



## Charlotte-Mecklenburg Planning Department

**DATE:** August 14, 2017

**TO:** Donald Moore  
Zoning Supervisor

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

**SUBJECT:** Administrative Approval for Petition No. 2015-116 HWY 521 Partners, 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 and phasing of transportation improvements.

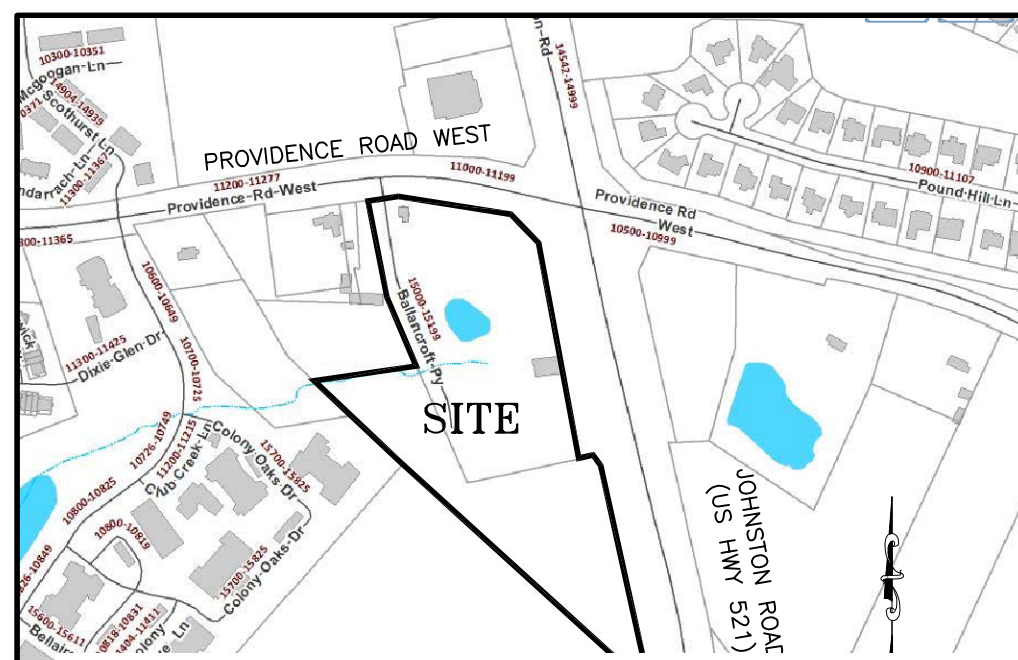
Reasons for Staff's support of the request:

- 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 and conditional requirements still apply.**

