

"1-5210" 9/15/88

FEDERAL REALTY OF CHARLOTTE II
 HAWKINS CONSULTANTS ASSOCIATES, ARCHITECTS

3.58 ACRES

**CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: September 7, 1988
FROM: *Martin R. Cramton, Jr.*
 Martin R. Cramton, Jr.
 Planning Director

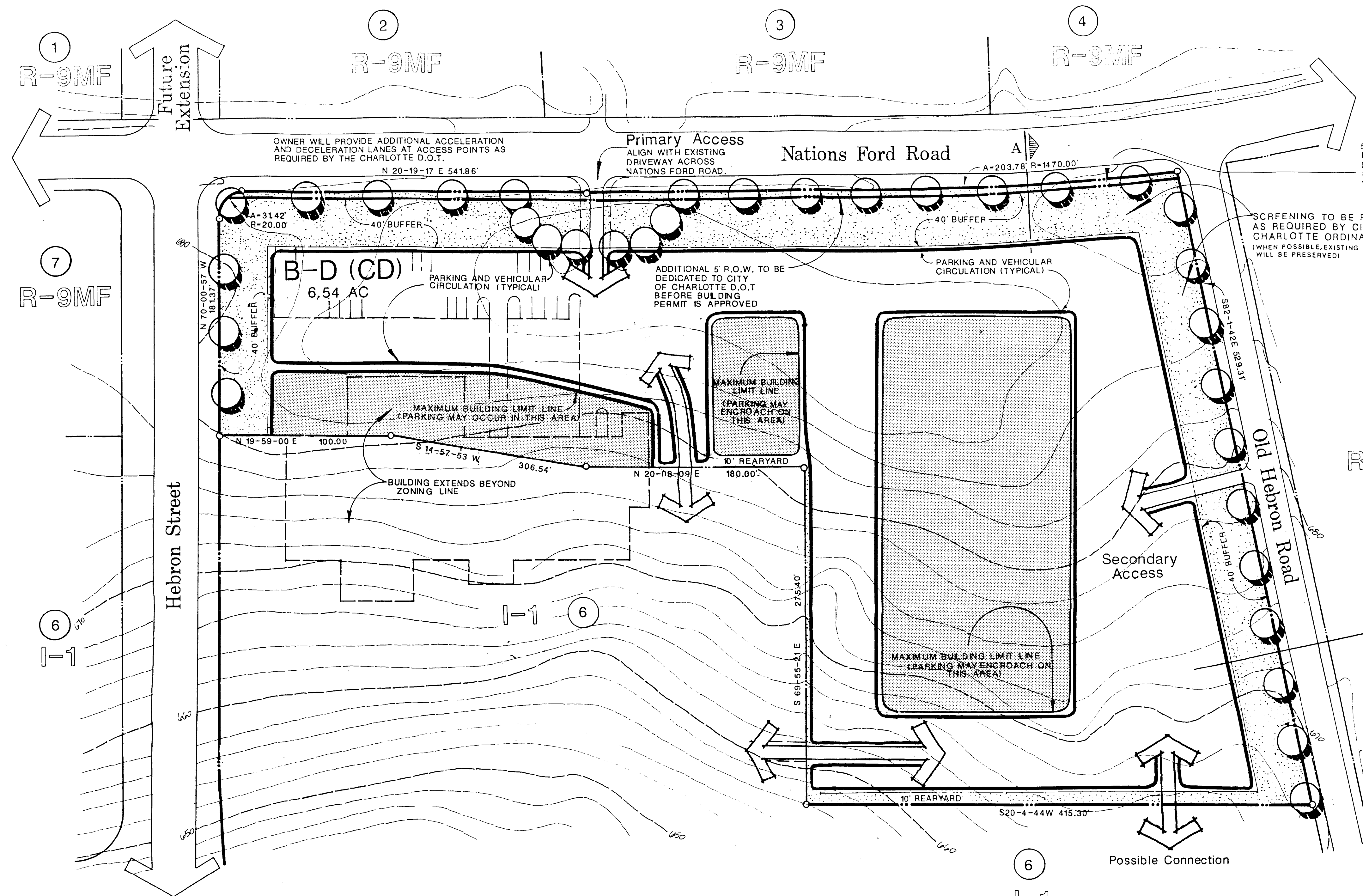
TO: Robert Brandon
 Zoning Administrator

SUBJECT: Administrative Approval
 For Petition #88- 36 Carmel Investment Group

Attached is a revised site plan for the above referenced petition. The plan has been revised to delete a building area and reduce the size of an accompanying area. Consequently the maximum square footage for the site has been reduced to 47,500 sq. ft. The areas shown as building areas have been redesigned for parking. Since the building areas have been converted to parking, to serve a building on an adjoining parcel, an additional driveway has been allowed. Since these changes represent a less intense use of the site, I am administratively approving these changes. Please use this site plan when evaluating requests for building permits.

