



Charlotte-Mecklenburg Planning Department

DATE: January 10, 2020

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 1987-074 Charlotte Freedom Mart

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 modification

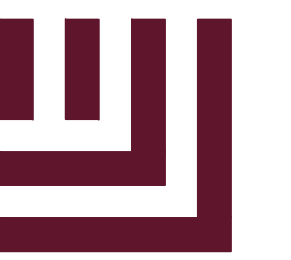
Staff supports of the request because:

- 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, PCSO, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.



McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

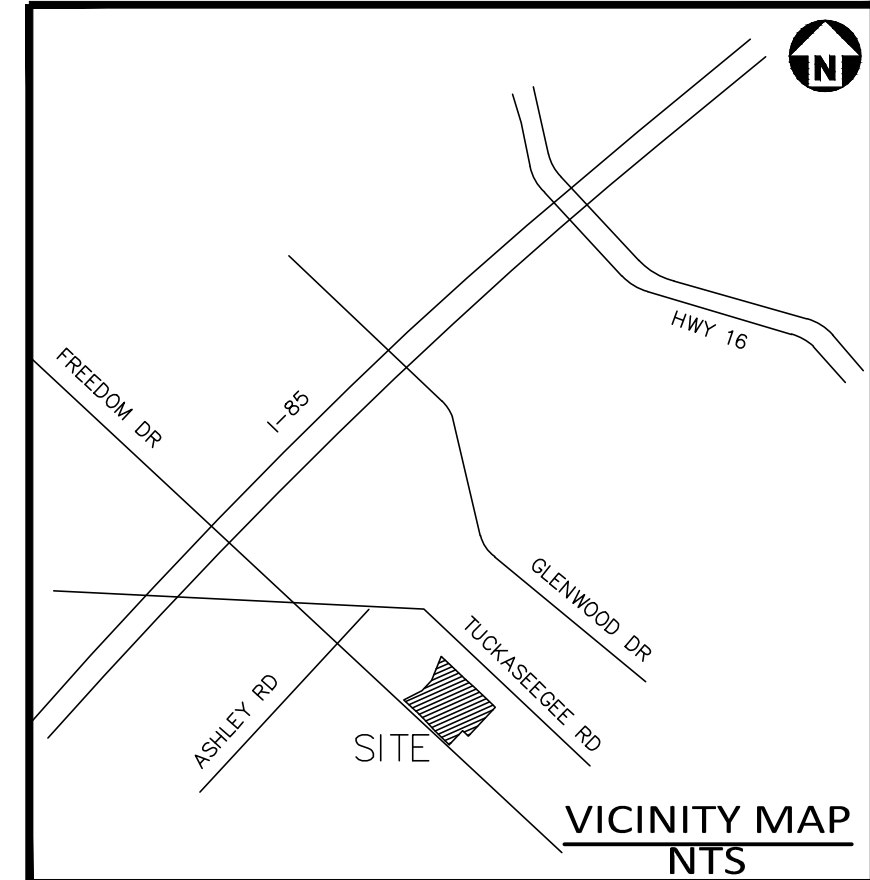
www.mcadamsco.com

CLIENT

CROSLAND SOUTHEAST
121 WEST TRADE STREET, SUITE 2550
CHARLOTTE, NORTH CAROLINA, 28202
PHONE: 704.414.7477
CONTACT: BARRY JAMES

