



Charlotte-Mecklenburg Planning, Design, & Development

DATE: October 4, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2018-144 Portman Holdings

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.

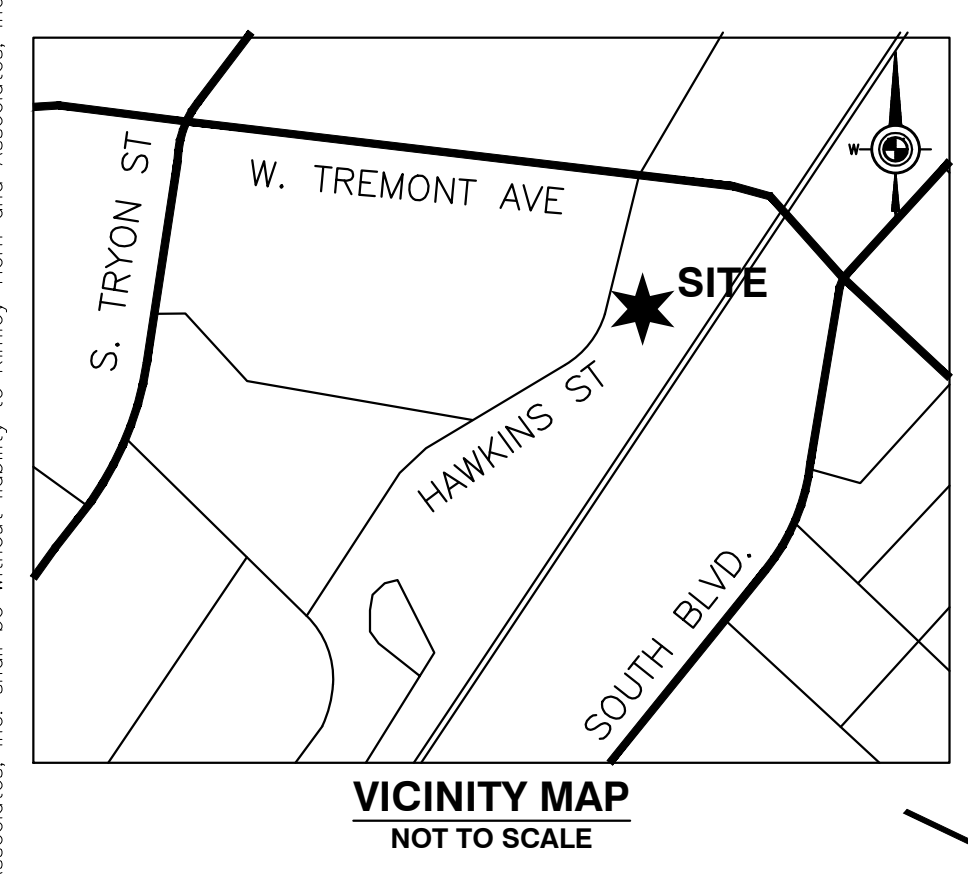
- To allow modification to the building layout on the site.

Staff supports of the request because:

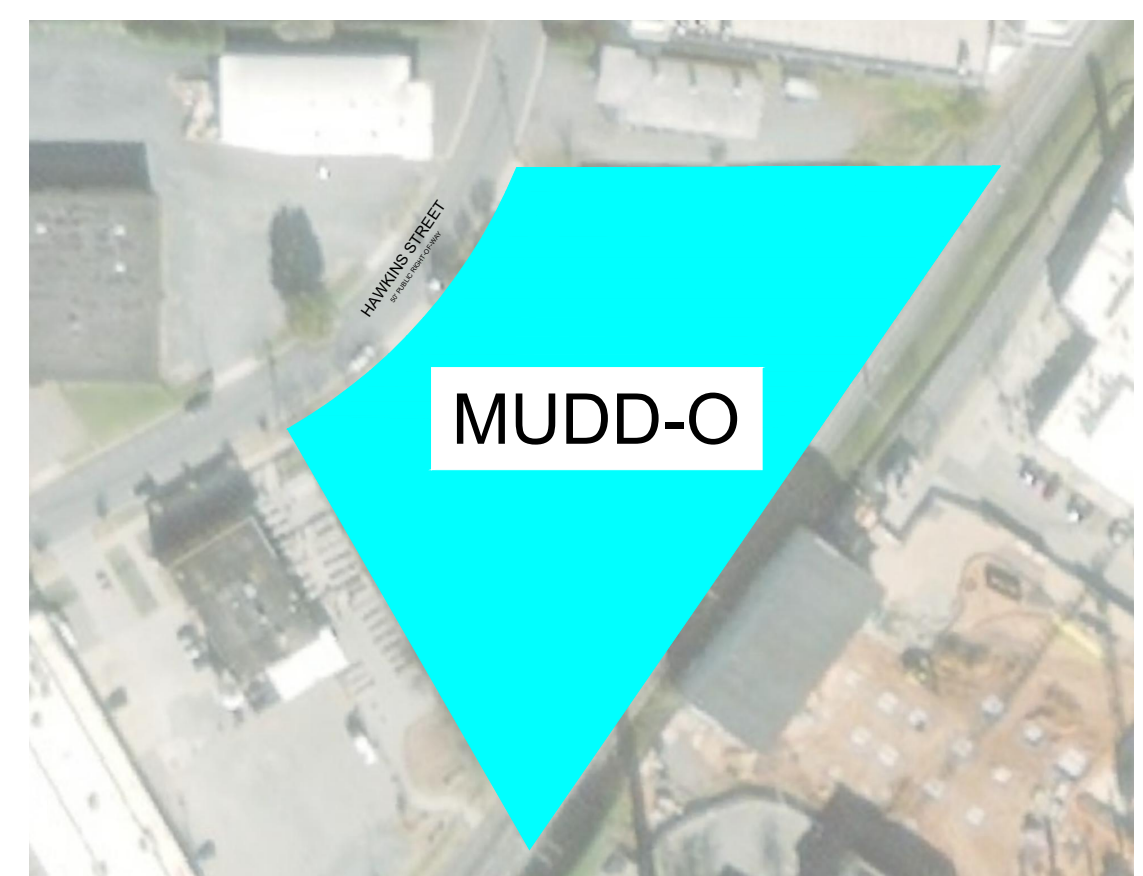
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

