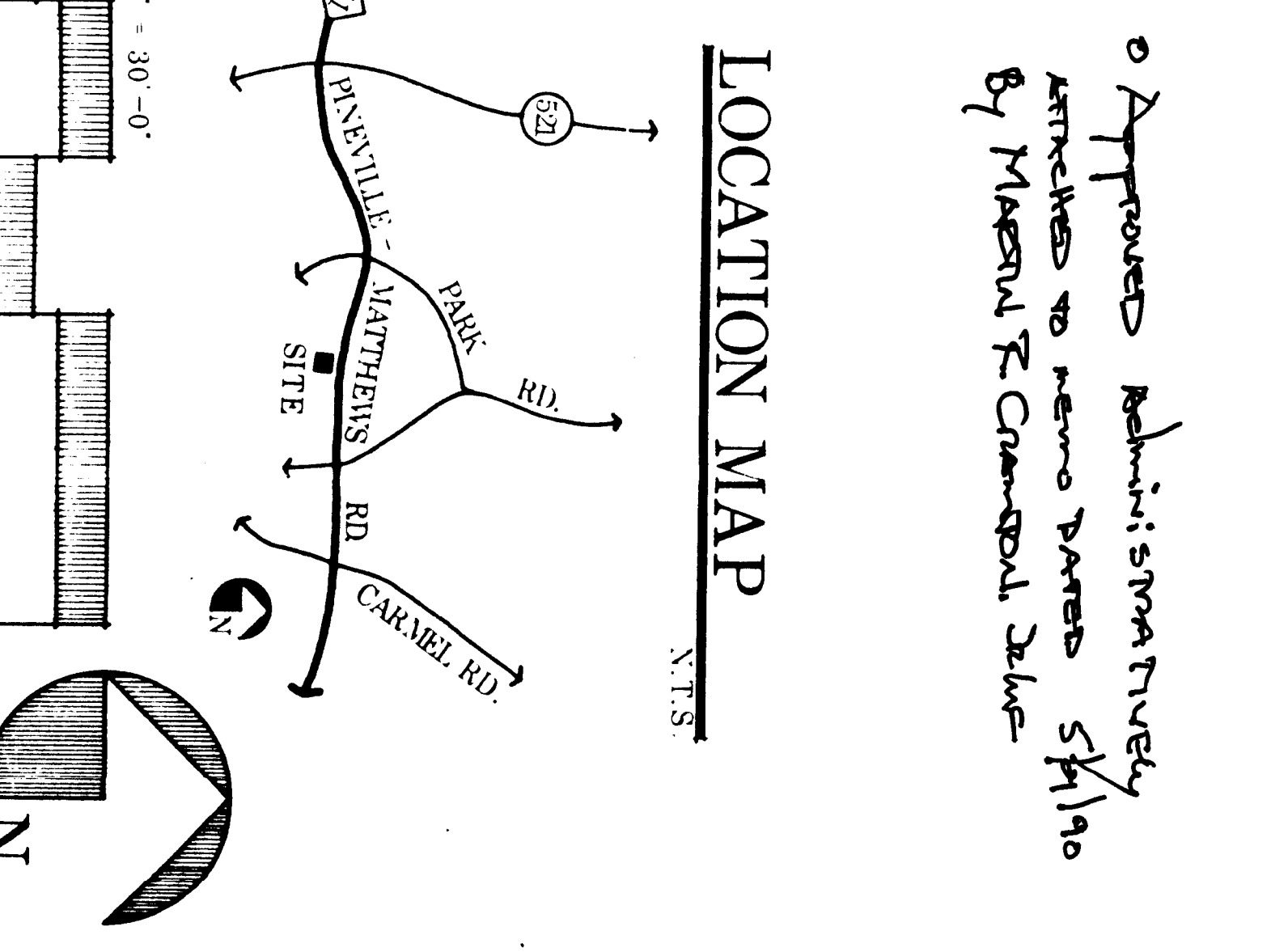


**DEVELOPMENT NOTES**

1. All work shall be in accordance with the City of Charlotte.
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18. All work shall be in accordance with the City of Charlotte.
19. All work shall be in accordance with the City of Charlotte.
20. All work shall be in accordance with the City of Charlotte.

**ADJOINING PROPERTY OWNERS**

1	201-221-119	Century Gate Corporation	1	201-221-119	Century Gate Corporation
2	201-221-119	Century Gate Corporation	2	201-221-119	Century Gate Corporation
3	201-221-119	Century Gate Corporation	3	201-221-119	Century Gate Corporation
4	201-221-119	Century Gate Corporation	4	201-221-119	Century Gate Corporation
5	201-221-119	Century Gate Corporation	5	201-221-119	Century Gate Corporation
6	201-221-119	Century Gate Corporation	6	201-221-119	Century Gate Corporation
7	201-221-119	Century Gate Corporation	7	201-221-119	Century Gate Corporation
8	201-221-119	Century Gate Corporation	8	201-221-119	Century Gate Corporation
9	201-221-119	Century Gate Corporation	9	201-221-119	Century Gate Corporation
10	201-221-119	Century Gate Corporation	10	201-221-119	Century Gate Corporation
11	201-221-119	Century Gate Corporation	11	201-221-119	Century Gate Corporation
12	201-221-119	Century Gate Corporation	12	201-221-119	Century Gate Corporation
13	201-221-119	Century Gate Corporation	13	201-221-119	Century Gate Corporation
14	201-221-119	Century Gate Corporation	14	201-221-119	Century Gate Corporation



**PROJECT INFORMATION**

PROJECT: 3-8-89 CMPC PLANNING STAFF COMMENTS  
 DATE: 4-26-89 CMPC COMMENTS  
 PROJECT: 5-3-90 PIR CITY FIRE ORDINANCE 574H  
 DATE: 6-10-90 PIR, CMPC, ZONING

**REVISIONS:**

3-8-89 CMPC PLANNING STAFF COMMENTS  
 4-26-89 CMPC COMMENTS  
 5-3-90 PIR CITY FIRE ORDINANCE 574H

**PROJECT NO:** 8902

**ARCHITECTS / PLANNERS / DEVELOPMENT RELATED SERVICES:**

**AEC, P.A.**

**REZONING PLAN**

PETITION PREPARED FOR

**OPTIMA CAPITAL**

**HIGHWAY 51 PROPERTY**

**JAN 30 1989**

**RZ1**

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: May 21, 1990

FROM: Mark R. Gorman, Planning Director

TO: Robert Swanson, Zoning Administrator

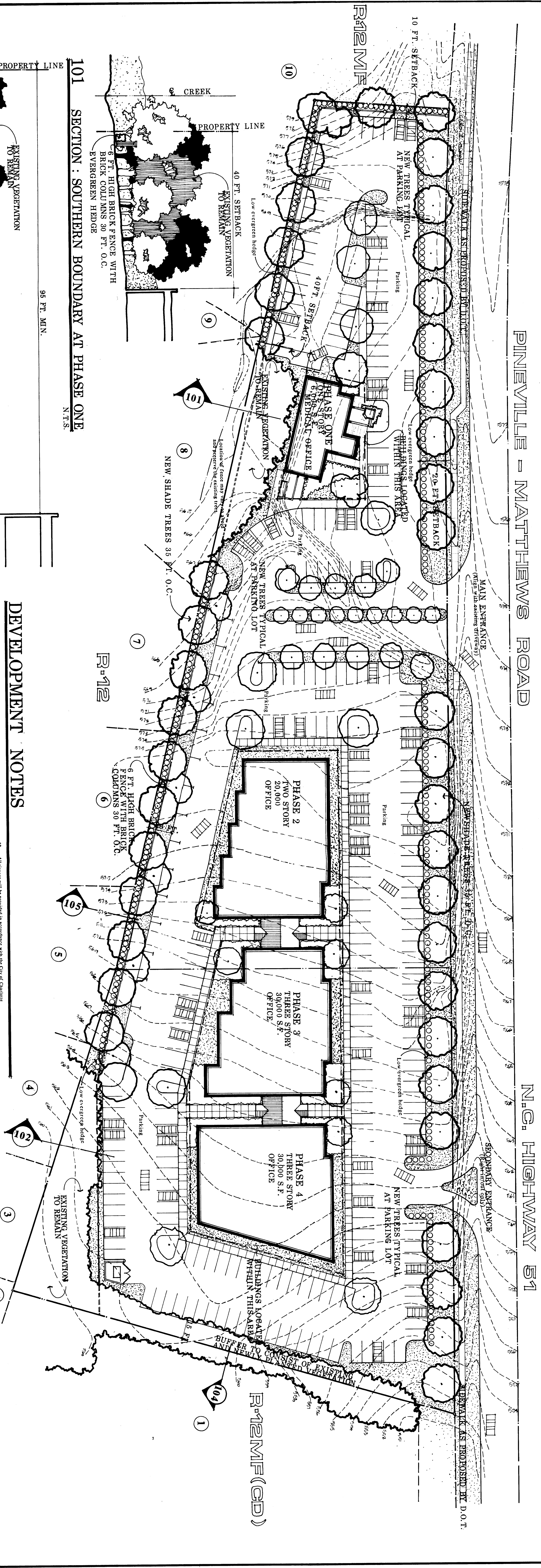
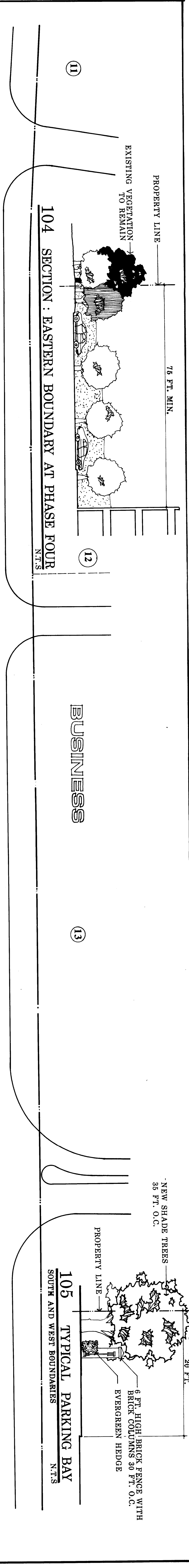
SUBJECT: Administration Approval for Petition #99-20 by Optima Capital, Ltd.

Attached is a revised plan for the above mentioned petition. The plan has been revised to allow the developer to move the required brick fence at the rear of the property to avoid a conflict with an existing fence line. The brick fence will be 6 feet high and 30 feet on center. The plan also provides for a 10-foot setback from the rear property line and a 10-foot setback from the side property line. The plan also provides for a 10-foot setback from the rear property line and a 10-foot setback from the side property line. The plan also provides for a 10-foot setback from the rear property line and a 10-foot setback from the side property line.

0 Approved Submissively Attached to memo dated 5/11/90 by Mark R. Gorman

Mark R. Gorman, Planning Director





**DEVELOPMENT NOTES**

1. Boundary survey and mapping; information taken from survey by Jack R. Chittenden and Associates Surveying, dated February 18, 1988.
2. Building height will not exceed four (4) stories, maximum height of 130 feet.
3. Total building area shall not exceed 80,000 square feet.
4. Character Zoning Ordinance shall be met or exceeded.
5. Buildings shall meet or exceed the required setbacks, rear yards and side yards as established in the City of Charlotte, Comprehensive Zoning Ordinance.
6. Buffering and screening shall be provided in accordance with the City of Charlotte, Comprehensive Zoning Ordinance. The screening shall be provided in the form of a brick wall with brick columns and evergreen hedges. The screening shall be provided in the form of a brick wall with brick columns and evergreen hedges. The screening shall be provided in the form of a brick wall with brick columns and evergreen hedges.
7. All landscaping on the site shall be provided in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
8. All signage shall be provided in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
9. Exterior lighting shall be designed and located to minimize glare and to direct light inward toward the building.
10. Parking shall meet or exceed the requirements of the City of Charlotte, Comprehensive Zoning Ordinance.
11. Zoning Ordinance requirements shall be met or exceeded.
12. All construction shall be in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
13. All construction shall be in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
14. All construction shall be in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
15. All construction shall be in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.
16. All construction shall be in accordance with the City of Charlotte, Comprehensive Zoning Ordinance.

