



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 20, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2016-139 Charter Properties, Inc. & Browder Group Real Estate, 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.

- Site plan with building relocation and open spaces areas for a possible dog park.

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, Subdivision, Tree Ordinances and conditional requirements still apply.

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

KEY TO ADJACENT PROPERTY OWNERS

1. MALLARD CREEK PRESBYTERIAN CHURCH DB: 03717 P.: 709 PID#: 02902101 ZONING: R-3 USE: GOVT/INST.
2. PETER AND KATCIA WERNER DB: 10850 P.: 864 PID#: 02902348 ZONING: R-3 USE: SINGLE FAMILY
3. CLINTON AND LORRAINE WOUNG DB: 10867 P.: 143 PID#: 02902347 ZONING: R-3 USE: SINGLE FAMILY
4. SIDONIE AND MAHLON LAWRENCE DB: 22789 P.: 844 PID#: 02902346 ZONING: R-3 USE: SINGLE FAMILY
5. DETRINA WATKINS DB: 29789 P.: 294 PID#: 02902345 ZONING: R-3 USE: SINGLE FAMILY
6. SHAWN O KENNEDY DB: 23743 P.: 519 PID#: 02902344 ZONING: R-3 USE: SINGLE FAMILY
7. ERIC AND SANDY SNYDER DB: 30872 P.: 151 PID#: 02902343 ZONING: R-3 USE: SINGLE FAMILY
8. WILLIAM AND BEVERLY PAYNE DB: 11250 P.: 555 PID#: 02902342 ZONING: R-3 USE: SINGLE FAMILY
9. ROGER AND JULIANE MOORE DB: 13752 P.: 664 PID#: 02902341 ZONING: R-3 USE: SINGLE FAMILY
10. AMIT AND KRISHNA PATEL DB: 12017 P.: 404 PID#: 02902340 ZONING: R-3 USE: SINGLE FAMILY
11. PAUL MASSEY DB: 25211 P.: 407 PID#: 02902318 ZONING: R-3 USE: SINGLE FAMILY
12. SEAN AND JENNIFER FLANNERY DB: 27418 P.: 416 PID#: 02902317 ZONING: R-3 USE: SINGLE FAMILY
13. MARY ANN MACLEOD DB: 13560 P.: 126 PID#: 02902316 ZONING: R-3 USE: SINGLE FAMILY
14. LOUITA WHITEFIELD DB: 16829 P.: 809 PID#: 02902315 ZONING: R-3 USE: SINGLE FAMILY
15. DAVID AND JACQUELINE HERNANDEZ DB: 30168 P.: 132 PID#: 02902314 ZONING: R-3 USE: SINGLE FAMILY
16. PAUL AND LINDA VAICKUS DB: 18723 P.: 331 PID#: 02902313 ZONING: R-3 USE: SINGLE FAMILY
17. ROBERT AND CARLENE GARRISON DB: 05307 P.: 423 PID#: 02912107 ZONING: R-3 USE: SINGLE FAMILY
18. ROBERT AND CARLENE GARRISON DB: 05307 P.: 423 PID#: 02912107 ZONING: R-3 USE: SINGLE FAMILY
19. JAMES PARKER II LUMPKIN DB: 09756 P.: 691 PID#: 02912108 ZONING: R-3 USE: SINGLE FAMILY
20. PBS05B DUKE POWER COMPANY DB: 05307 P.: 677 PID#: 04738202 ZONING: R-4 USE: SINGLE FAMILY
21. ASSOC IN HERLOCKER LESTER DB: 04415 P.: 212 PID#: 04738203 ZONING: R-4 USE: SINGLE FAMILY

**Attached to Administrative
Approval**

Solomon A. Fortune \$F
Solomon A. Fortune

SITE DEVELOPMENT DATA

SITE ACREAGE: ±65.70 ACRES TOTAL (2,862,072 SQ FT)
AREA A = ±33.35 ACRES
AREA B, C AND D = ±32.35

TAX PARCEL #: 02902121, 02902132, 02902124, 02902133, 02902126
AND A PORTION OF 02902101

EXISTING ZONING: RE-1 AND RE-3(CD) AND R-3

PROPOSED ZONING: R-12MF-CD (AREA A) 5 YEARS VESTED RIGHTS
MUDD-O (AREA B, C AND D) 5 YEARS VESTED RIGHTS

EXISTING USE: VACANT - OPEN FIELD
SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

- MULTI-FAMILY APARTMENTS: AREA A (395 UNITS)
11.84 UNITS PER ACRES (33.35 ACRES)
- BUSINESS RETAIL: AREAS B, C AND D (OUTPARCELS 1, 2 & 3)
(SEE DEVELOPMENT STANDARDS)