MRC, JR.:KMV:jdm

*And has been replaced and
 superseded by Administrative
 approval dated 10/1/88
 By Martin R. Cramton, Jr. /MF*



Development Data

Existing Zoning R-9 MF
 Proposed Zoning B-D (CD)
 Total Acreage 6.54 AC

5' ADDITIONAL R.O.W. ALONG NATIONS FORD ROAD TO BE DEDICATED TO CITY OF CHARLOTTE D.O.T. FOR FUTURE ROAD WIDENING PURPOSES.

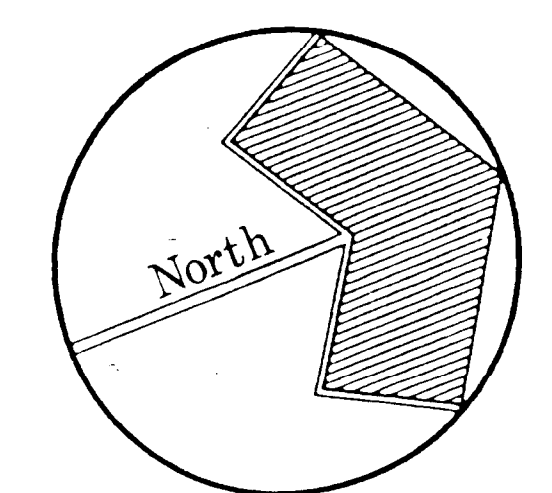
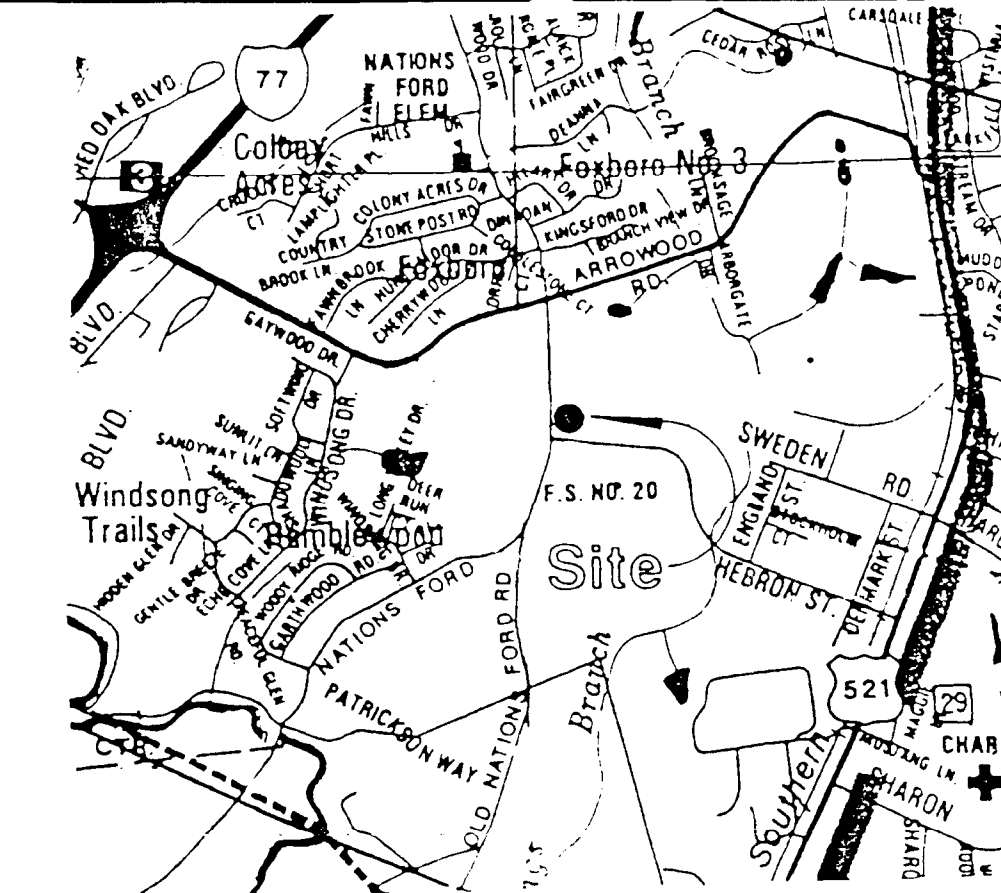
SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE (WHEN POSSIBLE, EXISTING VEGETATION WILL BE PRESERVED)