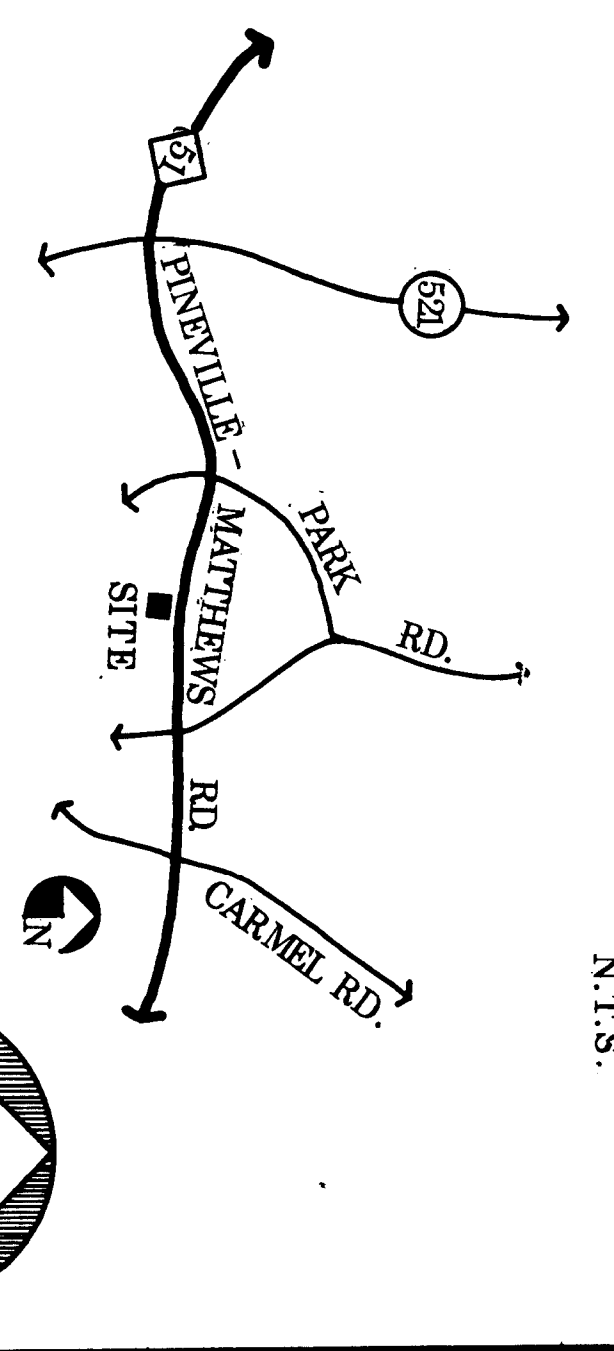
**ADJOINING PROPERTY OWNERS**

1	221-2121-06	Caroline Gandy Corporation 6335 Van Lier Charlotte, NC 28211	4	221-2121-11	700 Odoms Road Charlotte, NC 28211
2	221-2121-19	Michael B. Johnson and Wife 8200 Cantelago Road Charlotte, NC 28211	5	221-2121-16	Chick V. Pugh and Wife 8200 Cantelago Road Charlotte, NC 28211
3	221-2121-18	Richard D. Korman and Wife 8200 Cantelago Road Charlotte, NC 28211	6	221-2121-15	James H. Hoover and Wife 8200 Cantelago Road Charlotte, NC 28211
7	221-2121-13	Harold L. Boyd and Wife 16800 Wilkes Court Charlotte, NC 28211	8	221-2121-12	Jack W. and Wife 16800 Wilkes Court Charlotte, NC 28211
9	221-2121-11	Richard M. and Wife 8200 Cantelago Road Charlotte, NC 28211	10	221-2121-09	8200 Cantelago Road Charlotte, NC 28211
11	221-191-06	Joe B. Wilshire, Trustee P.O. Box 20253 Charlotte, NC 28211	12	221-191-07	576 Street, B. Brown #1195 Charlotte, NC 28211
13	221-191-02	ONE Capital, Inc. 576 Street, B. Brown #1195 Charlotte, NC 28211	14	221-191-12	576 Street, B. Brown #1195 Charlotte, NC 28211

**DEVELOPMENT DATA**

EXISTING ZONING..... R-12  
 PROPOSED ZONING..... 0-6 (CD)  
 SITE AREA..... 4.92 ACRES  
 MAX. BUILDING AREA..... 86,000 S.F.  
 PARKING REQUIRED..... 300 SPACES  
 PARKING PROVIDED..... 300 SPACES

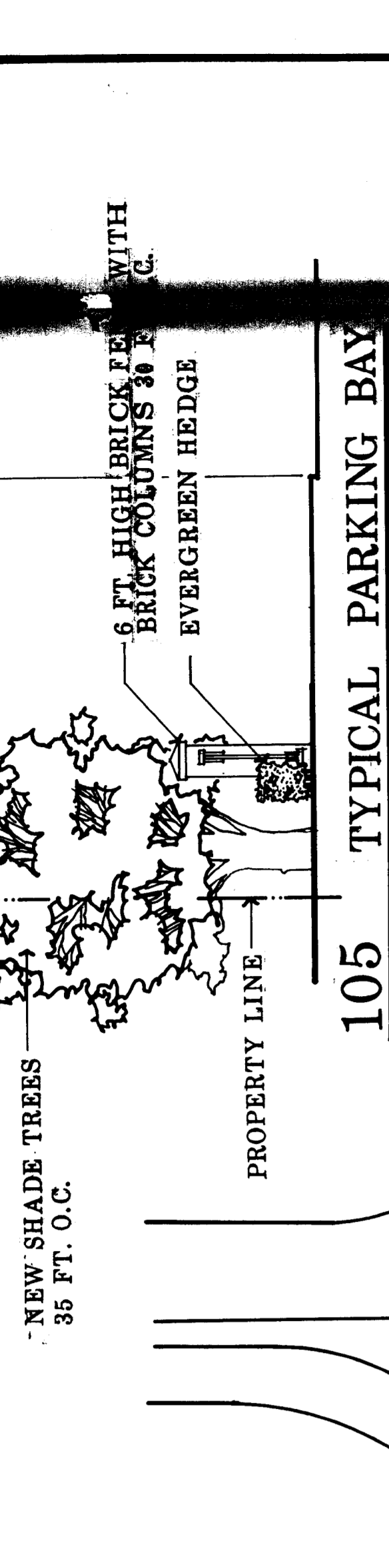
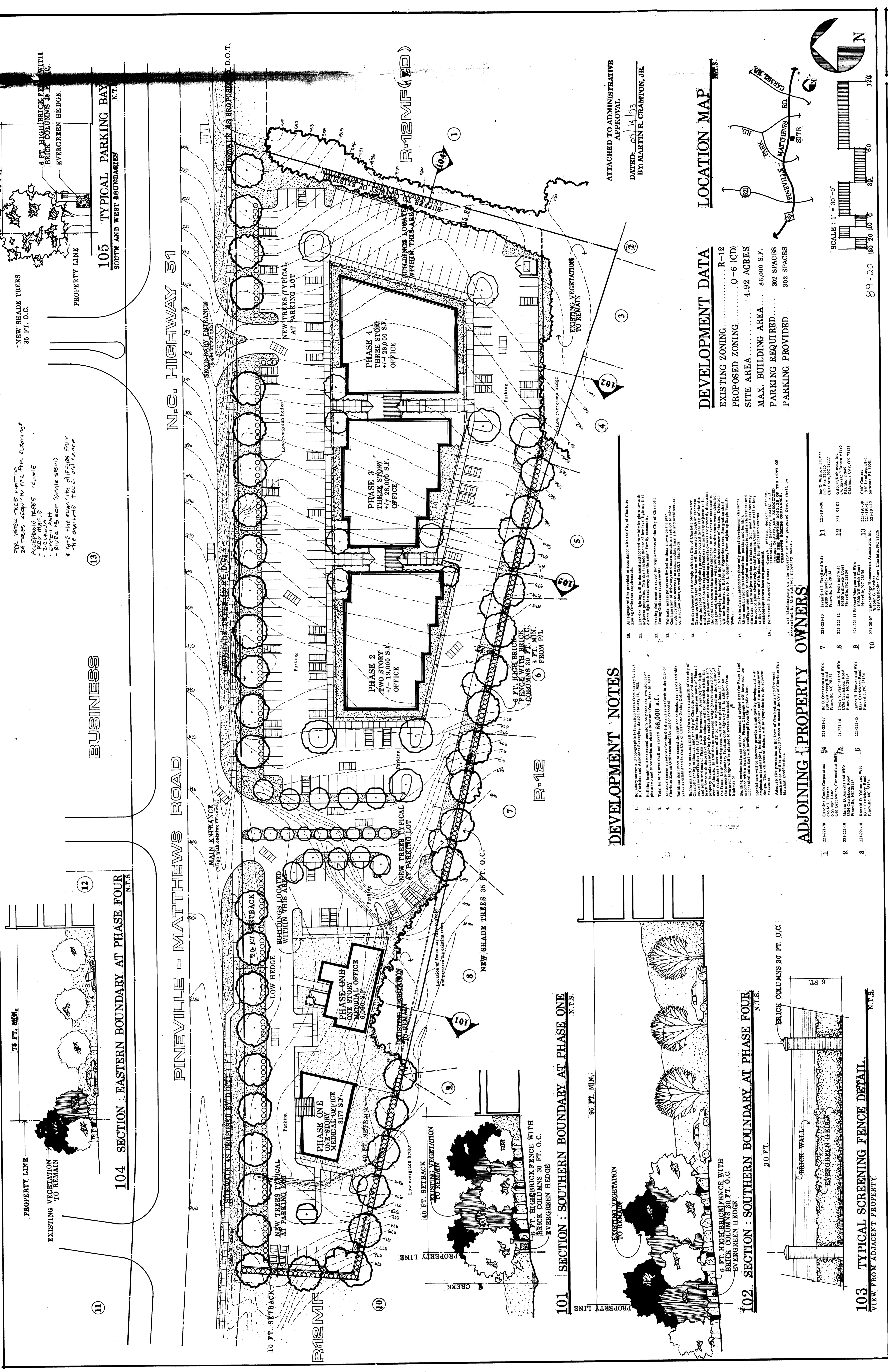
**LOCATION MAP**



PROJECT ARCHITECT: DGB  
 PROJECT MANAGER: HWJ  
 REVISIONS: 3-8-89 CMPC PLANNING STAFF COMMENTS  
 4-26-89 CMPC COMMENTS  
 12-14-90 NOTE #16  
 PROJECT NO: 8902  
**AEC, P.A.**  
 ARCHITECTS / PLANNERS / DEVELOPMENT RELATED SERVICES  
 PETITION PREPARED FOR.....  
**REZONING PLAN**  
 HIGHWAY 51 PROPERTY  
 JAN. 30 1989  
**RZT**



89-20



105 TYPICAL PARKING BAY  
SOUTH AND WEST BOUNDARIES  
N.T.S.

BUSINESS

104 SECTION: EASTERN BOUNDARY AT PHASE FOUR  
N.T.S.

101 SECTION: SOUTHERN BOUNDARY AT PHASE ONE  
N.T.S.

102 SECTION: SOUTHERN BOUNDARY AT PHASE FOUR  
N.T.S.

103 TYPICAL SCREENING FENCE DETAIL  
VIEW FROM ADJACENT PROPERTY  
N.T.S.

104 SECTION: EASTERN BOUNDARY AT PHASE FOUR  
N.T.S.

105 TYPICAL PARKING BAY  
SOUTH AND WEST BOUNDARIES  
N.T.S.

101 SECTION: SOUTHERN BOUNDARY AT PHASE ONE  
N.T.S.

102 SECTION: SOUTHERN BOUNDARY AT PHASE FOUR  
N.T.S.

103 TYPICAL SCREENING FENCE DETAIL  
VIEW FROM ADJACENT PROPERTY  
N.T.S.

104 SECTION: EASTERN BOUNDARY AT PHASE FOUR  
N.T.S.

105 TYPICAL PARKING BAY  
SOUTH AND WEST BOUNDARIES  
N.T.S.

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION**

DATE: September 14, 1993

FROM: Martin K. Cannon, Jr., Planning Director

TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative approval for Petition No. 89-20 by Optima Capital, Ltd. Tax Parcel #21-21-172,91

Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to add a one story medical office building to western portion of the site. This new building will be located on the western portion of the site. The rezoning for this building has not been intended for the proposed development on the site or reduce the yards at the exterior. I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRC/jr/KMc/mh

