



Charlotte-Mecklenburg Planning, Design, & Development

DATE: May 22, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2018-019 Ricardo Torres

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 a modification to the proposed open space.

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, PCSO Ordinances, conditional requirements and building codes still apply.

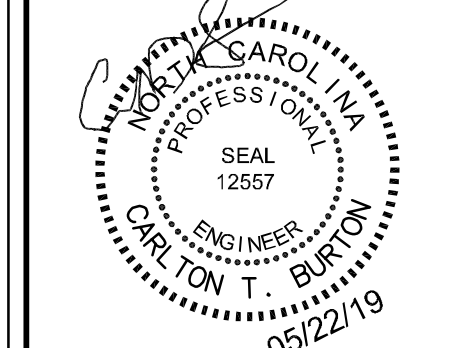
Signage was not reviewed as part of this request.

P:\DWG018.368.001\3540 N. SHARON AMITY ROAD OFFICE BLDG\018.368.001.DWG RZA 5/22/2019 9:05:07 AM HP02:TEMP2.CTB GHOHRS

1. Development Data Table
a. Site Acreage: 0.42
b. Tax Parcels included in Rezoning: 103-011-12
c. Existing Zoning (including overlays and vesting): O-1 (CD)
d. Proposed Zoning (including overlays and vesting): O-1 (CD)
e. Number of Residential Units by Housing Type: NA
f. Residential Density: NA
g. Square footage for office: 4,200 S.F. max.
h. Floor Area Ratio: 0.23
i. Maximum Building Height: 40'
j. Maximum Number of Buildings: 1
k. Number of Parking Spaces: to meet ordinance
l. Amount of open space: 7,814 S.F.
2. General Provisions
a. Zoning Ordinance, Tree Ordinance, and Sign Ordinance apply
b. Alterations to the conditional plan will be subject to Section 6.207 Alterations to Approval
3. Optional Provision - NA
4. Permitted uses
a. Allowed uses or prohibited uses: Uses allowed for O-1 Zoning
b. Other Use Restrictions: None
5. Transportation
a. Dedication and reservation of street right-of-way to City/NC DOT: The petitioner will dedicate and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued.
b. Transportation Improvements: NA
6. Architectural Standards - NA
7. Streetscape and Landscaping
a. Streetscape standards: a 6' sidewalk strip and 16' planting strip will be provided.
b. Special landscape, buffer, screening treatment: Buffer Class C Type provided at East and South property lines (see site plan); reduced 25% per Table 12.302(b) (6' high fence).
8. Environmental Features - NA
9. Parks, Greenways, and Open Space - NA
10. Fire Protection - NA
11. Signage
a. Sign limitations: Per Sign Ordinance
12. Lighting - NA
13. Phasing - NA
14. Other
a. Request for right-of-way abandonment or a variance submitted for the subject property: NA
b. Property corner tie points for mapping:
c. Public facilities/sites to be provided: NA
d. Provision of public art: NA
e. Underground utilities: NA (Connecting to existing)
f. Other conditions not previously listed: NA



BURTON ENGINEERING
 5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (T) 704.553.8881
 www.burtoneng.com
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NEW OFFICE BUILDING
 3540 N. SHARON AMITY ROAD, CHARLOTTE, NC
REZONING AMENDMENT PLAN

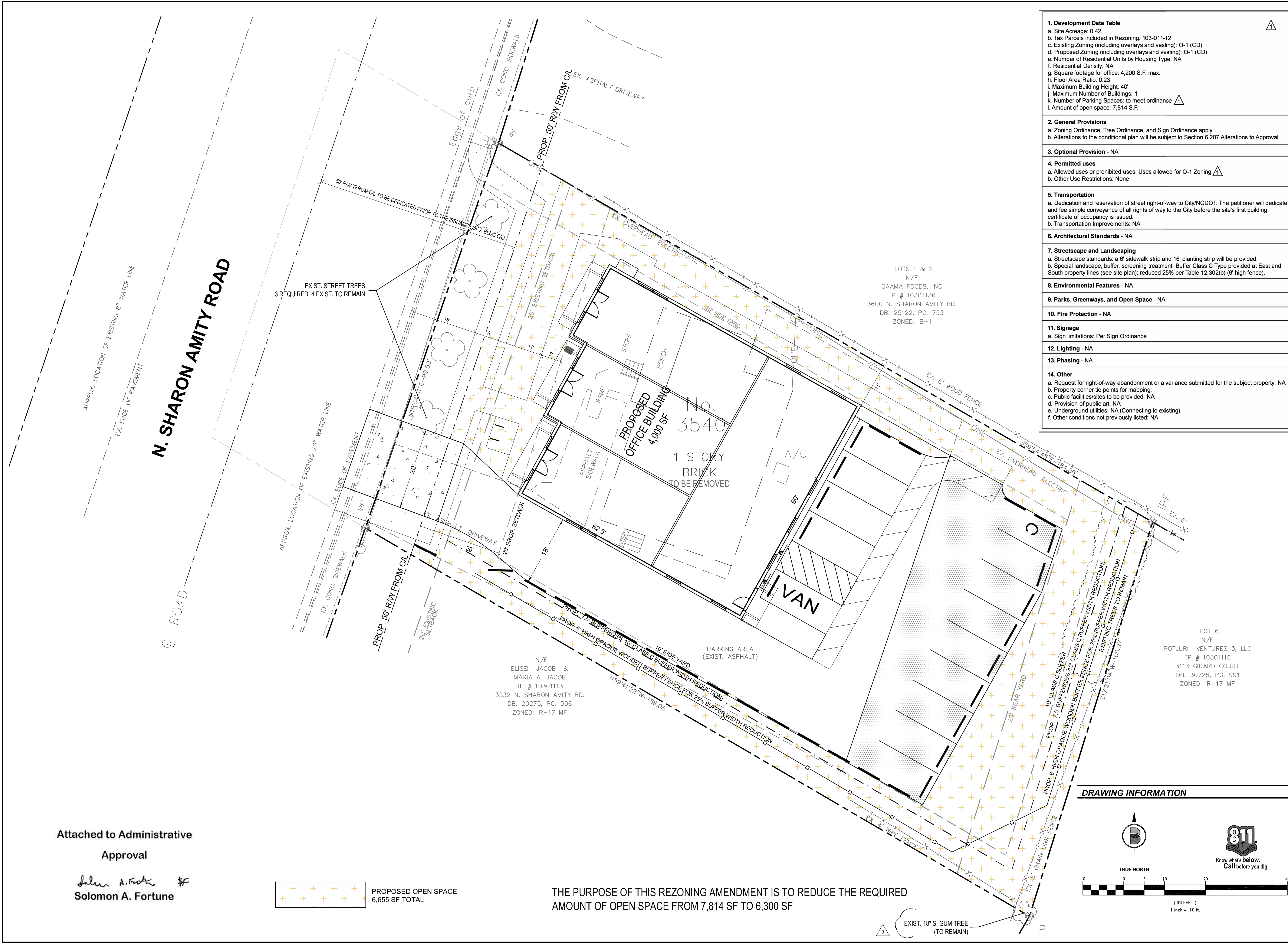
REVISED	DATE
3. 5/13/19	PLANNING COMMENTS

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PROJECT NUMBER
P-018.368.3540

RZA
 Sheet 1 of 1



Attached to Administrative Approval

Solomon A. Fortune

THE PURPOSE OF THIS REZONING AMENDMENT IS TO REDUCE THE REQUIRED AMOUNT OF OPEN SPACE FROM 7,814 SF TO 6,300 SF

DRAWING INFORMATION

