

VICINITY MAP

**DEVELOPMENT DATA:**

TOTAL ACREAGE: 4.05±  
 TOTAL SQUARE FOOTAGE ALLOWED: 22,900 S.F.

**PARCEL A: PETITION #94-83**  
 • EXISTING LAND USE: TIRE KINGDOM (TIRE STORE TO BE DEMOLISHED)  
 • PROPOSED USE: FREESTANDING DRUG STORE WITH DRIVE-THRU PICK UP WINDOW  
 • EXISTING ZONING: B-2 (CD)  
 • MAXIMUM ALLOWED S.F.: 7900 S.F.  
 • PARCEL SIZE: 1.036± ACRES

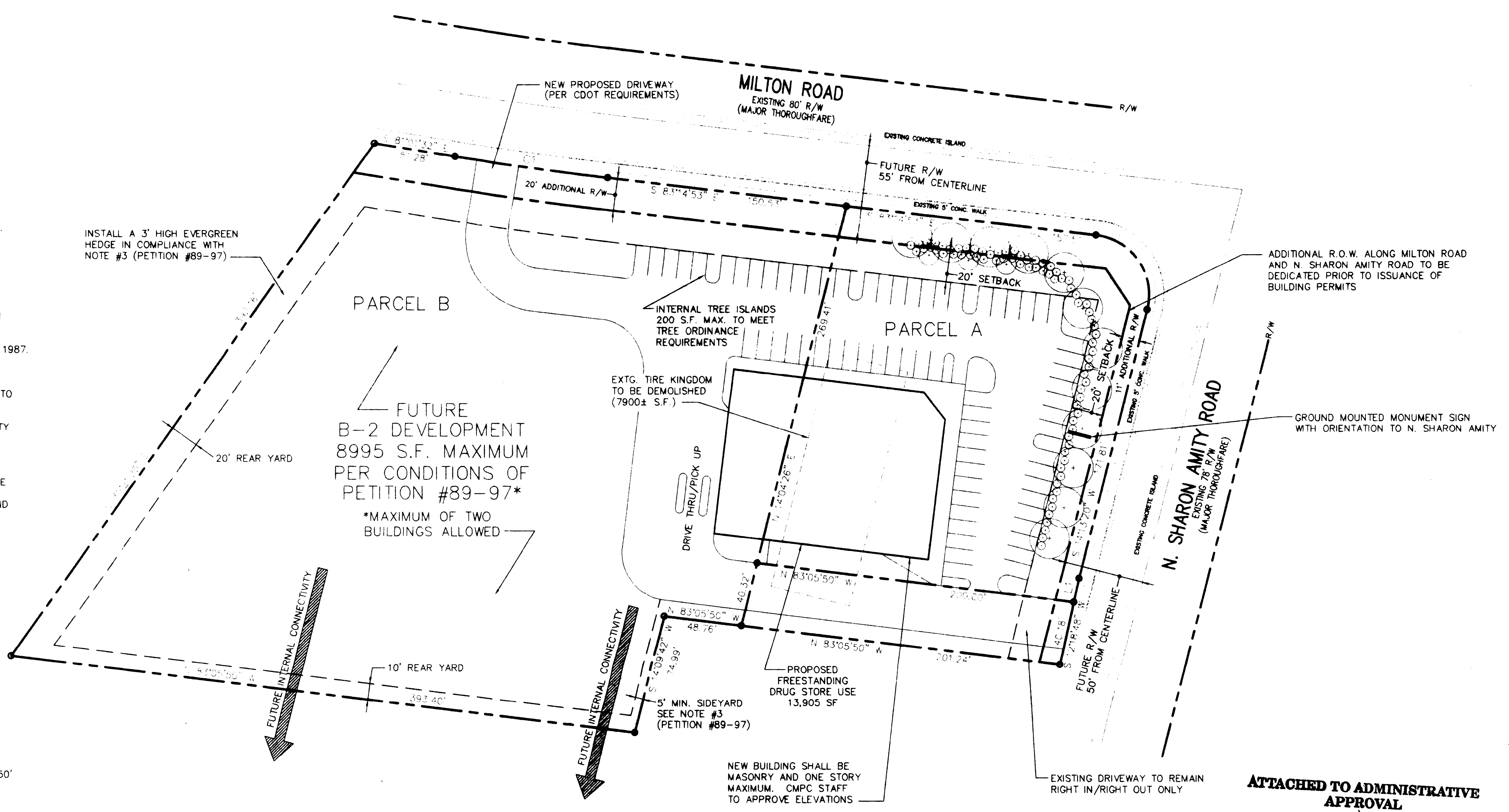
**PARCEL B: PETITION #89-97**  
 • EXISTING LAND USE: VACANT  
 • PROPOSED USE: RETAIL SALES & SERVICE, INCLUDING CAR MAINTENANCE, AND ANY OTHER USES PERMITTED IN THE B-2 DISTRICT AND OFFICE  
 • EXISTING ZONING: B-2 (CD)  
 • ALLOWED S.F.: 15,000 S.F.  
 • PARCEL SIZE: 3.014± ACRES

