



Charlotte-Mecklenburg Planning Department

DATE: October 13, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2015-053 Lat Purser & Associates

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.

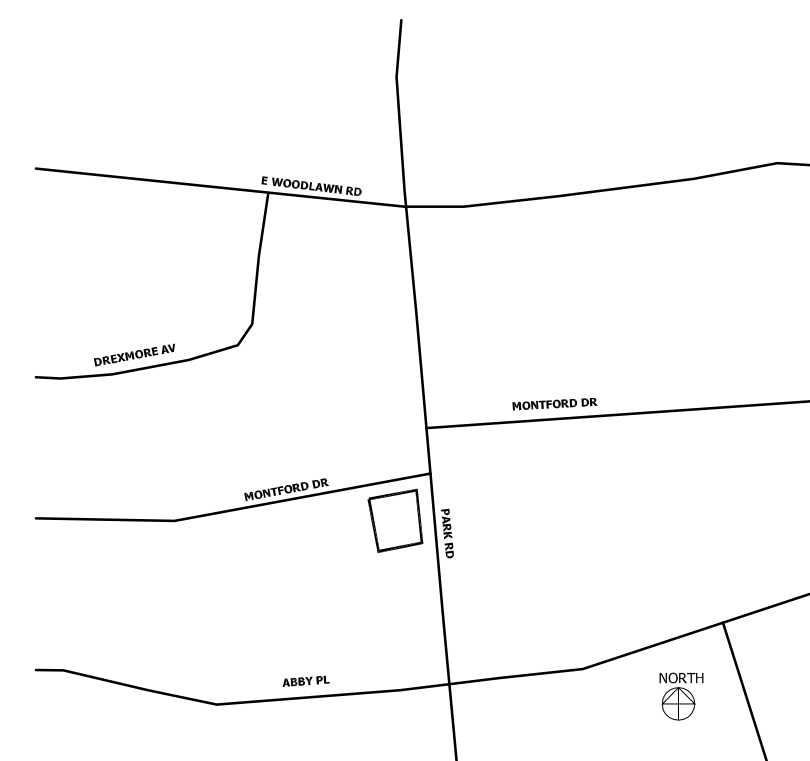
- 470 square footage addition per section 6.207 for outdoor dining area and principal building.
- Possible enclosed outdoor dining area.
- Building Elevations

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 note reviewed as part of this request.



04 VICINITY MAP NTS

Development Summary

Tax Parcel ID#: 171-081-02
Total Site Acreage: .37 acres
Existing Zoning: 0-2
Existing Uses: Retail
Proposed Zoning: MUDD (CD)
Setback Requirements:
 • Park Road: 21' Setback (see Site Plan)
 • Montford Drive: 16' Setback (see Site Plan)
Sidyard Requirements: 0' Sidyard,
 10' building separation required adjacent to residential use
Rearyard Requirements: 0' Rearyard
 10' building separation required adjacent to residential use
Maximum Height: 40'-0"
Open Space: Not Required
Proposed Building: +/- 4,409 sf
Proposed Covered or enclosed Patio: +/- 495 sf

03 DEVELOPMENT SUMMARY NTS

General Provisions

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc...) will apply to the development site. This includes Chapters 6.9, 12, 17, 18, 19, 20, 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.
- Dumpster location is proposed on adjacent property. The owners of the two properties will have a legal permanent easement agreement.

Permitted Uses

- Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD (CD) district except as may be further limited by the specific provisions of this site plan.

Lighting

- The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. All lighting within the site shall be designed and shielded such that direct illumination does not exceed past any property line and shall be consistent with the zoning ordinance requirements.

Transportation

- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.
- The proposed vehicular connections to the abutting property (cross-easement) shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

Streetscape & Landscaping

- The 5' landscaped screen along the westerly Project's edge will include a 8 foot high wood fence and landscape materials. Existing landscaping along fence to remain.
- The 8' Sidewalk and 13' Landscaping area (with 5' allotted for future bike lane) along Park Road will be provided. A 8' sidewalk and 8' landscaping area will be provided along Montford Drive.
- Parking spaces are within 60 feet of existing perimeter trees.
- The payment-in-lieu mitigation option will be used to satisfy the tree save requirements.