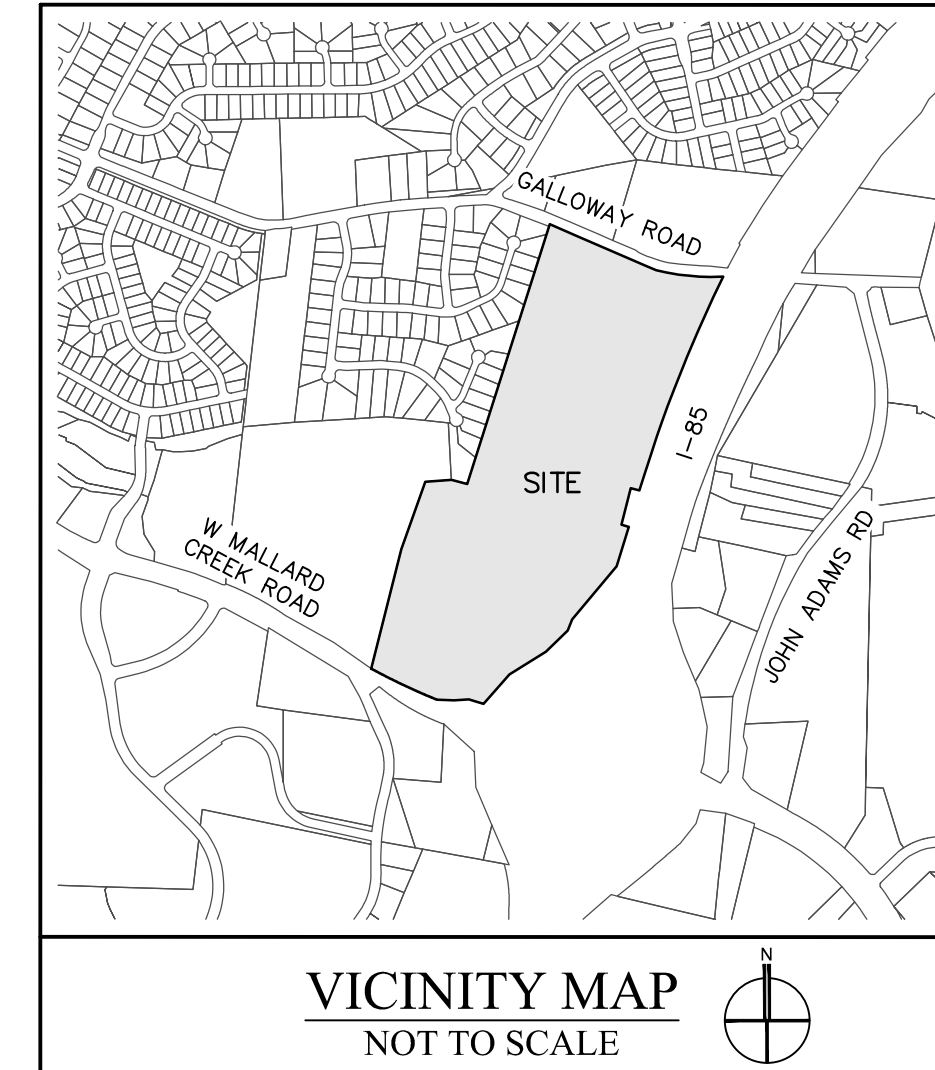
BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