**DEVELOPMENT NOTES**

1. All site work shall be in accordance with the City of Charlotte Ordinance 35-21-117.
2. Building height shall not exceed 60 feet above the existing ground level.
3. Total building area shall not exceed 86,000 S.F.
4. Building setbacks shall be as shown on the plan.
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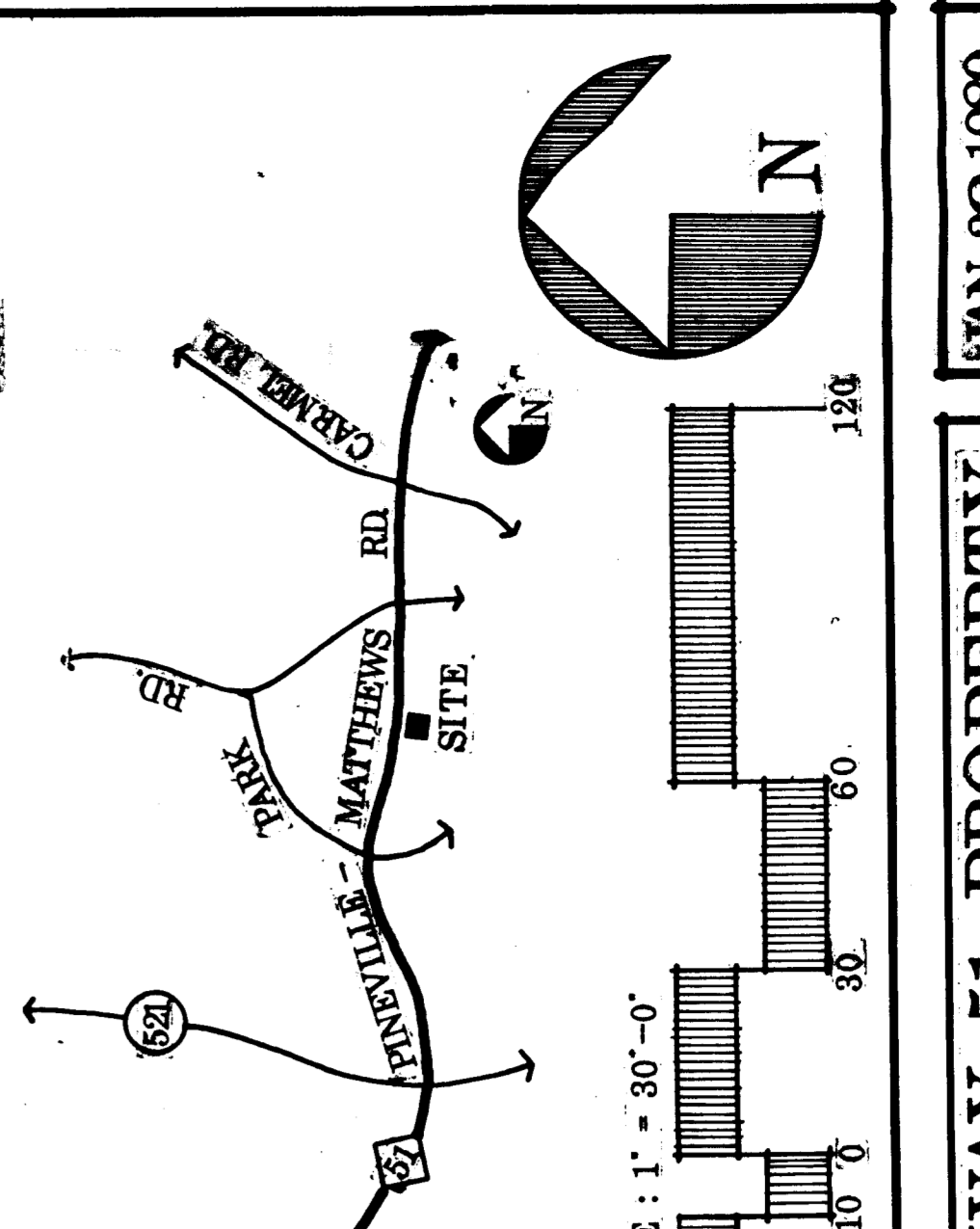
**ADJOINING PROPERTY OWNERS**

NO.	ADDRESS	OWNER	PHONE
1	21-21-119	Charlotte Capital Corp.	336-221-119
2	21-21-119	Charlotte Capital Corp.	336-221-119
3	21-21-119	Charlotte Capital Corp.	336-221-119
4	21-21-117	Charlotte Capital Corp.	336-221-117
5	21-21-117	Charlotte Capital Corp.	336-221-117
6	21-21-117	Charlotte Capital Corp.	336-221-117
7	21-21-117	Charlotte Capital Corp.	336-221-117
8	21-21-117	Charlotte Capital Corp.	336-221-117
9	21-21-117	Charlotte Capital Corp.	336-221-117
10	21-21-117	Charlotte Capital Corp.	336-221-117
11	21-21-119	Charlotte Capital Corp.	336-221-119
12	21-21-119	Charlotte Capital Corp.	336-221-119
13	21-21-119	Charlotte Capital Corp.	336-221-119
14	21-21-117	Charlotte Capital Corp.	336-221-117
15	21-21-117	Charlotte Capital Corp.	336-221-117
16	21-21-117	Charlotte Capital Corp.	336-221-117
17	21-21-117	Charlotte Capital Corp.	336-221-117
18	21-21-117	Charlotte Capital Corp.	336-221-117
19	21-21-117	Charlotte Capital Corp.	336-221-117
20	21-21-117	Charlotte Capital Corp.	336-221-117

**DEVELOPMENT DATA**

- EXISTING ZONING ..... R-12  
 PROPOSED ZONING ..... O-6 (CD)  
 SITE AREA ..... 4.92 ACRES  
 MAX. BUILDING AREA ..... 86,000 S.F.  
 PARKING REQUIRED ..... 302 SPACES  
 PARKING PROVIDED ..... 302 SPACES

**LOCATION MAP**



PROJECT NO. 89-20

PROJECT: 89-20-98 ADD BUILDING PHASE ONE

REVISIONS:

- 3-8-89 CMPC PLANNING STAFF COMMENTS
- 4-26-89 CMPC COMMENTS
- 12-14-90 NOTE #16
- 5-16-90 CMPC COMMENTS

**AEC P.A.**

ARCHITECTS / PLANNERS / DEVELOPMENT RELATED SERVICES

PROJECT NO. 89-20

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REZONING PLAN

HIGHWAY 51 PROPERTY

ATTACHED TO ADMINISTRATIVE APPROVAL

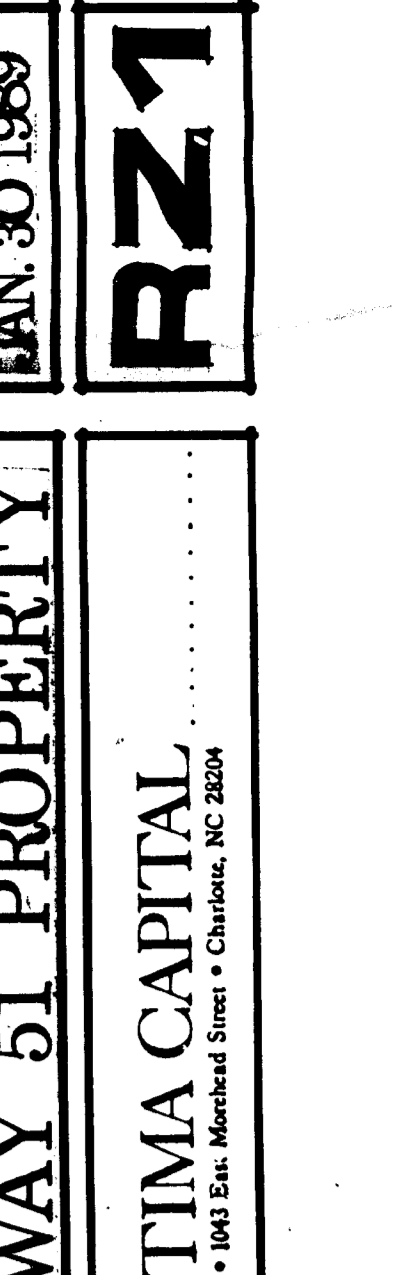
DATE: 09/14/93

BY: MARTIN R. CANNON, JR.

SCALE: 1" = 30'-0"

89-20 (30 20 10 0)

