



Charlotte-Mecklenburg Planning Department

DATE: March 27, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2015-043 Prime Business, 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 proposed transportation requirements.

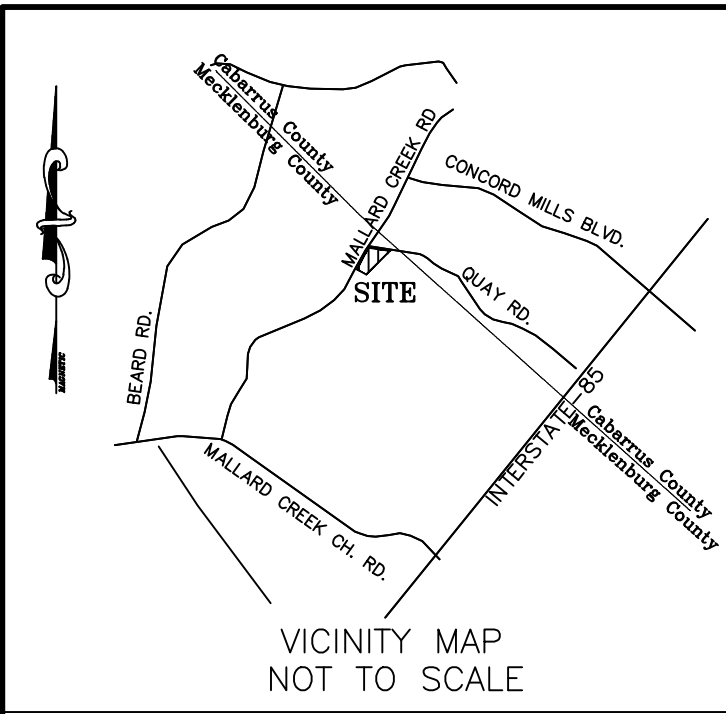
Reasons for Staff's support of the request:

- 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.



Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune

SITE DATA	
TAX PARCEL:	02918116 & 02918117
SITE AREA:	4.98 AC. +/-
EXISTING ZONING:	R3
PROPOSED ZONING:	NS
PROPOSED USES:	USES PERMITTED IN THE NS DISTRICT
PROPOSED BUILDINGS:	± 20,000 S.F. MAX. (Inc. Possible Drive-Thru)
PARKING:	MIN. 1 SP / 600 SF REQD.
MAXIMUM BLDG. HEIGHT:	WILL COMPLY WITH ORDINANCE REQUIREMENTS

DEVELOPMENT STANDARDS:

GENERAL PROVISIONS

- THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCES DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE DEPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES THAT MAY BE APPLICABLE TO THE SITE.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER", "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES, OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE
TO DEVELOP A SMALL CENTER TO ACCOMMODATE NEIGHBORHOOD SERVICES AND RETAIL USES