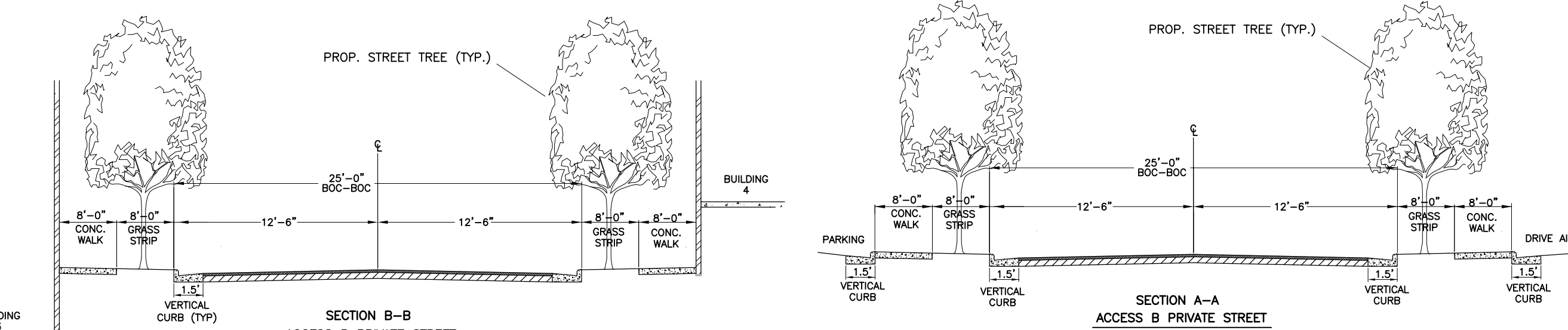
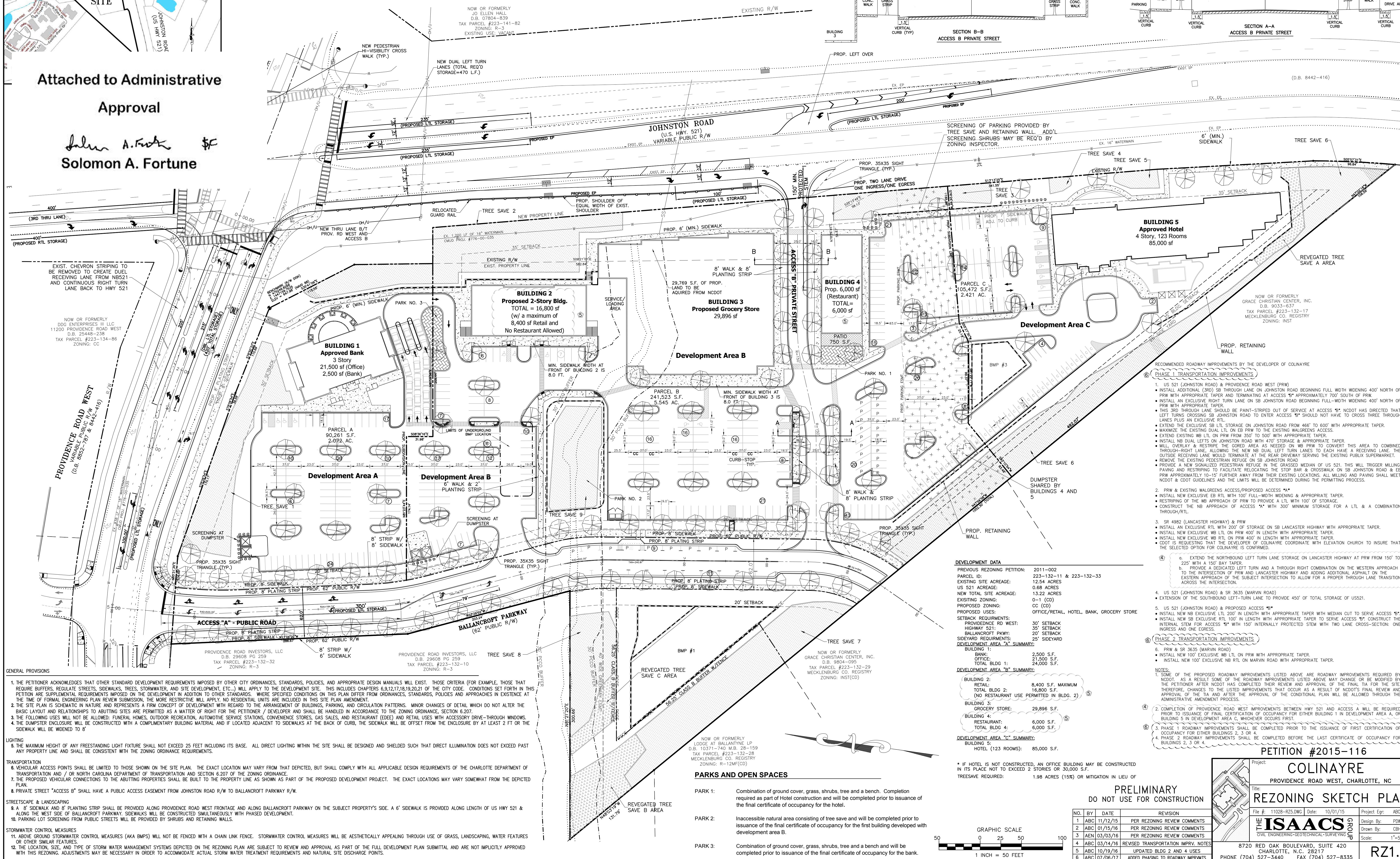
**Signage was not reviewed as part of this request.**

# COLINAYRE CHARLOTTE, NORTH CAROLINA



Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune



**DEVELOPMENT DATA**

PREVIOUS REZONING PETITION:	2011-002
PARCEL ID:	223-132-11 & 223-132-33
EXISTING SITE ACREAGE:	12.54 ACRES
US 521 ACREAGE:	0.68 ACRES
NEW TOTAL SITE ACREAGE:	13.22 ACRES
EXISTING ZONING:	0-1 (CD)
PROPOSED ZONING:	CC (CD)
PROPOSED USES:	OFFICE/RETAIL, HOTEL, BANK, GROCERY STORE

**SETBACK REQUIREMENTS:**

PROVIDENCE RD WEST:	30' SETBACK
HIGHWAY 521:	35' SETBACK
BALLANCROFT PKWY:	20' SETBACK
SIDEYARD REQUIREMENTS:	25' SIDEYARD

**DEVELOPMENT AREA "A" SUMMARY:**

BUILDING 1:	BANK	2,500 S.F.
OFFICE:	2,500 S.F.	
TOTAL BLDG 1:	21,500 S.F.	
TOTAL BLDG 2:	24,000 S.F.	

