



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 18, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-077 TTR Investments, 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.

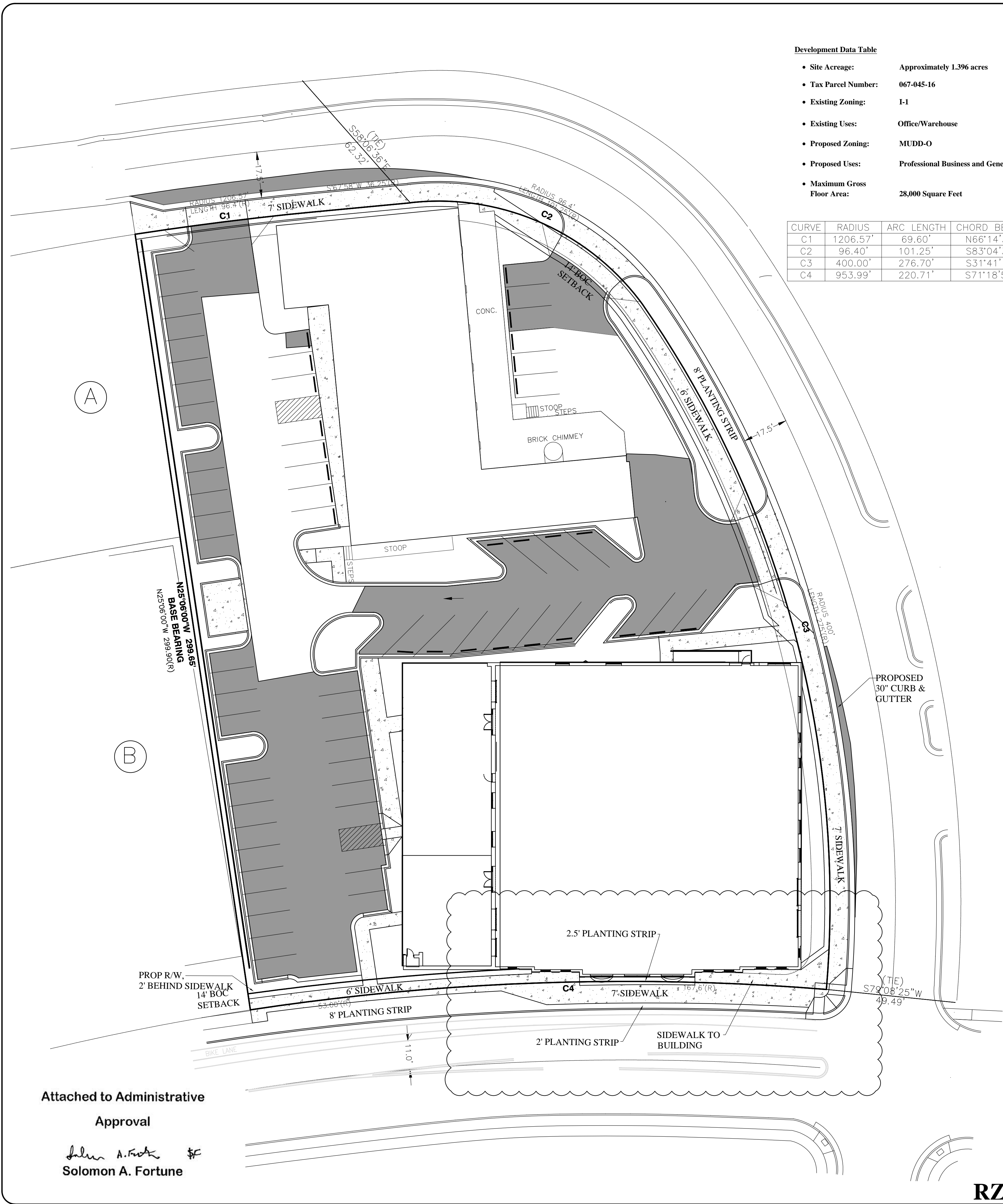
- Site plan with sidewalk modifications

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.**



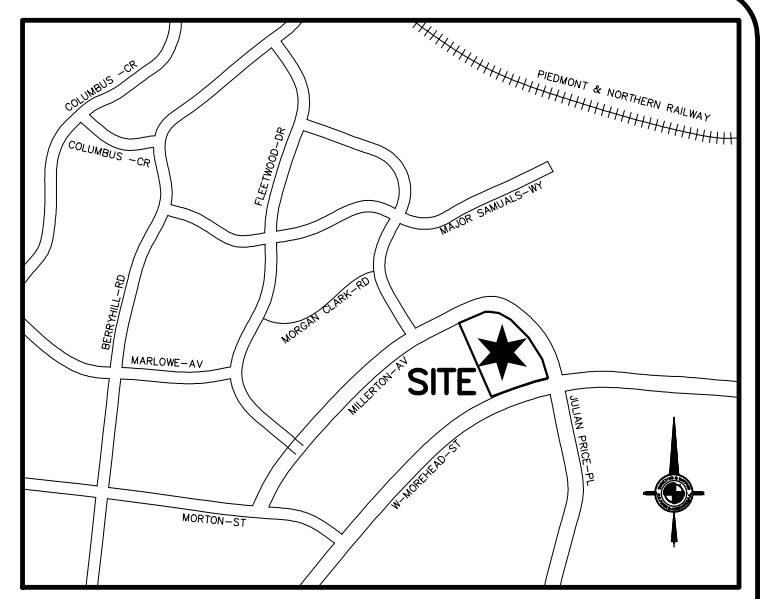
Development Data Table

- Site Acreage: Approximately 1.396 acres
- Tax Parcel Number: 067-045-16
- Existing Zoning: I-1
- Existing Uses: Office/Warehouse
- Proposed Zoning: MUDD-O
- Proposed Uses: Professional Business and General Office/Retail
- Maximum Gross Floor Area: 28,000 Square Feet

