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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

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Petition #: 97-05(c)

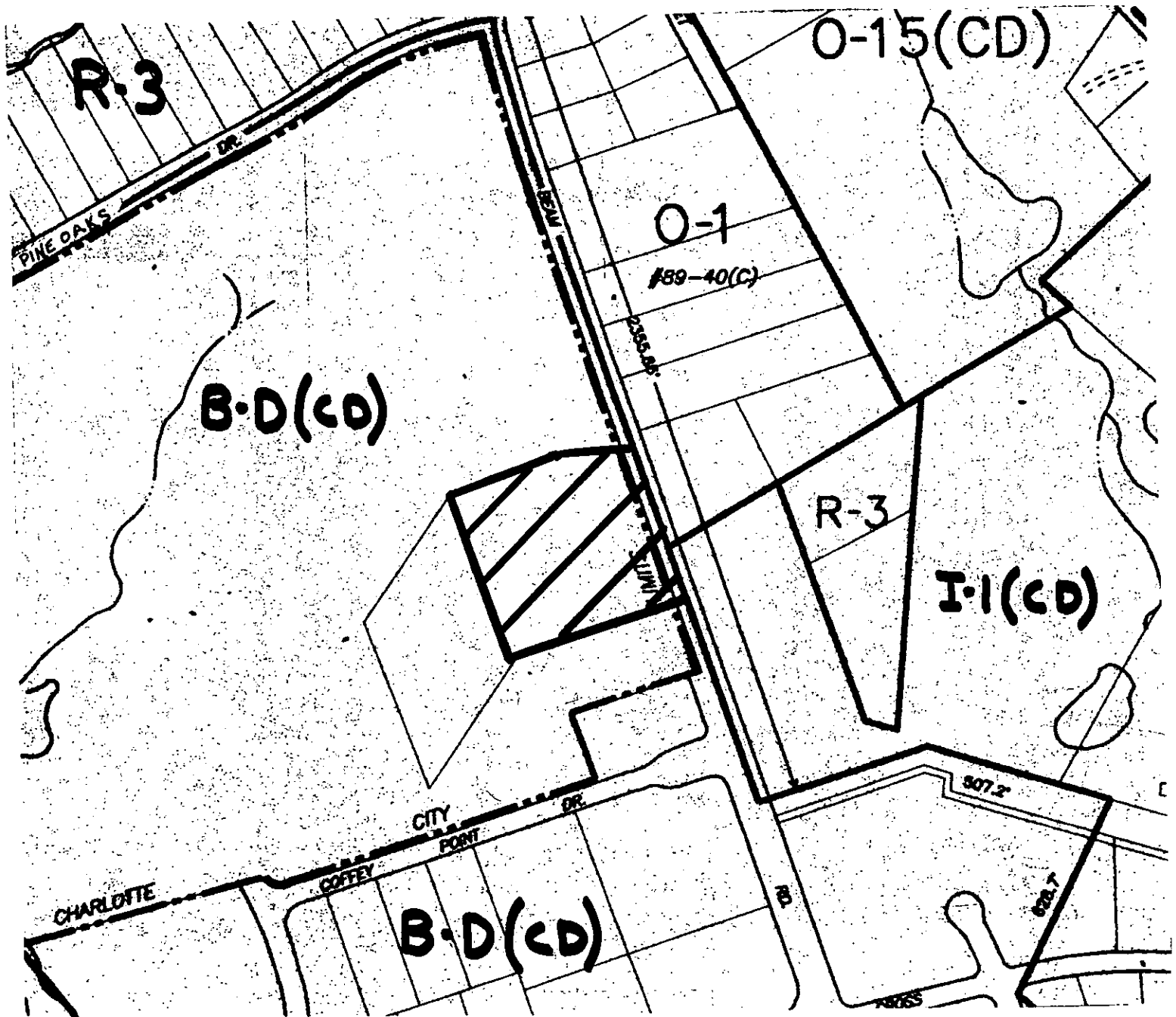
Petitioner: McMahan-Carver Properties, Inc.

Hearing Date: February 11, 1997

Zoning Classification (Existing): B-D(CD)

Zoning Classification (Requested): B-D(CD) Site Plan Amendment

Location: Approximately 5.35 acres located on the west side of Beam Road between Pine Oaks Drive and Coffey Point Drive.



Zoning Map #(s): 127

Scale: 1" = 400'

## ZONING COMMITTEE RECOMMENDATION

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**DATE:** February 24, 1997

**PETITION NO.:** 97-5(c)

**PETITIONER(S):** McMahan-Carver Properties, Inc.

**LOCATION:** Approximately 5.35 acres on the west side of Beam Road between Pine Oaks Drive and Coffey Point Drive

**REQUEST:** Change from B-D(CD) to B-D(CD) Site Plan Amendment

**ACTION:** The Zoning Committee recommends that this petition be approved, with the following modification:

- Language must be added to the site plan clarifying that, although an additional driveway is approved as part of this site plan, that driveway must be removed at such time that a public street is constructed which provides alternate access to the petitioned property.

**VOTE:**     *Yeas:*             Anderson, Heard, Hinshaw, Hopper, Motley and Wiggins

*Nays:*             None

              Absent:         Broome

### BACKGROUND

The proposed amendment is for Phase 3 (Parcel 4) of the Coffey Creek Business Park. The amendment would increase the number of access points from seven to eight along Beam Road. Other details of the site plan would remain unchanged. The petitioned site is presently undeveloped. The Southwest District Plan recommends industrial/office development on the subject property. Staff has recommended that the petitioner commit to the construction of a left-turn lane on Beam Road leading to a dedicated right-of-way for the proposed Center Park Drive. Access to the site should be from this internal public street rather than yet another driveway.

### ZONING COMMITTEE DISCUSSION/RATIONALE

With the above modification, the Zoning Committee found that this proposal was consistent with publicly adopted plans and policies for the area and was appropriate for this location.

### STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.