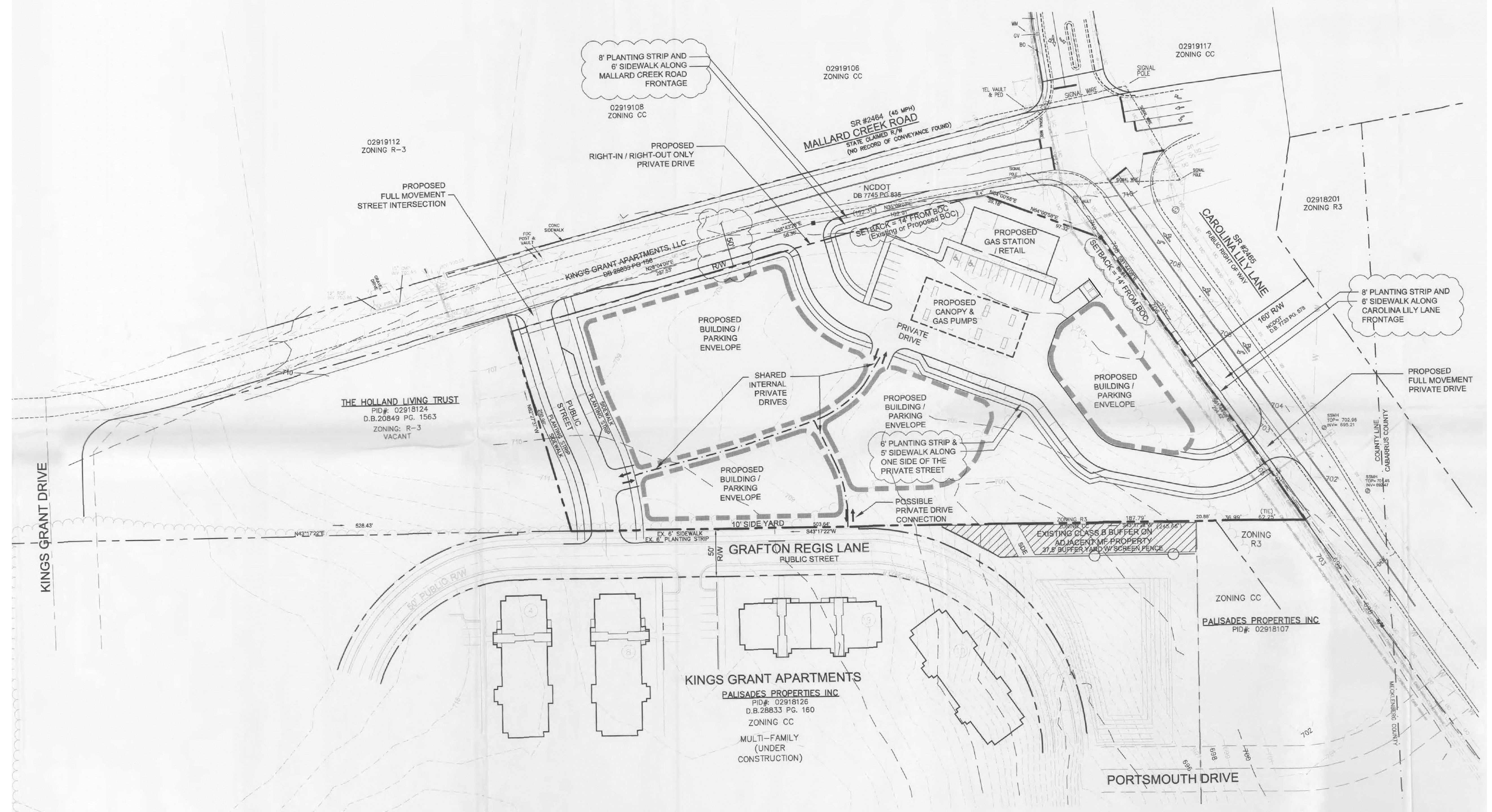
PERMITTED USES
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED IN THE NS DISTRICT EXCEPT AS MAY BE FURTHER LIMITED BY THE SPECIFIC PROVISIONS OF THE SITE PLAN. THE PETITIONER AGREES TO LIMIT THE USES ON THE SITE THAT UTILIZE AN ACCESSORY DRIVE THROUGH SERVICE WINDOW TO ONE. THE PETITIONER RESERVES THE RIGHT TO BUILD AS MANY AS 5 OR AS FEW AS 2 PRINCIPAL STRUCTURES ON THE SITE. RESIDENTIAL USES WILL NOT BE PERMITTED ON THE SITE.

- TRANSPORTATION**
- THE SITE WILL UTILIZE DRIVEWAYS THAT CONNECT TO MALLARD CREEK RD., TO GRAFTON REGIS LANE, AND TO CAROLINA LILY LANE AND VIA A PUBLIC STREET THAT WILL CONNECT MALLARD CREEK RD. TO GRAFTON REGIS LANE GENERALLY DEPICTED ON THE SITE PLAN.
 - PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.
 - THE PETITIONER RESERVES THE RIGHT TO INSTALL ON-STREET PARKING ON ALL PRIVATE DRIVES AND PUBLIC STREET THAT MAY ADJOIN OR BE INCLUDED IN THE SITE.
 - THE PETITIONER WILL INSTALL SIDEWALK AS PRESCRIBED BY THE ORDINANCE WITHIN THIS SITE AS EACH PORTION OF THE SITE DEVELOPS.
 - THE PETITIONER WILL INSTALL AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE FRONTAGE OF BOTH MALLARD CREEK RD AND CAROLINA LILY LANE SUBJECT TO THE APPROVAL OF NCDOT.
 - THE PETITIONER RESERVES THE RIGHT TO UTILIZE A 'COMMERCIAL NARROW STREET' CROSS SECTION FOR THE STREET THAT CROSSES THE SITE FROM MALLARD CREEK RD. TO GRAFTON REGIS LANE WHICH IS LOCATED OFF OF THE PETITIONER'S SITE, AS WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT AND REVIEW PROCESS. FURTHERMORE, THE PETITIONER RESERVES THE RIGHT TO MODIFY THE STREET DESIGN CONSISTENT WITH A DESIGN THAT WILL BE ACCEPTED FOR MAINTENANCE BY NCDOT. FINALLY, THE PETITIONER RESERVES THE RIGHT TO NOT CONNECT THE STREET TO GRAFTON REGIS LANE IF THE STREET ON THE PETITIONER'S SITE IS NOT ACCEPTED FOR MAINTENANCE BY NCDOT.
 - PEDESTRIAN CROSSINGS AND SIGNAL MODIFICATIONS AT THE INTERSECTION OF MALLARD CREEK ROAD AND CAROLINA LILY LANE TO BE COMPLETED PRIOR TO THE SECOND CO ISSUED FOR ANY BUILDING.

