

GENERAL NOTES (continued)

16. BUILDING WITHIN PARCELS 1, 3, AND 4 SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHERENCE FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS. IN ADDITION, AS TO BUILDINGS TO BE LOCATED ON PARCELS 1, 3 AND 4, THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE WITHOUT LIMITATION AND WITHOUT REQUIRING ALL SUCH MATERIALS AND FEATURES AS BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS, OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
17. SIDEWALK SHALL BE CONSTRUCTED ALONG NATIONS FORD ROAD FRONTAGE OF PARCELS 1, 3 AND 4 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH PARCEL.
18. THE DEVELOPER SHALL CONTRIBUTE UP TO A MAXIMUM OF \$30,000 TOWARD THE COST OF SIGNALIZING THE MAIN PROJECT ENTRANCE ON NATIONS FORD ROAD. CONTRIBUTION SHALL BE MADE AT THE TIME WHEN C.D.O.T. DETERMINES THE NEED FOR A SIGNAL AND NOTIFIES THE DEVELOPER IN WRITING.
19. DEVELOPER AGREES TO PROVIDE DUAL-LEFT TURN LANES FROM THE SITE AT THE NORTHERN MOST DRIVEWAY ON NATIONS FORD ROAD AND TO WIDEN NATIONS FORD ROAD, IF NEEDED, TO RECEIVE THE DUAL LEFT-TURN LANES FROM THIS DEVELOPMENT. THESE IMPROVEMENTS SHALL BE MADE IN CONJUNCTION WITH THE SIGNALIZATION OF THIS DRIVEWAY, IF NOT BEFORE.

DEVELOPMENT TABULATION

PARCEL #	SIZE (AC.)		PROPOSED USES	MAX. DEVELOP. (SF/ROOMS)	MAX. BLDG. HEIGHT
	GROSS	NET			
1	2.03	1.15	OFFICE	31,000 SF	2 STORIES
2	5.53	3.23	OFFICE	83,000 SF	6 STORIES
3	3.04	2.25	HOTEL OR OFFICE	125 ROOMS OR 45,000 SF	4 STORIES
4	1.76	1.05	SEE NOTE BELOW	14,000 SF OFFICE OR 16,500 SF RETAIL OR OTHER USE ** BELOW	2 STORIES
5	2.00	1.60	SEE NOTE BELOW	24,000 SF OFFICE OR 16,000 SF RETAIL OR OTHER USE ** BELOW	4 STORIES
6	1.85	1.41	SEE NOTE BELOW	19,100 SF OFFICE OR 14,100 SF RETAIL OR OTHER USE ** BELOW	2 STORIES
7	1.33	1.13	SEE NOTE BELOW	19,000 SF OFFICE OR 11,300 SF RETAIL OR OTHER USE ** BELOW	2 STORIES
8	4.69	3.21	HOTEL OR OFFICE	150 ROOMS OR 70,000 SF	6 STORIES

ALL USES PERMITTED UNDER CC ZONING CLASSIFICATION EXCEPT: AUTOMOBILE SERVICE STATIONS, BUILDING MATERIAL SALES, DWELLINGS ** TOTAL RESTAURANT USE FOR PARCELS 4, 5, 6 AND 7 SHALL NOT EXCEED 24,000 SF.

