


CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: August 12, 1988

TO: Robert Brandon
Zoning Administrator

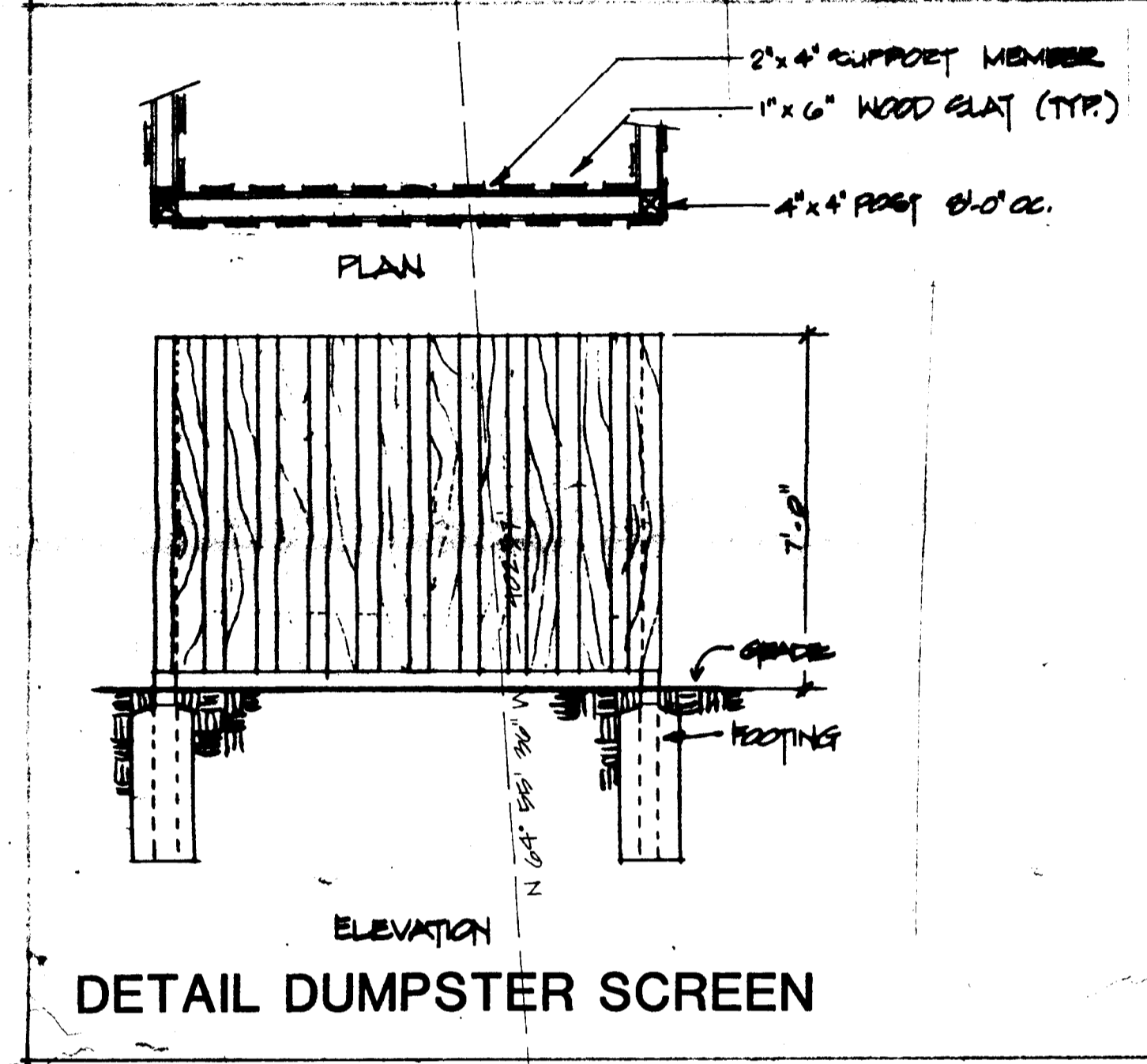
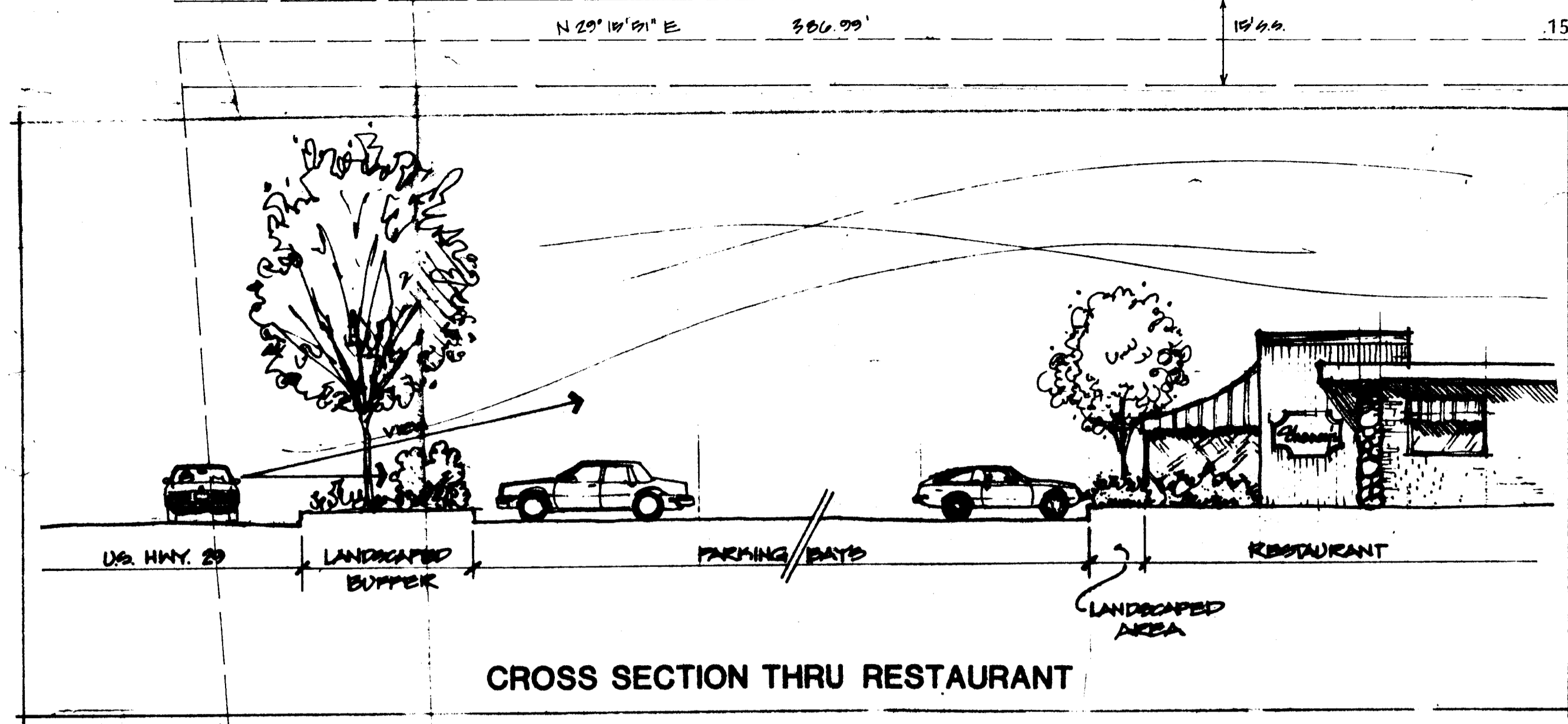
FROM: 
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition 87-53(c) College Town Properties

