

ADJOINING PROPERTY OWNERS

PER PLAN DATED 11-07-89 REVISED ON 4-22-90

| | | |
|------|--------------------------------|--|
| 1 | 181-124-04 | SCHO OIL COMPANY P.O. BOX 94653 CHARLOTTE, NORTH CAROLINA 28222 |
| 2 | 157-173-05 | AMERICAN OIL COMPANY #1 P.O. BOX 5077 CHARLOTTE, NORTH CAROLINA 28226 |
| 3 | 157-173-10 | CROWN CENTRAL LEASING CORP. BY MERGER P.O. BOX 1168 CHARLOTTE, NORTH CAROLINA 28202 |
| 4 | 157-173-07 | B. R. W. BOTTLING, INC. AND LAND 21203 EDWARD SILVER CHARLOTTE, NORTH CAROLINA 28226 |
| 5 | 157-173-03 | P.O. BOX 6387 GREEN-RAN ASSOCIATES CHARLOTTE, NORTH CAROLINA 28202 |
| 6 | 157-173-02 | C/O GIBSON SMITH REALTY CO. CHARLOTTE, NORTH CAROLINA 28207 |
| 7 | 181-124-05 | HOME FEDERAL SAVINGS AND LOAN ASSOCIATION CHARLOTTE, NORTH CAROLINA 28202 |
| 8 | 181-124-05-61 181-124-05-62 | MR. JAMES L. GILLESPIE, PRESIDENT P.O. BOX 221227 CHARLOTTE, NORTH CAROLINA 28222 |
| 9 | 185-021-61-60 185-021-63 | 319 SOUTH SHARON AMITY ROAD CHARLOTTE, NORTH CAROLINA 28213 |
| 10 | 185-021-45 | DONALD R. ENGLEDAU AND H.C. NOLAN, JR. P.O. BOX 1959 WILKING DEARBORN, MICHIGAN 48121 |
| 11 | 185-021-46 | C/O JOHN HANCOCK PROP. INC. 2 CORLEY PLACE #200 DONALD V. CHARLEE AND WIFE |
| 12 | 185-021-61 | 2412 WELLSLEY AVENUE P.O. BOX 1278 CHARLOTTE, NORTH CAROLINA 28286 |
| 12-A | 185-021-62 | TWO HUNDRED THIRTY-THREE ASSOCIATION FUBS OF N.C. BY MERGER |
| 13 | 185-021-49 | C/O CORP. RE COVS. #498 CHARLOTTE, NORTH CAROLINA 28288 |
| 14 | 185-021-50 | CURTEL PARTNERSHIP 1712 CLEMENS AVENUE CHARLOTTE, NORTH CAROLINA 28203 |
| 15 | 185-021-15 | 2900 HIGHTWOODS BLDG. #200 RALEIGH, NORTH CAROLINA 27604 |
| 16 | 185-021-02 | 7019 FOLGER DRIVE AND WIFE CHARLOTTE, NORTH CAROLINA 28211 |
| 17 | 185-021-17 | 4718 N. GRAHAM STREET CHARLOTTE, NORTH CAROLINA 28213 |

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 28, 1998
FROM: Martin R. Cramton, Jr., MRC
Planning Director

TO: Robert Brandon
Zoning Administrator

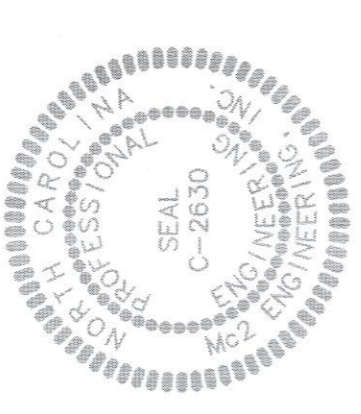
SUBJECT: Administrative Approval for Petition No. 90-2 NCNB TR U/A The FNB of Boston. Tax parcel 181-124-03.

Attached is a site plan clarifying the building area square footage for the Cotswold Mall. The allowable square footage is 287,125. This plan also clarifies the required parking to 1 space per 250 square feet which is allowable under the present ordinance. Since these clarifications are compatible with the presently approved conditional plan I am administratively approving this site plan. Please use this revised plan when evaluating this site for building permits and certificates of occupancy.