134



REZONING PLAN

HIGHWAY 51 PROPERTY

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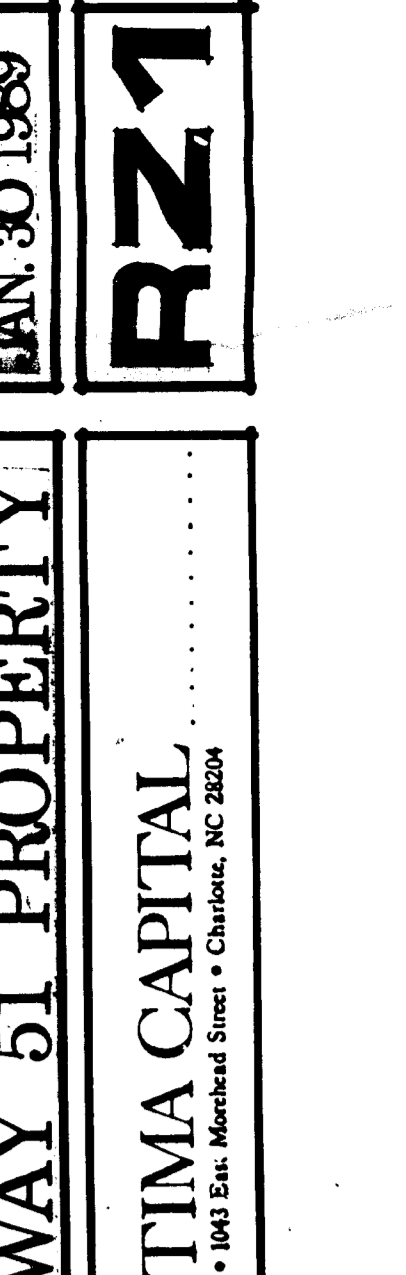
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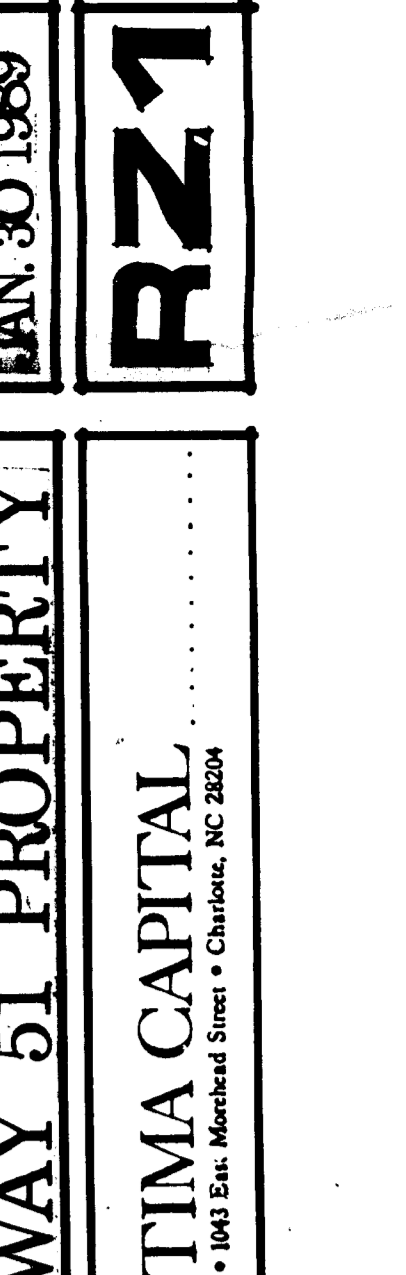
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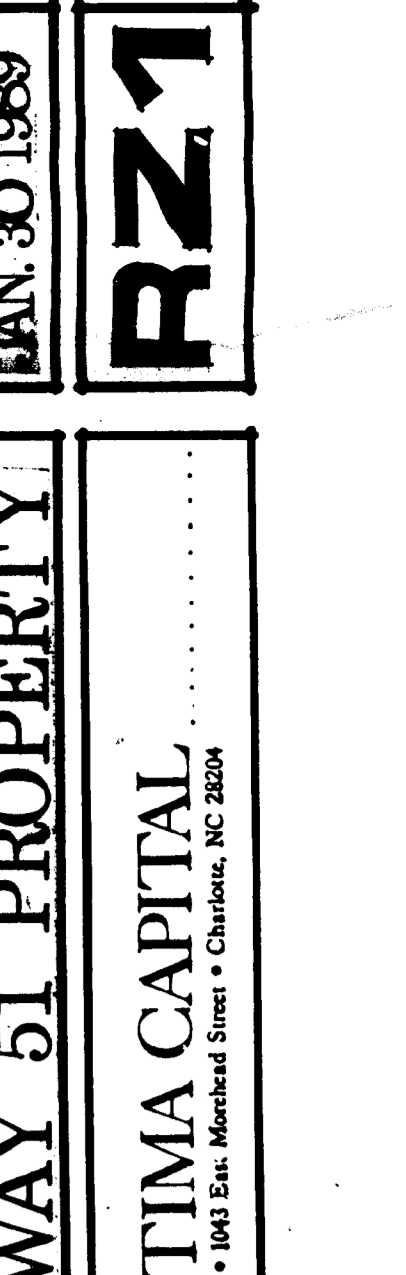
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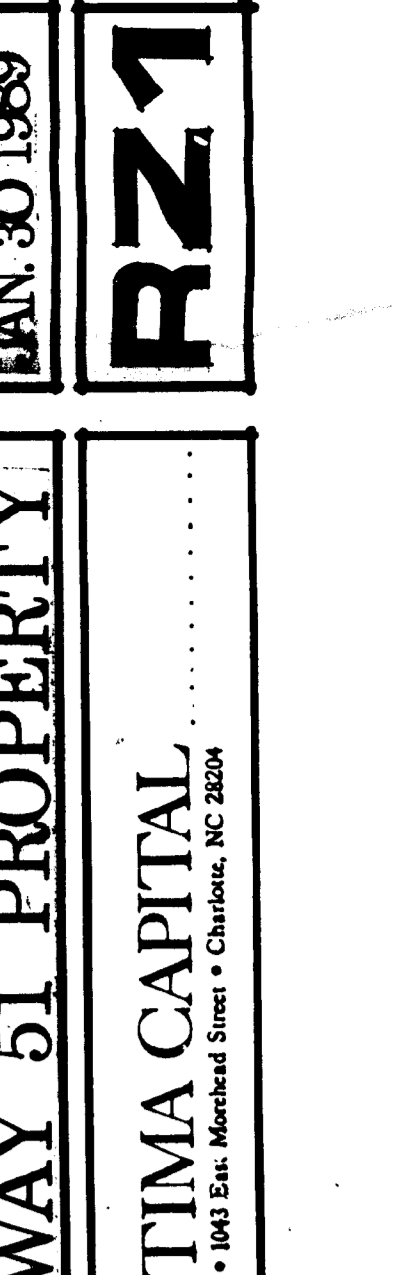
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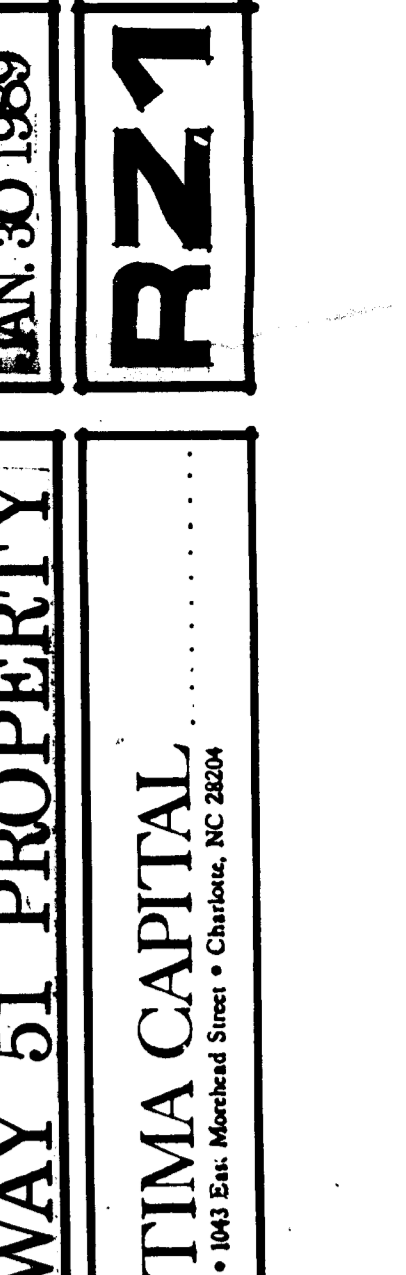
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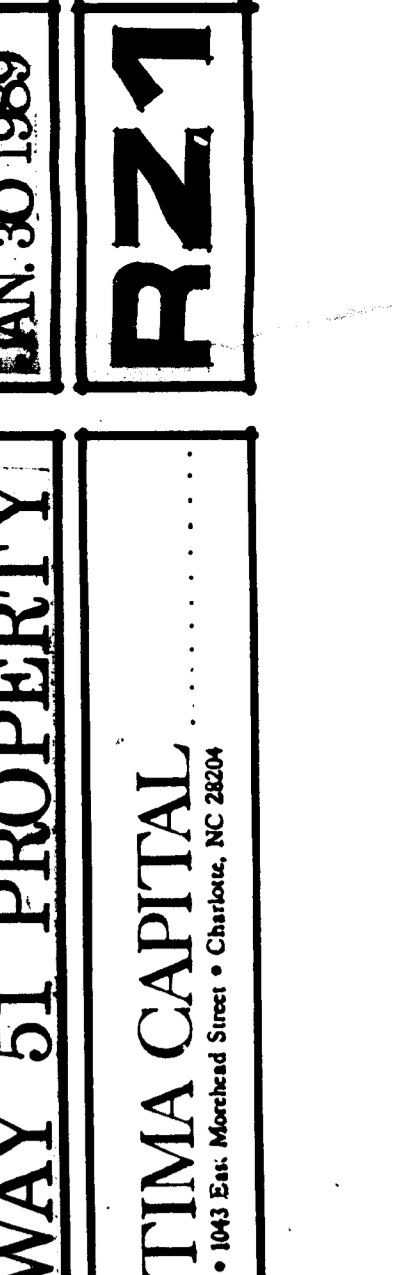
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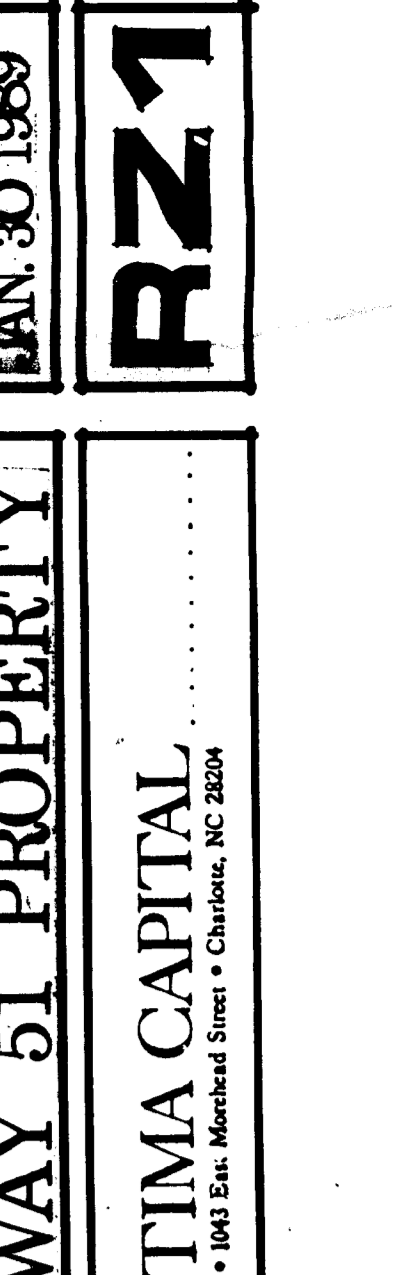
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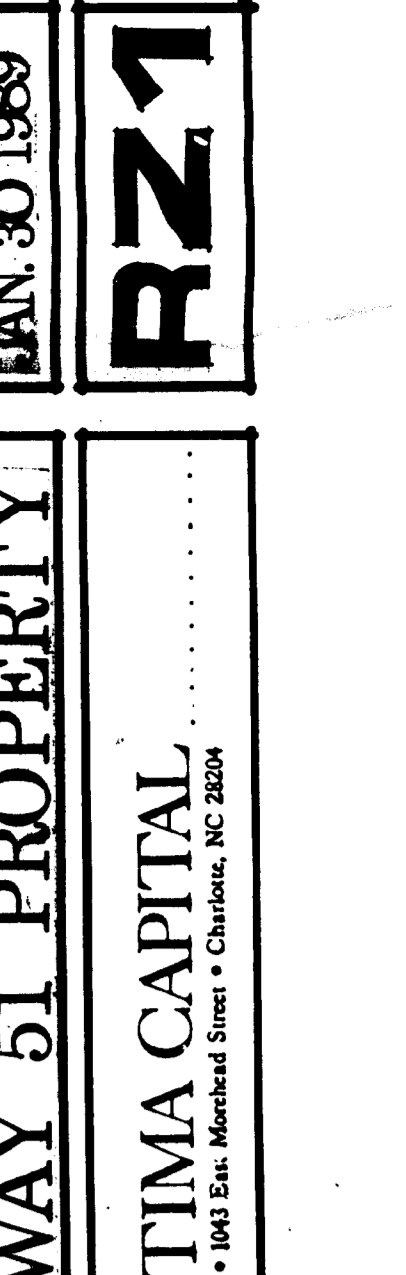
