

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: May 8, 2002

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-157 by Pridemore Development Company.

Attached is a revised plan for the above petition. The plan has been revised to remove the berm requirement along Lindbergh Street to save existing trees and to allow walkways along roadways to meander and planting strip widths to vary to save existing trees. This revised plan also shows a minor shift in the access to the loading area, a 4-foot parapet extending above the roofline and vinyl screening of all mechanical equipment on all four sides. Since these changes do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.206(2) Alterations to Approval for minor changes, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

BI-LO SHOPPING CENTER

ASHLEY ROAD AND ALLEGHANY STREET

STORE NO. 444

1726 ASHLEY ROAD
CHARLOTTE, NORTH CAROLINA

PRIDEMORE-CHARLOTTE, LLC

PO BOX 1605

CLEMSON, SOUTH CAROLINA, 29633



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Design Resource Group
1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

COVER SHEET
REZONED PETITION #00-157

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: May 8, 2002
BY: MARTIN R. CRAMTON, JR.

Scale: N.T.S.
Date: _____
Project No.: 114-001
Revisions: _____

1) 2/19/01 APPROVED BY CITY COUNCIL
2) 5/01/01 FOR ADMINISTRATIVE APPROVAL, CONDITIONAL NOTES, UNDERBERGH ST. SCREENING, DRIVEWAY LOCATION AND PUBLIC STREET PLANTING STRIP.