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1206.57'	69.60'	N66°14'38"E	69.59'
C2	96.40'	101.25'	S83°04'37"E	96.66'
C3	400.00'	276.70'	S31°41'18"E	271.22'
C4	953.99'	220.71'	S71°18'56"W	220.22'

ADJACENT LANDOWNER SUMMARY

- A. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-18
Zoning: I-1
- B. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-15
Zoning: I-1



DEVELOPMENT STANDARDS
July 24, 2017

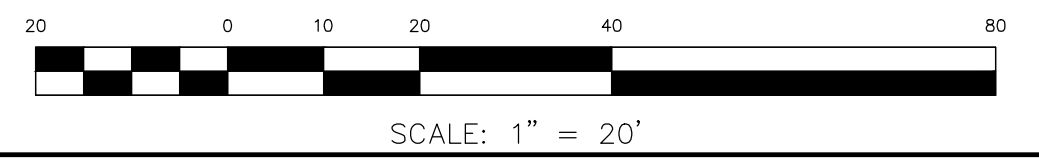
- GENERAL PROVISIONS**
 - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TTR Investments, LLC (hereinafter referred to as the "Petitioner") for an approximately 1.396 acre site located on the northwest corner of the intersection of West Morehead Street and Millerton Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 067-045-16.
 - B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
 - C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
 - D. The Site is currently improved with one building. Petitioner intends to demolish portions of the existing building to create two freestanding buildings on the Site as generally depicted on the Rezoning Plan. The actual limits of demolition have not been determined and the actual portions of the building to be demolished may vary from what is generally depicted on the Rezoning Plan, and additional portions of the building may be demolished or modified to create urban open space and outdoor plazas. Notwithstanding the foregoing, a maximum of 10,000 square feet of gross floor area of the existing building may be demolished, and the majority of the existing building will be preserved and remain on the site after the demolition. Alterations and renovations to the exterior portions of the building(s) shall be permitted.
 - E. A maximum of 2 principal buildings may be located on the Site.
 - F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- OPTIONAL PROVISIONS**

The optional provisions set out below shall apply to the Site provided that the existing buildings located on the Site (after the demolition of portions of the existing building as described above) are preserved and remain on the Site:

 - A. Surface parking and vehicular maneuvering areas shall be permitted between the buildings located on the Site and the required setbacks from the adjacent public streets as generally depicted on the Rezoning Plan.
 - B. Vehicular maneuvering areas may be located in the required setbacks as depicted on the Rezoning Plan.
 - C. The buildings located on the Site are existing structures. Accordingly, the existing buildings located on the Site shall not be required to meet the minimum setback requirements of the Ordinance.
 - D. The sidewalks and planting strips to be installed along the Site's frontages on West Morehead Street and Millerton Avenue that are generally depicted on the Rezoning Plan shall be permitted.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - A. The Site may only be devoted to the uses set out below.
 - (1) Professional business and general office uses as permitted and described in the Ordinance.
 - (2) Retail sales as permitted in the MUDD zoning district, provided, however, that the maximum gross floor area that may be devoted to retail sales shall be 2,000 square feet.
 - (3) Any incidental or accessory uses associated with the uses described above that are permitted under the Ordinance in the MUDD zoning district.
 - B. The total combined maximum gross floor area of the principal buildings located on the Site shall be 28,000 square feet.
- TRANSPORTATION**
 - A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
 - B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
 - C. Any required transportation improvements will be approved and constructed before the issuance of a certificate of occupancy for the unoccupied building on the Site.
 - D. Prior to the issuance of the first certificate of occupancy for the building located immediately adjacent to West Morehead Street, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to West Morehead Street that are necessary to extend the existing right of way for West Morehead Street to that point that is located 2 feet behind the sidewalk located along the Site's frontage on West Morehead Street, where feasible, to the extent that such right of way does not already exist. It shall not be considered to be feasible if the right of way would extend into the building located immediately adjacent to West Morehead Street.
- STREETSCAPE**
 - A. Petitioner shall install planting strips and sidewalks along the Site's frontages on West Morehead Street and Millerton Avenue as generally depicted on the Rezoning Plan.
- LIGHTING**
 - A. All newly installed freestanding lighting fixtures on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - B. The maximum height of any newly installed freestanding lighting fixture on the Site, including its base, shall not exceed 21 feet.
 - C. Any newly installed lighting fixtures attached to the buildings on the Site shall be decorative, capped and downwardly directed.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 - A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

Attached to Administrative Approval
Solomon A. Fortune \$F
 Solomon A. Fortune

RZ# 2017-077



DATE	REV.	REV. FOR	DATE
7.24.17	1.	REV. FOR STAFF COMMENTS	7.24.17
	2.	ADMINISTRATIVE AMENDMENT	8.10.18

GEOSCIENCE GROUP
 PROJECT MANAGER: [Name]
 PROJECT NUMBER: [Number]
 DATE: [Date]

WEST MOREHEAD PROPERTY
CHARLOTTE, NORTH CAROLINA

REZONING PLAN
PETITION # 2017-077

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