**CONDITIONAL NOTES (PER PETITION #89-97)**

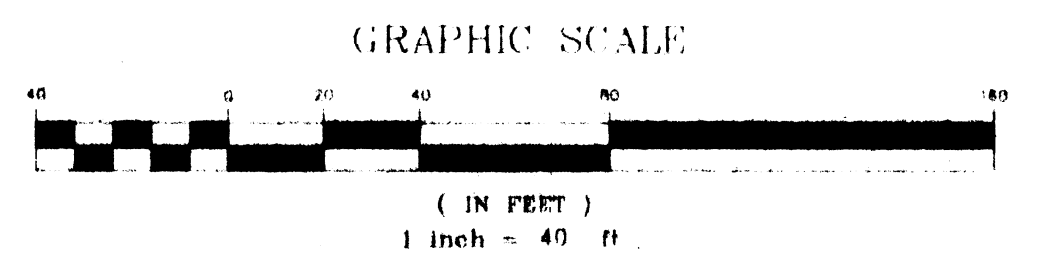
1. WHILE THE SITE PLAN INDICATES A FIRM DETAILED CONCEPT OF DEVELOPMENT, MINOR ADJUSTMENTS TO BUILDING SIZE AND SHAPE, AS WELL AS PARKING AND CIRCULATION LAYOUT, MAY OCCUR WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THIS REZONING PLAN, TO ACCOMMODATE ACTUAL SITE CONDITIONS AND FINAL BUILDING CONFIGURATIONS.
2. STREET TREE SHALL BE PLANTED ALONG ALL PUBLIC STREETS WITHIN AND ADJOINING THIS DEVELOPMENT. TREE PLANTING SHALL BE IN ACCORDANCE WITH THE CHARLOTTE STREET TREE PLANTING PROGRAM AND THE CHARLOTTE TREE ORDINANCE.
3. LANDSCAPE AREAS SHOWN BETWEEN ZONING CLASSIFICATIONS SHALL RETAIN EXISTING VEGETATION (IF ANY) AND BE SUPPLEMENTED BY PLANTING WHERE NECESSARY TO PROVIDE A VISUAL SEPARATION OF USES. THIS SEPARATION SHALL SCREEN PARKING AND SERVICE AREAS AND SOFTEN OTHER VIEWS. EVERGREEN HEDGES SHOWN SHALL BE OF A VARIETY EXPECTED TO REACH A HEIGHT OF 6 TO 8 FEET WITHIN 3 YEARS AND SHALL NOT BE PRUNED TO PREVENT THIS HEIGHT BEING ATTAINED.
4. 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.
5. PARKING PROVIDED WILL COMPLY WITH APPLICABLE ZONING ORDINANCE REQUIREMENTS.
6. ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. NO BILLBOARDS WILL BE PERMITTED.
7. DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORMWATER DETENTION ORDINANCE. (NO DETENTION ALLOWED IN SETBACK)
8. BOUNDARY INFORMATION FROM SURVEY BY R.B. PHARR & ASSOCIATES, DATED JANUARY 6, 1987.
9. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPOGRAPHIC MAPS.
10. THE PETITIONER AGREES TO INSTALL FIRE HYDRANTS SO THAT FIRE TRUCKS DO NOT HAVE TO TRAVEL MORE THAN 500' TO THE MOST REMOTE ACCESSIBLE POINT OF ALL BUILDINGS.
11. THE PETITIONER WILL DEDICATE AN ADDITIONAL 20' OF RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE ON MILTON ROAD. SUCH DEDICATION SHALL OCCUR UPON THE REQUEST OF THE CITY OF CHARLOTTE.
12. ALL BUILDINGS SHALL BE OF MASONRY CONSTRUCTION, LIMITED TO ONE STORY IF IT IS FOR BUSINESS USE ONLY. ALL ACTIVITY AREAS SHALL BE CONTAINED WITHIN THE WALLS OF THE BUILDING EXCEPT IF AN AUTO WASH IS ONE OF THE USES. HAND FINISHING MAY OCCUR OUTSIDE THE BUILDING. AN ILLUSTRATION OF THE OVERALL DESIGN INTENT IS ATTACHED AND MADE A PART OF THIS PLAN. DETAILS OF DESIGN AND MATERIAL MAY VARY, BUT THE QUALITY INTENT SHALL NOT.