ARCHITECTURAL STANDARDS
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE NS. LARGE EXPANSIONS OF WALL EXCEEDING 20- FEET IN LENGTH WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE, EIFS, DIFFERENT COLORS OF PAINT, GLASS WINDOWS, WATER TABLE, AND/OR SOLDIER COURSE. THE PETITIONER HAS ALSO PROVIDED TYPICAL ELEVATION IMAGES OF THE BUILDING THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDINGS PROPOSED. TO BE CONSTRUCTED ON THE SITE. THE PETITIONER RESERVES THE RIGHT TO MAKE MINOR ARCHITECTURAL CHANGES TO THESE BUILDING DESIGNS BUT THE OVERALL DESIGN AND CONSTRUCTION CHARACTER WILL BE AS ILLUSTRATED AND WILL APPLY TO ALL BUILDINGS CONSTRUCTED ON THE SITE. BUILDING HEIGHTS AND FLOOR AREA RATIOS WILL BE DETERMINED BY ORDINANCE STANDARDS.
IF A DRIVE THROUGH SERVICE WINDOW IS CONSTRUCTED ON THE SIDE ALONG A PUBLIC STREET THEN IT WILL BE SCREENED WITH A LOW MASONRY WALL AND LANDSCAPING. THE PETITIONER WILL INSTALL WINDOWS AND OTHER ARCHITECTURAL ELEMENTS TO ENHANCE THE APPEARANCE OF THE BUILDING FACADE THAT FACES THE INTERSECTION OF MALLARD CREEK RD. AND CAROLINA LILY LANE. AN OPERATING DOOR WILL NOT BE INSTALLED FOR SAFETY AND SECURITY REASONS.

STREETSCAPE AND LANDSCAPING
DUE TO THE NATURE AND SIZE OF THE DEVELOPMENT PARCEL LOCATED AT THE CORNER OF THE NEW PUBLIC STREET AND GRAFTON REGIS LANE AND AS THERE IS NO ORDINANCE REQUIREMENT FOR A BUFFER ALONG A PUBLIC STREET, THE PETITIONER WILL PROVIDE OPAQUE AND LANDSCAPE SCREENING FOR ANY PART OF ANY DEVELOPMENT THAT ADJOINS AND WOULD BE VISIBLE FROM THE RIGHT OF WAY OF GRAFTON REGIS LANE FOR THE PORTIONS OF ANY USE WHERE SCREENING WOULD BE REQUIRED THE ORDINANCE.

- ENVIRONMENTAL FEATURES**
- RESERVED
 - PARKS, GREENWAYS, AND OPEN SPACE
 - RESERVED
 - FIRE PROTECTION
 - RESERVED
 - SIGNAGE
 - RESERVED
 - LIGHTING
 - o. FREESTANDING LIGHTING ON THE SITE WILL BE LIMITED TO 25' IN TOTAL HEIGHT AND WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED.
- PHASING**
- RESERVED





NORTH ELEVATION



EAST SIDE ELEVATION

APPROVED BY
CITY COUNCIL

MAY 18 2015



SOUTH ELEVATION - FROM MALLARD CREEK RD
& CAROLINA LILY LANE INTERSECTION



WEST SIDE ELEVATION

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

PETITION # 15-043
GAS STATION & STORE ELEVATIONS
NEIGHBORHOOD SERVICES CENTER
CHARLOTTE, NORTH CAROLINA
FOR
PRIME BUSINESS LLC

Project Manager
LM
Drawn By
AHS
Checked By
LM
Date
1-26-15
Project Number
14028

REVISED: 3-20-15
INITIAL SUBMISSION: 1-26-15

Sheet Number
RZ-2
Sheet 2 of 2

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