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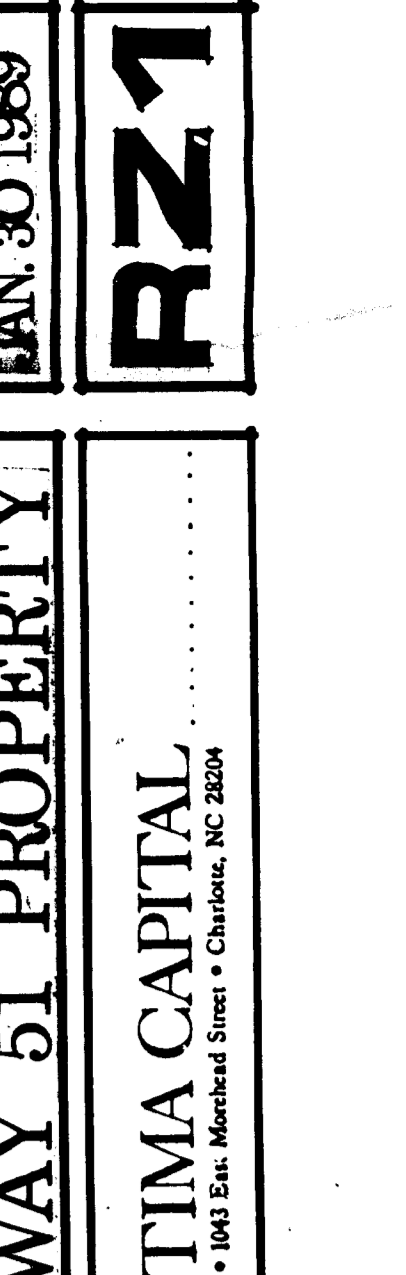
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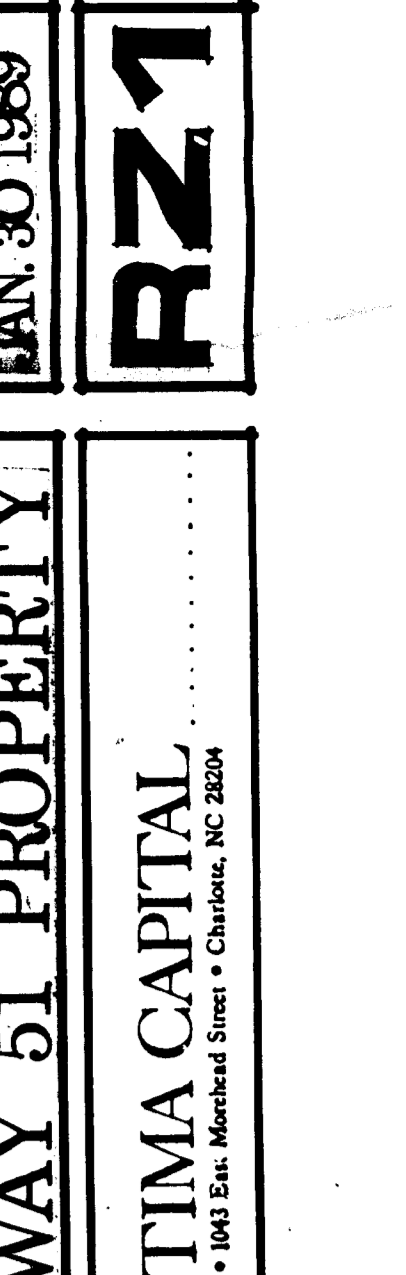
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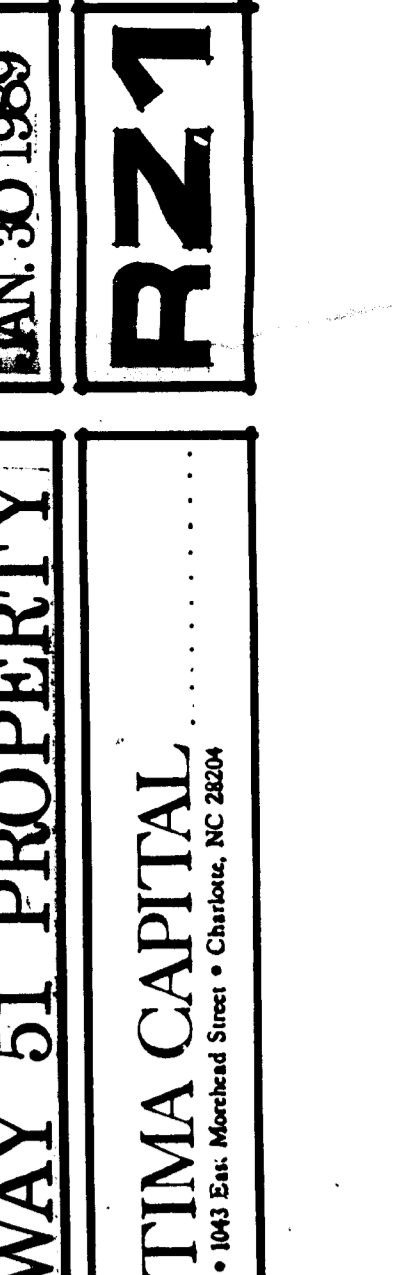
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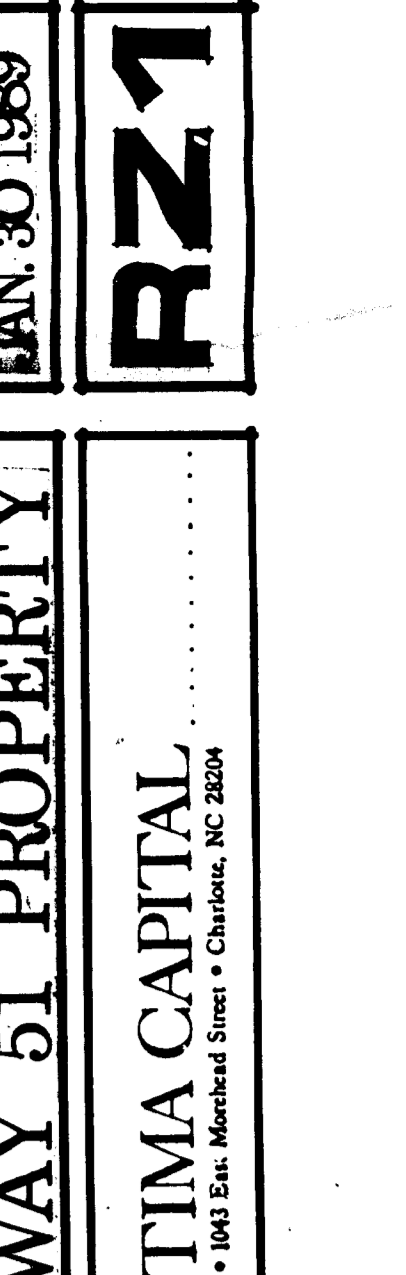
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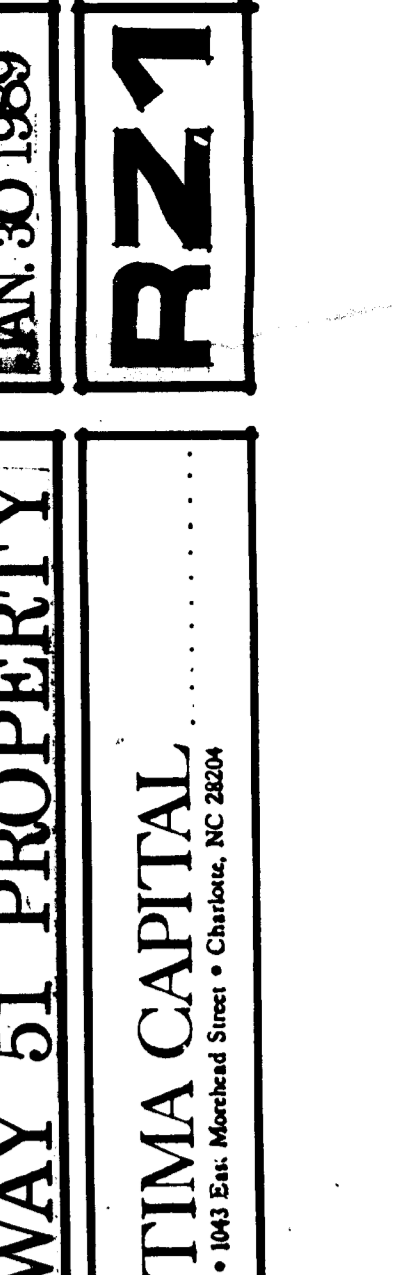
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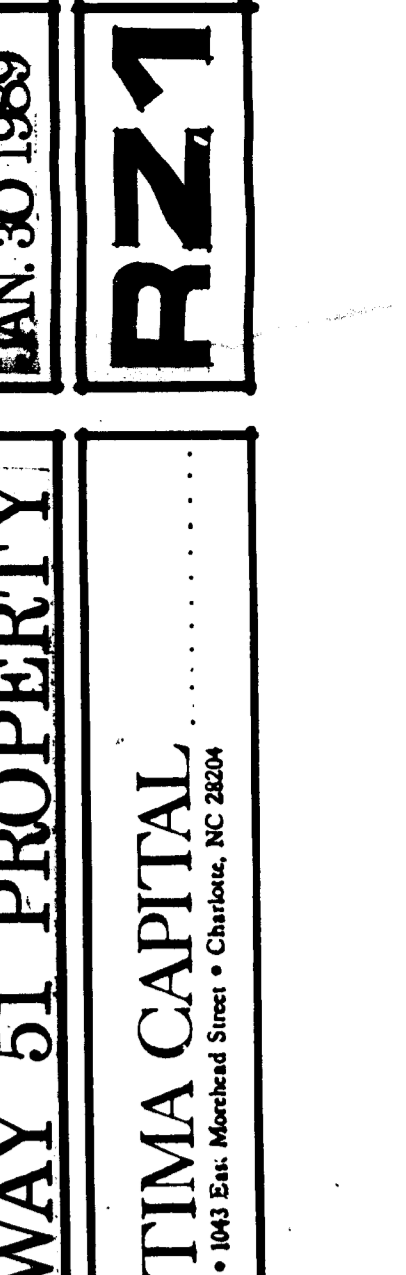
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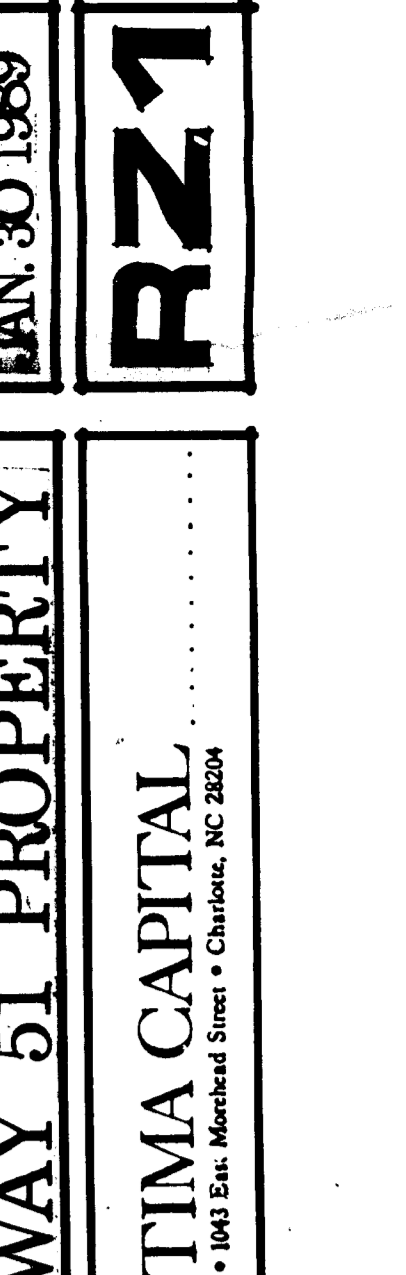
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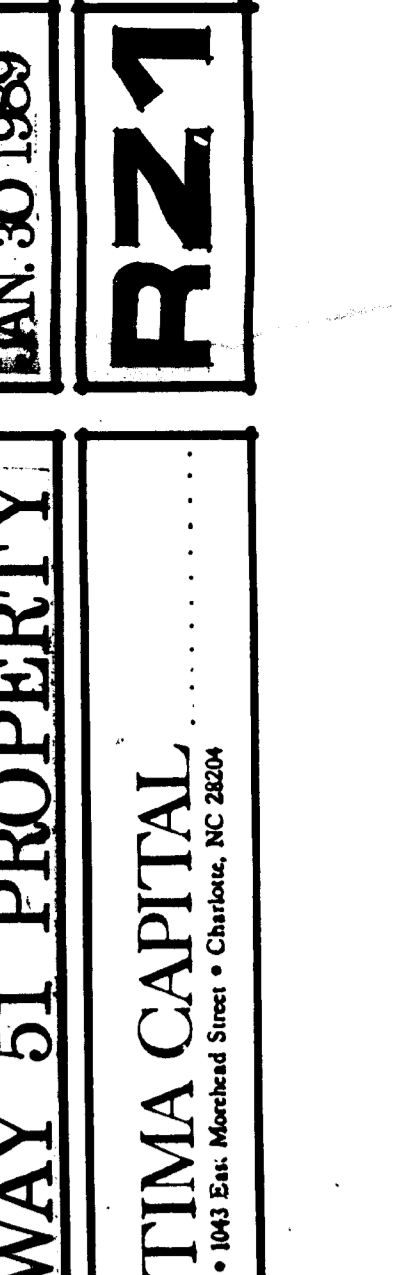