**CONDITIONAL NOTES: (PER PETITION #94-83)**

1. THE SITE PLAN REPRESENTS A FIRM CONCEPT OF DEVELOPMENT WITH REGARD TO THE ARRANGEMENT OF PARKING, ORIENTATION AND BUILDING. HOWEVER, CHANGES ARE PERMITTED WHICH MAY ALTER THE BUILDING FOOTPRINT, SHAPE OF THE BUILDING, FINAL PARKING AND CIRCULATION, CONFIGURATION OF DRIVEWAYS, ETC.
2. THE ONLY USE ALLOWED WILL BE A TIRE STORE OR DRUG STORE AND RELATED ACCESSORY SALES/SERVICES. ALSO, ANY USE IN THE O-1 DISTRICT WILL ALSO BE PERMITTED.
3. THE DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/LANDSCAPING, STORM WATER DETENTION AND THE CHARLOTTE TREE ORDINANCE.
4. THE PETITIONER/DEVELOPER SHALL DEDICATE SUFFICIENT R/W ALONG MILTON ROAD AND SHARON AMITY ROAD TO ESTABLISH A RIGHT-OF-WAY WAY MEASURING 55' AND 50' RESPECTIVELY FROM THE CENTERLINE OF EACH ROAD AS SHOWN ON THE PLAN. THE R/W SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
5. DRIVEWAY LOCATIONS MAY SHIFT SOMEWHAT FROM THAT DEPICTED DEPENDING UPON FINAL CONSTRUCTION DRAWINGS AND TENANT NEEDS. THE DRIVEWAYS SHALL COMPLY WITH ALL REGULATIONS CONCERNING DESIGN, CONSTRUCTION, SITE DISTANCE, ETC.
6. NO STORM WATER DETENTION MEASURES WILL BE PERMITTED WITHIN THE REQUIRED SETBACK ALONG MILTON ROAD.
7. NO DETACHED SIGNAGE SHALL BE PERMITTED ALONG MILTON ROAD.
8. NO OUTDOOR STORAGE OF TIRES SHALL BE PERMITTED.
9. STREETSCAPE TREATMENT ALONG MILTON ROAD SHALL BE ENHANCED BY THE PLANTING OF 5 LARGE MATURING TREE ORDINANCE TREES, A DOUBLE ROW OF EVERGREEN SHRUBS AND A ROW OF 4 SMALL MATURING TREES.



**ATTACHED TO ADMINISTRATIVE APPROVAL**  
 DATED: 8/12/97  
 BY: MARTIN R. CRAMTON, JR.



**GNA DESIGN ASSOCIATES, Inc.**  
 426 East Fourth Street  
 Suite 108 (704) 375-1907  
 Charlotte, NC 28202  
 Surveying • Landscape Architecture • Civil Engineering

ADMINISTRATIVE SITE PLAN AMENDMENT REQUEST  
 TO PETITION #'s 94-83 AND 89-97  
 EXISTING COMMERCIAL CENTER AT  
 MILTON ROAD AND NORTH SHARON AMITY  
 BY SEMPER DEVELOPMENT LTD.