Environmental Features

- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Architectural Materials

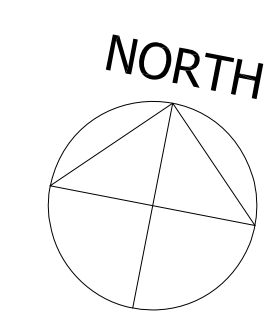
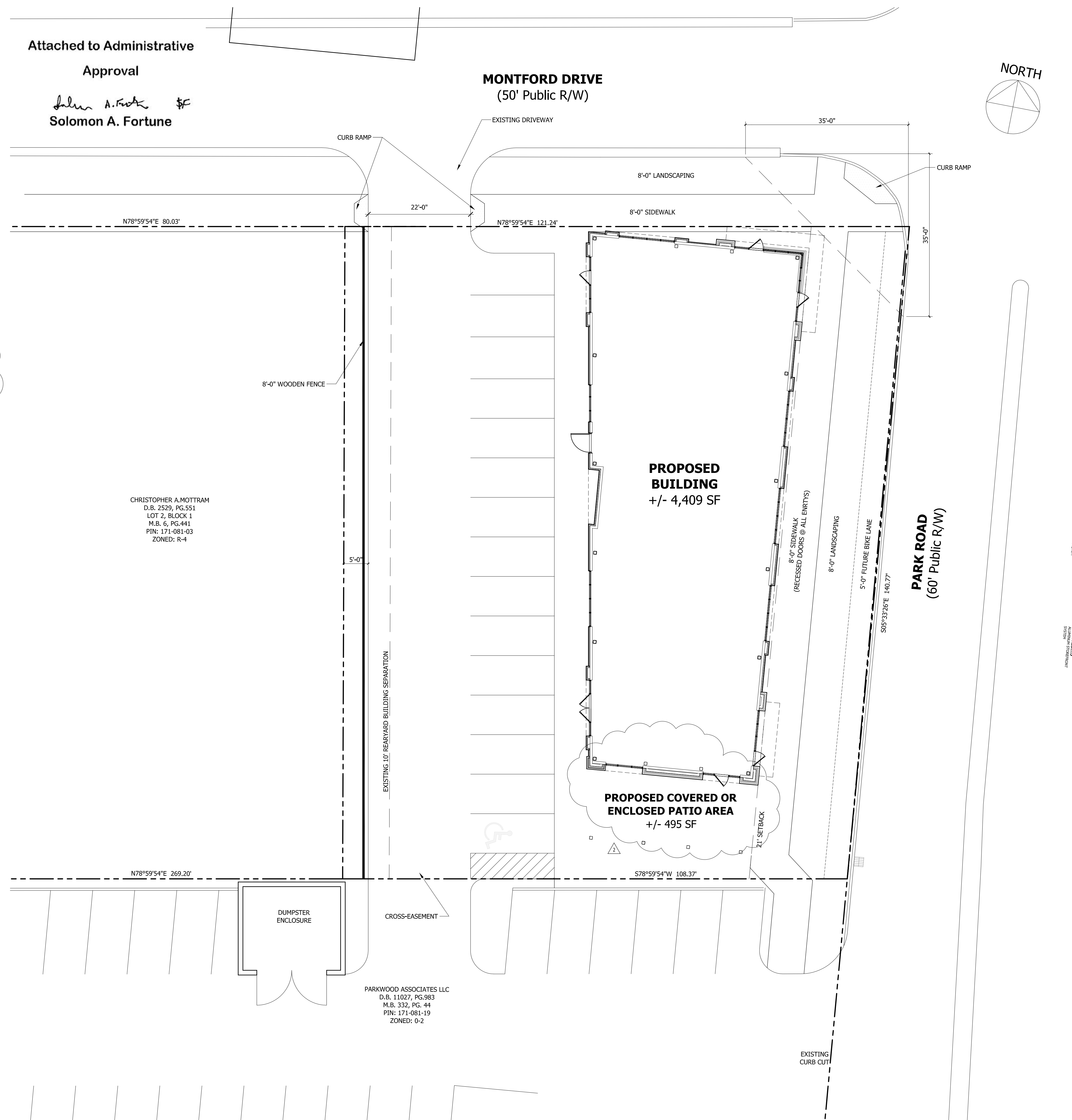
- Building materials that are allowed are: brick, synthetic stone, natural stone, cultured stone, synthetic EIFS, synthetic stucco/hard coat, decorative metal panels, and all glass to be clear glass. Exposed CMU will not be an allowed material.
- All doors along Park Road to be recessed.
- The building will be a 4 sided building.