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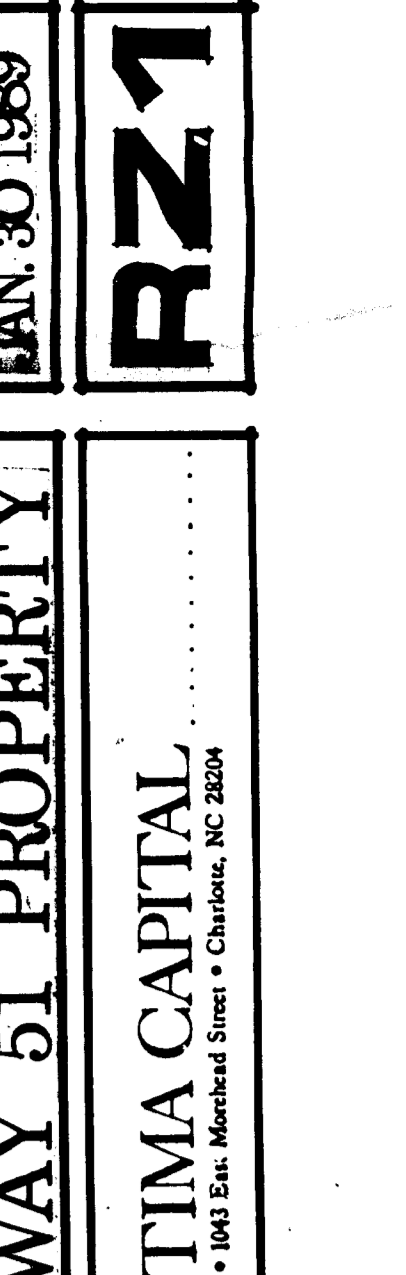
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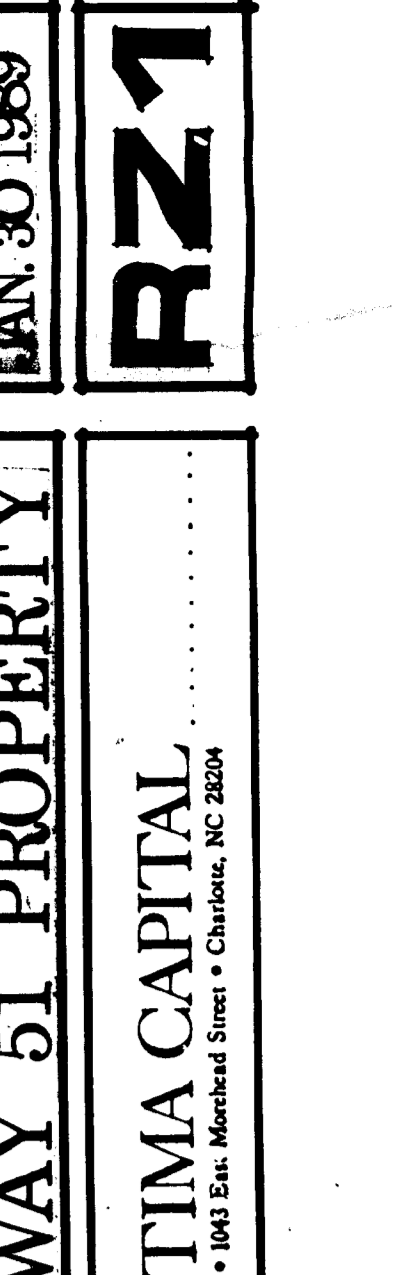
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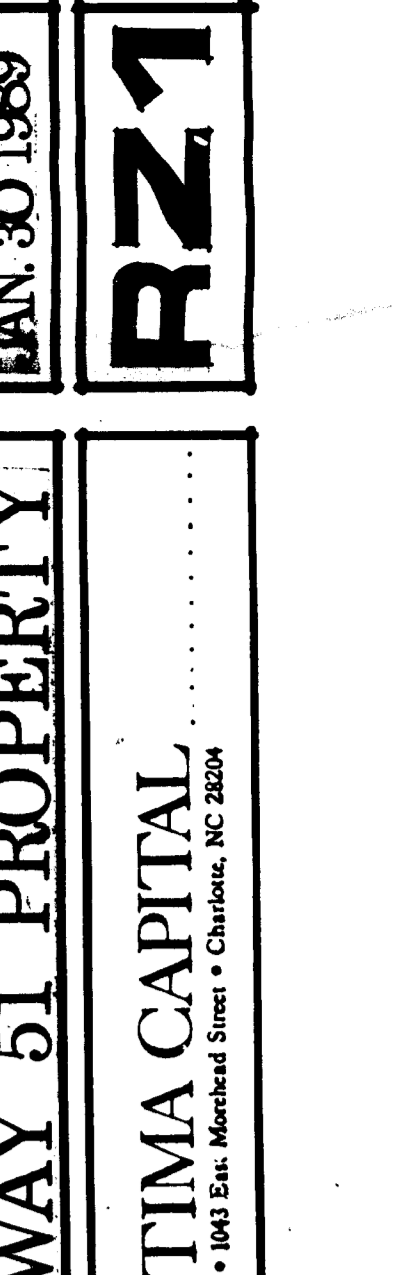
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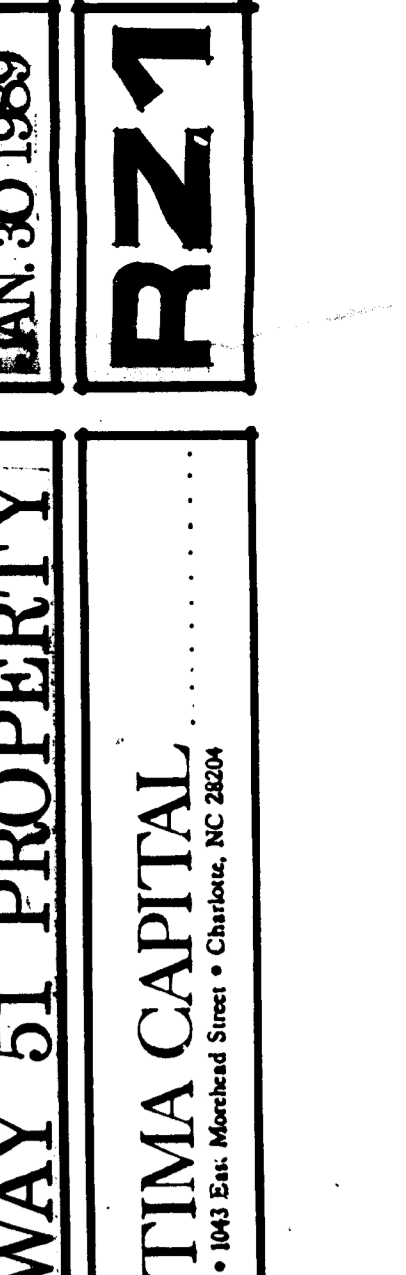
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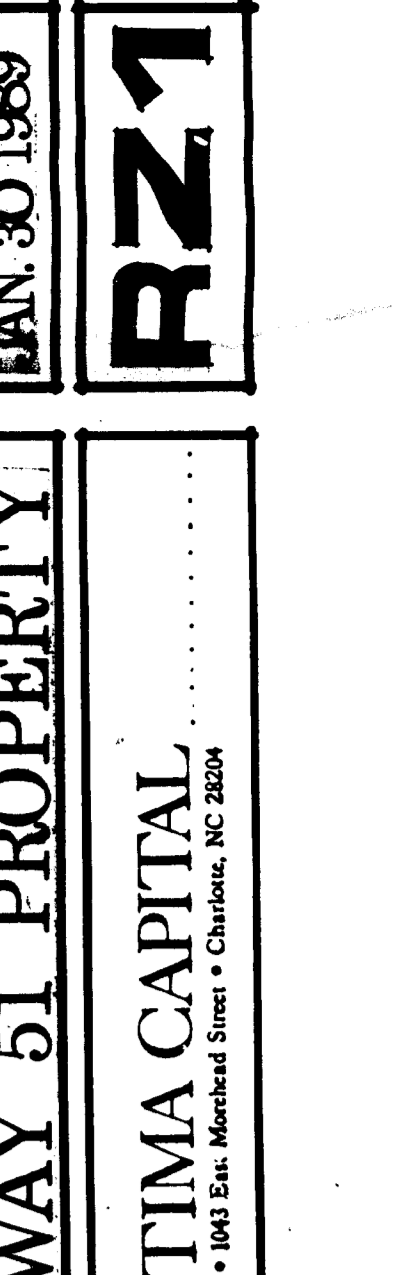
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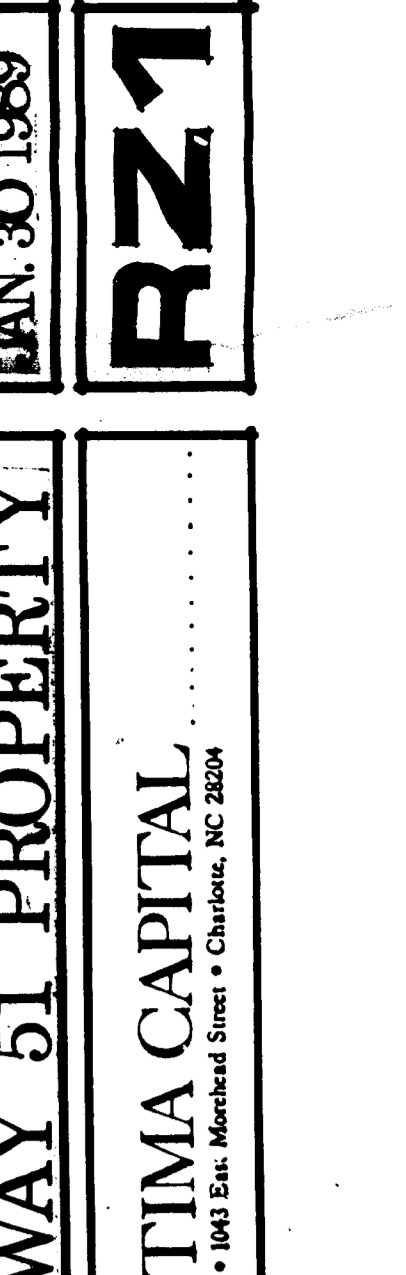
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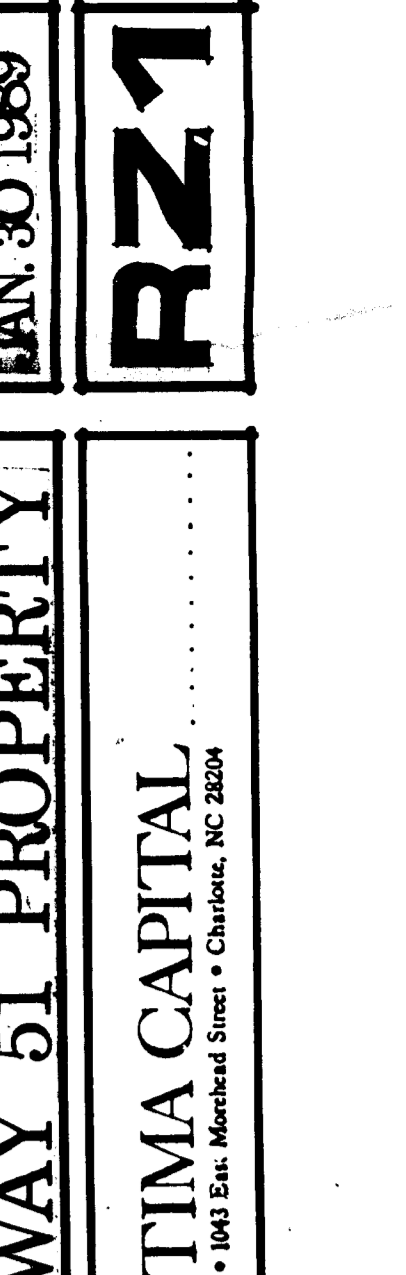
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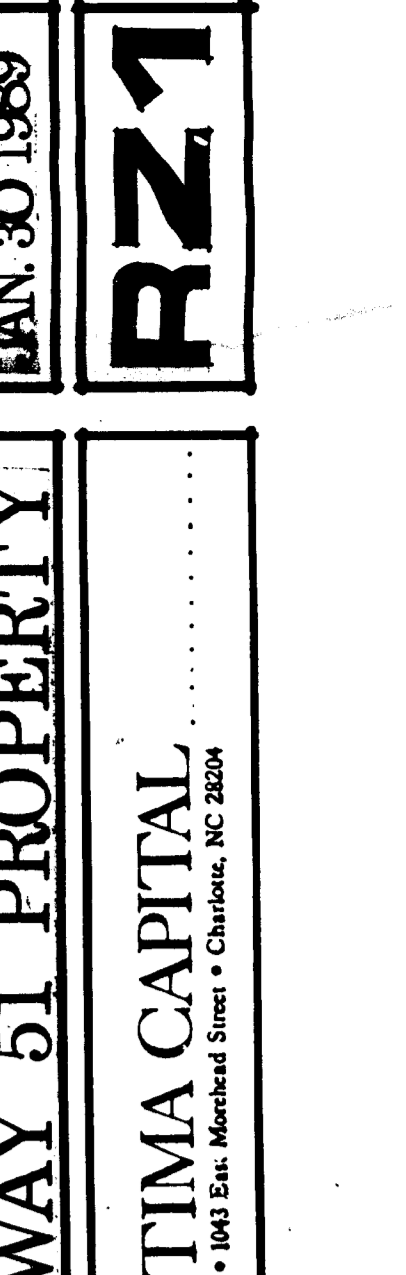