GENERAL NOTES

1. 75 FOOT BUFFER SHOWN ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED IF THE ADJOINING PROPERTY IS REZONED TO A NON-RESIDENTIAL CLASSIFICATION.
2. THE CONFIGURATION OF TYVOLA ROAD (INCLUDING CURB LINES, SIDEWALKS, MEDIANS, ETC.) WAS TAKEN FROM NCDOT ROADWAY CONSTRUCTION DRAWINGS. CONSTRUCTION OF THESE IMPROVEMENTS IS CURRENTLY UNDERWAY WITH AN ESTIMATED COMPLETION DATE OF SEPTEMBER, 1996.
3. THE R/W AND PROPERTY LINE DESCRIPTIONS ALONG INTERSTATE 77 AND TYVOLA ROAD ARE APPROXIMATE BUT ARE INTENDED TO CONFORM TO FINAL NCDOT ENGINEERING DRAWINGS. PETITIONER AND NCDOT HAVE A FINAL AGREEMENT REGARDING THE LOCATION, DEDICATION AND ACQUISITION OF R/W ALONG INTERSTATE 77 AND TYVOLA ROAD, SUBJECT TO FIELD SURVEY.
4. ADDITIONAL R/W ALONG NATIONS FORD ROAD WILL BE DEDICATED BY THE PETITIONER IF NEEDED IN ORDER TO PROVIDE 35 FEET OF R/W FROM THE CENTER LINE OF THE R/W OF NATIONS FORD ROAD PRIOR TO BUILDING PERMIT ISSUANCE FOR PARCEL 1.
5. ALL SIGNAGE SHALL MEET APPLICABLE REGULATIONS, AS A MINIMUM, IN EFFECT AT TIME OF PERMITTING. GROUND MOUNTED SIGNAGE FOR INDIVIDUAL PARCELS SHALL BE A MAXIMUM OF FOUR FEET HIGH AND 50 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED AT TYVOLA ROAD ENTRANCE, MAXIMUM 100 SQUARE FEET. ONE "SHOPPING CENTER SIGN" SHALL BE PERMITTED ALONG NATIONS FORD ROAD FRONTAGE, MAXIMUM 25 SQUARE FEET.
6. CONTROL OF STORMWATER FROM THE SITE SHALL CONFORM TO ALL REGULATIONS WITH DETAILED PLANS TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEERING DEPARTMENT. STORMWATER DETENTION FOR THE ENTIRE SITE MAY BE PROVIDED IN A COMMON FACILITY AT THE LOWPOINT OF THE SITE AS SHOWN ON PLAN - NO DETENTION FACILITIES SHALL BE PERMITTED WITHIN THE 75 FOOT BUFFER.
7. ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY.
8. ADJACENT PROPERTY OWNERS ARE LISTED ON AN ATTACHMENT TO THE PETITION AND ARE KEYS TO THIS PLAN BY LETTER CODE.
9. LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
10. ADJUSTMENTS TO PARCEL LINES SHOWN MAY VARY PENDING FINALIZATION OF PLANS.
11. RECOMBINATIONS OF PARCELS 4 THROUGH 7 SHALL BE PERMITTED BUT IN NO CASE SHALL BE SUBDIVIDED INTO MORE THAN 4 PARCELS.
12. PETITIONER SHALL LIMIT THE MAXIMUM NUMBER OF RESTAURANTS TO THREE, TO BE LOCATED WITHIN THE AREAS DEFINED AS PARCELS 4-7. NO DRIVE-THRU FACILITIES SHALL BE PERMITTED FOR ANY RESTAURANT USE.
13. CONTINUOUS LANDSCAPING STRIPS AND ISLANDS SHALL BE CREATED ALONG NATIONS FORD ROAD, AS SHOWN ON PLAN, TO BREAK THE VISUAL IMPACT OF THE PARKING AREAS. AS A MINIMUM, SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF THE CITY ZONING ORDINANCE.
14. A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE FURTHEST PORTION OF ANY BUILDING AS THE TRUCK TRAVELS. PETITIONER AGREES TO MEET THIS REQUIREMENT.
15. PETITIONER SHALL PROVIDE APPROXIMATELY 200' CONCRETE MEDIAN, WITHIN NATIONS FORD ROAD TO ENSURE RIGHT-IN, RIGHT-OUT TRAFFIC MOVEMENT AT SOUTHERN PROJECT ENTRANCE AS SHOWN ON PLAN.
16. CDOT SHALL REMARK PAVEMENT ALONG NATIONS FORD ROAD FOR LEFT TURN LANE TO NORTHERN PROJECT ENTRANCE AS SHOWN ON PLAN. THE TURN LANE SHALL HAVE 150 FEET OF STORAGE AND A 15:1 BAY 1/4P.