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LEGEND	
	AREA OUTLINE / PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	POTENTIAL BUILDING AND PARKING ENVELOPE
	POTENTIAL LIGHT RAIL ROW SWAP AREA
	POTENTIAL FULL MOVEMENT ACCESS POINTS



NO.	REVISIONS	DATE	BY

HAWKINS STREET
50' PUBLIC RIGHT-OF-WAY

SERVICE DRIVEWAY TO PROVIDE OCCASIONAL ACCESS TO REAR OF BUILDING

6' AREA FOR TREES IN GRATE AND 10' SIDEWALK

10' SETBACK

BUILDING AND PARKING ENVELOPE
(VARYING STRUCTURE HEIGHTS OF BUILDING AND PARKING DECK PROPOSED. NO MORE THAN 50% OF THE BUILDING FOOTPRINT CAN BE BUILT TO A HEIGHT OF 250 FEET.)

ENCROACHMENT INTO 65' ROW IS SUBJECT TO APPROVAL OF A ROW SWAP OR ENCROACHMENT AGREEMENT WITH CATS. IF A SWAP OR ENCROACHMENT AGREEMENT IS NOT EXECUTED/APPROVED THE PROPOSED BUILDING WILL BE LOCATED BEHIND THE 65' RAIL LINE ROW LINE.

Attached to Administrative Approval

Solomon A. Fortune

Solomon A. Fortune

Kimley»Horn

200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
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NC LICENSE #F-0102
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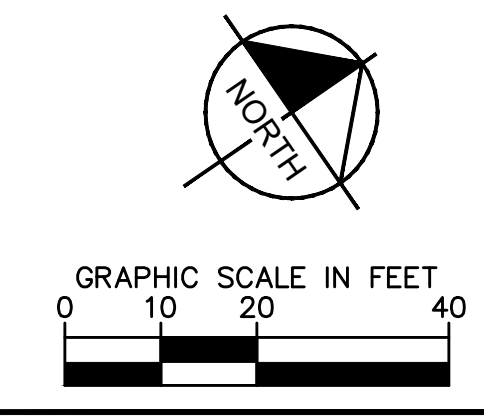
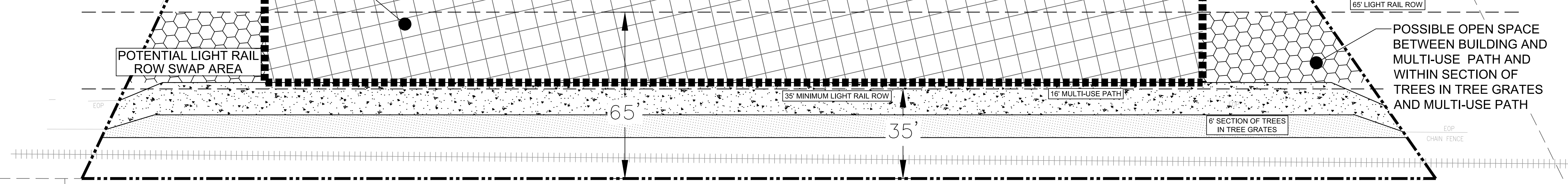
KHA PROJECT	019292011
DATE	10/3/2019
SCALE	AS SHOWN
DESIGNED BY	KS/KH
DRAWN BY	KS/KH
CHECKED BY	JMH

TECHNICAL DATA SHEET

2151 HAWKINS
PREPARED FOR
PORTMAN HOLDINGS

WAXHAW NC

SHEET NUMBER
RZ - 1



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DETAILED COORDINATION WITH CATS OPERATIONS WILL BE REQUIRED THROUGH THE TRACK ALLOCATION PROGRAM (WEEKLY MEETINGS HELD WEDNESDAYS AT 1:30 AT SOUTH BLVD. VEHICLE MAINTENANCE FACILITY). OPERATIONS WILL REVIEW AND APPROVE THE LIFT PLAN AS WELL AS EQUIPMENT, MATERIALS AND WORK LOCATED NEAR THE TRACKS. FLAGGING REQUIREMENTS AND WORK RESTRICTIONS TO BE ESTABLISHED THROUGH TRACK ALLOCATION AS DETAILED IN THE CATS GENERAL NOTES.

