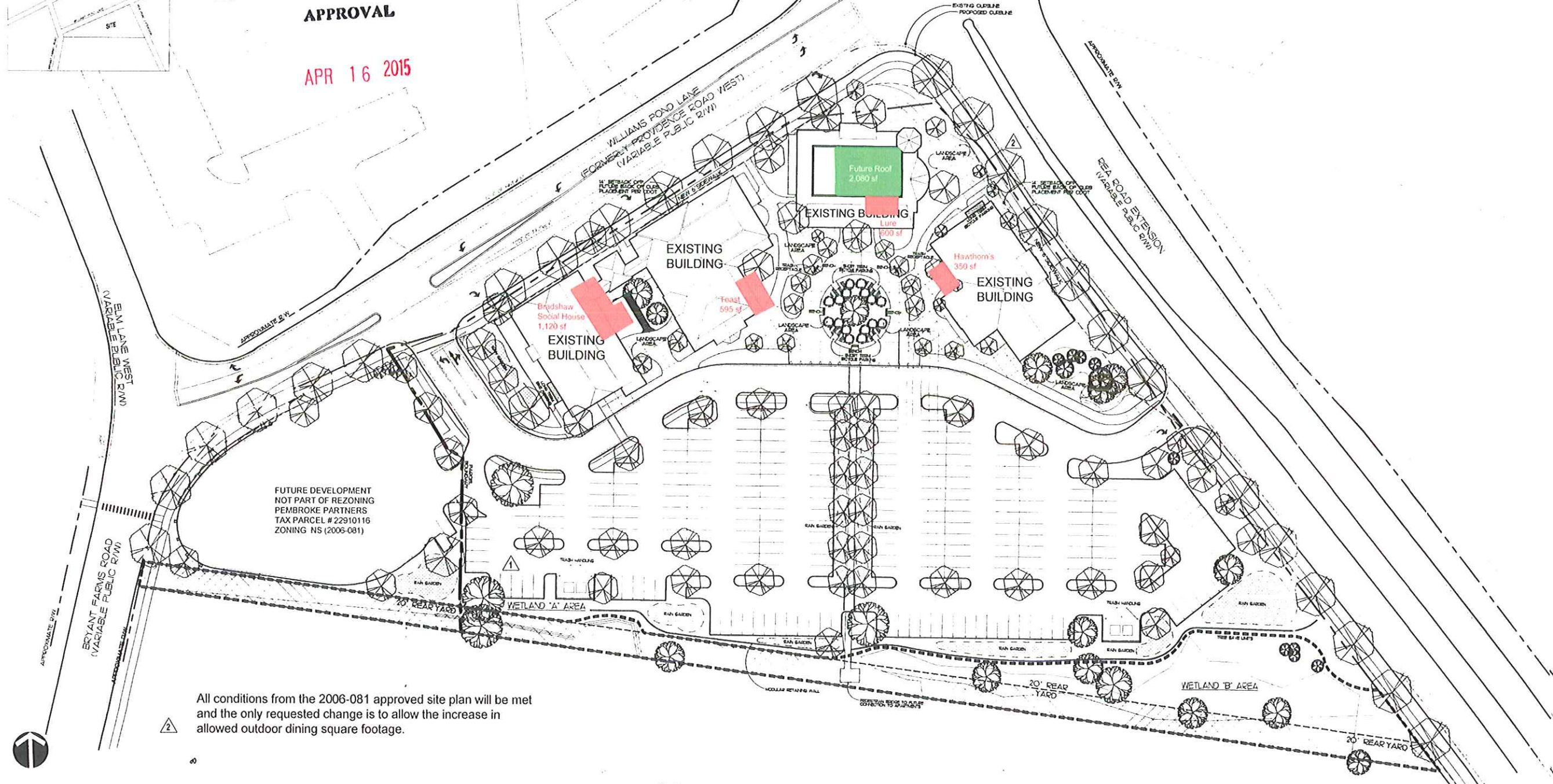
**Note: All other Zoning, Subdivision, Tree Ordinances, conditional requirements, and Building Codes still apply.**

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



ATTACHED TO ADMINISTRATIVE APPROVAL

APR 16 2015



FUTURE DEVELOPMENT NOT PART OF REZONING PEMBROKE PARTNERS TAX PARCEL # 22910116 ZONING NS (2006-081)

All conditions from the 2006-081 approved site plan will be met and the only requested change is to allow the increase in allowed outdoor dining square footage.