The attached site plan for petition 87-53(c) has been changed. The changes are the addition of two small signs at the driveway. These signs are to be no higher than 18" and will only be used as entry exit markers as per the County Sign Ordinance. The location of the dumpster has also changed. The original petition placed the dumpster off site. The new location for the dumpster meets the previously approved yard spaces as well as landscaping. The proposed parking at the rear of the property has also changed. Even though this change shifts the maneuvering for one bay of parking slightly closer to the property line the maneuvering will still occur in the proposed shared driveway easement for which Shoney's has a long term lease.

Pursuant to my authority as outlined in the Zoning Ordinance, I am administratively approving this plan. Please use it when evaluating requests for building permits.

MRC/KHM:sls



LEASE LINE : NO BUILDING WILL BE BUILT ON SITE WITHIN 30 FOOT OF SHONEY'S BUILDING. ANY BUILDING BUILT WITHIN 30 FOOT OR LESS FROM SHONEY'S WILL COMPLY WITH CODE.

EXISTING 0-9
COLLEGE TOWN PROPERTIES
TAX PARCEL # 047-211-05

POTENTIAL ACCESS DRIVE TO SERVE COLLEGETOWN PROPERTIES TRACTS

COLLEGE TOWN PROPERTIES
TAX PARCEL # 047-211-05

EXISTING 0-9
NCNB FINANCIAL CENTER
(UNDER CONSTRUCTION)
NCNB TAX PARCEL # 047-211-15

SITE DATA :

TOTAL SITE ACREAGE	1.018 ACRES
PRESENT ZONING	0-9
REQUESTED ZONING	B-1(CD)
TOTAL BLDG. S.F.	5,500 S.F.
PARKING SPACES	63 SPACES REQUIRED 76
MINIMUM SETBACK	40'
MINIMUM REAR YARD	10'
MINIMUM SIDE YARD	NONE