AX 181H24-03

ATTACHED TO ADMINISTRATIVE APPROVAL

JUN 19 2015



THE ENGINEERING PROFESSION BOARD OF THE PROVINCE OF NORTH CAROLINA
100 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NC 28202

SLOAN SQUARE PHASE II
SLOAN DEVELOPMENT, SITE M
1419 EAST BOULEVARD, CHARLOTTE, NC 28203

**REZONING
CONDITIONAL
SITE PLAN
AMENDMENT**

REVISIONS

| | | |
|---|--------|--------------------------------------|
| 1 | 6/2/15 | TOPIC ADMINISTRATIVE REVIEW COMMENTS |
|---|--------|--------------------------------------|

CAD FILE: 15-002 BASE.DWG
PROJECT NO: 15-0021
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: APRIL 28, 2015

SP1.0

PROPOSED DEVELOPMENT SUMMARY 6-2-15

TOTAL SITE AREA:
-DEDICATED RANDOLPH RD R/W 1.40 AC (61,075 SF)
-REMAINING SITE AREA: 0.24 AC (10,363 SF)
-TOTAL SITE AREA: 1.16 AC (50,712 SF)

PARCEL IDS: 185-021-36
CITY OF CHARLOTTE
CURRENT ZONING: R-8MF(CD)
REZONING PETITION: 95-24

PROPOSED USE: MULTI-FAMILY (TOWNHOMES)
DENSITY: 6.43 UNITS/ACRE

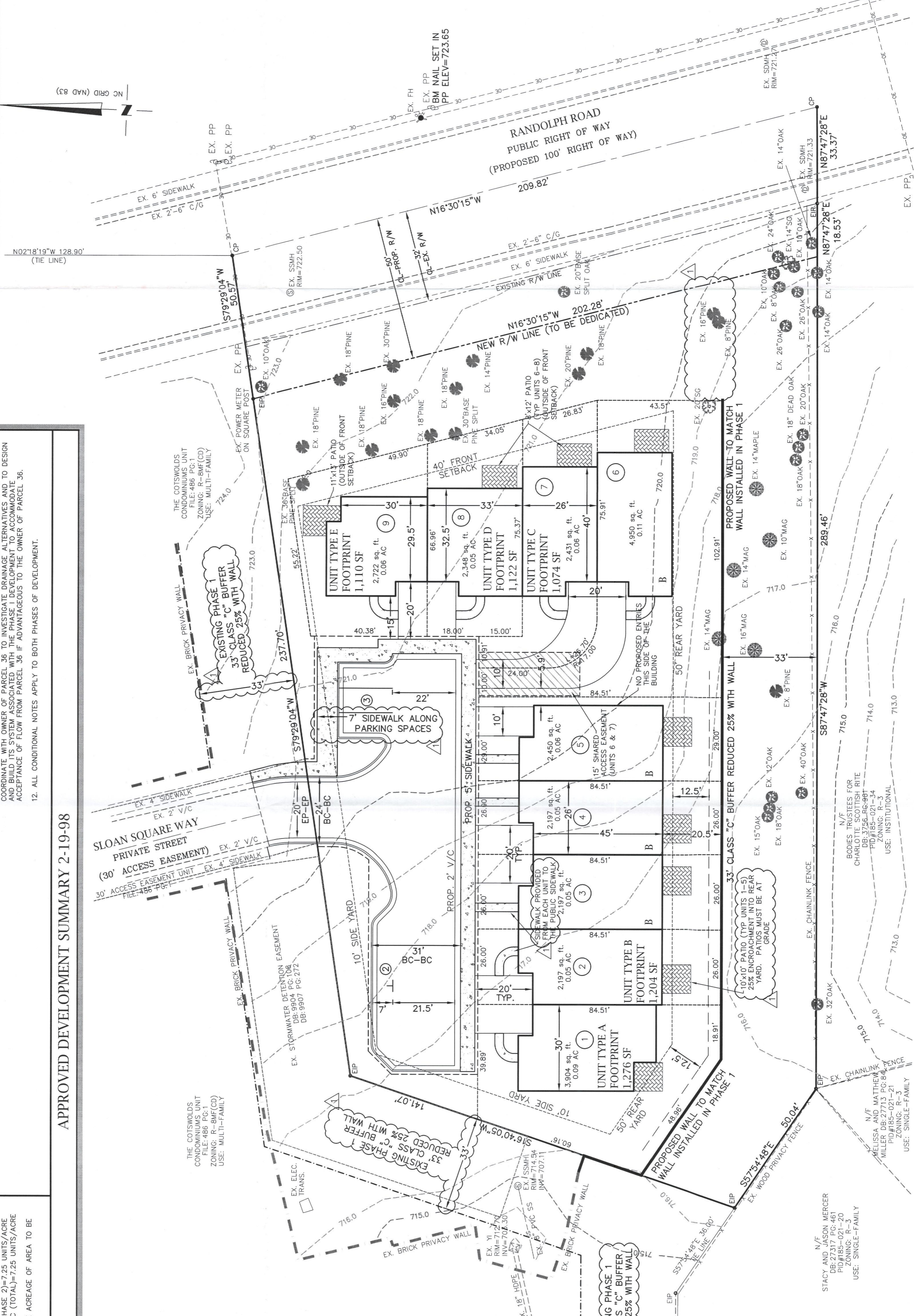
PROPOSED IMPERVIOUS COVERAGE: 0.49 AC (21,161 SF)
PROPOSED OPEN SPACE: 0.68 AC (29,551 SF)
PROVIDED OPEN SPACE: 58.3%