FREEDOM DRIVE MEDICAL OFFICE BUILDING REZONING AMENDMENT 3146 FREEDOM DRIVE CHARLOTTE, NORTH CAROLINA, 28208

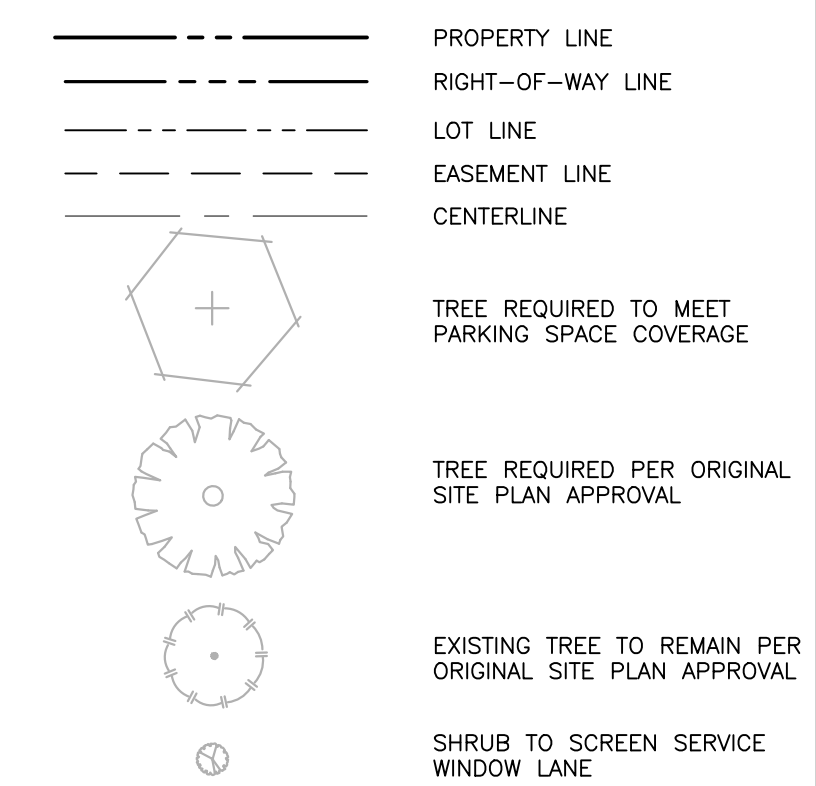
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	123.07'	5679.58'	S 45°11'13" E	123.07'	
C2	241.27'	5779.58'	N 43°22'11" W	241.25'	



NOTES:

- EXISTING SCREENING AROUND SITE IS TO REMAIN. IF NECESSARY IT WILL BE SUPPLEMENTED BY NEW EVERGREEN PLANTING TO MEET SCREENING ORDINANCE REQUIREMENTS.
- ACCESSORY FEATURES AND STRUCTURES NORMALLY ASSOCIATED WITH THE ALLOWED USES (LIGHTING, DUMPSTERS, STORAGE, MECHANICAL, EQUIPMENT, ETC.) WILL BE ALLOTTED IN ACCORDANCE WITH APPLICABLE ORDINANCE REQUIREMENTS.
- ALL EXISTING AND FUTURE SIGNAGE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS.
- PARKING AND BUILDING LAYOUT SHOWN IS SUBJECT TO MINOR MODIFICATIONS DURING FINAL DESIGN AND CONSTRUCTION.
- PLACEMENT OF ISLANDS FOR TREE PLANNING MAY VARY FROM THAT SHOWN IF NECESSARY TO ACCOMMODATE EXISTING LIGHTS, DRAINAGE OR SIMILAR EXISTING FEATURES.
- SURVEY INFORMATION TAKEN FROM A PLAN BY THE McADAMS COMPANY, CHARLOTTE, NORTH CAROLINA, PLAN DATED 11/8/19.
- SEE ORIGINAL SUBMISSION OF THIS PETITION FOR LIST OF ADJACENT PROPERTY OWNERS.
- PARKING SHALL COMPLY WITH CURRENT ZONING ORDINANCE STANDARDS.

SITE LEGEND



SITE DATA

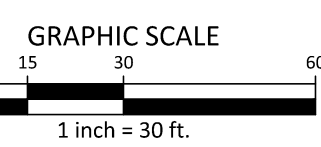
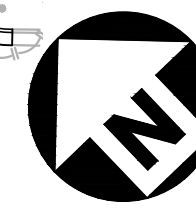
OWNER:	VICKEN BARLAYAN NC LLC 300 S. AUSTRALIAN AVE, SUITE 1810 WEST PALM BEACH FL, 33401
PREPARED BY:	McADAMS COMPANY (BRANDON PLUNKETT) 3430 TORGINDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 PLUNKETT@MCADAMSCO.COM
TAX ID NUMBERS:	06503610
TOTAL SITE ACREAGE:	+9.00 AC
ZONING:	B-15CD
CURRENT USE:	COMMERCIAL
PROPOSED USE:	MEDICAL OFFICE AND COMMERCIAL
PROPOSED GROSS SQUARE FOOTAGE*:	95,500 SF
SETBACKS (PER 1985 ZONING ORDINANCE SECTION B1-5CD)	
FRONT YARD:	35 FT FROM RIGHT-OF-WAY
SIDE YARD:	5 FT
REAR YARD:	20 FT
PROVIDED PARKING:	614 SPACES
MAXIMUM BUILDING HEIGHT (PER 1985 ZONING ORDINANCE SECTION 3210.4)**:	
BUILDING 1:	140 FT
BUILDING 2:	140 FT
BUILDING 3:	140 FT