02 GENERAL PROVISIONS NTS

Attached to Administrative

Approval

Solomon A. Fortune
 Solomon A. Fortune



2010 south tryon st. suite 1a
 charlotte north carolina 28203
 office .704.332.1615
 web .www.odarch.com



PROPOSED DEVELOPMENT

MONTFORD DRIVE & PARK ROAD
 CHARLOTTE, NORTH CAROLINA

Petition No. 2015-053
 For Administrative
 Amendment

ISSUE	DATE
REZONING SUBMITTAL	02.23.15
COMMENT REVISIONS	04.17.15
COMMENT REVISIONS	05.21.15
COMMENT REVISIONS	05.27.15
REVISION	08.19.15
ADMIN. AMENDMENT	09.03.15
ADMIN. REVISIONS	10.12.15
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ILLUSTRATIVE PLAN AND NOTES

RZ-1

Copyright 2015 Overcash Demmitt Architects
 ODA No. 142859 draw/2859_xstleplan.dwg

01 SITE PLAN

scale: 3/32"=1'-0"

Attached to Administrative
Approval

Solomon A. Fortune \$F
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ODa
overcash demmitt

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LPA
Lat Purser
& Associates, Inc.

**PROPOSED
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MONTFORD DRIVE & PARK ROAD
CHARLOTTE, NORTH CAROLINA

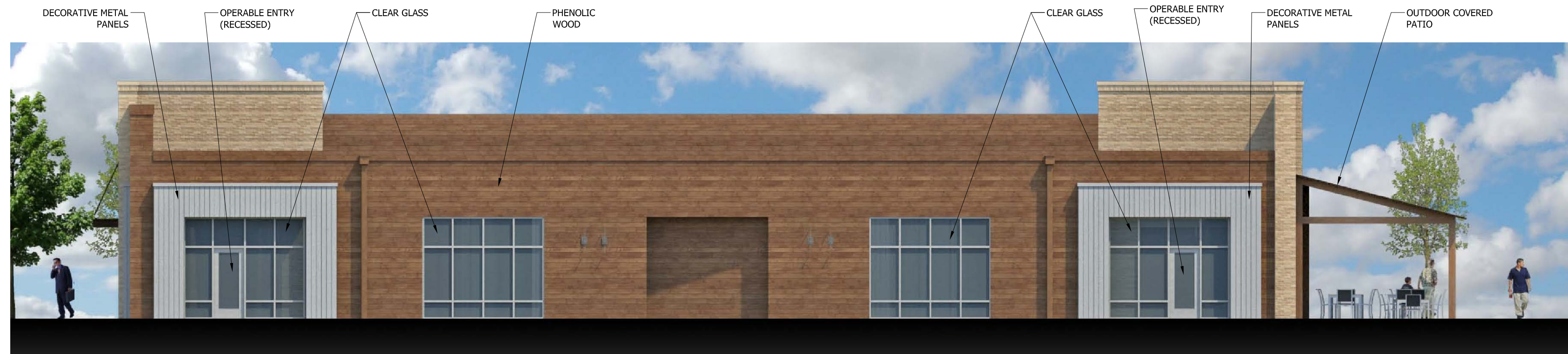
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**LANDSCAPE PLAN
AND ELEVATIONS**