MINIMUM FRONT SETBACK: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 50'

PARKING CALCULATIONS:
REQUIRED OFF-STREET PARKING: 14
-15 SPACE PER UNIT

TOTAL PROPOSED PARKING PHASE II:
23
-GARAGE
9
-ON-STREET
5

PROPOSED DEVELOPMENT INCLUDES 9 TOWNHOME UNITS THAT OCCUPY 0.24 AC OF THE TOTAL SITE AREA. THE REMAINDER OF PARCEL 36 IS TO BE DEVELOPED FOR PHASE I.



ADDITIONAL STIPULATIONS

- THE SITE GOVERNING THE DEVELOPMENT OF FOUR PARCELS (38-39, 40, 41-42, AND 43) IN PHASE I MUST EXPLICITLY PROVIDE FOR THE FUTURE DEVELOPMENT ON PARCEL 36 IN PHASE II. PARCEL 36 MUST BE DESIGNATED AS "PHASE II" AND THE BUFFER AND SETBACK AREAS LABELED FOR POSSIBLE PHASE II DEVELOPMENT.
- TO ACHIEVE THE CEILING OF 58 UNITS, PHASE I SHALL HAVE 49 UNITS AND PHASE II HAVE 9 UNITS.
- THE OWNER OF PHASE I WILL EXECUTE AND RECORD AN ACCESS EASEMENT IN FAVOR OF THE PHASE II DEVELOPMENT. THE ACCESS EASEMENT WILL BE RECORDED IN ADVANCE OF THE RELOCATION OF CONDOMINIUM FOR PHASE I.
- (ALTERNATE #1) THE DECLARATION OF CONDOMINIUM FOR PHASE I WILL INCLUDE "DEVELOPER RIGHTS" ALLOWING THE DECLARANT TO EXPAND THE CONDOMINIUM BY CONSTRUCTING UP TO NINE ADDITIONAL UNITS ON PHASE II. PROVIDED THE UNITS ARE SIMILAR IN SIZE, APPEARANCE AND CONSTRUCTION TO THE UNITS ALREADY DEVELOPED ON PHASE I, THE DEVELOPER SHALL HAVE SUPER RIGHTS TO THE OWNER OF PHASE II, THEREBY ALLOWING THE OWNER OF PHASE II, AT ITS ELECTION TO DEVELOP PHASE II AS AN EXPANSION OF THE CONDOMINIUM DEVELOPMENT ON PHASE I. THE DEVELOPER SHALL BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE CONDOMINIUM.
- (ALTERNATE #2) THE OWNER OF PHASE II ELECTS NOT TO DEVELOP PHASE II AS AN INDEPENDENT DEVELOPMENT, IN WHICH EVENT THE OWNER OF PHASE II WILL HAVE THE ACCESS EASEMENT RIGHTS DESCRIBED IN 3A. ABOVE.
- IN ACCORDANCE WITH THE NORTH CAROLINA CONDOMINIUM ACT, THE PUBLIC OFFERING STATEMENT DELIVERED TO POTENTIAL PURCHASERS OF CONDOMINIUM UNITS IN PHASE I WILL INCLUDE A STATEMENT THAT THE DEVELOPMENT OF PHASE II WILL BE DEVELOPED BY NINE (9) UNITS IN PHASE II, BUT WILL INDICATE THAT SUCH IMPROVEMENTS NEED NOT BE BUILT.
- THE SITE PLAN MUST SHOW BOTH (A) THE COMPLETE LAYOUT OF 9 UNITS OF PHASE II WITHOUT THE BUFFER AND SETBACK AREAS, AND (B) THE LAYOUT OF 9 UNITS WITH A PROPERTY LINE AND AS AN INDEPENDENT DEVELOPMENT.
- DEVELOPER WILL DESIGN A STORM WATER PIPING AND DETENTION SYSTEM TO MEET THE PERMITTING REQUIREMENTS FOR PHASE I AS A STAND ALONE DEVELOPMENT. A PRELIMINARY DESIGN FOR PHASE II DEVELOPMENT DOES NOT NEED TO BE SUBMITTED TO THE CITY OF CHARLOTTE. PHASE II DEVELOPMENT SHALL BE NATURALLY TOWARD THE SOUTH, AWAY FROM THE PHASE I DEVELOPMENT, AND WOULD NOT REQUIRE PIPING OR DETENTION UPSLOPE INTO THE PHASE I DEVELOPMENT'S STORM DRAINAGE FACILITIES.
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APPROVED DEVELOPMENT SUMMARY 2-19-98