Sheet **RZ-1** of **2**

REZONING PETITION #00-157:
CONDITIONAL DEVELOPMENT NOTES

- THE SITE PLAN CONSIST OF THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE PLAN. THE TECHNICAL DATA SHEET CONTAINS ALL DEVELOPMENT NOTES AND CONDITIONS REGARDING SUCH THINGS AS VEHICULAR ACCESS POINTS, BUFFERS / SETBACKS, GENERALIZED BUILDING / PARKING AND CIRCULATION AREAS, DEVELOPMENT INTENSITY, ETC. THE ILLUSTRATIVE PLAN DEPICTS A DEVELOPMENT SCENARIO BASED UPON THE CONDITIONS IMPOSED BY THE TECHNICAL DATA SHEET, BUT OTHER DEVELOPMENT SCENARIOS ARE PERMITTED AS A MATTER OF RIGHT WHICH ALLOWS ALTERNATIVES TO THE ARRANGEMENTS OF BUILDINGS / PARKING / CIRCULATION AREAS, BUILDINGS FOOTPRINTS AND SHAPES, ETC. IN NO EVENT, HOWEVER, SHALL BUFFERS OR YARD / SETBACK SPACES BE DECREASED. REVISIONS AND CHANGES TO THIS PLAN SHALL BE ALLOWED PER SECTION 6206.02.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING AND LANDSCAPING, ETC.
- THE PROPOSED DEVELOPMENT SHALL CONSIST OF A NEIGHBORHOOD SHOPPING CENTER PROJECT WITH SEPARATE OUTPARCEL. ALL COMMERCIAL OFFICE AND PERSONAL SERVICES USES ALLOWED IN THE B-1 DISTRICT SHALL BE PERMITTED, EXCEPT THAT NO FAST FOOD RESTAURANT SHALL BE ALLOWED.
- THE PETITIONER SHALL DEDICATE A PORTION OF THE SITE'S FRONTAGE ALONG ALLEGHANY STREET FOR PUBLIC RIGHT-OF-WAY PURPOSES. AS SHOWN ON THE PLAN, A MINIMUM OF FIVE FEET SHALL BE DEDICATED IN ACCORDANCE WITH ALLEGHANY STREET'S CLASSIFICATION AS A MINOR THOUGHFARE. THE DEDICATION SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ASSOCIATED WITH THE PROPOSED DEVELOPMENT.
- A MAXIMUM OF 2 OUT PARCELS AS SHOWN SHALL BE PERMITTED. VEHICULAR ACCESS SHALL BE VIA AN INTERNAL CONNECTION(S) AS SHOWN. NO DIRECT CURB CUT TO ALLEGHANY STREET OR ASHLEY ROAD SHALL BE PERMITTED.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY BUFFER OR SETBACK AREA.
- DUMPSTER AREAS SHALL BE SCREENED WITHIN A SOLID ENCLOSURE WITH FENCE AND GATE.
- VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE DEPICTED ON THE SITE PLAN. THE LOCATION MAY VARY SOMEWHAT, BUT SHALL COMPLY WITH ALL APPLICABLE CHARLOTTE DEPARTMENT OF TRANSPORTATION REGULATIONS.
- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURES SHALL NOT EXCEED 30 FEET, INCLUDING ITS BASE. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINES.
- WALL PAK LIGHTING WILL NOT BE ALLOWED.
- INTERNAL SIDEWALKS ALLOWING PEDESTRIAN CIRCULATION BETWEEN THE GROCERY STORE AND THE ADJOINING STREETS, AND BETWEEN THE OUTPARCELS AND THE GROCERY STORE, SHALL BE INSTALLED.
- ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN THAT BUILDING MATERIALS, COLORS, ETC. SHALL BE SIMILAR IN APPEARANCE.
- ALL SIGNS SHALL BE LIMITED TO GROUND MOUNTED TYPE SIGNS. SIGNAGE ALONG ALLEGHANY STREET ASSOCIATED WITH THE OUTPARCELS SHALL BE LIMITED TO A MAXIMUM OF 4 FEET IN HEIGHT AND 50 SF IN AREA. THE SHOPPING CENTER IDENTIFICATION SIGN SHALL BE LIMITED TO 7 FEET IN HEIGHT AND 75 SF. ALONG ASHLEY ROAD, THE SHOPPING CENTER IDENTIFICATION SIGN SHALL BE PER ORDINANCE REQUIREMENTS AND OUTPARCEL SIGN SHALL BE LIMITED TO 4 FEET IN HEIGHT AND 50 SF.
- PER URBAN FORESTRY A 5' (FOOT) SIDEWALK WITH MINIMUM 2' PLANTING STRIP SHALL BE PROVIDED ALONG ASHLEY ROAD, ALLEGHANY STREET, AND UNDERBERGH STREET TO SAVE EXISTING TREES. WHERE POSSIBLE PLANTER STRIP WILL BE WIDENED TO 8'. FINAL LOCATION OF SIDEWALK WILL BE COORDINATED IN THE FIELD WITH URBAN FORESTRY STAFF.
- ALL BUILDINGS SHALL BE DESIGNED WITH A MASONRY VENEER, INCLUDING A MINIMUM OF 50% BRICK.
- ALL MECHANICAL EQUIPMENT LOCATED ON TOP OF THE BUILDING SHALL BE SCREENED FROM VIEW WITH A 4" PARAPET WALL AROUND BUILDING EXTERIOR AND FABRIC VISUAL SCREEN ADJACENT TO MECHANICAL UNITS.
- DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING A LEFT TURN LANE AT THE PROPOSED DRIVEWAY CONNECTION TO ASHLEY ROAD. THE LEFT TURN LANE MUST BE DESIGNED WITH A MINIMUM 150 FEET OF STORAGE, A 5H BAY TAPER AND 35H THROUGH LANE TAPERS.
- ALL MECHANICAL EQUIPMENT LOCATED ON TOP OF THE BUILDING SHALL BE SCREENED FROM VIEW WITH A 4" PARAPET WALL AROUND BUILDING EXTERIOR AND FABRIC VISUAL SCREEN ADJACENT TO MECHANICAL UNITS.