Project No.	40206
Checked by	ILH
Drawn by	TEH
Date Drawn	6/26/97
Revisions	
1) 7/17/97	PER CMPC REVIEW
Sheet	1 of 1

**GNA DESIGN ASSOCIATES, INC.**



**MEMORANDUM**

**DATE:** July 18, 1997

**TO:** Keith MacVean  
CMPC

**FROM:** Teresa L. Hawkins *TLH*  
GNA Design Associates, Inc.

**RE:** **Administrative Site Plan Amendment Requests  
by Semper Development for:**  
**(1) Petition #94-83 and #89-97**  
**(2) Petition #84-57**

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Please find enclosed 4 prints of the revised site plan for each of the above referenced Administrative Site Plan Amendment requests for Semper Development. I am also returning your "redline" plans and feel confident that we have addressed all of your comments. Let me know if you have any questions, and I look forward to your approval of these projects. Thanks!

TLH/lt/36C102

Enclosures

cc: John Kohler, Semper Development (1 cy. each)

**GNA DESIGN ASSOCIATES, INC.**  
428 East Fourth Street  
Suite 408 (704) 373-1907  
Charlotte, NC 28202  
Fax (704) 358-0766

*Principals*  
Teresa L. Hawkins, ASLA  
*Landscape Architecture*

Jeff D. Oden, PE  
*Civil Engineering*

F. Lee Howell, RLS  
*Surveying*

CHARLOTTE - MECKLENBURG  
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

TO: Robert Brandon  
Zoning Administrator

DATE: August 12, 1997

FROM:

*Martin R. Cramton, Jr.*  
Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 94-83 by FUNB and 89-97 by Miller Newton Tax  
Parcel # 099-221-11 and 099-221-01

Attached is a revised plan for both of the conditional plans mentioned above. This revised plan combines these two conditional plans. The new plan will allow one free standing drug store of 13,905 feet and up to two additional buildings not to exceed 8,995 square feet. The site will be accessed via one right-in right-out driveway on North Sharon Amity and one driveway along Milton Road. Signage for the drugstore must be located along North Sharon Amity and will be restricted to ground mounted signage four (4) feet high with a sign copy area of 50 square feet. All other conditions of the previously approved plans remain. Since this change is minor and does not intensify development of the site I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

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# SEMPER DEVELOPMENT, LTD.

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600 Foshay Tower  
821 Marquette Avenue  
Minneapolis, Minnesota 55402

Phone: (612) 332-1500  
Fax: (612) 332-2428

June 26, 1997

Mr. Keith MacVean  
Site Plan Administrator  
Charlotte-Mecklenburg Planning Commission  
600 E. Fourth Street, 8th Floor  
Charlotte, North Carolina 28202

RE: Request for an Administrative Site Plan Amendment to  
Petition #89-97 and 94-83  
(Milton Road and N. Sharon Amity)

Dear Mr. MacVean:

This letter is to request an Administrative Site Plan Amendment to Petition #89-97 and 94-83.

The property associated with Petition #89-97 consists of approximately 3.77 acres and is zoned B-2 (CD) and is currently vacant. Per the Conditional Rezoning Plan, the maximum square footage associated with this Petition is for 15,000 SF. The property associated with Petition #94-83 consists of approximately 1.036 acres and is also zoned B-2 (CD) and is currently developed with ±7,900 SF tire store, which we plan to demolish. The maximum development for these combined parcels is 22,900 square feet.

Semper Development thus wishes to combine these properties in order to construct a 13, 905 square foot freestanding commercial use at the intersection of Milton Road and N. Sharon Amity. The remaining property will also eventually be developed for commercial or office use, and will absorb the remaining 8,995 SF associated with the maximum allowed combined square footage of 22,900.

Thus, please find enclosed the following items associated with this administrative request.

1. 4 prints of the Site plan
2. A check in the amount of \$100.00 for the plan review fee

Should you have any questions, please call Teresa Hawkins at 373-1907, as her firm prepared the site plan for this request. Thank your in advance for your prompt review of this request.

Sincerely,

SEMPER DEVELOPMENT,



John Kohler, AIA

Enclosures

cc: Mr. Robert Young

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