WATERSHED: MALLARD CREEK

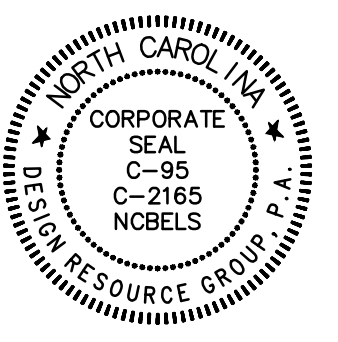
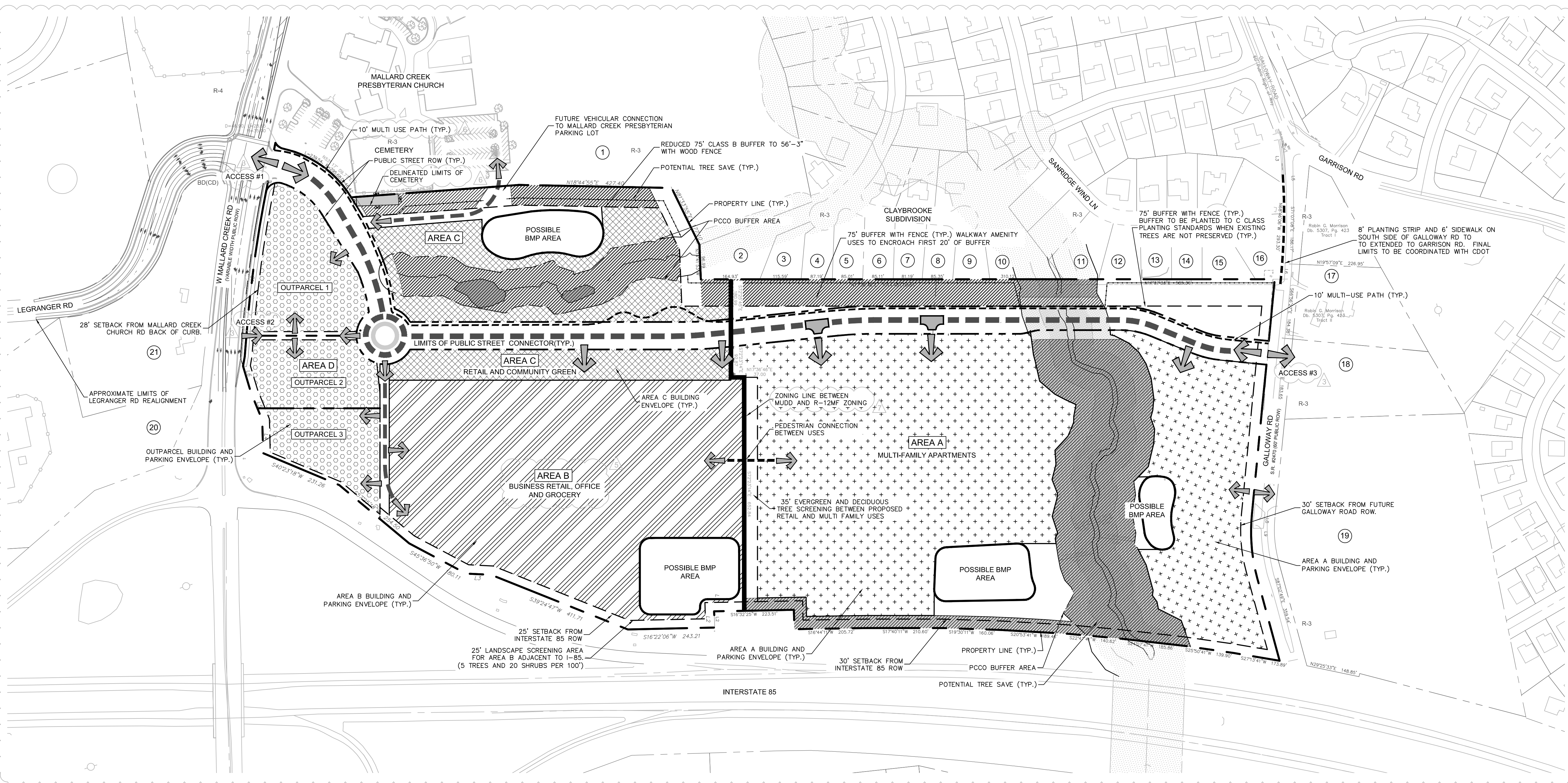
PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

TREE SAVE: 15% OF PROPOSED SITE
SHALL MEET ORDINANCE REQUIREMENTS



POTENTIAL TREE SAVE AREAS (TYP.)
15% MIN (± 9.86 ACRES) OF 65.70 ACRE SITE TO BE PRESERVED.
FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON PLAN AND
FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OF SITE AREAS



REZONING PETITION
FOR PUBLIC HEARING
2016-139

ADMINISTRATIVE
AMENDMENT

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC &
BROWDER GROUP

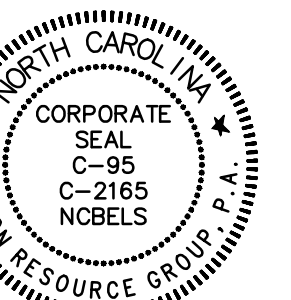
**TECHNICAL
DATA SHEET**

SCALE: 1" = 150'

PROJECT #: 278-023
DRAWN BY: NB
CHECKED BY: JG

AUGUST 22, 2016

- REVISIONS:
1. 01/23/17 - PER CMPC COMMENTS
 2. 04/10/17 - PER SITE UPDATES
 3. 05/22/17 - PER SITE UPDATES
 4. 06/06/17 - PER SITE UPDATES
 5. 08/07/17 - PER SITE UPDATES
 6. 09/25/17 - PER SITE UPDATES
 7. 10/09/17 - PER SITE UPDATES
 8. 10/17/17 - PER SITE UPDATES
 9. 06/13/18 - ADMINISTRATIVE AMENDMENT