RZ-2

Copyright 2015 Overcash Demmitt Architects
ODA No. 142859 draw/2859_xstplan.dwg



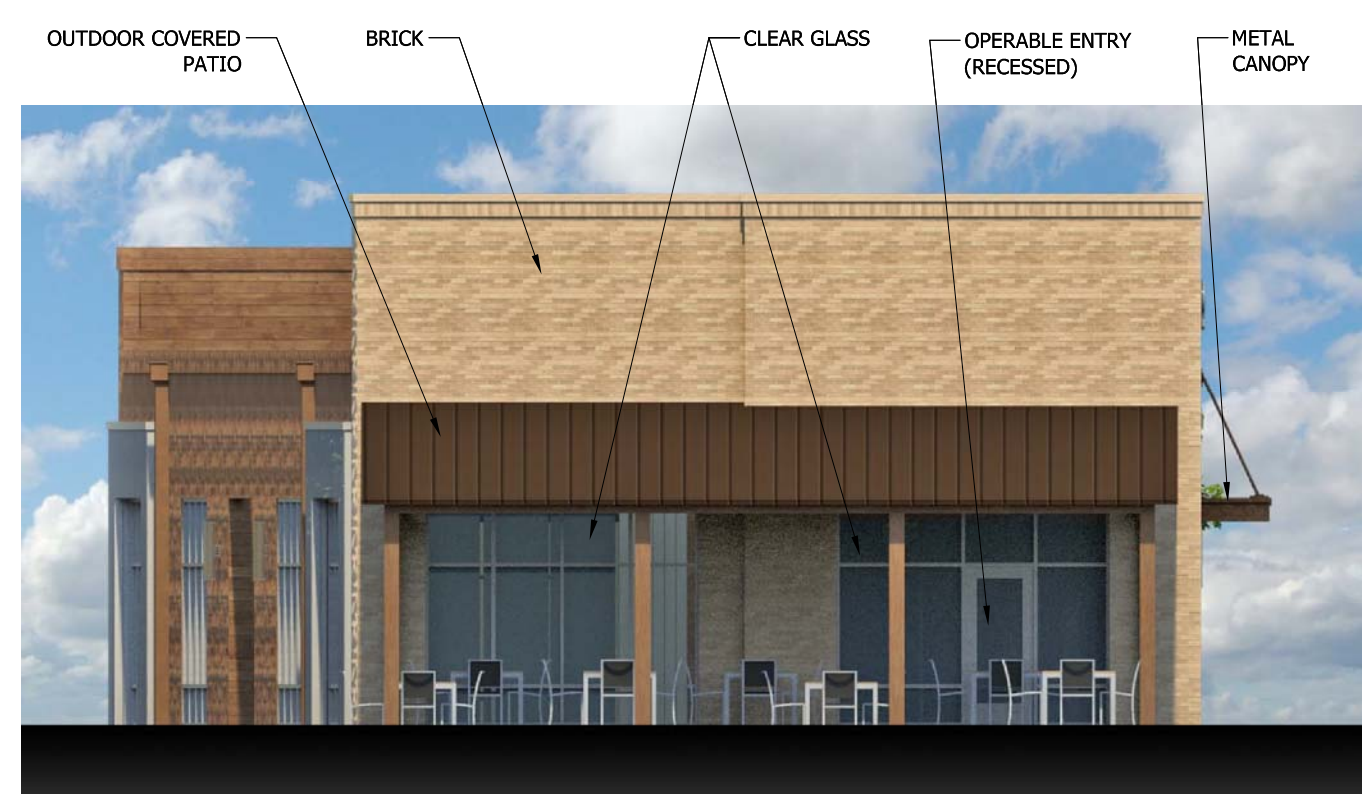