ADMINISTRATIVE SITE PLAN AMENDMENT 11/11/98
REVISED DEVELOPMENT TABULATION FOR PARCELS 6 & 7

DEVELOPMENT DATA
Existing Zoning: B1-SCD (#88-1)
Proposed Zoning: CC
Site Area: 22.25 Acres
For Public Hearing

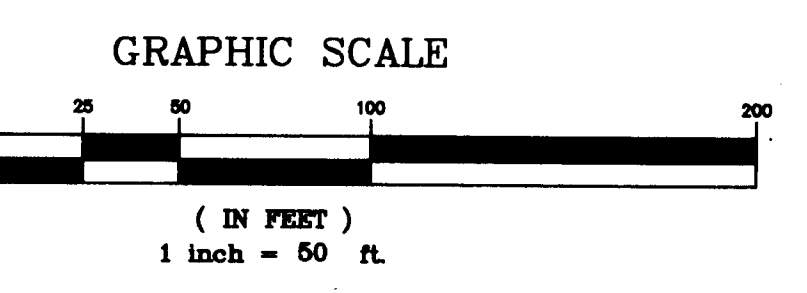
FELD DEVELOPMENT CORP.
TYVOLA ROAD & I-77 SITE

Scale: 1"=50'
Date: 11/22/96
Project: #9633

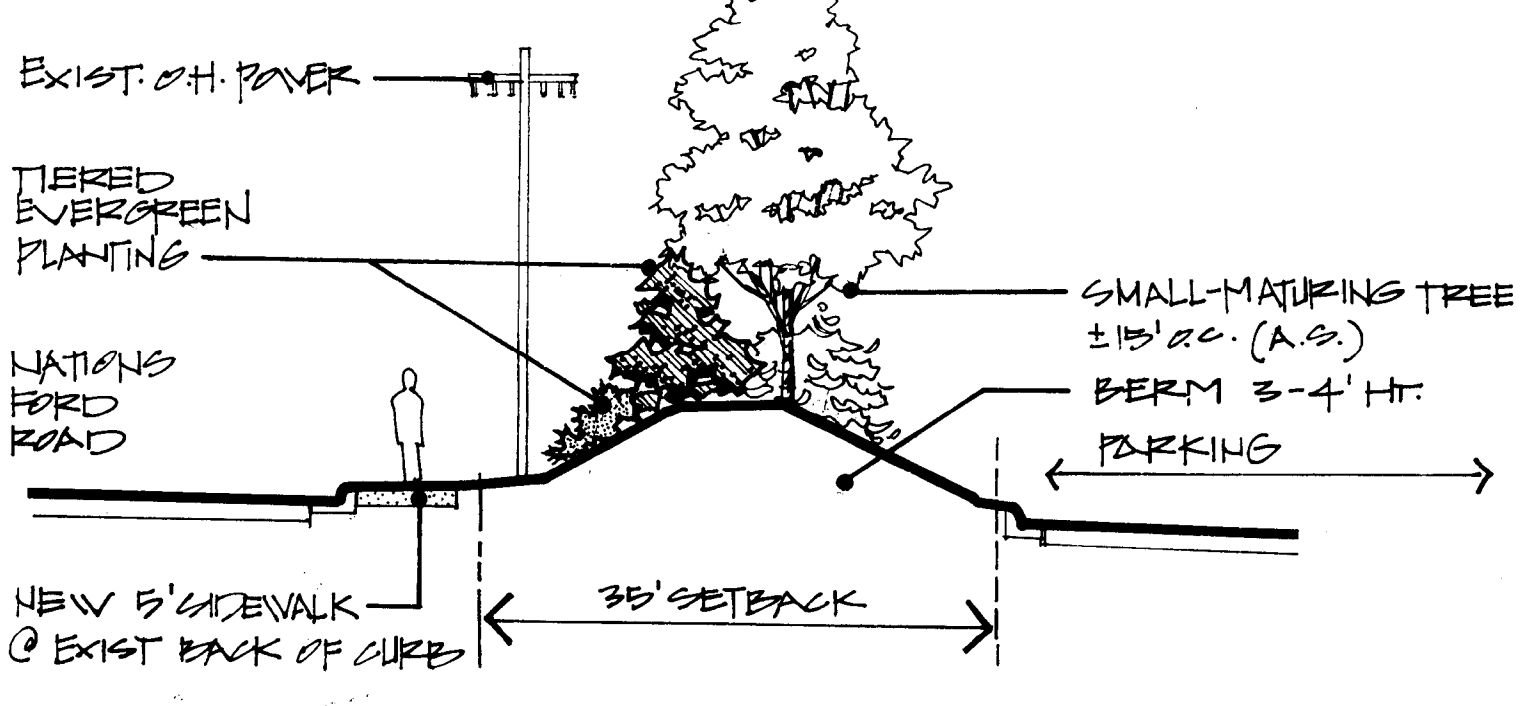
REZONING PLAN
PETITION # 97-15

TURNBULL DESIGN GROUP, P.A.
Land Planning, Landscape Architecture
1100 W. 10th St., Suite 200
Cordova, Colorado 80220-1293
Phone (703) 522-6500
Fax (703) 522-9882
DATED: 11/11/98