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

No.	REVISIONS	DATE	BY

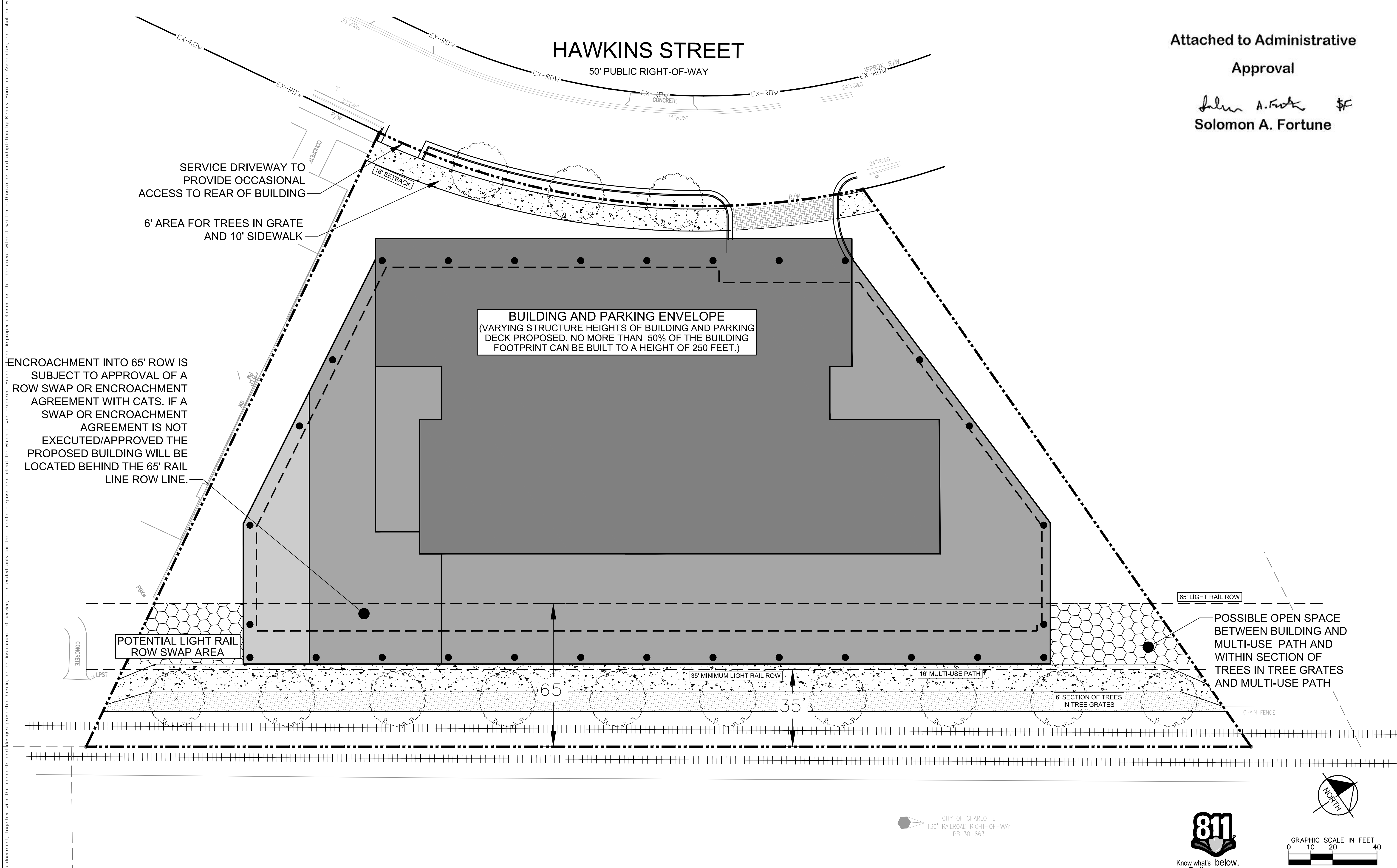
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KHA PROJECT	019292011
DATE	10/3/2019
SCALE	AS SHOWN
DESIGNED BY	KS/KH
DRAWN BY	KS/KH
CHECKED BY	JMH

SITE PLAN

2151 HAWKINS
PREPARED FOR
PORTMAN HOLDINGS

NC
SHEET NUMBER
RZ - 2



CITY OF CHARLOTTE
130' RAILROAD RIGHT-OF-WAY
PB 30-863