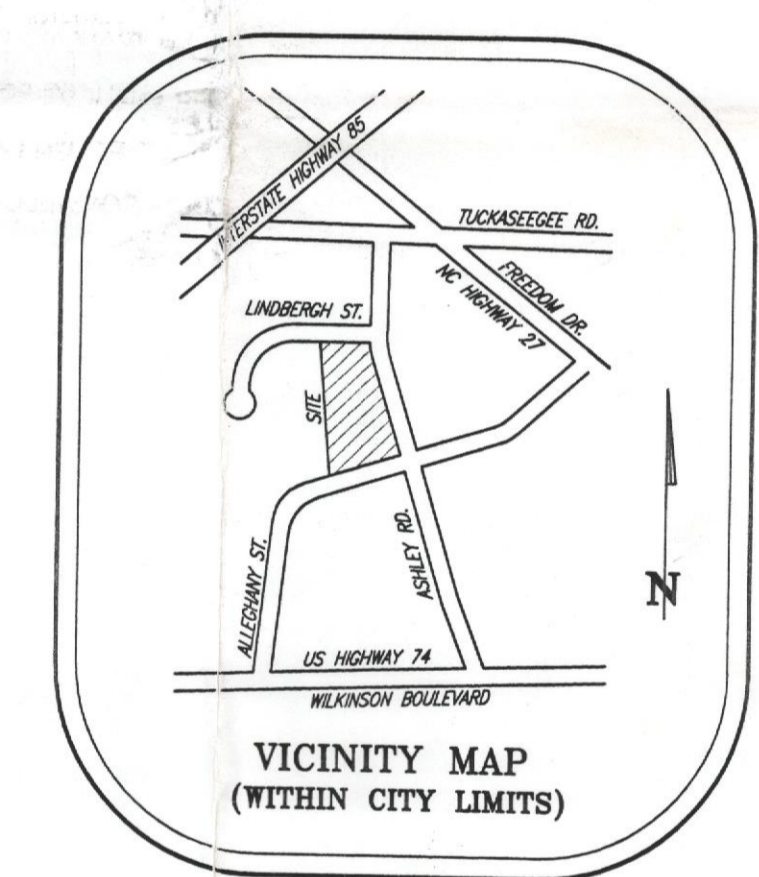
R. ASHLEY ROAD ACCESS: REMARK THE EXISTING PAVEMENT SO THAT THE INNERMOST SOUTHBOUND THROUGH LANE ON ASHLEY ROAD IS DIVIDED INTO A SOUTHBOUND EXCLUSIVE LEFT-TURN LANE WITH 150 FEET STORAGE AT THE INTERSECTION WITH ALLEGHANY STREET AND A NORTHBOUND EXCLUSIVE LEFT-TURN LANE WITH 50 FEET OF STORAGE AT THE ASHLEY ROAD ACCESS, WITH A 5H SHARED TRANSITIONAL TAPER DIVIDING THE TWO LEFT-TURN ROCKETTS. THE TWO SOUTHBOUND LANES NORTH OF UNDERBERGH STREET SHALL BE TRANSITIONED TO ALIGN WITH THE TWO OUTERMOST LANES SOUTH OF UNDERBERGH STREET. THE INNERMOST SOUTHBOUND THROUGH LANE NORTH OF THE ASHLEY ROAD ACCESS SHALL BE REMARKED TO TERMINATE AT THE ACCESS. ALSO, CONSTRUCT THE EXIT LANES AT THE ACCESS TO INCLUDE A RIGHT-TURN LANE WITH 10 FEET OF STORAGE AND THE THROUGH LANE TERMINATING AS THE LEFT-TURN ONLY LANE.

ALLEGHANY STREET ACCESS: CONSTRUCT THE EXIT LANES AT THE ACCESS TO INCLUDE A RIGHT-TURN LANE WITH 60 FEET OF STORAGE AND THE THROUGH LANE TERMINATING AS THE LEFT-TURN ONLY LANE.