Adjoining Property Owners

- 205-153-04 ARROWOOD SIX GENERAL PARTNERSHIP OF N.C. 7707 PARK ROAD CHARLOTTE, N.C. 28210
- 203-41-06 CITY OF CHARLOTTE 600 E. TRADE STREET CHARLOTTE, N.C. 28202
- 203-41-07 RUFUS C. PELTIS 1000 BOBBY LANE CHARLOTTE, N.C. 28212
- 203-041-05 SHORE INVESTMENTS & BENNY HOYLE 2903 REALTY COURT GASTONIA, N.C. 28054
- 203-171-10 CLARENCE C. DEES 3609 TUCKASEE RD. CHARLOTTE, N.C. 28208
- 205-151-11 CARMEL FINANCIAL GROUP 6401 CARMEL ROAD CHARLOTTE, N.C. 28216
- 205-151-06 RUTH C. MURCHISON 9437 NATIONS FORD RD. CHARLOTTE, N.C. 28210

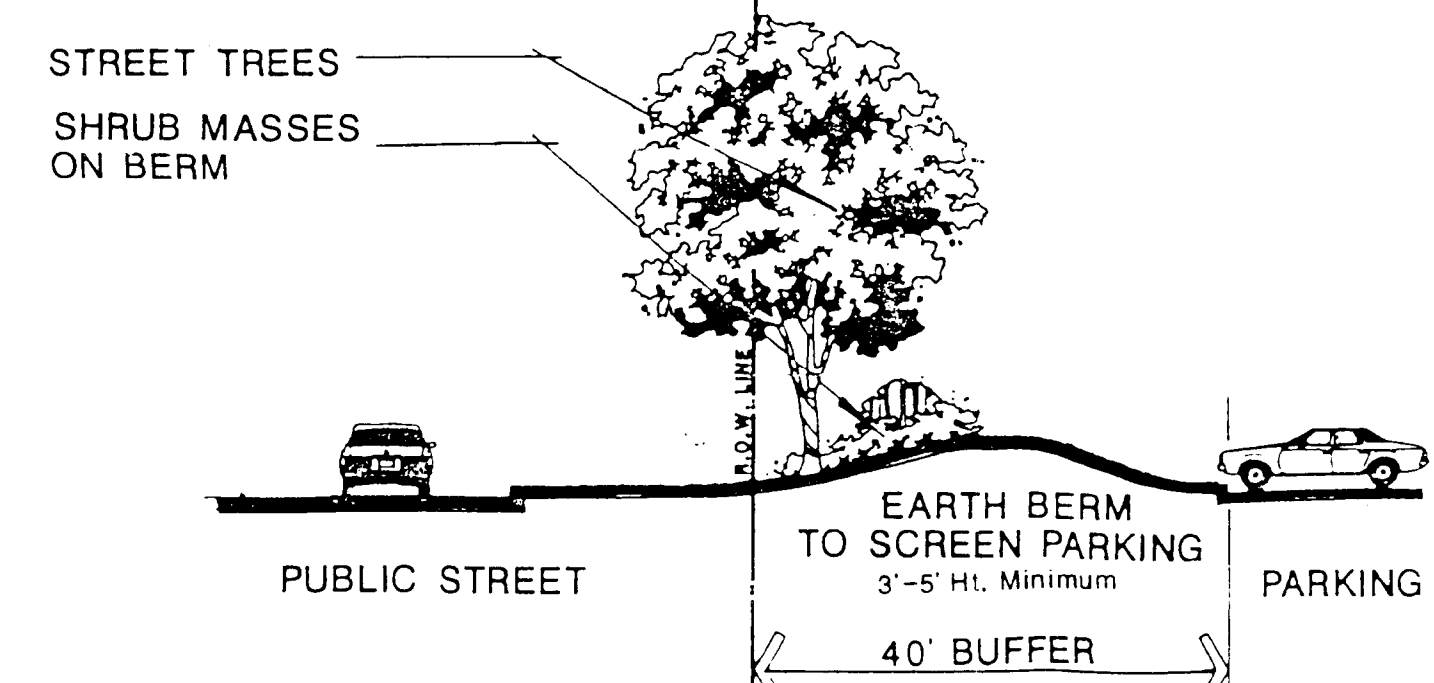
ATTACHED TO ADMINISTRATIVE APPROVAL DATED 10/31/88 BY MARTIN B. CRANTON, JR./W/P

