



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** October 31, 2021

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 2018-088 OMS BCP, 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.

- To allow modification to the site plan for the proposed building and site layout.

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.**



**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 Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards.
- The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, 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. All parking requirements will be met for specific tenants.

**Permitted Uses**

- Allowed uses shall be limited to office uses, including general office, medical office, or financial. Accessory drive thru service windows are prohibited.

**Architectural Guidelines**

- All storefront windows to be translucent glass except at spandrel panels. See Rendering on RZ-2.
- A storefront building entrance will be located on the Southeast corner of the building, facing Ballantyne Commons Pkwy.
- Provide glass on Southwestern and Northwestern facade comparable to facades facing Ballantyne Commons Parkway and parking, shown on RZ-2.

7. Petitioner commits to the construction of an entry plaza with a minimum 2,000 sf to be constructed of integrally colored scored concrete or brick pavers. The entry plaza will include pedestrian amenities such as, but not limited to, seating areas, art, water features, and/or specialty landscaping.

**Lighting**

- The maximum height of any freestanding fixture shall not exceed 20' including its bases.
- All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

**Streetscape & Landscaping**

- Petitioner will provide landscaping, including required street trees and parking lot screening, between the property line and the proposed 30' setback along Ballantyne Commons Parkway.
- Petitioner agrees to provide a 6' wide sidewalk along the entire frontage along Ballantyne Commons Parkway.
- The 16' Class C buffer may not be reduced along the Northeastern property line. A 6' tall screen wall will be provided along the Northwestern property line and a 10' screen wall along the Northeastern property line.
- Petitioner agrees to provide an eight foot planting strip behind the future back of curb along Ballantyne Commons Parkway.