SITE DEVELOPMENT SUMMARY

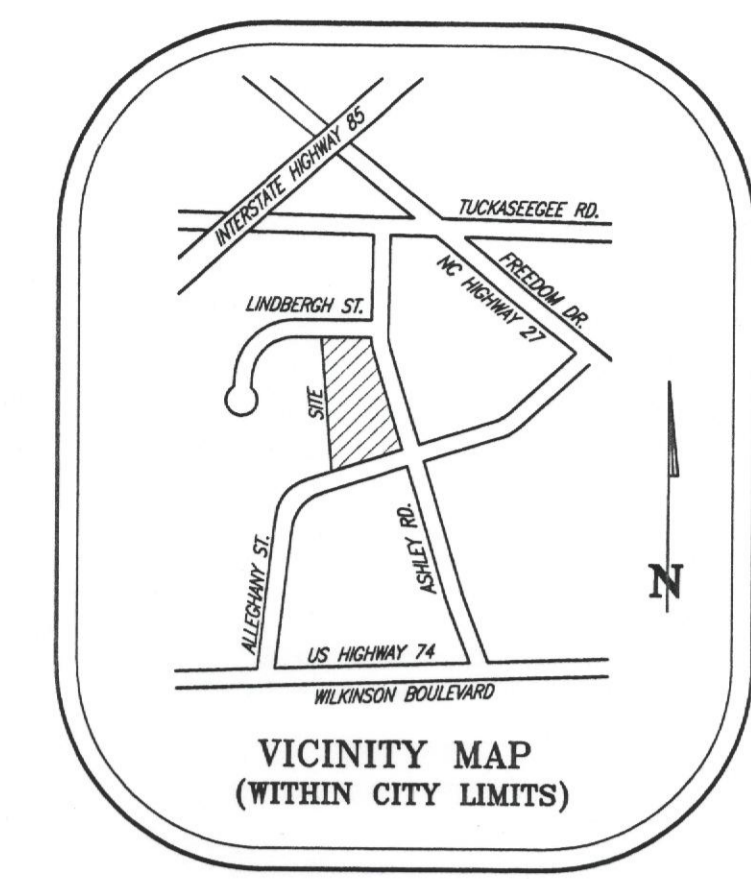
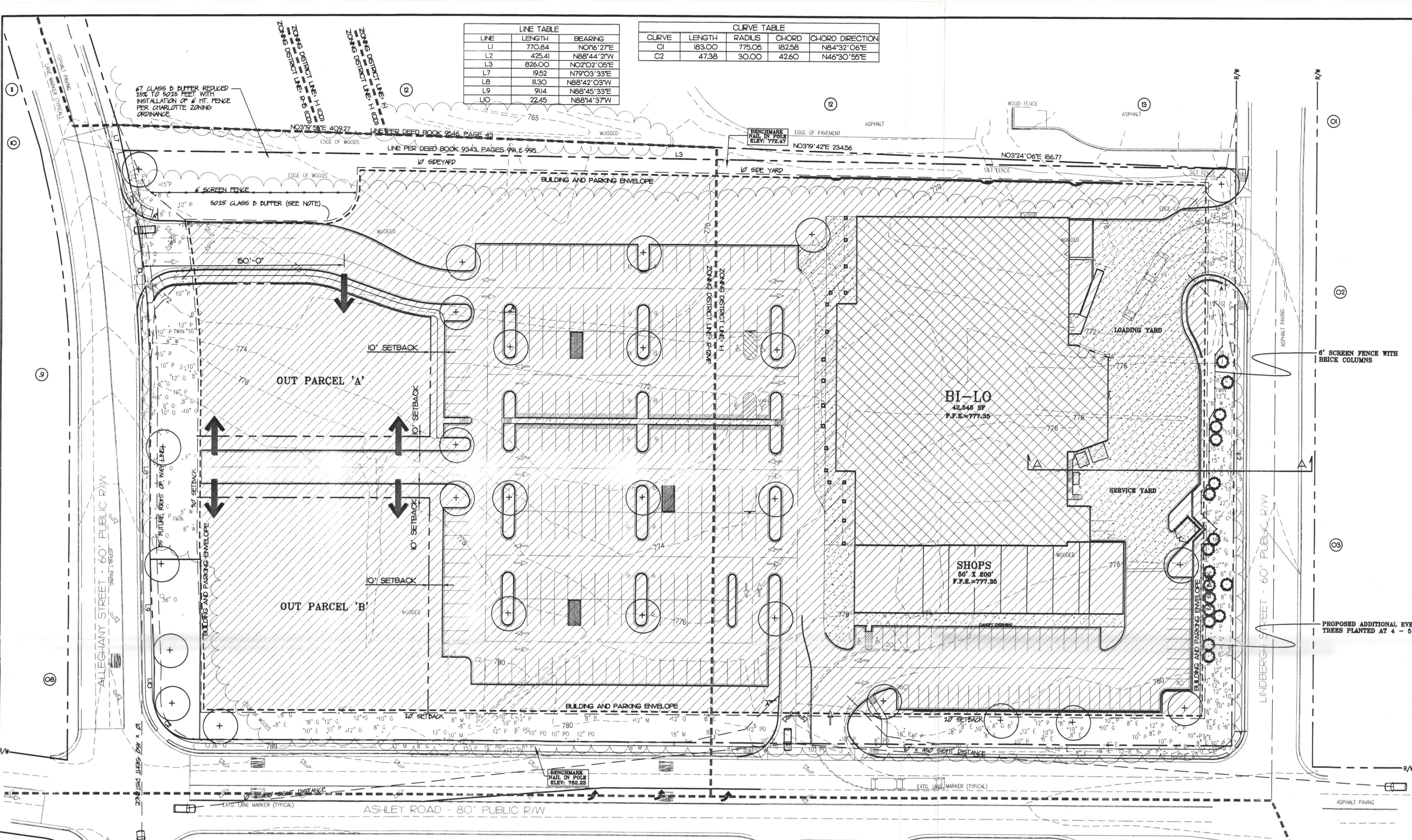
PROPERTY OWNER:	EVCO CONSTRUCTION COMPANY INC PO. BOX 37223 CHARLOTTE, NORTH CAROLINA 28237
PETITIONER:	PRIDEMORE DEVELOPMENT COMPANY PO. BOX 1605 CLEMSON, SOUTH CAROLINA 29633
TAX PARCEL NUMBER:	Q61-131-01
SITE ACREAGE:	8.2± ACRES
PARCEL 'A'	
EXISTING ZONING:	I-1 and R-12MF
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	RETAIL SHOPPING CENTER
DISTRICT REQUIREMENTS:	
MINIMUM SET BACK:	20 FEET
MINIMUM SIDEYARD:	0 FEET
MINIMUM REARYARD:	10 FEET
MAXIMUM BLDG. HEIGHT:	40 FEET
BUILDING AREA:	
PROPOSED ANCHOR TENANT	47,000 SF.±
PROPOSED FUTURE EXPANSION	7,700 SF.±
PROPOSED IN-LINE TENANT	3,600 SF.±
PROPOSED TOTAL RETAIL	58,300 SF.±
PARKING AREA:	
REQUIRED:	
1 SPACE PER 250 SQ. FT.	233 SPACES
(4 SPACE PER 1,000 SQ. FT.)	
PROVIDED:	
5 SPACE PER 1,000 SQ. FT.	292 SPACES
PROPOSED ANCHOR TENANT	235 SPACES
PROPOSED FUTURE EXPANSION	39 SPACES
PROPOSED IN-LINE TENANT	18 SPACES
PROPOSED TOTAL	292 SPACES
OUT PARCEL 'A'	
SITE ACREAGE:	.73± ACRES
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	RETAIL/COMMERCIAL DEVELOPMENT
OUT PARCEL 'B'	
SITE ACREAGE:	.73± ACRES
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	B-1 (CD)
PROPOSED USE:	RETAIL/COMMERCIAL DEVELOPMENT
TOTAL BUILDING AREA FOR PARCEL 'A' & 'B' COMBINED	19,000 SF.
TOTAL BUILDING SITE AREA:	77,300 SF. MAXIMUM