Location Map



General Notes

- BOUNDARY INFORMATION TAKEN FROM SURVEY BY DAVID M. LUCAS, C.E., DATED JANUARY 17, 1988.
- TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF CHARLOTTE TOPOGRAPHIC MAPS.
- ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE B-D (CD) DISTRICT SPECIFICATIONS WILL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THIS SITE.
- MAXIMUM BUILDING LIMIT LINES INDICATE MAXIMUM AREA FOR STRUCTURES. VEHICULAR CIRCULATION AND PARKING MAY EXTEND INTO MAXIMUM BUILDING LIMIT LINE BUT STRUCTURES CANNOT EXTEND BEYOND BOUNDARY SHOWN. MODIFICATIONS TO THE VEHICULAR CIRCULATION AND MAXIMUM BUILDING LIMIT LINES MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING COMMISSION STAFF IF CONSISTENT WITH PLAN INTENT, AND PERIMETER RELATIONSHIPS AS SHOWN, ARE MAINTAINED.
- PARKING PROVIDED WILL COMPLY WITH CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.
- LANDSCAPE AREAS AND ISLANDS WILL NOT BE LESS THAN 10% OF THE PARKING AREA.
- BUFFERING AND/OR SCREENING WILL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THOSE SHOWN ON THIS REZONING PLAN. THE CONFIGURATIONS OF DRIVEWAYS AND ACCESS POINTS ARE SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND ARE FURTHER SUBJECT TO APPROVAL BY THE CHARLOTTE DEPT. OF TRANSPORTATION.
- MAXIMUM BUILDING AREA WILL BE 47,500 SF.
- MAXIMUM BUILDING HEIGHT WILL BE TWO (2) STORIES. (BUILDING HEIGHT CANNOT EXCEED 40' WITHIN 100' OF ANY RESIDENTIAL DISTRICT).
- ALL SIGNAGE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS, EXCEPT THAT NO OUTDOOR BILLBOARDS MAY BE PLACED ON THE SITE.
- SITE DEVELOPMENT WILL COMPLY WITH THE CITY OF CHARLOTTE STORM WATER DETENTION ORDINANCE.
- PERMITTED PROPERTY USES: PROPERTY MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-D ZONING DISTRICT.



Project Manager GER
Drawn By GER/LL
Checked By GER
Date 3-30-88
Project Number 85031

Revisions	5/4/88	REVISIONS PER CMP	STAFF COMMENTS
	8/18/88	REVISED SITE PLAN/ BUILDING AREA FOR ADMINISTRATIVE APPROVAL BY CMP.	
	8/24/88	REVISED BUILDING AREA.	
	10-4-88	REVISED BUILDING AREA.	
	10-24-88	REVISED PER PLANNING REVIEW	

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2727 South Blvd
 Charlotte, N.C. 28203
 Phone: 336-771-1111

Rezoning Plan • Petition No. 88-36
Nations Ford Road Site
 Charlotte, North Carolina
 Carmel Investment Group/Hebron