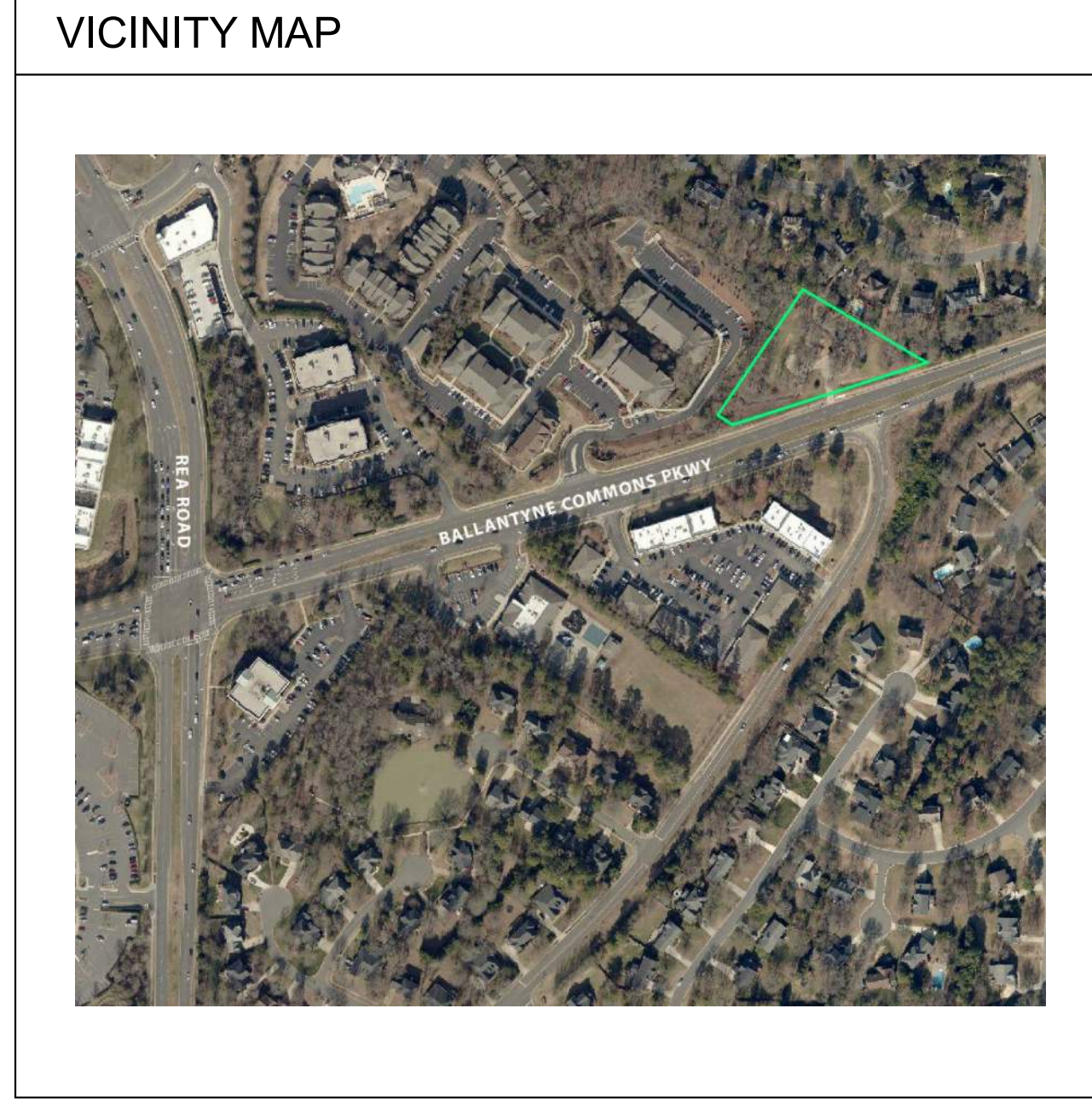
**Environmental Standards**

- The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

**Transportation**

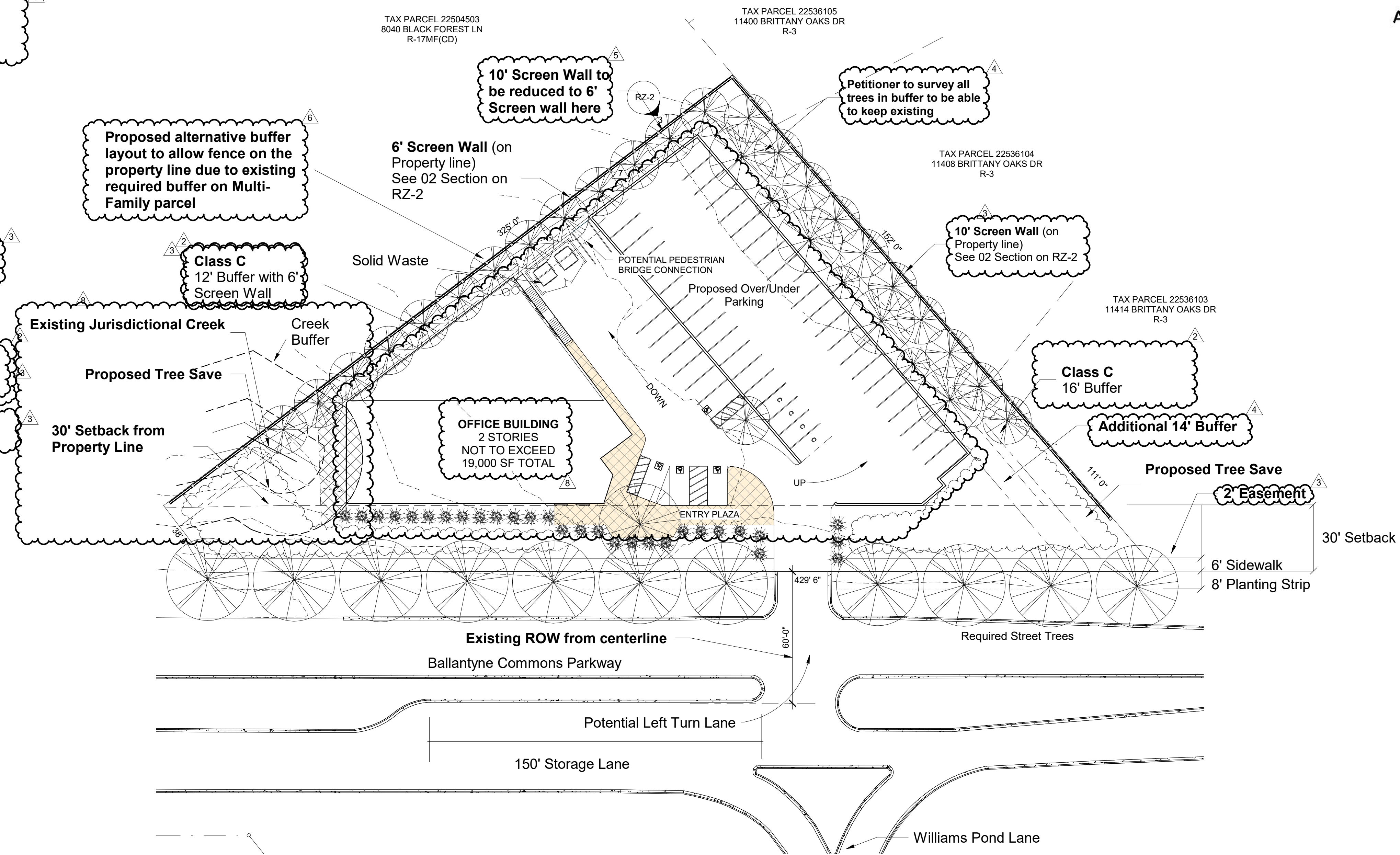
- Should NCDOT approve a temporary leftover to the proposed development, it would be under the following conditions:
  - The leftover installed into the current roadway configuration could be removed by the NCDOT with STIP project U-6030 which is currently under development.
  - The leftover will be considered of temporary nature, the removal or revision of which will be determined by NCDOT.
- The petitioner will dedicate conveyance of required rights of way to the City before the site's first building certificate of occupancy is issued.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- The petitioner and NCDOT have agreed the directional cross over shall be temporary and removed by NCDOT when the widening of Ballantyne Commons Parkway commences and understand the remaining access will potentially be a right-in-right-out.
- The directional crossover shall be designed in a manner that will physically prevent any egress from taking a left across the median.