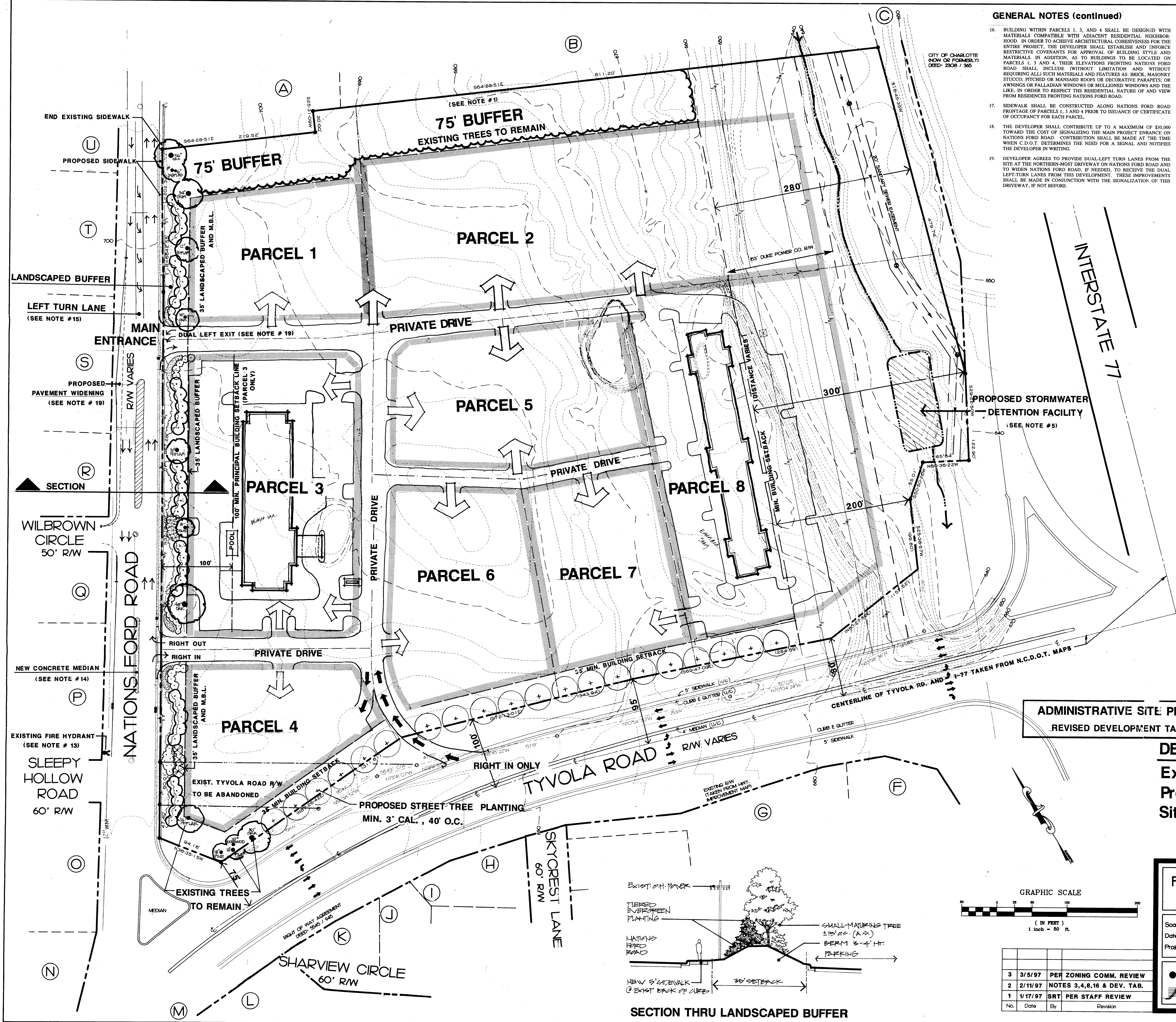
SHEET NO. R-1



No.	Date	By	Revision
3	3/5/97	PER ZONING COMM. REVIEW	
2	2/11/97	NOTES 3,4,8,16 & DEV. TAB.	
1	1/17/97	SRT PER STAFF REVIEW	



SECTION THRU LANDSCAPED BUFFER



CITY OF CHARLOTTE
NOW OR FORMERLY
DEED: 2306 / 305



Charlotte-Mecklenburg Planning Department

DATE: July 29, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 1997-015 Feld Development Corporation

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.

- Modifications to allowed development rights for Parcel 4.
- Reduction of square footage for retail and office for Parcel 4.

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, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.

Attached to Administrative

Approval

Solomon A. Fortune

GENERAL NOTES (continued)