05 WEST ELEVATION

scale: NTS



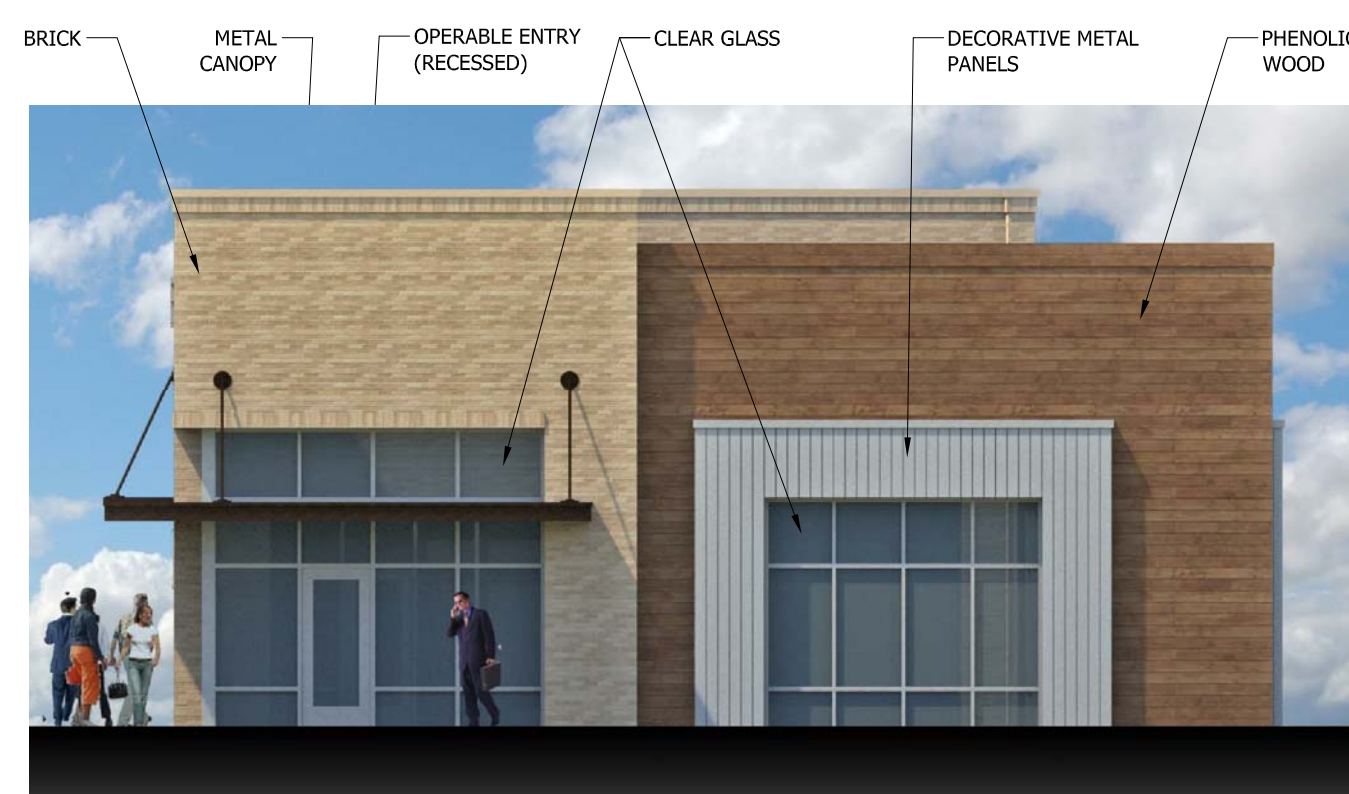
04 EAST ELEVATION

scale: NTS