**DEVELOPMENT AREA "B" SUMMARY:**

BUILDING 2:	RESTAURANT	8,400 S.F. MAXIMUM
TOTAL BLDG 2:	16,800 S.F.	
(NO RESTAURANT USE PERMITTED IN BLDG. 2)		

**DEVELOPMENT AREA "C" SUMMARY:**

BUILDING 3:	GROCERY STORE	29,896 S.F.
BUILDING 4:	RESTAURANT	6,000 S.F.
TOTAL BLDG 4:	6,000 S.F.	

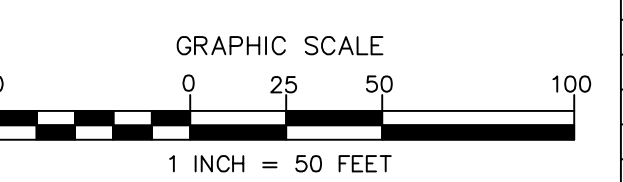
**DEVELOPMENT AREA "D" SUMMARY:**

BUILDING 5:	HOTEL (123 ROOMS)	85,000 S.F.
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- RECOMMENDED ROADWAY IMPROVEMENTS BY THE DEVELOPER OF COLINAYRE**
- PHASE 1 TRANSPORTATION IMPROVEMENTS**
- US 521 (JOHNSTON ROAD) & PROVIDENCE ROAD BEGINNING FULL WIDTH WIDENING 400' NORTH OF PRW WITH APPROPRIATE TAPER AND TERMINATING AT ACCESS "B" APPROXIMATELY 700' SOUTH OF PRW. INSTALL AN EXCLUSIVE RIGHT TURN LANE ON SB JOHNSTON ROAD BEGINNING FULL-WIDTH WIDENING 400' NORTH OF PRW WITH APPROPRIATE TAPER.
  - THIS 3RD THROUGH LANE SHOULD BE PAINT-STRIPPED OUT OF SERVICE AT ACCESS "B". NCDOT HAS DIRECTED THAT LEFT TURNS CROSSING SB JOHNSTON ROAD TO ENTER ACCESS "B" SHOULD NOT HAVE TO CROSS THREE THROUGH LANES PLUS AN EXCLUSIVE RTL.
  - EXTEND THE EXCLUSIVE SB LTL STORAGE ON JOHNSTON ROAD FROM 466' TO 600' WITH APPROPRIATE TAPER.
  - MAXIMIZE THE EXISTING DUAL LTL ON EB PRW TO THE EXISTING WALDRENS ACCESS.
  - EXTEND EXISTING WB LTL ON PRW FROM 350' TO 500' WITH APPROPRIATE TAPER.
  - INSTALL NB DUAL LEFTS ON JOHNSTON ROAD WITH 470' STORAGE & APPROPRIATE TAPER.
  - MIX OVERLAY & RESTRIPE THE CORDED AREA AS NEEDED ON WB PRW TO CONVERT THIS AREA TO COMBINED THROUGH-RIGHT LANE, ALLOWING THE NEW NB DUAL LEFT TURN LANES TO EACH HAVE A RECEIVING LANE. THE OUTSIDE RECEIVING LANE WOULD TERMINATE AT THE REAR DRIVEWAY SERVING THE EXISTING PUBLIC SUPERMARKET.
  - REMOVE THE EXISTING PEDESTRIAN REFUGE ON SB JOHNSTON ROAD.
  - PROVIDE A NEW SIGNALIZED PEDESTRIAN REFUGE IN THE GRASSED MEDIAN OF US 521. THIS WILL TRIGGER MILLING, PAVING AND RESTRIPE TO FACILITATE RELOCATING THE STOP BAR & CROSSWALK ON SB JOHNSTON ROAD & EB PRW APPROXIMATELY 10-15' FURTHER AWAY FROM THEIR EXISTING LOCATIONS. ALL MILLING AND PAVING SHALL MEET NCDOT & CDOT GUIDELINES AND THE LIMITS WILL BE DETERMINED DURING THE PERMITTING PROCESS.
- PHASE 2 TRANSPORTATION IMPROVEMENTS**
- PRW & EXISTING WALDRENS ACCESS/PROPOSED ACCESS "A"
  - INSTALL NEW EXCLUSIVE EB RTL WITH 100' FULL-WIDTH WIDENING & APPROPRIATE TAPER.
  - RESTRIPE OF THE NB APPROACH OF PRW TO PROVIDE A LTL WITH 100' OF STORAGE.
  - CONSTRUCT THE NB APPROACH OF ACCESS "A" WITH 300' MINIMUM STORAGE FOR A LTL & A COMBINATION THROUGH/RTL.
  - SR 4982 (LANCASTER HIGHWAY) & PRW
  - INSTALL AN EXCLUSIVE RTL WITH 200' OF STORAGE ON SB LANCASTER HIGHWAY WITH APPROPRIATE TAPER.
  - INSTALL NEW EXCLUSIVE WB LTL ON PRW 400' IN LENGTH WITH APPROPRIATE TAPER.
  - INSTALL NEW EXCLUSIVE NB RTL ON PRW 400' IN LENGTH WITH APPROPRIATE TAPER.
  - CDOT IS REQUESTING THAT THE DEVELOPER OF COLINAYRE COORDINATE WITH ELEVATION CHURCH TO INSURE THAT THE SELECTED OPTION FOR COLINAYRE IS CONFIRMED.
- PHASE 3 TRANSPORTATION IMPROVEMENTS**
- PRW & SR 3635 (MARVIN ROAD)
  - INSTALL NEW 100' EXCLUSIVE NB LTL ON PRW WITH APPROPRIATE TAPER.
  - INSTALL NEW 100' EXCLUSIVE NB RTL ON MARVIN ROAD WITH APPROPRIATE TAPER.