NOTE:
*BUILDING AREAS AND PLACEMENT ARE SCHEMATIC AND ANY ADJUSTMENTS WILL CONFORM TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE
**BUILDING HEIGHTS ARE APPROXIMATE AND ANY ADJUSTMENTS WILL CONFORM TO THE CITY OF CHARLOTTE'S ZONING ORDINANCE

Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

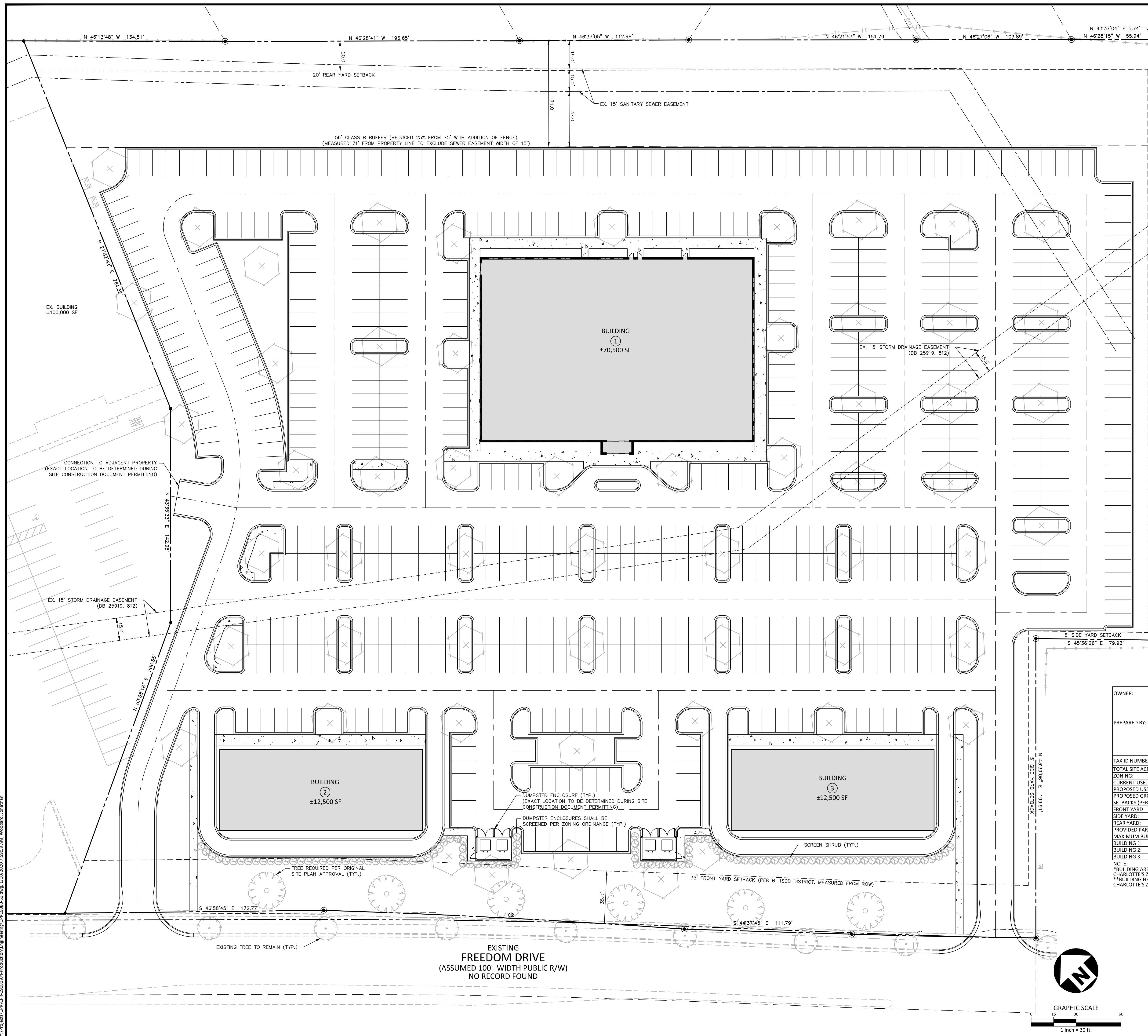
PLAN INFORMATION

PROJECT NO. CPR-19080
 FILENAME CPR19080-51
 CHECKED BY BGP
 DRAWN BY JBW
 SCALE 1"=30'
 DATE 11.13.2019

SHEET

SITE PLAN

C2.00



EXISTING
FREEDOM DRIVE
(ASSUMED 100' WIDTH PUBLIC R/W)
NO RECORD FOUND

Y:\Projects\CPR\CPR-19080\04-Production\Engineering\CPR19080-51.dwg, 1/10/2020 7:59:59 AM, Woodard, Jonathan