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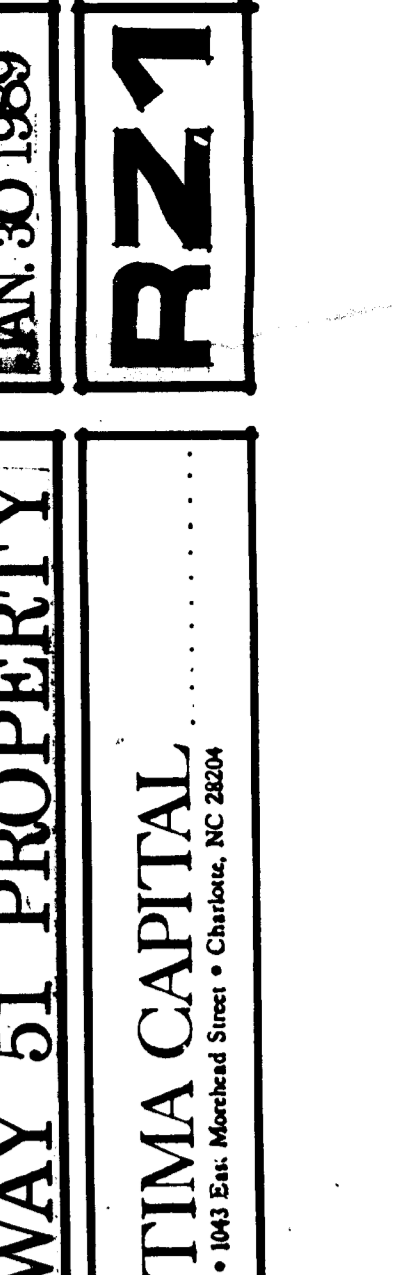
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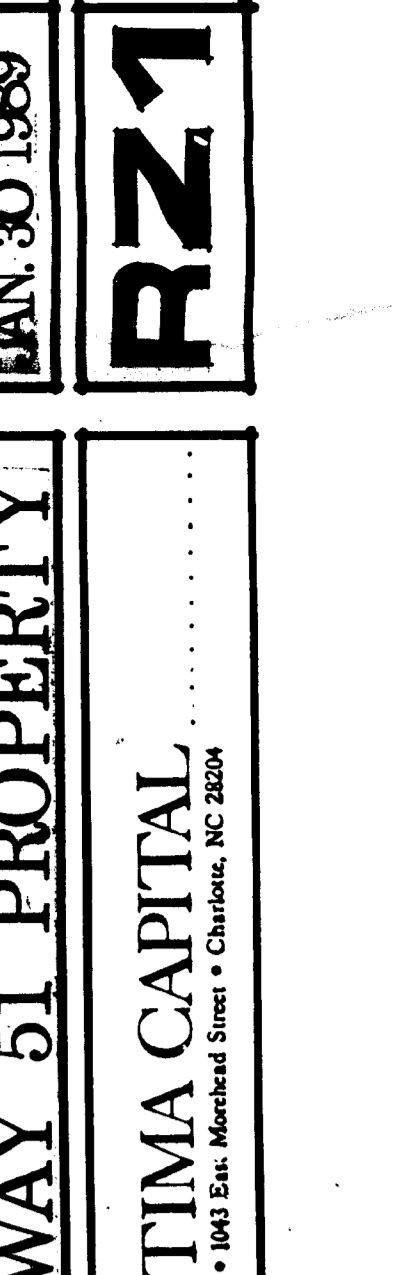
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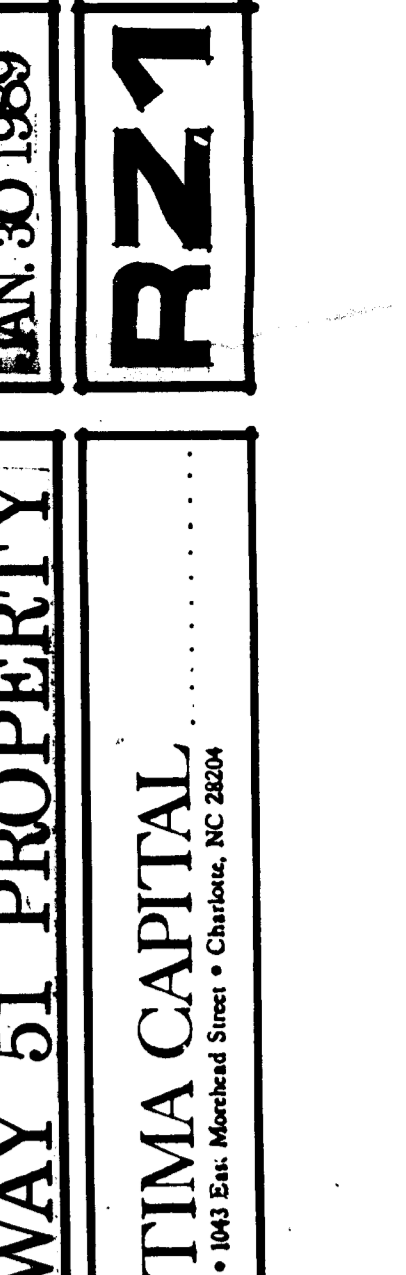
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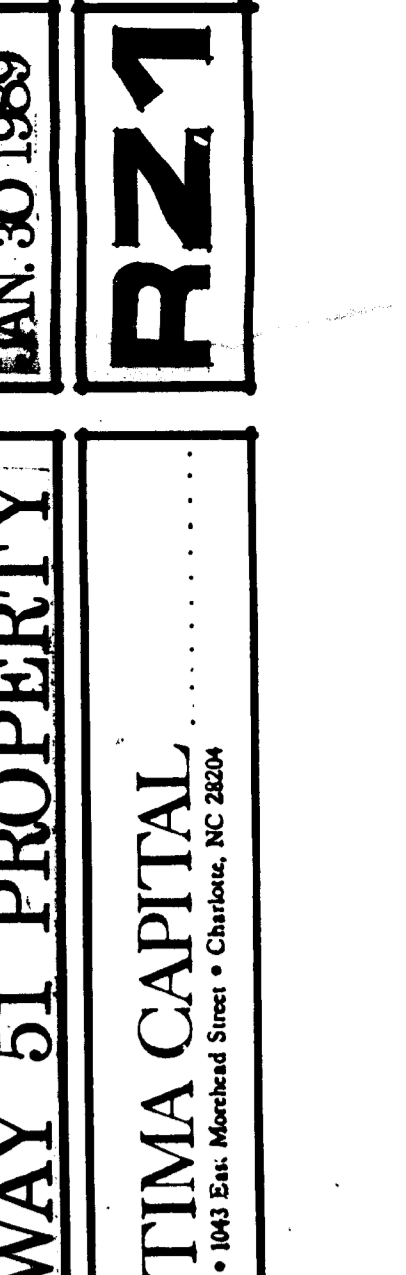
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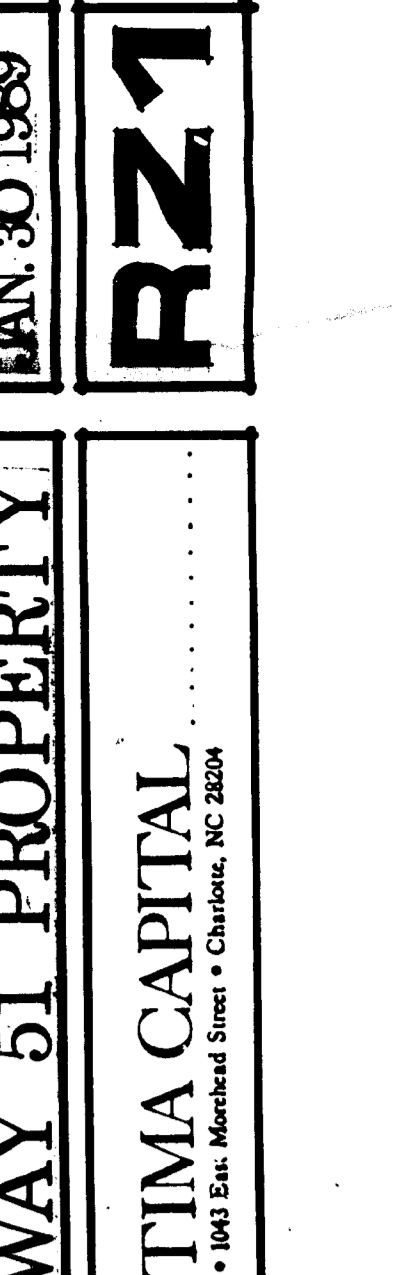
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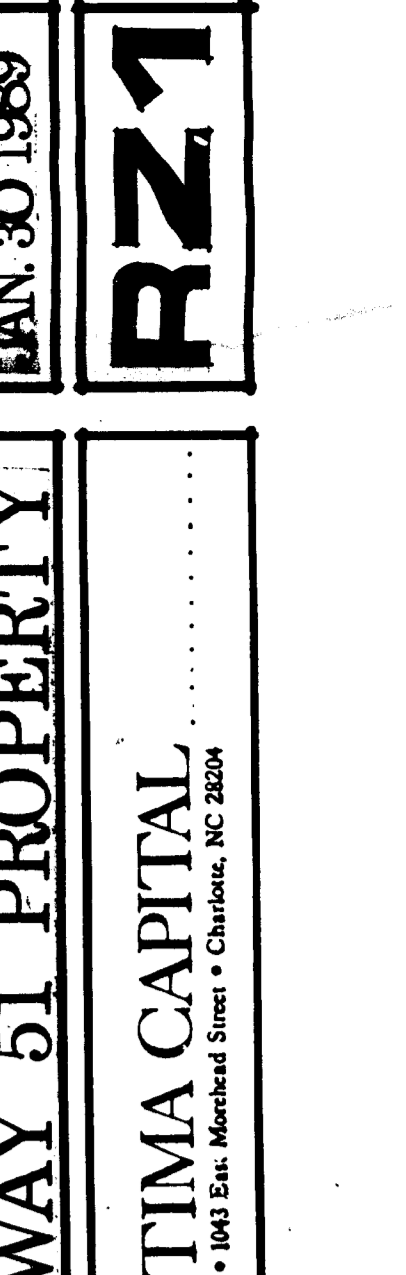
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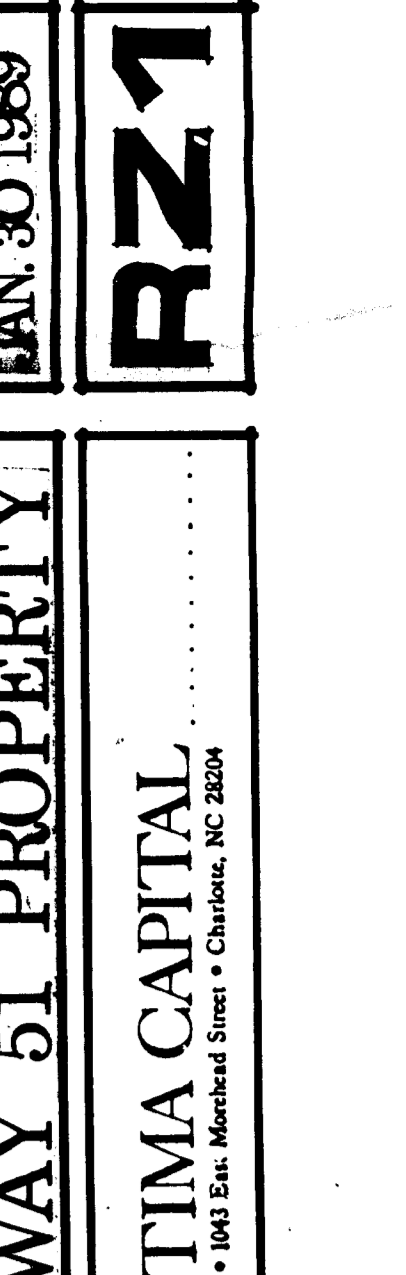
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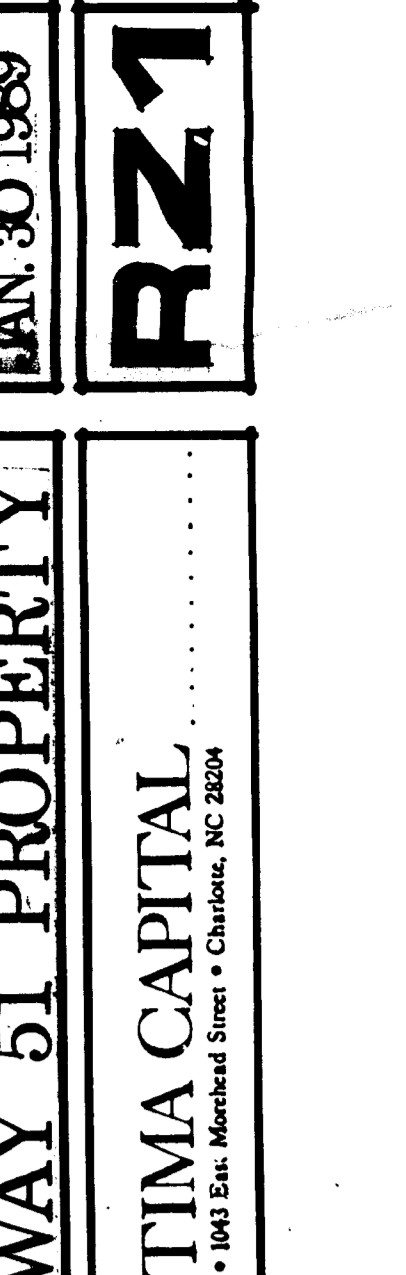
