



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** July 22, 2019

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No. 1996-019C Crosland Retail

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.

- Allow a change to the required buffer.
- Pedestrian pathways to the adjacent site to the west.

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 County Commissioners.

**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

SITE DATA TABLE	
TOTAL SUBJECT AREA:	11.032 -AC.±
EXISTING ZONING CODE SUMMARY	
PARCEL TAX ID:	229-171-08
ZONING:	B-2(CD)
MAXIMUM ALLOWED GROSS FLOOR AREA ON TAX PARCEL NO. 229-171-08:	105,000 S.F. - OF WHICH A MAXIMUM OF 87,000 S.F. MAY BE RETAIL USES
OUTPARCEL A:	6,700 S.F. OF GROSS FLOOR AREA
OUTPARCEL B:	6,300 S.F. OF GROSS FLOOR AREA
TOTAL MAXIMUM GROSS FLOOR AREA ALLOWED ON TAX PARCEL NO. 229-171-08, OUTPARCEL A AND OUTPARCEL B:	118,000 S.F.
TOTAL MAXIMUM RETAIL GROSS FLOOR AREA ALLOWED ON TAX PARCEL NO. 229-171-08, OUTPARCEL A AND OUTPARCEL B:	100,000 S.F.

**ZONING AMENDMENT NOTES**

**GENERAL PROVISIONS**

- ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-2 (CD) ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE PROPERTY (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 229-171-08.
- SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, THE CONFIGURATION, PLACEMENT AND SIZE OF THE DEVELOPMENT ELEMENTS SHOWN ON THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS REZONING PLAN. PARKING LOCATIONS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.
- BUILDING ENVELOPES ARE DEPICTED ON THE REZONING PLAN. ALL PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES SHALL BE LOCATED WITHIN A BUILDING ENVELOPE. ADDITIONALLY, INTERNAL DRIVES AND VEHICULAR CIRCULATION AND PARKING AREAS MAY BE LOCATED WITHIN BUILDING ENVELOPES.
- THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES THAT MAY BE LOCATED WITHIN A BUILDING ENVELOPE OR ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES THAT MAY BE LOCATED WITHIN A BUILDING ENVELOPE OR ON THE SITE SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.
- PETITIONER RESERVES THE RIGHT TO SUBDIVIDE THE SITE INTO SEPARATE LOTS, PROVIDED THAT THE NEWLY CREATED LOTS MEET THE REQUIREMENTS OF THE APPLICABLE ORDINANCES.

**ZONING AMENDMENT NOTES**

**PERMITTED USES/DEVELOPMENT LIMITATIONS**

- THE PROPERTY MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A B-1 ZONING DISTRICT.
- OUTPARCEL A IS DEVELOPED WITH A MAXIMUM OF 6,700 SQUARE FEET OF GROSS FLOOR AREA. OUTPARCEL B IS DEVELOPED WITH A MAXIMUM OF 6,300 SQUARE FEET OF GROSS FLOOR AREA.
- A TOTAL MAXIMUM OF 105,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE (TAX PARCEL NO. 229-171-08), OF THE ALLOWED 105,000 SQUARE FEET OF GROSS FLOOR AREA, A MAXIMUM OF 87,000 SQUARE FEET MAY BE DEVOTED TO RETAIL USES.

**SETBACKS**

- BUILDING SETBACKS FROM PUBLIC STREETS SHALL BE AS DEPICTED ON THE REZONING PLAN.
- PARKING WILL NOT BE PERMITTED IN ANY SETBACK AREA. NOTWITHSTANDING THE FOREGOING, ANY EXISTING PARKING SPACES AND VEHICULAR MANEUVERING AREAS LOCATED ON THE SITE WITHIN A SETBACK SHALL BE PERMITTED AS A LEGAL NON-CONFORMING USE OR STRUCTURE.
- INDIVIDUAL LOTS OR PARCELS WITHIN THE SITE SHALL NOT BE REQUIRED TO HAVE BUILDING SETBACKS FROM INTERNAL LOT LINES.
- TIONS/SIDEWALKS AND STAIRS THAT ARE GENERALLY DEPICTED ON THE REZONING PLAN BY DASHED LINES.

**ZONING AMENDMENT NOTES**

**LANDSCAPING/PEDESTRIAN CONNECTIONS**

- LANDSCAPING AREAS WILL BE PLANTED AND IMPROVED IN SEQUENCES WHICH ARE KEVED TO EACH PHASE OF DEVELOPMENT TAKING PLACE ON THE SITE.
- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE MECKLENBURG COUNTY ORDINANCE.
- A CHAIN LINK FENCE WILL BE INSTALLED AROUND THE STORM WATER DETENTION AREAS IN THE REAR OF THE SITE.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED IN BUILDING ENVELOPE 1 OR BUILDING ENVELOPE 2, PETITIONER SHALL INSTALL THE PEDESTRIAN CONNECTIONS/SIDEWALKS AND STAIRS THAT ARE GENERALLY DEPICTED ON THE REZONING PLAN BY DASHED LINES.