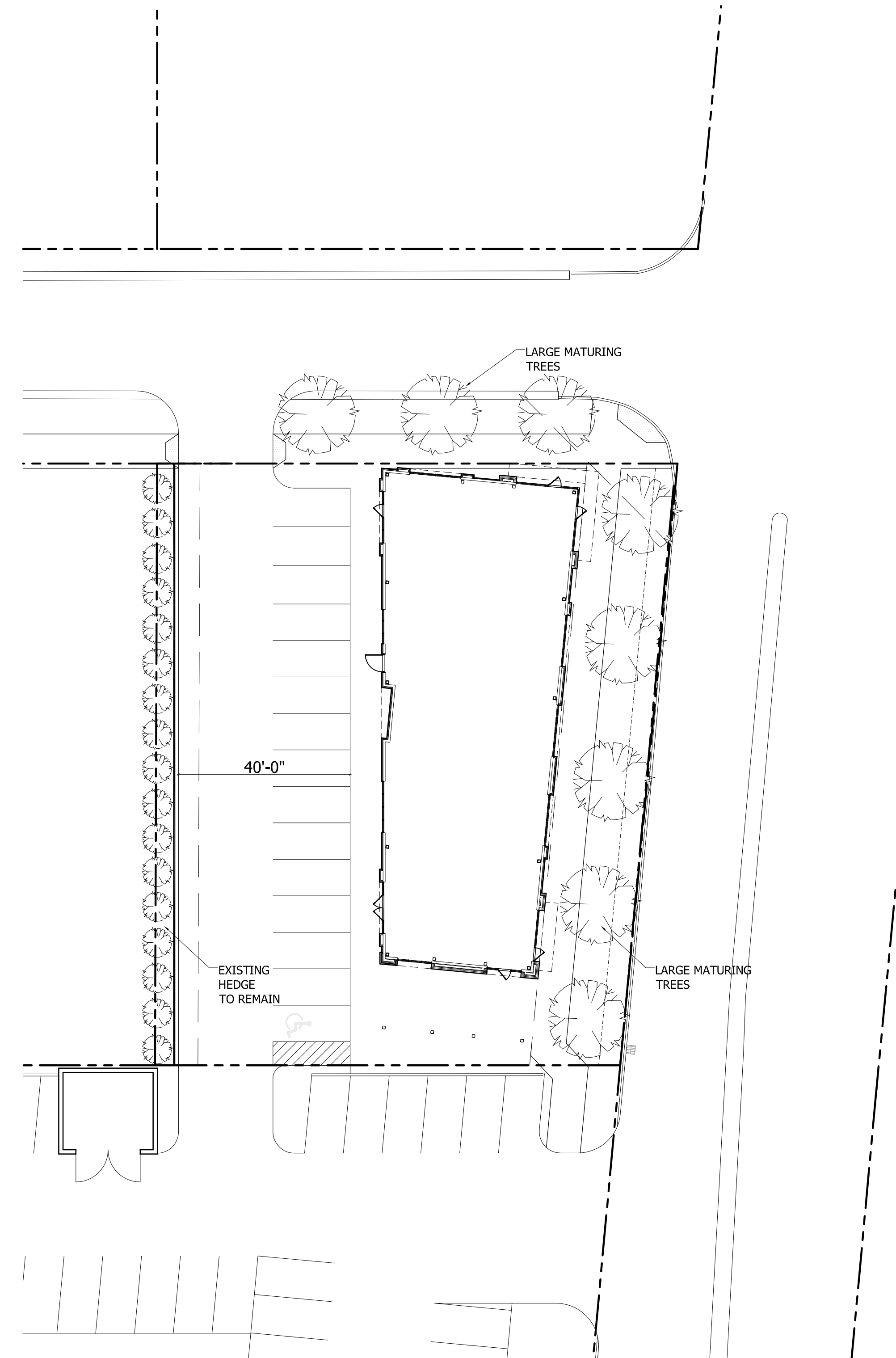
03 SOUTH ELEVATION

scale: NTS



02 NORTH ELEVATION

scale: NTS



01 LANDSCAPING PLAN

scale: 1"=20'