Scale 1"=50'
Site Number RZ-1
Phone ONE TWO ONE

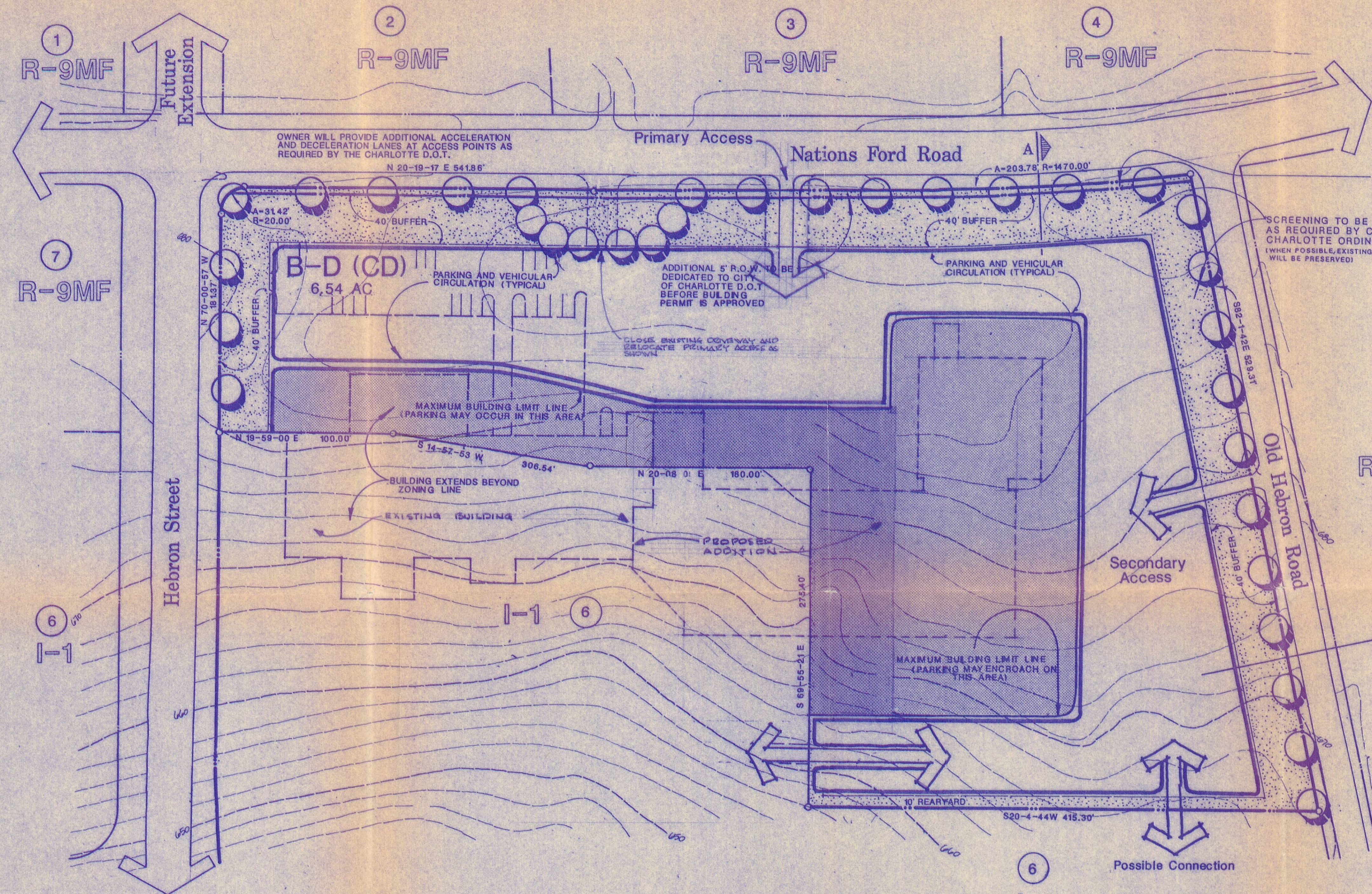
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: October 31, 1988
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin B. Cranton, Jr., Planning Director

SUBJECT: Administrative Approval of Petition #88-36
 Carmel Investment Group, Inc./Hebron

Attached is a revised plan for the above referenced petition. The plan has been revised to show new building limit lines, and a reduction in the maximum building area. Since these changes represent a less intense use of the site, I am administratively approving this plan. Please use this site plan when evaluating requests for building permits.

MBC/KHM:sls
 205-153-04
 205-153-02



General Notes

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Development Data

Existing Zoning R-9 MF
 Proposed Zoning B-D (CD)
 Total Acreage 6.54 AC

5' ADDITIONAL R.O.W. ALONG NATIONS FORD ROAD TO BE DEDICATED TO CITY OF CHARLOTTE D.O.T. FOR FUTURE ROAD WIDENING PURPOSES.