GENERAL CONDITIONS :

- THIS SITE PLAN REPRESENTS THE FINAL LAYOUT PLAN. HOWEVER, THE DEVELOPER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS REGARDING THE FINAL BUILDING FOOTPRINT, AS WELL AS SLIGHT SHIFTS IN LOCATION OF THE BUILDING AND PARKING.
- THE LANDSCAPING FOR THIS PARCEL HAS BEEN DESIGNED IN CONCERT WITH THE ADJACENT NCNB SITE, IN ORDER TO ACHIEVE A CONSISTENT STREETSCAPE THEME ALONG U.S. 29. AS DEPICTED ON THIS PLAN, A MINIMUM OF 20% OF THE SITE WILL BE SET ASIDE FOR IMPROVED LANDSCAPED AREA. ALL LANDSCAPED AREAS WILL BE MAINTAINED BY AN AUTOMATIC IRRIGATION SYSTEM.
- SIGNAGE FOR THIS PROJECT WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2100, OF THE MECKLENBURG COUNTY ZONING ORDINANCE AND WILL BE LIMITED TO ONE SIGN ONLY.
- THE DRIVEWAY ACCESS FROM U.S. 29 WILL BE IN COMMON USE WITH THE ADJACENT 0-9 PARCEL, WHICH IS UNDER THE SAME OWNERSHIP AS THE REZONING PARCEL. THIS IS IN AN EFFORT TO LIMIT THE NUMBER OF (AND CONSOLIDATE) THE DRIVEWAY CUTS ONTO U.S. 29. THIS DRIVEWAY WILL BE DESIGNED IN ACCORDANCE WITH N.C.D.O.T. STANDARDS AND WILL BE SUBJECT TO APPROVAL BY MECKLENBURG COUNTY ENGINEERING DEPT. AND N.C.D.O.T.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO THE ADJACENT NCNB TRACT FROM THE REZONING PARCEL.
- IT IS THE PETITIONERS INTENT TO DEVELOP THIS PROPERTY SO THAT IT ACHIEVES A SIMILAR VISUAL CHARACTER AND STYLE IN TERMS OF SITE DESIGN, AS THOSE RETAIL USES IN UNIVERSITY PLACE.
- ANY REQUIREMENTS FOR SCREENING SHALL BE IN ACCORDANCE WITH SECTION 1600, OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PROPOSED PARKING SPACES, AS SHOWN ON THE PLAN, ARE BASED UPON 177 SEATS AND 112 EMPLOYEES AT THE MAXIMUM SHIFT FOR 63 REQUIRED SPACES.

- THE PROPOSED SHONEY'S SIGN TO BE LOCATED ADJACENT TO U.S. 29 WILL BE A LOW MONUMENT TYPE SIGN, SIMILAR IN SIZE, HEIGHT, AND STYLE TO THE IDENTIFICATION SIGNAGE FOR THOSE BUSINESSES IN UNIVERSITY PLACE THAT ARE ALSO LOCATED ADJACENT TO U.S. 29.
- THE PETITIONER AGREES TO RETAIN THE PRESENT 0-9 ZONING ON THE BALANCE OF THE PROPERTY ALSO OWNED BY COLLEGE TOWN PROPERTIES AND LOCATED ADJACENT TO THE SUBJECT REZONING PARCEL.

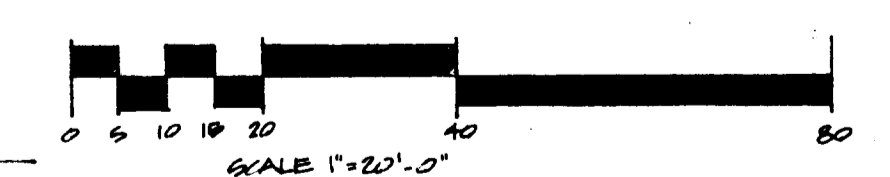
U.S. 29 R.O.W.

MECKLENBURG COUNTY
NORTHEAST WASTE-TO-ENERGY INCINERATOR FACILITY
20.6 ACRES
TAX PARCEL # 049-312-02

U.S. HIGHWAY 29

W.T. HARRIS BLVD.

ATTACHED TO ADMINISTRATIVE APPROVAL DATED August 10th 1988 BY MARTIN CRAMON JR./WF



9/24/87 REVISED 11/5/87 REVISED 11/12/87
REVISED 8/10/88 PER CMPC/BLDG STDS DEPT.
8/11/88 DUMPSTER REVISION AS PER K. McVEAN

GNA GIEFORD NIELSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE - ENGINEERING - LAND PLANNING - SURVEYING
1710 CHARLOTTE PLAZA CHARLOTTE, N.C. 28244
(704) 373-1907

SHONEY'S
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CD REZONING PLAN FOR:
COLLEGE TOWN PROPERTIES