REZONING PETITION
FOR PUBLIC HEARING
2016-139

ADMINISTRATIVE
AMENDMENT

WEST MALLARD CREEK CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

CHARTER PROPERTIES, INC &
BROWDER GROUP

SCHEMATIC
SITE PLAN

SCALE: 1" = 100'

PROJECT #: 278-023
DRAWN BY: NB
CHECKED BY: JG

AUGUST 22, 2016

REVISIONS:

- 01/23/17 - PER CMPC COMMENTS
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- 06/13/18 - ADMINISTRATIVE AMENDMENT

RZ 2.0

Attached to Administrative
Approval

Solomon A. Fortune **Solomon A. Fortune**

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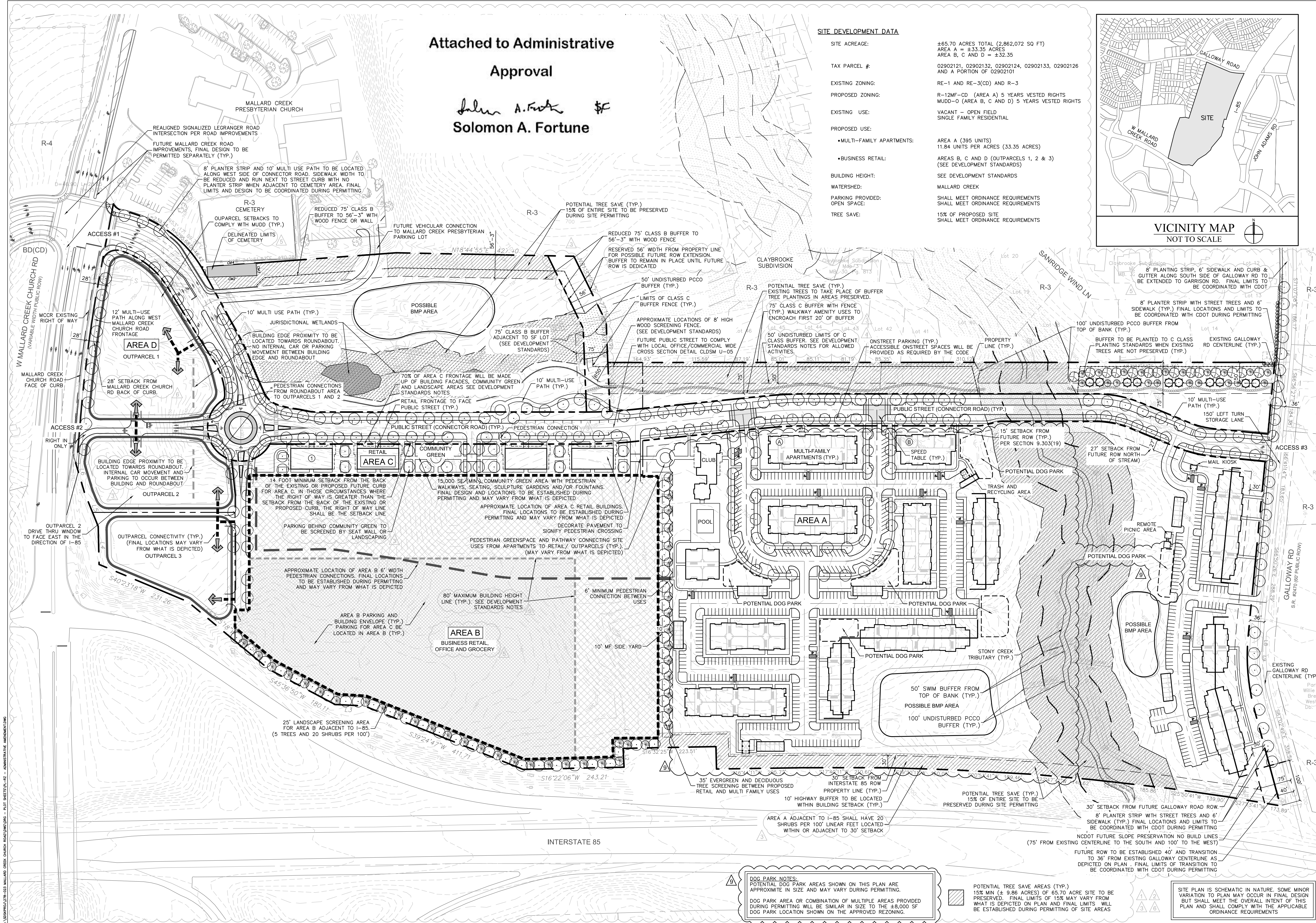
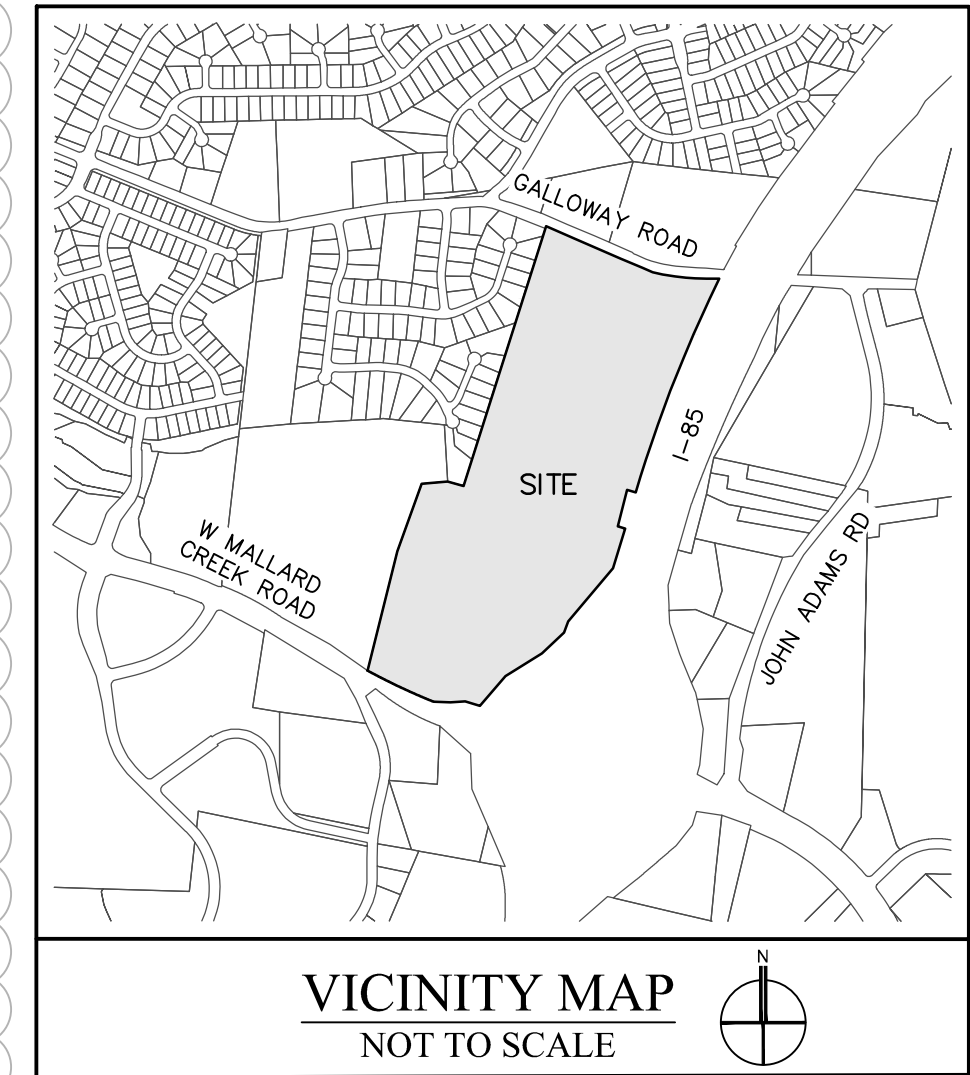
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SHALL MEET ORDINANCE REQUIREMENTS



DOG PARK NOTES:
POTENTIAL DOG PARK AREAS SHOWN ON THIS PLAN ARE APPROXIMATE IN SIZE AND MAY VARY DURING PERMITTING.
DOG PARK AREA OR COMBINATION OF MULTIPLE AREAS PROVIDED DURING PERMITTING WILL BE SIMILAR IN SIZE TO THE ±8,000 SF DOG PARK LOCATION SHOWN ON THE APPROVED REZONING.

POTENTIAL TREE SAVE AREAS (TYP.)
15% OF ENTIRE SITE TO BE PRESERVED. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON PLAN AND FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING OF SITE AREAS

SITE PLAN IS SCHEMATIC IN NATURE. SOME MINOR VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