20. Site must comply with Tree Ordinance.



**Development Summary**

Tax Parcel ID#: 22504508  
 Total Site Acreage: 1.11 AC  
 Existing Zoning: O-1 (CD)  
 Proposed Zoning: O-1 (CD) SPA  
 Total Building Area Not to Exceed: 19,000 SF (Gross)  
 FAR Not to Exceed: .39  
 Height Not to Exceed: 30' for roof plane, 38' for screens/accent pier  
 Proposed Tree Save: 8,000 ft<sup>2</sup> (10.5% of Site)



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SEAL:  
**PROGRESS PRINT  
 NOT FOR  
 CONSTRUCTION**

CONSULTANT:  
 Attached to Administrative  
 Approval  
*John A. Fortune*  
 Solomon A. Fortune

**PETITION 2018-088**  
 FOR PUBLIC HEARING  
 7612 BALLANTYNE COMMONS PKWY.  
 CHARLOTTE, NC 28277  
 ODA Project No. 213534

1 OCTOBER 2021

REVISIONS		
No.	Description	Date
1	RZ 1 REVISED SUBMITTAL	09.07.2018
2	BUFFER REVISION	11.14.2018
3	PUBLIC HEARING REVISIONS	11.27.2018
4	NEIGHBORHOOD COMMENTS	12.14.2018
5	FENCE REVISION	12.17.2018
6	BUFFER REVISION	12.17.2018
7	PLAN UPDATES	07.15.2021
8	PLAN UPDATES	08.24.2021

**REZONING SITE PLAN**

**RZ-1**  
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