- 16. BUILDING WITHIN PARCELS 1, 3, AND 4 SHALL BE DESIGNED WITH MATERIALS COMPATIBLE WITH ADJACENT RESIDENTIAL NEIGHBORHOOD. IN ORDER TO ACHIEVE ARCHITECTURAL COHERENCE FOR THE ENTIRE PROJECT, THE DEVELOPER SHALL ESTABLISH AND ENFORCE RESTRICTIVE COVENANTS FOR APPROVAL OF BUILDING STYLE AND MATERIALS. IN ADDITION, AS TO BUILDINGS TO BE LOCATED ON PARCELS 1, 3 AND 4, THEIR ELEVATIONS FRONTING NATIONS FORD ROAD SHALL INCLUDE WITHOUT LIMITATION AND WITHOUT REQUIRING ALL SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, FITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS, OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE. IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
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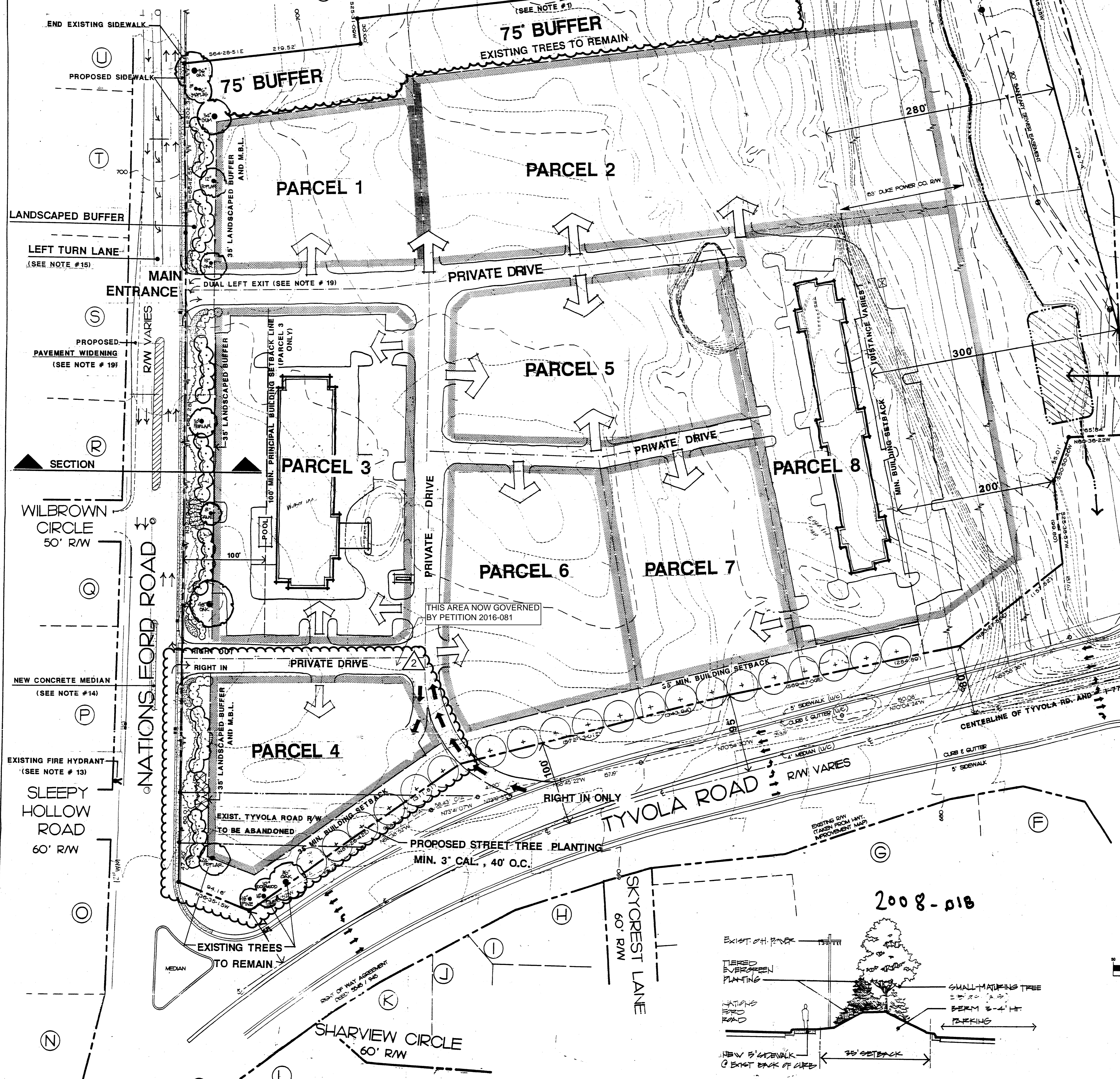
DEVELOPMENT TABULATION