- 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 MORE RESTRICTIVE WILL APPLY. NO RESIDENTIAL UNITS ARE INCLUDED IN THIS SITE PLAN AMENDMENT.
  - 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 ADJUTING 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.
  - THE FOLLOWING USES WILL NOT BE ALLOWED: FUNERAL HOMES, OUTDOOR RECREATION, AUTOMOTIVE SERVICE STATIONS, CONVENIENCE STORES, GAS SALES, AND RESTAURANT (EDED) AND RETAIL USES WITH ACCESSORY DRIVE-THROUGH WINDOWS. THE DUMPSTER ENCLOSURE WILL BE CONSTRUCTED WITH A COMPLIMENTARY BUILDING MATERIAL, AND IF LOCATED ADJACENT TO SIDEWALKS AT THE BACK OF CURB, THE SIDEWALK WILL BE OFFSET FROM THE ENCLOSURE BY AT LEAST 2 FT OR THE SIDEWALK WILL BE WIDENED TO 8'.
- LIGHTING**
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE SHALL NOT EXCEED 25 FEET INCLUDING ITS BASE. ALL DIRECT 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 AND SECTION 6.207 OF THE ZONING ORDINANCE.
  - THE PROPOSED VEHICULAR CONNECTIONS TO THE ADJUTING PROPERTIES 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.
  - PRIVATE STREET "ACCESS B" SHALL HAVE A PUBLIC ACCESS EASEMENT FROM JOHNSTON ROAD R/W TO BALLANCROFT PARKWAY R/W.
- STREETScape & LANDSCAPING**
- A 6' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG PROVIDENCE ROAD WEST FRONTAGE AND ALONG BALLANCROFT PARKWAY ON THE SUBJECT PROPERTY'S SIDE. A 6' SIDEWALK IS PROVIDED ALONG LENGTH OF US HWY 521 & ALONG THE WEST SIDE OF BALLANCROFT PARKWAY. SIDEWALKS WILL BE CONSTRUCTED SIMULTANEOUSLY WITH PHASING DEVELOPMENT.
  - PARKING LOT SCREENING FROM PUBLIC STREETS WILL BE PROVIDED BY SHRUBS AND RETAINING WALLS.
- STORMWATER CONTROL MEASURES**
- ABOVE GROUND STORMWATER CONTROL MEASURES (AKA BMPs) WILL NOT BE FENCED WITH A CHAIN LINK FENCE. STORMWATER CONTROL MEASURES SHALL BE AESTHETICALLY APPEALING THROUGH USE OF GRASS, LANDSCAPING, WATER FEATURES OR OTHER SIMILAR FEATURES.
  - THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL 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.