PARCEL INFORMATION

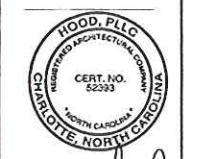
PARCEL A # 229-10-09  
 J3B ENTERPRISE  
 8420 RAE ROAD  
 CHARLOTTE, NC  
 EXISTING ZONING: NS  
 EXISTING USE: OFFICE RETAIL  
 EATING DRINKING AND ENTERTAINMENT ESTABLISHMENTS  
 BANK OUT PARCEL  
 PROPOSED ZONING: NS  
 PROPOSED USE: OFFICE RETAIL  
 EATING DRINKING AND ENTERTAINMENT ESTABLISHMENTS  
 BANK OUT PARCEL

SITE DEVELOPMENT DATA

TOTAL AREA: 5.659 ACRES  
 TOTAL OPEN SPACE AREA: 2.75 ACRES  
 EXISTING SQUARE FOOTAGE: 44,000  
 OUTDOOR DINING AREA SF: 2,720 + 2,080 (new) = 4,800 SF  
 NS PARKING SPACES REQUIRED: 82 (229 PROVIDED)  
 AUTO BIKE SHORT TERM LONG TERM: 8 14  
 TOTAL IMPERVIOUS AREA: 3.51 ACRES (62% OF SITE)  
 TOTAL PERVIOUS AREA: 2.15 ACRES (37% OF SITE)  
 TOTAL TREE SAVE AREA: .87 ACRES (137,897 SF) (15% OF SITE)  
 URBAN PLAZA AREA: 12,556 SF

ADJACENT OWNERS

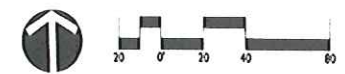
- 1 #223-284-31 INLAND SOUTHEAST CAMFIELD LLC INLAND REAL ESTATE ACQUISITIONS INC 2201 BUTTERFIELD RD OAK BROOK, IL 60523 EXISTING ZONING: B1(CD) EXISTING USE: COMMERCIAL
- 2 #225-046-02 WEST MAURICIO W/ DIOCESAN ADMINISTRATOR OF THE ROMAN CATHOLIC DIOCESE PO BOX 26776 CHARLOTTE, NC 28226 EXISTING ZONING: NS1 EXISTING USE: CHURCH
- 3 #225-046-05 JAMES ALLAN DOZER AND REBECCA DOZER 8100 WILLIAMS POND LN CHARLOTTE, NC 28277 EXISTING ZONING: O-1(CD) EXISTING USE: OFFICE / VET CLNIC
- 4 #225-044-96 PO BOX 26776 CHARLOTTE, NC 28226 EXISTING ZONING: NS EXISTING USE: OFFICE  
 NOTE: PARCEL WAS RECENTLY BEEN REZONED FROM R-3 TO NS
- 5 #229-243-15 ANNA M TULLER 1604 OLD SURETY LN CHARLOTTE, NC 28277 EXISTING ZONING: R-3 EXISTING USE: SINGLE FAMILY
- 6 #229-102-52 MARY ELIZABETH WILKES 1438 NEVERMORE WY CHARLOTTE, NC 28277 EXISTING ZONING: R-5(CD) EXISTING USE: SINGLE FAMILY
- 7 #229-102-51 MARGARET H GAMBLE 1423 NEVERMORE WY CHARLOTTE, NC 28277 EXISTING ZONING: R-5(CD) EXISTING USE: SINGLE FAMILY
- 8 #229-102-50 DONALD E KNEBUSCH AND JEAN M KNEBUSCH 1417 NEVERMORE WY CHARLOTTE, NC 28277 EXISTING ZONING: R-5(CD) EXISTING USE: SINGLE FAMILY
- 9 #229-102-46 ROMBER CHRISTIAN R ROMBER ERIN E WIFE 10615 POE CT CHARLOTTE, NC 28277 EXISTING ZONING: R-5(CD) EXISTING USE: SINGLE FAMILY
- 10 #229-102-45 ECKER MILTON 1041 POE COURT CHARLOTTE, NC 28277 EXISTING ZONING: R-5(CD) EXISTING USE: SINGLE FAMILY
- 11 #229-101-5 SUMMIT PROPERTIES PARTNERSHIP LP AND 1 CAMDEN PROPERTY TRUST PO BOX 65261-4900 SCOTTSDALE, AZ 85262-4900 EXISTING ZONING: R-12(MF) (CD) EXISTING USE: MULTI-FAMILY
- 12 #229-10-116 PEMBROKE PARTNERS LP 2138 NORTON ROAD CHARLOTTE, NC 28207 EXISTING ZONING: NS EXISTING USE: VACANT



10/22/2014

THE VILLAGE AT ROBINSON FARM  
 OFFICE AND RETAIL SPACE  
 PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC  
 TECHNICAL DATA SHEET

REVISIONS:  
 05/23/06 REVISED PER REZONING REVIEW  
 07/10/06 REVISED PER REZONING REVIEW  
 09/22/06 REVISED PER REZONING REVIEW  
 12/22/06 REVISED PER REZONING REVIEW  
 04/12/08 REVISED PER REZONING REVIEW



FOR PUBLIC HEARING  
 PETITION NO. 2015-007

SHEET # RZ-2