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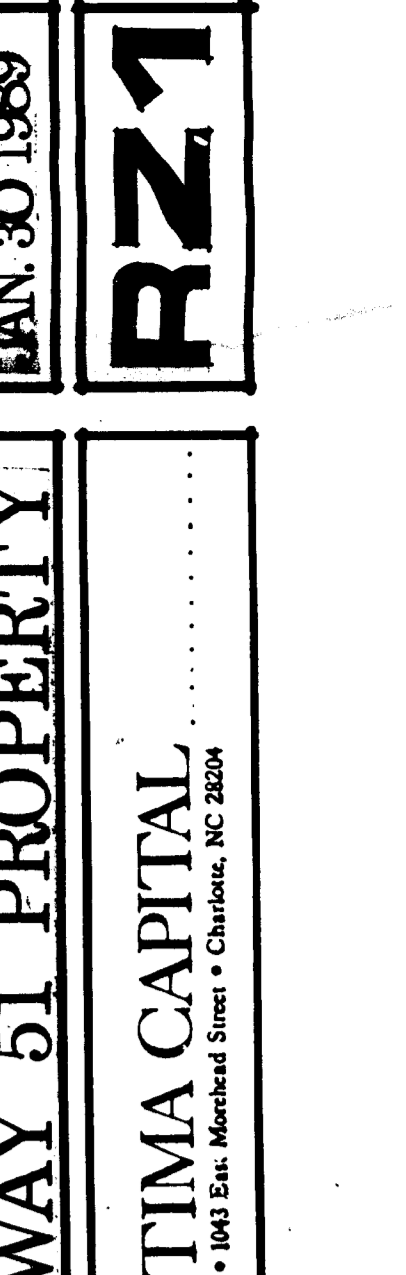
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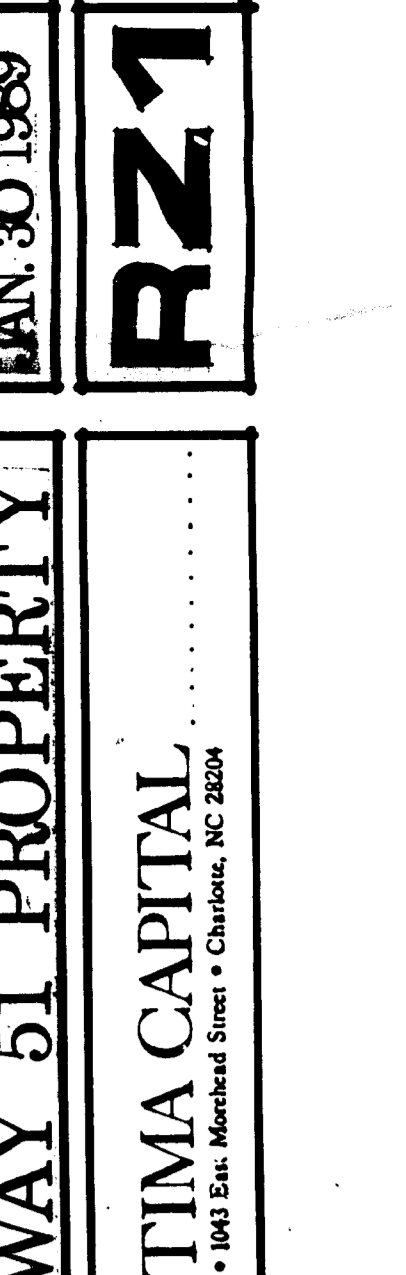
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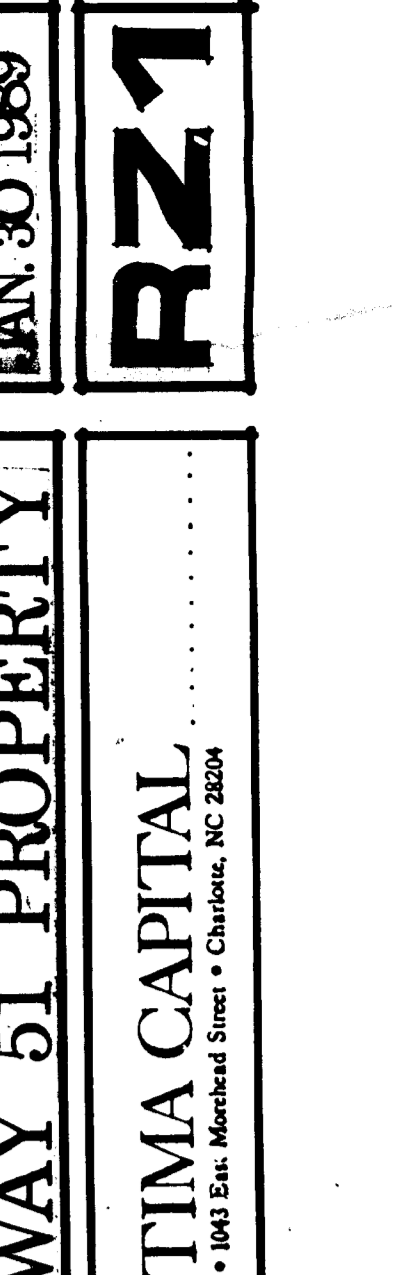
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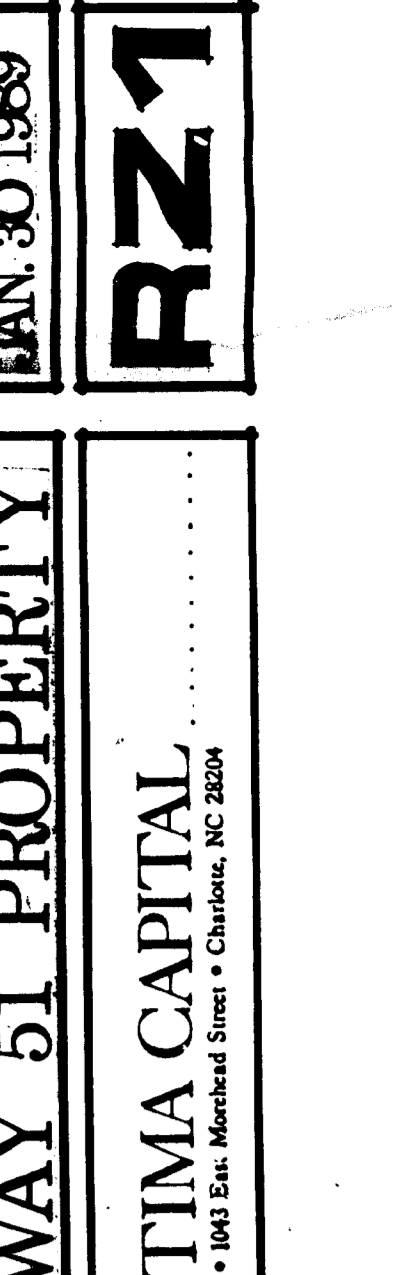
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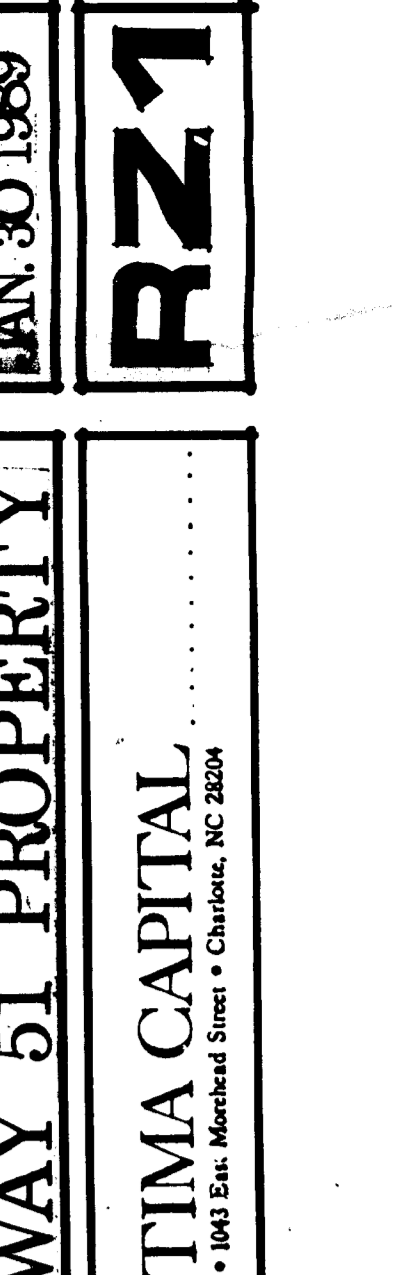
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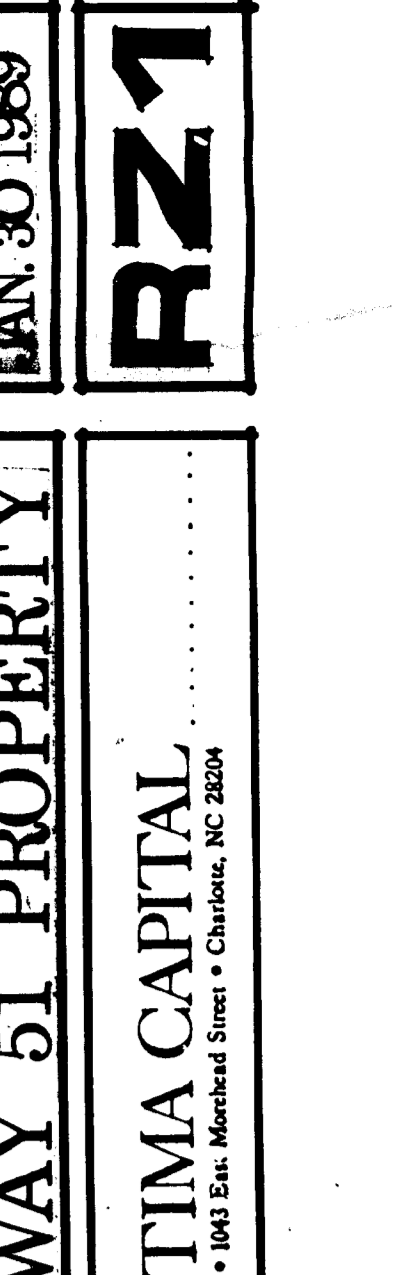
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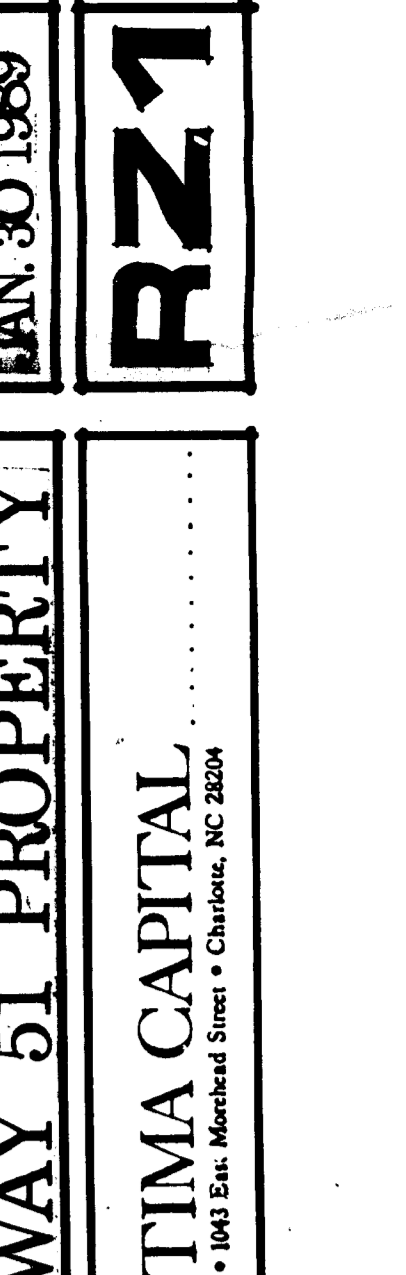
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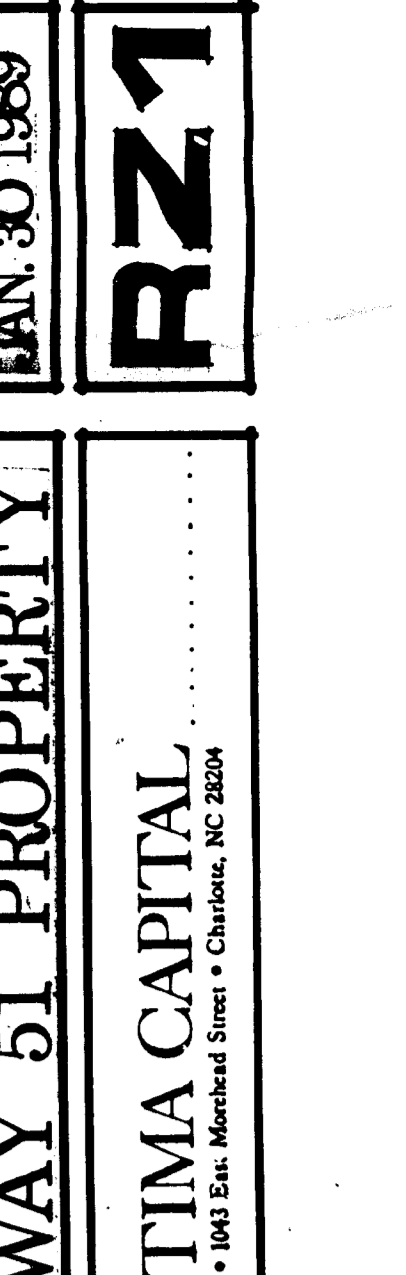
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