- PARKS AND OPEN SPACES**
- PARK 1: Combination of ground cover, grass, shrubs, tree and a bench. Completion required as part of Hotel construction and will be completed prior to issuance of the final certificate of occupancy for the hotel.
- PARK 2: Inaccessible natural area consisting of tree save and will be completed prior to issuance of the final certificate of occupancy for the first building developed with development area B.
- PARK 3: Combination of ground cover, grass, shrubs, tree and a bench and will be completed prior to issuance of the final certificate of occupancy for the bank.



**PRELIMINARY  
DO NOT USE FOR CONSTRUCTION**

NO.	BY	DATE	REVISION
1	ABC	11/12/15	PER REZONING REVIEW COMMENTS
2	ABC	01/15/16	PER REZONING REVIEW COMMENTS
3	AEN	03/03/16	PER REZONING REVIEW COMMENTS
4	ABC	03/14/16	REVISED TRANSPORTATION IMPRV. NOTES
5	ABC	10/19/16	UPDATED BLDG 2 AND 4 USES
6	ABC	07/06/17	ADDED PHASING TO ROADWAY IMPRVTS

**PETITION #2015-116**

**COLINAYRE**  
PROVIDENCE ROAD WEST, CHARLOTTE, NC

**REZONING SKETCH PLAN**

File #: 11028-R25.DWG Date: 10/11/15 Project Egr: ABC

**ISAACS**  
CIVIL ENGINEERING-GEO-TECHNICAL-SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

Design By: PDW  
Drawn By: CBH  
Scale: 1"=50'