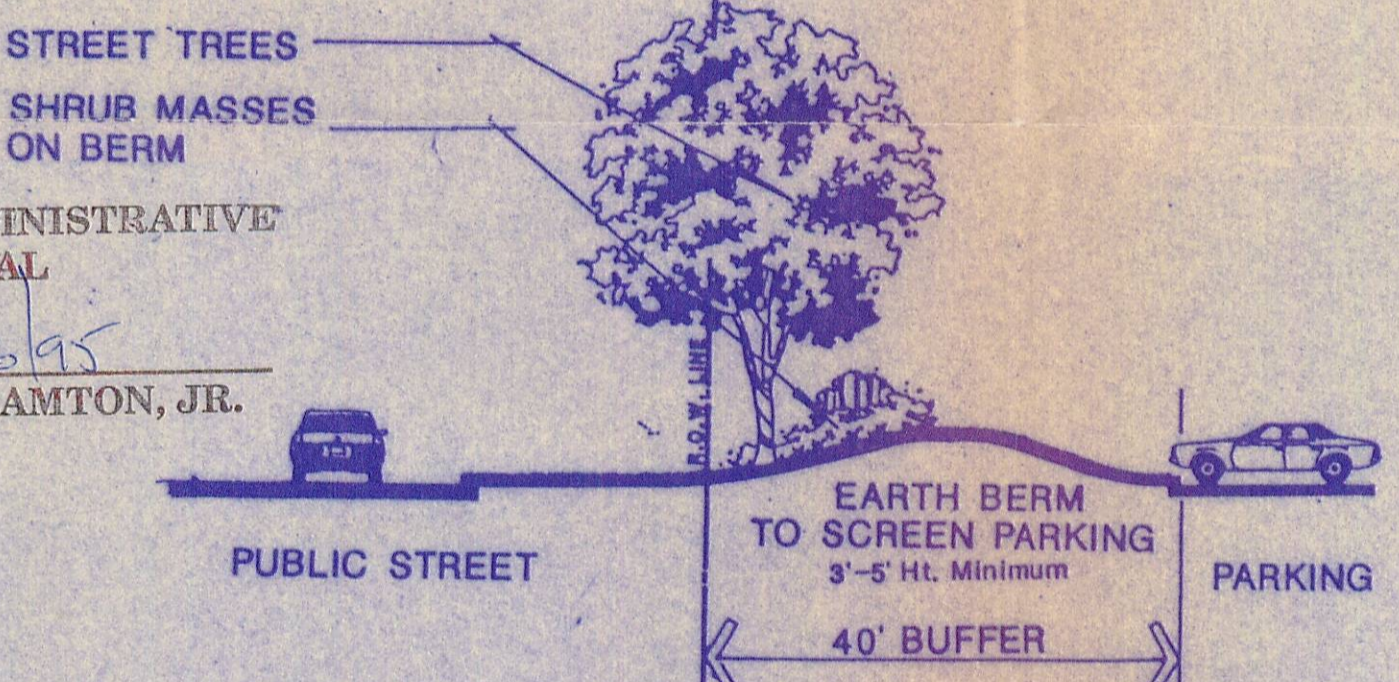
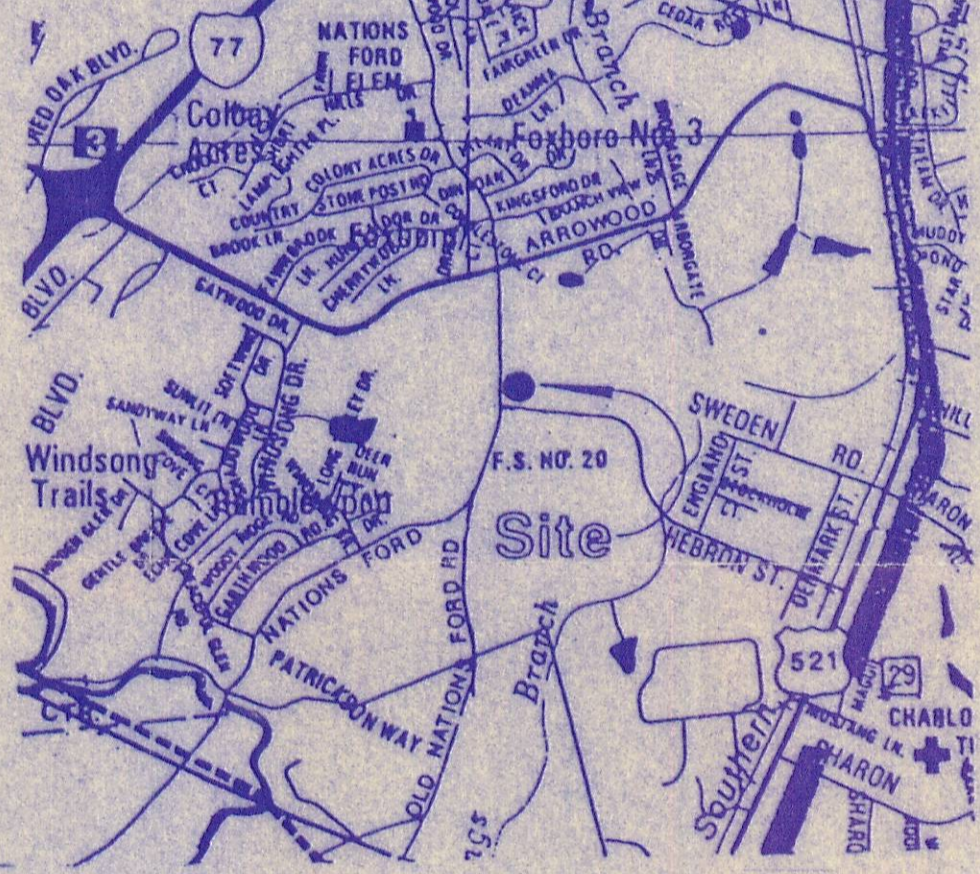
SCREENING TO BE PROVIDED AS REQUIRED BY CITY OF CHARLOTTE ORDINANCE (WHEN POSSIBLE EXISTING VEGETATION WILL BE PRESERVED)