VICINITY MAP



SCHEDULE OF DRAWINGS

RZ-1 COVER SHEET	
RZ-2 SITE PLAN	
DESIGN TEAM	
DEVELOPER:	PRIDEMORE DEVELOPMENT COMPANY PO. BOX 1605 CLEMSON, SC 29633 864) 653-3000
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 230 WEST MOREHEAD ST. SUITE 214 CHARLOTTE, NC 28208 704) 343-0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 230 WEST MOREHEAD ST. CHARLOTTE, NC 28208 704) 343-0608
ARCHITECT:	HARRAMORE & ASSOCIATES 310 MILLS AVENUE GREENVILLE, SC 29605 864) 242-9881
SURVEYOR:	R.B. PHARR & ASSOCIATES, PA 420 HAWTHORNE LANE CHARLOTTE, NC 28204 704) 376-2186



VICINITY MAP

ADJACENT PROPERTY OWNERS

- ① 061-133-10 I-1 MEDEHEE REALTY OF CHARLOTTE 3350 PHILLIPS HWY JACKSONVILLE, FLORIDA 32207
- ② 061-133-09 I-1 AMERCO REAL ESTATE CO. 221 N. CENTRAL AVE. #700 PHOENIX, ARIZONA 85004
- ③ 061-133-14 I-1 U-HALL REAL ESTATE CO. 2721 N. CENTRAL AVE. #700 PHOENIX, ARIZONA 85004
- ④ 067-142-07 B-2 C/O FREEDOM MALL PARTNER SCHWITZSTEIN REALTY CO. 1201 BRICKELL AVE #210 MIAMI, FLORIDA 33131
- ⑤ 067-142-15 B-1S (CD) C/O LINDA JINKS RR# 2 BOX THREE 121 W. FORSYTH STREET #200 JACKSONVILLE, FLORIDA 32202
- ⑥ 067-142-16 INST (CD) LENETTE REALTY & INVESTMENT CO. 2222 SCHMETS ROAD #101 ST. LOUIS, MISSOURI 63148
- ⑦ 067-113-43 INST (CD) C/O THE TRUSTEES CENTRAL PEDMONT COMMUNITY COLLEGE R. BOX 35009 CHARLOTTE, NORTH CAROLINA 28235
- ⑧ 061-112-11 R-12MF HOWELL FAMILY PROPERTIES, LLC. 19020 STATESVILLE ROAD CORNELIUS, NORTH CAROLINA 28031
- ⑨ 061-112-12 R-12MF HOWELL FAMILY PROPERTIES, LLC. 19020 STATESVILLE ROAD CORNELIUS, NORTH CAROLINA 28031
- ⑩ 061-113-28 R-12MF HOWELL FAMILY PROPERTIES, LLC. 19020 STATESVILLE ROAD CORNELIUS, NORTH CAROLINA 28031
- ⑪ 061-113-20 R-12MF SUNNYSIDE PARTNERS 831 E. MOREHEAD STREET #550 CHARLOTTE, NORTH CAROLINA 28202
- ⑫ 061-133-07 I-1 I-1 (CD) & R-15 (CD) SUNNYSIDE PARTNERS 831 E. MOREHEAD STREET #550 CHARLOTTE, NORTH CAROLINA 28202
- ⑬ 061-133-16 I-1 SEREX SERVICES INC. 55 VICTORY ROAD YOUNGSTOWN, OHIO 44515