**RZ1.0**

Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune



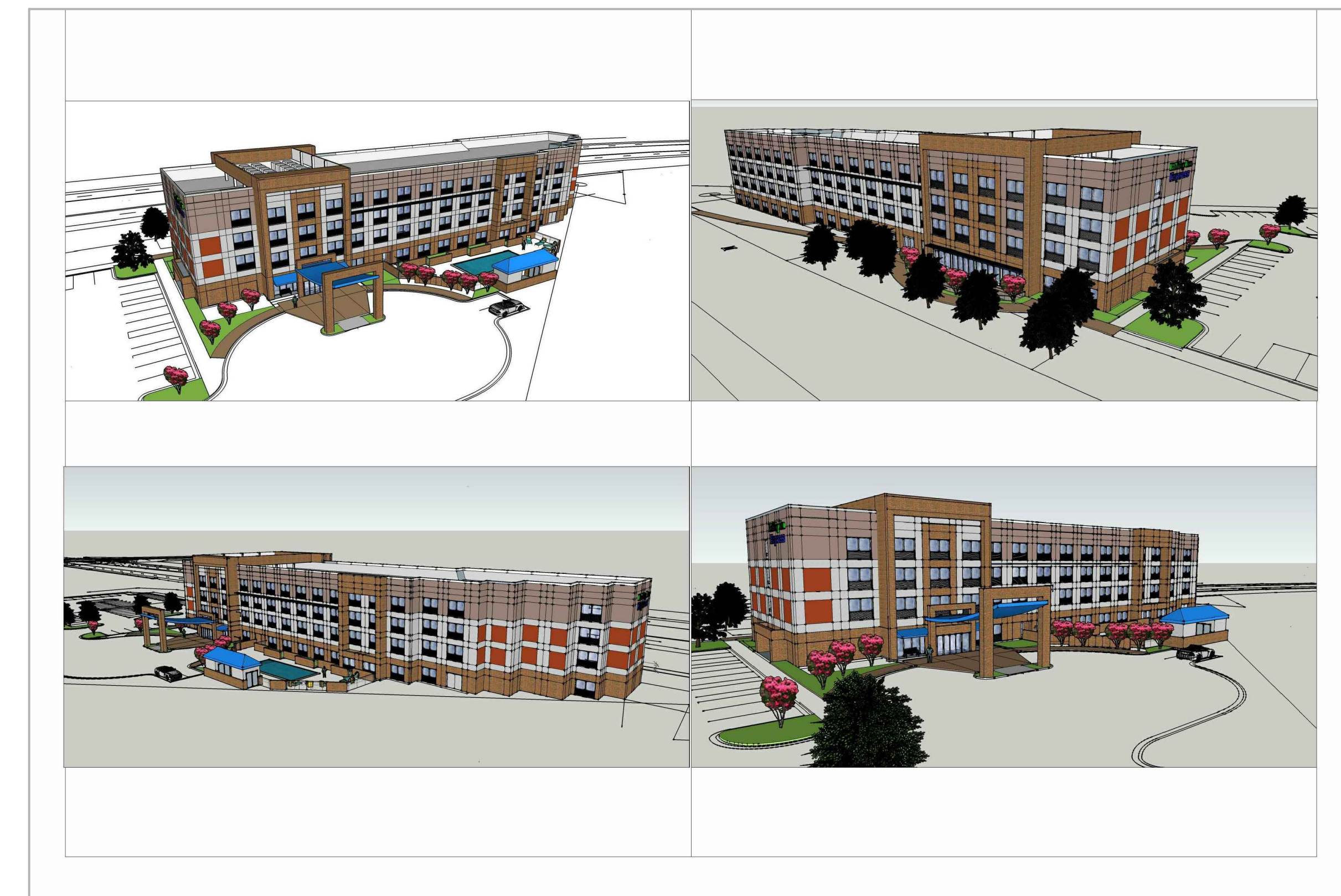
PROPOSED BUILDING 1 – 3 STORY BANK



PROPOSED BUILDING 3 – GROCERY STORE



PROPOSED BUILDING 2 & 4 – RETAIL & RESTAURANT



PROPOSED BUILDING 5 – HOTEL

THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

**1. GENERAL DESIGN GUIDELINES:**

- a. SPECIALTY PAVERS, STAINED AND PATTERNED CONCRETE/PAVING OR OTHER SIMILAR MEANS WILL BE USED TO CALL ATTENTION TO AMENITY AREAS, GATHERING SPACES, AND PLAZAS.
- b. THE SCALE AND MASSING OF BUILDINGS LONGER THAN 150' ALONG A STREET FEET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (I) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDINGS HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (II) UTILIZE BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (III) UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (IV) PROVIDE ARCHITECTURAL PROTRUSION TO ACCENTUATE ENCLOSED BALCONIES.
- c. EXPANSIONS OF BLANK OR UNARTICULATED WALLS GREATER THAN 20 FEET IN LENGTH SHALL BE TREATED WITH A MINIMUM OF THREE OPTIONS BELOW:
  - i. PROVIDE A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR, SUCH AS EXAGGERATED OR LARGER WINDOWS INDICATIVE OF LIVING AREAS OR RETAIL SPACES;
  - ii. UTILIZE HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES;
  - iii. PROVIDE BUILDING EXTENSION FOR ENCLOSED BALCONIES;
  - iv. UTILIZE CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES;
  - v. PROVIDE AMENITY LANDSCAPING, SUCH AS A SITTING AREA WITH AN ARBOR; AND/OR
  - vi. ANY OTHER ARCHITECTURAL IMPROVEMENTS AS ALLOWED BY THE ORDINANCE TO IMPROVE THE VISUAL AESTHETICS OF BLANK OR UNARTICULATED WALL.
- d. BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCE THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES: (I) DECORATIVE PEDESTRIAN LIGHTING SCENES; (II) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (III) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (IV) ARCHWAYS; (V) TRANSOM WINDOWS; (VI) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (VII) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, OR LANDSCAPING; (VIII) DOUBLE DOORS; (IX) STOOPS OR STAIRS; AND/OR (X) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.
- e. WHERE A BUILDING IS SERVED BY COMMON ENTRANCES (NOT INDIVIDUAL UNIT ENTRANCES) AND CANNOT ACHIEVE THE INTERVAL SPACING, COMMON USABLE OPEN SPACES, AMENITY AREAS OR COURTYARDS CAN BE UTILIZED TO BREAK UP THE WALL PLANE.
- f. THE GROUND FLOOR SHALL ARCHITECTURALLY DIFFERENTIATE ACTIVE GROUND FLOOR USES SUCH AS COMMON AREAS, LOUNGES, AMENITY AREAS OR LEASING OFFICES FROM THE RESIDENTIAL USES OR UPPER STORIES.
- g. BALCONIES WILL BE DESIGN SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCR OACH INTO THE TRANSITION ZONE ABOVE THE FIRST STORY OF THE BUILDING.
- h. ALL FACADES SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILD MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.
- i. DOORWAYS MUST BE RECESSED INTO THE FACADE OF THE BUILDINGS TO PROVIDE A MINIMUM EIGHT-FOOT CLEARANCE ALONG SIDEWALKS.

PETITION #2015-116

Project: COLINAYRE  
PROVIDENCE ROAD WEST, CHARLOTTE, NC

Title: REZONING SKETCH PLAN

File #: 11028-R23.DWG | Date: 01/15/2016 | Project Egr: ABC

Design By: PDW  
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PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0

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