**PARKING**

- EACH OF THE PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS, OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ORDINANCE.
- PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE THE BUILDING ENVELOPES.

**LIGHTING**

- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE.
- ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERCTED ALONG PROVIDENCE ROAD AND ARDREY KELL ROAD SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO MINIMIZE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES.
- PARKING LOT LIGHTING SHALL BE LIMITED TO A HEIGHT OF 30'-0" FROM GRADE.

**SIGNS**

- ALL SIGNS PLACED ON THE PROPERTY WILL BE ERCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 14 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG PROVIDENCE ROAD AND ARDREY KELL ROAD. ANY SIGNAGE LOCATED ALONG ARDREY KELL ROAD SHALL BE LIMITED TO A HEIGHT OF SEVEN (7) FEET.
- TEMPORARY PROJECT SIGNS MAY BE LOCATED ALONG PROVIDENCE ROAD WITHIN THE SETBACK AREAS ESTABLISHED ON THIS REZONING PLAN, BUT MUST BE REMOVED NO LATER THAN 60 DAYS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR SPACE WITHIN THE SHOPPING CENTER.

**ACCESS POINTS (DRIVEWAYS)**

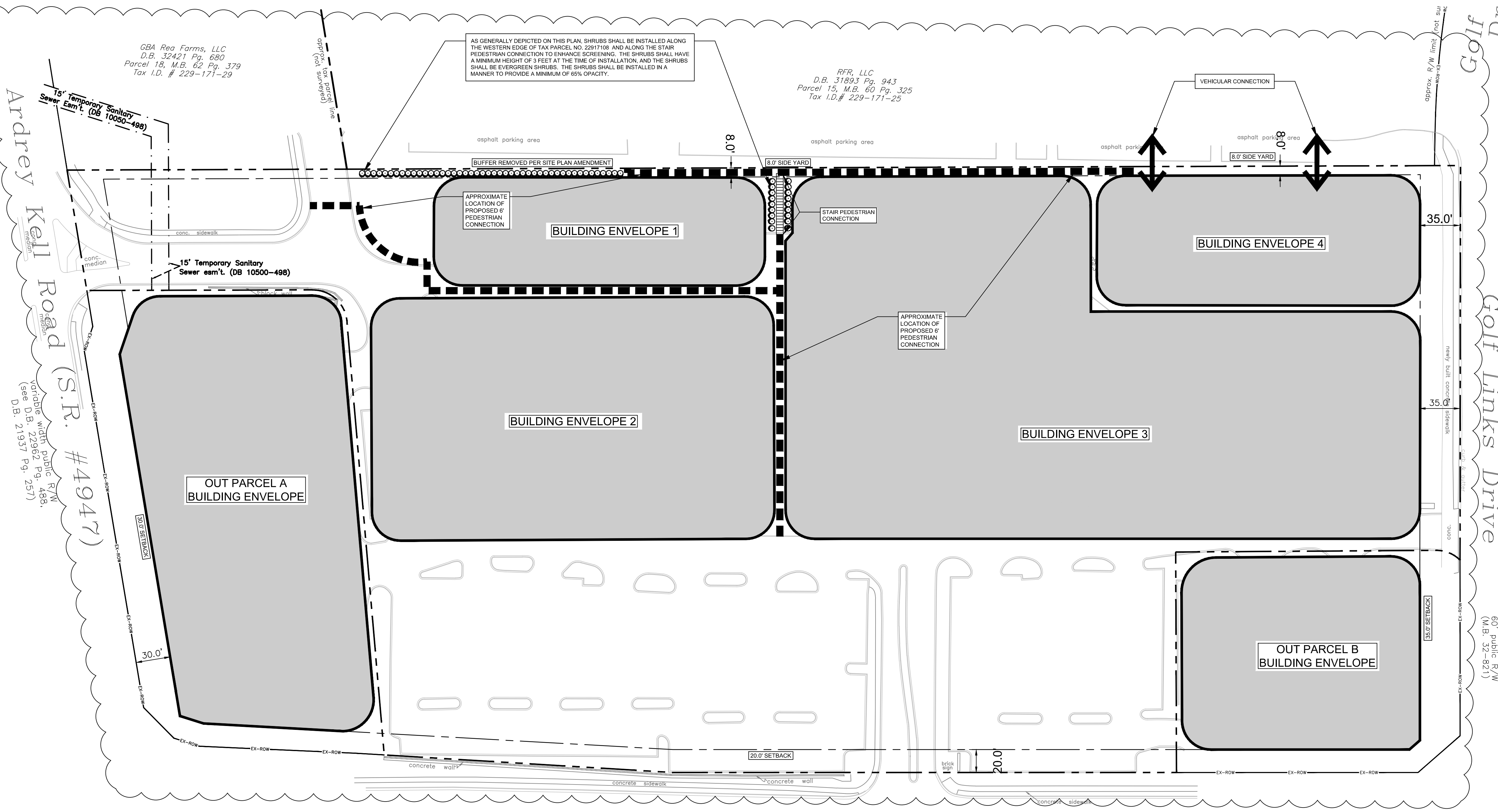
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- TWO VEHICULAR ACCESS POINTS FROM THE ADJACENT PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 229-171-25 TO THE BUILDING ENVELOPE LOCATED ON THE NORTHWESTERN CORNER OF THE SITE ARE DEPICTED ON THE REZONING PLAN. THESE TWO VEHICULAR ACCESS POINTS MAY BE CONSTRUCTED AT THE OPTION OF PETITIONER IF THE OWNER OF THE ADJACENT PARCEL OF LAND CONSENTS TO SUCH VEHICULAR CONNECTIONS.