Adjoining Property Owners

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CHARLOTTE, N.C. 28210
- 203-41-06
CITY OF CHARLOTTE
600 E. TRADE STREET
CHARLOTTE, N.C. 28202
- 203-41-07
RUFUS G. PELTIS
1000 BOBBY LANE
CHARLOTTE, N.C. 28212
- 203-041-05
SHORE INVESTMENTS & BENNY HOYLE
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CARMEL FINANCIAL GROUP
6401 CARMEL ROAD
CHARLOTTE, N.C. 28216
- 205-151-06
RUTH G. MURCHISON
9437 NATIONS FORD RD.
CHARLOTTE, N.C. 28210

NOTE: THE TOTAL EXISTING AND PROPOSED BUILDING AREA IN THE B-D(CD) ZONING AREA IS 42,000 S.F.

Location Map



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 7/6/95
 BY: MARTIN R. CRAMTON, JR.

Project Manager GER Drawn By GER/LL Checked By GER Date 3-30-88 Project Number 88031	Revisions 5/4/88 REVISIONS PER CMP - STAFF COMMENTS 8/19/88 REVISED SITE PLAN BUILDING AREA FOR ADMINISTRATIVE APPROVAL BY CMPC. 8/24/88 REVISED BUILDING AREA. 10-4-88 REVISED BUILDING AREA. 10-24-88 REVISED PER PLANNING REVIEW 5-25-95 REVISED FOR PROPOSED BUILDING ADDITION
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DPR
 DESIGN-PLANNING-RESEARCH

DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

Rezoning Plan • Petition No. 88-36

Nations Ford Road Site,
 Charlotte, North Carolina

Carmel Investment
 Group/Hebron

Scale 1"=50'

Sheet Number
RZ-1
 OF ONE Total ONE

CHARLOTTE-MECKLENBURG PLANNING COMMISSION (Legal descrip.)
 INTER-OFFICE COMMUNICATION

DATE: July 6, 1995

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 88-36 by Carmel Investments Group, Inc./ Hebron Tax Parcel # 205-153-03,04

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow the expansion of the existing Federal Express Van Station. This revised plan allows the expansion of the Federal Express Van Station to take place over the B-D (CD) zoning line and in conjunction with the adjacent I-1 zoned property. The portion of the building expansion plus the portion existing building on the B-D(CD) zoned property will not exceed the total allowed square footage for the B-D (CD) portion of the site or 47,500 square feet. Since this use is a use allowed by both zoning categories and the total allowed square footage for the conditionally zoned property is not been exceeded we are administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.