Table with 6 columns: PARCEL #, SIZE (AC.) GROSS, SIZE (AC.) NET, PROPOSED USES, MAX. DEVELOP. (SF / ROOMS), MAX. BLDG. HEIGHT. Rows 1-8 detailing parcel specifications.

DEVELOPMENT RIGHTS FOR PARCEL 4 ARE BEING REMOVED FROM THE 1997-15 PLAN PER ADMINISTRATIVE REQUEST. 16,000 SQUARE FEET OF OFFICE AND 10,500 SQUARE FEET OF RETAIL ARE NO LONGER VALID. PLEASE SEE PETITION 2016-081.

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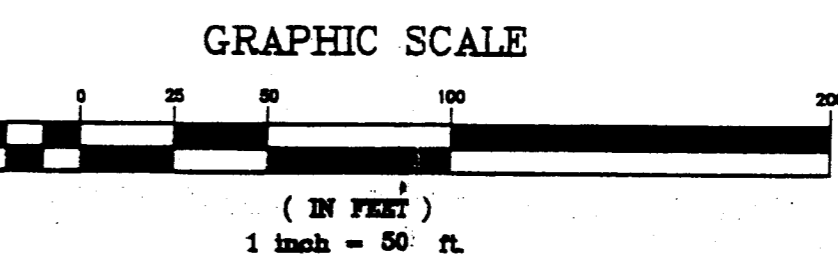
ADMINISTRATIVE SITE PLAN AMENDMENT
REVISED DEVELOPMENT TABULATION FOR PARCELS 1-8

DEVELOPMENT DATA 2016-081

Existing Zoning: B1-SCD (#88-1)
Proposed Zoning: CC
Site Area: 22.25 Acres

For Public Hearing

FELD DEVELOPMENT CORP. TYVOLA ROAD & I-77 SITE
REZONING PLAN
PETITION # 97-15
TURNBULL DESIGN GROUP, P.A.
SHEET NO. R-1



Revision table with columns: No., Date, By, Revision. Entries include 3/5/97 PER ZONING COMM. REVIEW, 2/11/97 NOTES 3,4,8,16 & DEV. TAB., 1/17/97 SRT PER STAFF REVIEW.

SECTION THRU LANDSCAPED BUFFER