11. PROVIDED IT IS POSSIBLE WITHIN THE PERMITTING REQUIREMENTS OF THE CITY OF CHARLOTTE TO ALLOW FOR AN ASSOCIATE CAPACITY TO ACCOMMODATE THE REMAINDER OF PARCEL 36 AT THE HOUSING DENSITY ALLOWED BY THE CONDITIONAL ZONING PLAN.

12. ALL CONDITIONAL NOTES APPLY TO BOTH PHASES OF DEVELOPMENT.

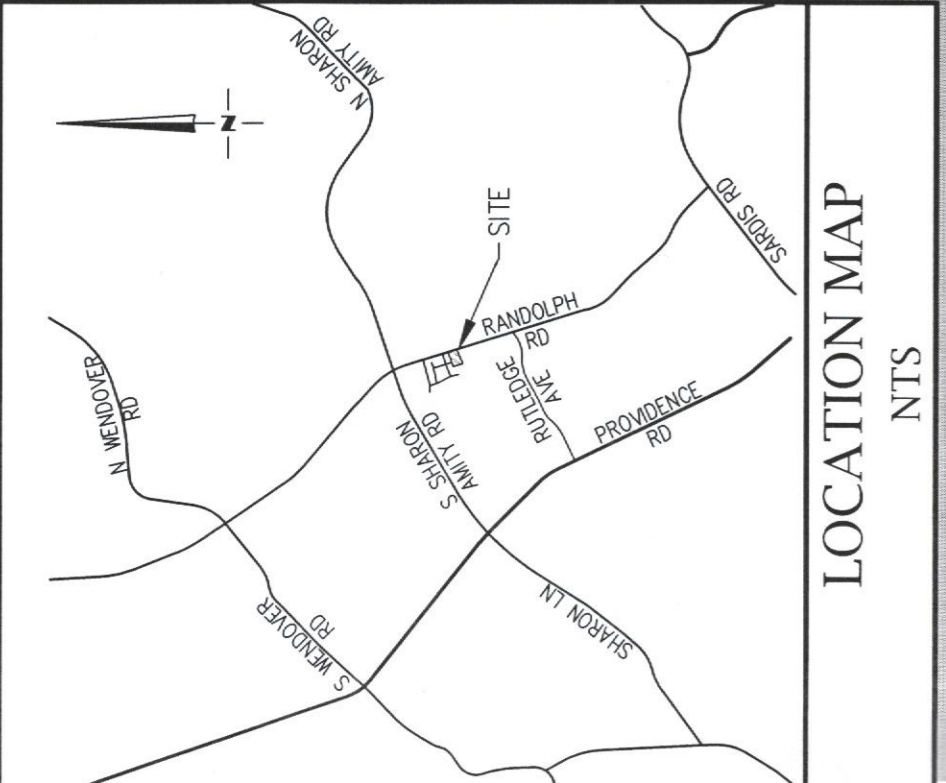
NOTES TO ADDRESS PLANNING COMMISSION REQUIREMENTS

- REVISED 2-19-98
- PETITION #95-24
- PRESENT ZONING: R-8MF(CD)
- REQUESTED ZONING: ADMINISTRATIVE APPROVAL
- TOTAL AREA: 8.04 ± (ORIGINAL PARCEL AREA)
- 51 AC ± (AREA REMOVED FROM PARCEL 36 AND ADDED TO PHASE I)
= 1.24 AC ± (APPROXIMATE)
PHASE 1 AREA: 6.76 AC ±
- TOTAL NUMBER OF ATTACHED TOWNHOMES: 49
- 73.5 PARKING SPACES REQUIRED
- BUILDING FOOTPRINTS MAY VARY
- ALL APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL BE COMPLIED WITH.
- ADDITIONAL R.O.W. MEASURING 50' FROM CENTERLINE ALONG RANDOLPH ROAD SHALL BE DEDICATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- STORM WATER DETENTION WILL BE PROVIDED UNDERGROUND IN PIPES.
- TREES IN SUBDIVISION SETBACK AND BUFFER AREA OVER 8" WILL BE SAVED.

NOTES TO ADDRESS NEIGHBORHOOD CONCERNS

- STORMWATER DETENTION WILL BE PROVIDED AS PER CITY REQUIREMENTS. THE PIPING AND DETENTION WILL BE ADEQUATE FOR AT LEAST A TEN YEAR FLOOD.
- SITE LIGHTING WILL BE DIRECTED TO THE INTERIOR OF THE SITE.
- SEE ADDITIONAL WALL NOTATIONS
- SEE ADDITIONAL NOTATIONS
- MAXIMUM NUMBER OF UNITS:
48 ON 6.76 (PHASE 1)-9.28 UNITS/ACRE