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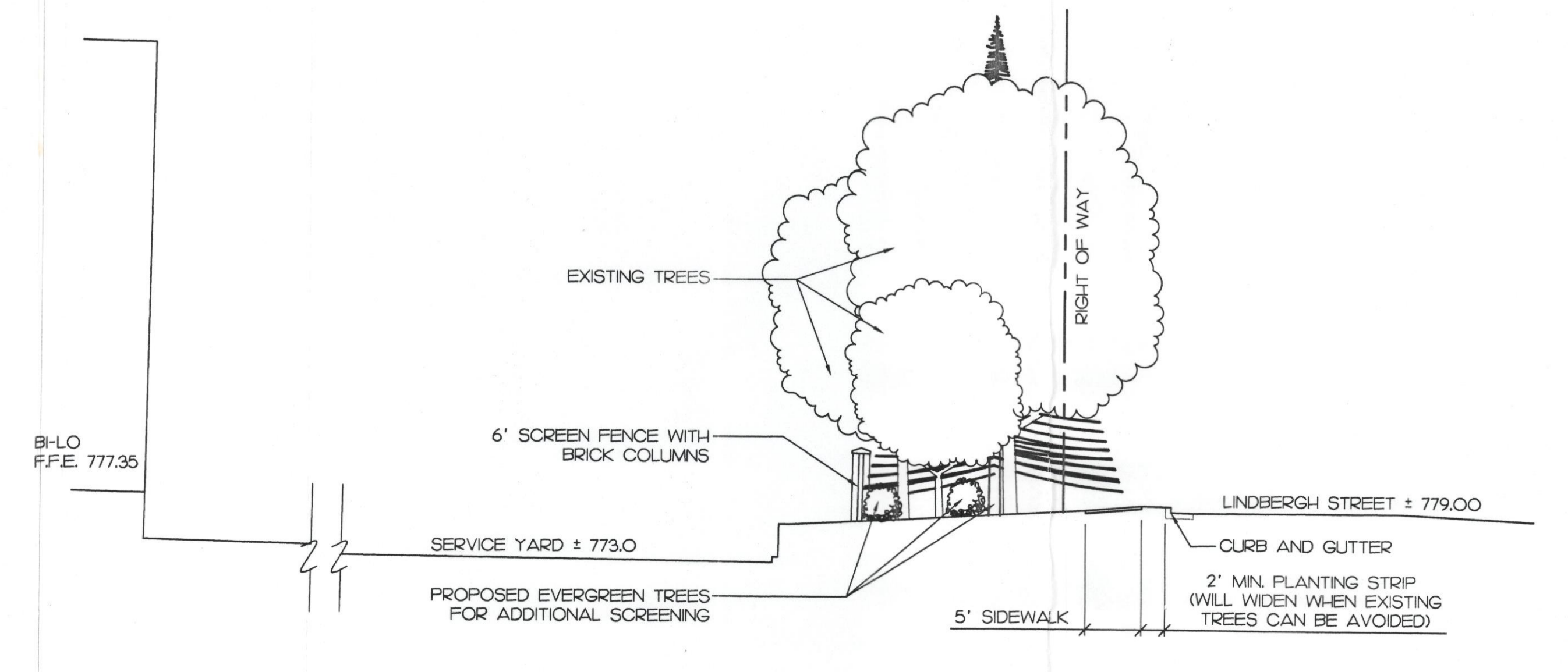
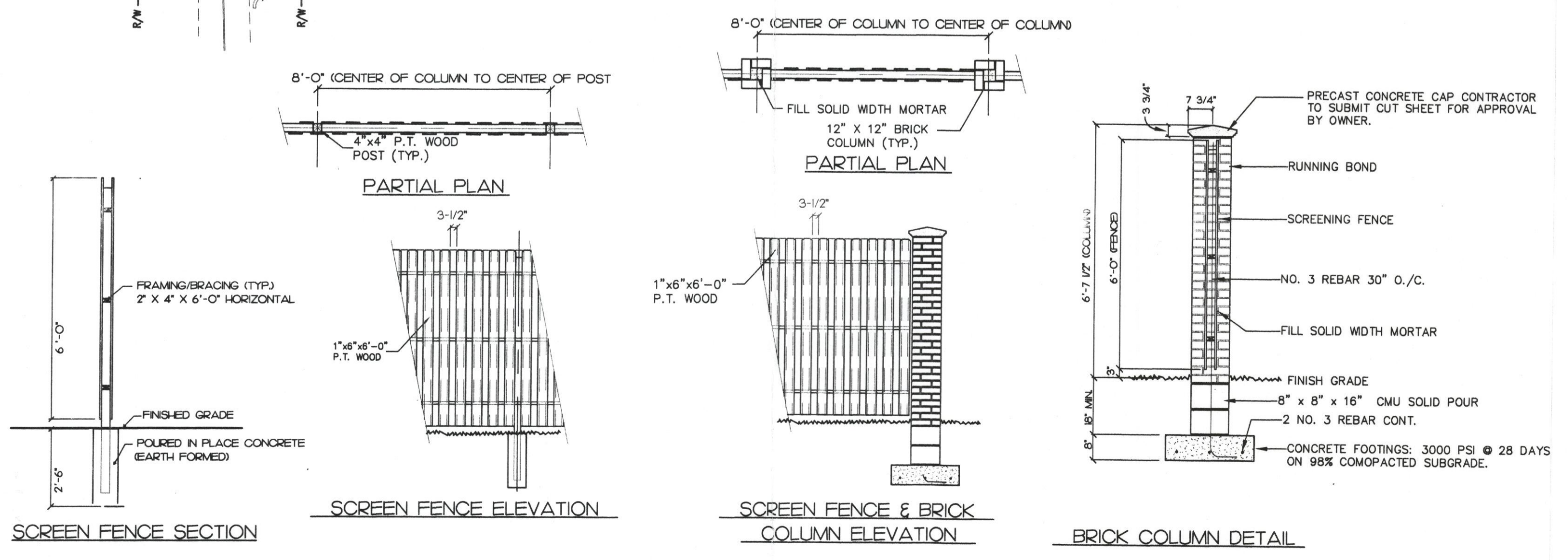


SITE PLAN

REZONED PETITION
#00-157



Scale: 1" = 40'
Date:
Project No.: 114-01
Revisions:
1) 2/19/01 APPROVED BY CITY COUNCIL
2) 5/01/01 FOR ADMINISTRATIVE APPROVAL. CONDITIONAL NOTES, LINDERBERG ST. SCREENING, DRIVEWAY LOCATION AND PUBLIC STREET PLANTING STRIP.



CROSS SECTION 'A-A' SCALE: 1" = 10'