**FIRE PROTECTION**

- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.
- FIRE HYDRANTS WILL BE LOCATED WITHIN 750 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

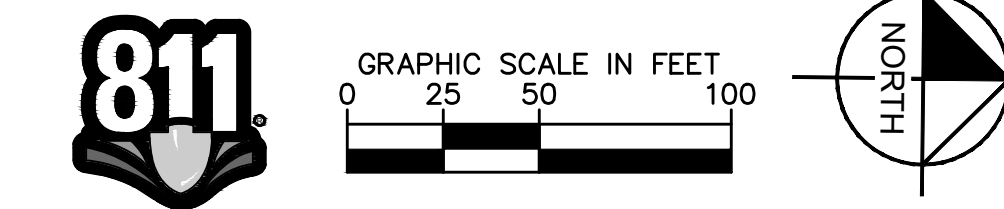
**ARCHITECTURAL CONTROLS**

- NO BUILDING CONSTRUCTED ON THE PROPERTY WILL EXCEED 60' IN HEIGHT.
- ALL DUMPSTER AREAS WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE, BLOCK OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- A MINIMUM OF 50% OF THE MATERIAL USED FOR THE FRONT AND SIDE ELEVATIONS OF THE BUILDINGS COMPRISING THE SHOPPING CENTER PROPER WILL BE BRICK OR STUCCO OR STUCCO-LIKE MATERIALS.
- THE REAR ELEVATIONS OF THE BUILDINGS COMPRISING THE SHOPPING CENTER PROPER WILL BE CONSTRUCTED OF CONCRETE BLOCK PAINTED TO MATCH THE COLOR OF THE PREDOMINANT MATERIAL USED IN THE CONSTRUCTION OF THE FRONT AND SIDE ELEVATIONS.
- THE FACADES OF THE FIRST/GROUND FLOOR OF ANY NEW BUILDING CONSTRUCTED ON THE SITE THAT IS NOT DEVOTED TO A RETAIL USE (SUCH AS AN OFFICE USE) SHALL INCORPORATE A MINIMUM OF 50% BRICK, STONE OR STUCCO.
- ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP UNITS, SHALL BE SCREENED FROM VIEW AT GRADE, WHEN VIEWING FROM PROVIDENCE ROAD, ARDREY KELL ROAD AND GOLF LINKS DRIVE.
- OUTPARCEL BUILDINGS SHALL BE COMPATIBLE WITH THE DESIGN STANDARDS ESTABLISHED FOR THE MAIN BUILDING.



Providence Road (N.C. Hwy. 16)  
 variable width public R/W (see D.B. 22962 Pg. 488)  
 N.C. DOT Project No.34813.2.3

**NOTE**  
 ALL EXISTING TREES ARE SHOWN IN AN APPROXIMATE LOCATION.



<b>NOT FOR CONSTRUCTION</b>	DATE	02-05-2019
	REVISIONS	
	NO.	
	BY	

**Kimley-Horn**  
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 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202  
 WWW.KIMLEY-HORN.COM  
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 THIS PLAN SET IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION PURPOSES.

KH PROJECT	015031078
DATE	07/19/2019
SCALE	AS SHOWN
DESIGNED BY	CLH
DRAWN BY	CLH
CHECKED BY	RTL

**REZONING PLAN**

**PROVIDENCE FSED**  
 PREPARED FOR  
**CAROLINAS HEALTHCARE SYSTEM**  
 NORTH CAROLINA  
 CHARLOTTE

SHEET NUMBER  
**C1-0**

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