9 ON 1.24 PHASE 2-7.25 UNITS/ACRE
58 ON 8.0 AC (TOTAL)=7.25 UNITS/ACRE

AGREES USED TO CALCULATE DENSITIES INCLUDE ACREAGE OF AREA TO BE DEDICATED AS FUTURE RIGHT OF WAY.



811
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ADMINISTRATIVE PLAN AMENDMENT DOES NOT INCLUDE BUILDING ELEVATIONS REVIEW. DEVELOPER SHALL SUBMIT BUILDING ELEVATIONS OF ALL 4 SIDES OF THE BUILDINGS TO BE APPROVED. BUILDING ELEVATIONS SHALL BE SUBMITTED WITH PLANNED MULTI-FAMILY APPLICATION SUBMISSION FOR REVIEW. PLANNED MULTI-FAMILY APPROVAL WILL ONLY BE ISSUED AFTER THE BUILDING ELEVATIONS HAVE BEEN REVIEWED AND APPROVED.

Charlotte-Mecklenburg Planning Department

DATE: June 19, 2015

FROM: Ed McKinney, Interim, Planning Director

TO: Mark Fowler, Zoning Supervisor

SUBJECT: Administrative Approval for Petition No. 1995-024 The Boulevard company

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.

- New building layout for proposed townhomes.
- Requirement for elevation review prior to planned multi-family review.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, and Tree Ordinances, conditional requirements, and Building Code still apply.

Signage was note reviewed as part of this request.

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Charlotte, NC 28202
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FAX: (704) 336-5123

Charlotte-Mecklenburg Planning Department

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft