

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

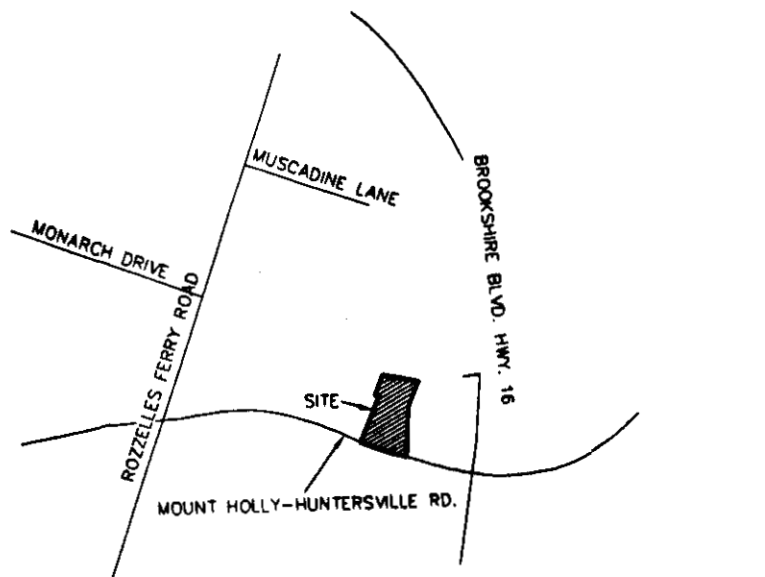
DATE: February 19, 2002

TO: Robert Brandon
Zoning Administrator

FROM: 
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2001-01 by Maurice B. Dunn.

Attached is a revised site plan for the above conditional rezoning indicating the new right-of-way to be conveyed along Mount Holly-Huntersville Road. The existing conditional plan indicated 50-feet to be conveyed from the centerline of the road. This revised plan indicates a varied right-of-way along the road. Note that setbacks should be measured from this new varied right-of-way. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



VICINITY MAP
N.T.S.

LEGEND

R/W	RIGHT-OF-WAY
EIP	EXISTING IRON PIN
IPS	IRON PIN SET
GV	GAS VALVE
FH	FIRE HYDRANT
WV	WATER VALVE
OU	OVERHEAD UTILITY
WM	WATER METER
UP	UTILITY POLE
FL	FENCE LINE
IE	INVERT ELEVATION
N/F	NOW OR FORMERLY
EOP	EDGE OF PAVEMENT
DI	DRAIN INLET
PT	POINT
SSMH	SANITARY SEWER MANHOLE
RCP	REINFORCED CONCRETE PIPE
GL	GAS LINE
WL	WATER LINE

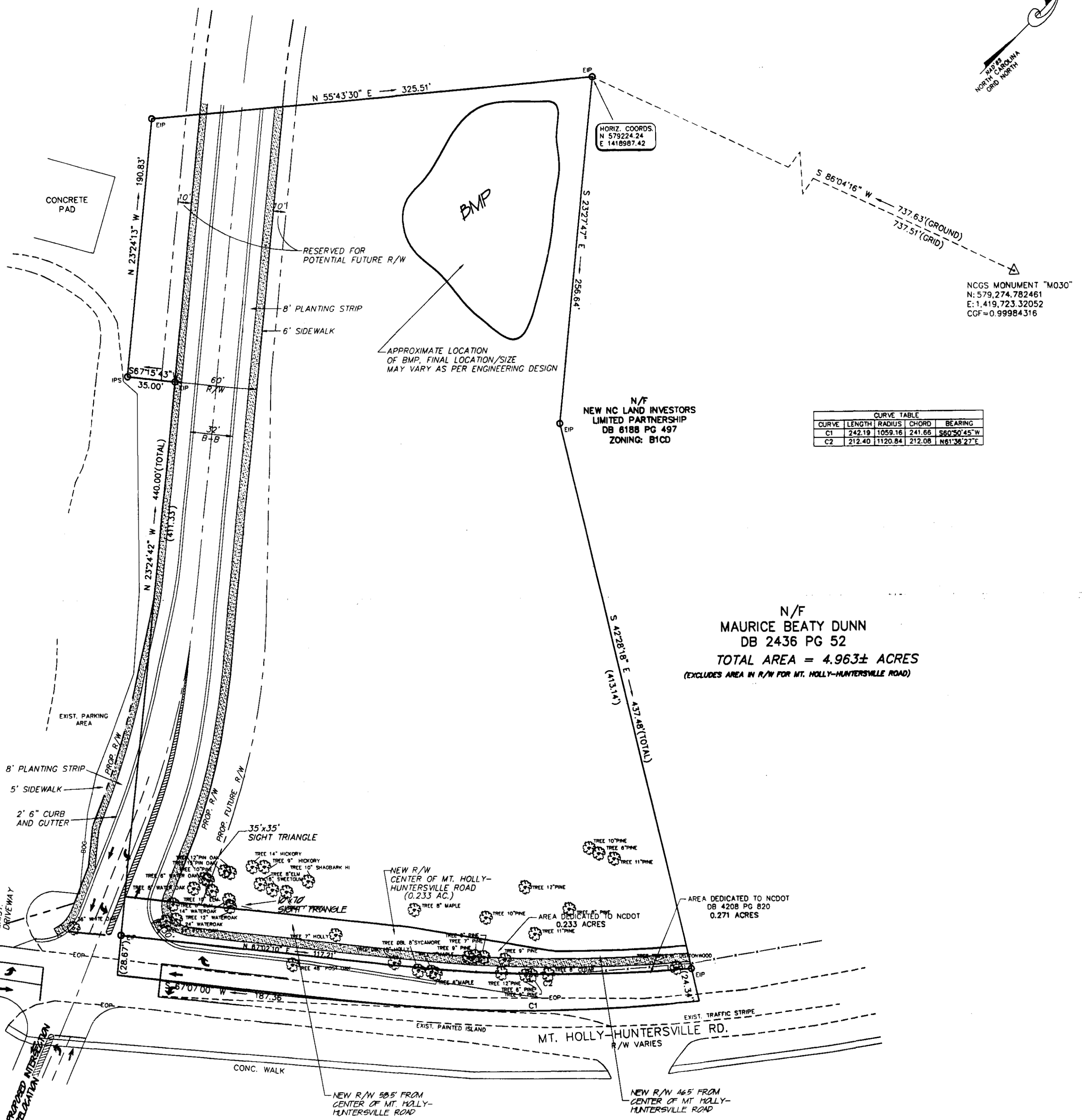
- NOTES:
- Deed References- Deed Book 2436 Page 52 - Deed Book 3837 Page 645 - Deed Book 4208 Page 620
 - Tax Parcel ID - 023-271-32
 - All bearings are NC Grid bearings
 - Grid distance = Horizontal distance X Combined Grid Factor (0.99984316)
 - Areas have been determined by coordinate computation
 - Iron pins or other monumentation(s) shown found or set at all property corners.
 - All distances are shown horizontal
 - This property may be subject to additional restrictions, easements rights of ways, utilities, covenants and restrictions that may be of record.
 - Total Area - 5.231 Acres Area within R/W - 0.271 Acres Net Area - 4.960 Acres
 - Dashed lines indicate lines not surveyed.
 - Contours & spot elevations based on NAVD 1988.
 - This property is NOT located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number 370158 0045b, dated March 2, 1993.

N/F
COOKS MEMORIAL
PRESBYTERIAN CHURCH
OF NORTH CAROLINA
DB 5208 PG 827
ZONING: R3

N/F
ROCKY BRANCH LLC
DB 9408 PG 801
ZONING: R12MFC

N/F
NEW NC LAND INVESTORS
LIMITED PARTNERSHIP
DB 6188 PG 497
ZONING: B1CD

N/F
MAURICE BEATY DUNN
DB 2436 PG 52
TOTAL AREA = 4.963± ACRES
(EXCLUDES AREA IN R/W FOR MT. HOLLY-HUNTERSVILLE ROAD)

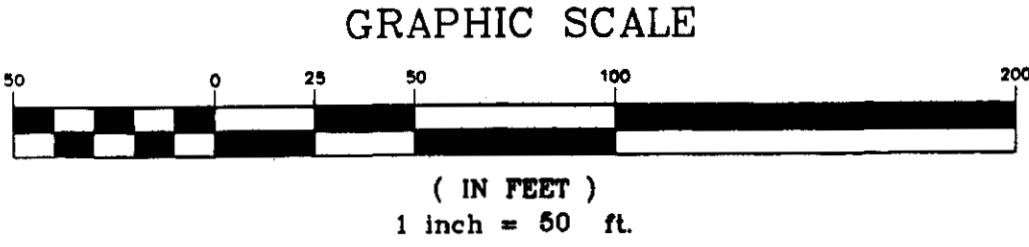


CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	242.19	1059.16	241.66	S80°30'45\"
C2	212.40	1120.84	212.08	N81°38'27\"

FOR PUBLIC HEARING
PETITION # 2001-01

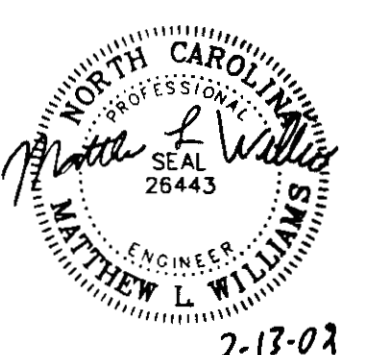
PETITIONERS: McALPINE-STRINGFELLOW, LLC
OWNERS: MAURICE B. DUNN
AREA: 5.23 ACRES
EXISTING ZONING: O15CD
PROPOSED ZONING: NS
R/W LOCATION: 1.33 ACRES
NET ACRES: 3.90 ACRES

- NOTES:
- AT A MINIMUM, ALL DEVELOPMENT WILL ADHERE TO THE STANDARDS ESTABLISHED UNDER THE NEIGHBORHOOD SERVICES (NS) DISTRICT SECTION OF THE ORDINANCE. IN ADDITION, DEVELOPMENT WILL ALSO BE GOVERNED BY THIS REZONING PLAN.
 - PETITIONER SHALL DEDICATE RIGHT-OF-WAY AS SHOWN FOR PROPOSED NEW ROAD, WHICH PETITIONER WILL CONSTRUCT.
 - DRIVEWAYS SHOWN ON CONCEPTUAL PLAN ARE FOR REFERENCE ONLY. THE NUMBER OF DRIVEWAYS TO THE PROPERTY BEING REZONED N-S SHALL BE LIMITED TO TWO ON THE NEW ROAD AND, IF ONE IS INSTALLED ON MT. HOLLY-HUNTERSVILLE ROAD, IT SHALL BE A SHARED DRIVEWAY WITH THE ADJACENT PROPERTY TO THE EAST. AN ADDITIONAL DRIVEWAY MAY BE INSTALLED FROM THE NEW ROAD TO THE CHURCH PROPERTY TO THE WEST. ALL DRIVEWAYS SHALL BE CMLDS TYPE II.
 - SETBACKS SHALL BE AS SHOWN IN THE NS DEVELOPMENT STANDARDS SECTION 11.508 OF THE ORDINANCE. THE SETBACK ALONG MT. HOLLY-HUNTERSVILLE ROAD SHALL BE 30'.
 - LANDSCAPED ISLANDS WILL BE PROVIDED IN PARKING AREAS AS PER SECTION 12.208 OF THE ORDINANCE. PARKING SHALL MEET MINIMUM ZONING ORDINANCE STANDARDS.
 - LARGE MATURING TREES WILL BE INSTALLED 40' ON CENTER ALONG STREET FRONTAGE. EIGHT FOOT PLANTING STRIP WITH LARGE MATURING TREES 4\"
 - PROJECT TO BE DESIGNED WITH "PEDESTRIAN FRIENDLY ACCESS." INTERNAL SIDEWALKS WILL CONNECT WITH SIDEWALKS ALONG STREETS AND BOTH SIDEWALKS AND VEHICULAR CONNECTIONS WILL BE PROVIDED TO ADJACENT B-1 PROPERTY. BUILDINGS ALONG INTERNAL PUBLIC R/W WILL HAVE CLEAR OR TINTED WINDOWS AND DOORS FACING THE STREET. UTILITY SERVICE BOXES AND METERS SHALL NOT BE PLACED BETWEEN BUILDINGS AND R/W UNLESS SCREENED FROM VIEW.
 - BUILDINGS TO BE PLACED ALONG STREETS AND TO HAVE TWO STORY NEIGHBORHOOD LOOK WITH PREFERENCE FOR MIXED USE. ALL BUILDINGS WILL BE ARCHITECTURALLY COMPATIBLE AND REAR OF BUILDINGS TO BE OF SAME FINISH TYPE AS THE FRONTS. EXPECTED USES ARE GOVERNMENTAL BUILDINGS, RESTAURANT, RETAIL, GENERAL OFFICE INCLUDING MEDICAL. EXCLUDED USES ARE GAS STATIONS/CONVENIENCE STORES AND RESTAURANTS WITH DRIVE THROUGH SERVICE. MAXIMUM GROSS FLOOR AREA SHALL BE 50,000 SQ FT OF WHICH NO MORE THAN 30,000 SQ FT SHALL BE RETAIL/RESTAURANTS.
 - NO PARKING SHALL BE ALLOWED BETWEEN R/W AND BUILDINGS. PARKING LOTS FRONTING ALONG NEW INTERNAL PUBLIC STREET R/W WILL BE LIMITED TO 35% OF TOTAL ROAD FRONTAGE.
 - NO STORMWATER DETENTION SHALL BE ALLOWED IN THE SETBACKS.
 - SITE WILL COMPLY WITH THE HIGH DENSITY OPTION OF THE MOUNTAIN ISLAND PROTECTED AREAS.
 - LIGHTING WILL NOT EXCEED 25 FEET IN HEIGHT AND NO "WALL PAK" TYPE LIGHTING SHALL BE ALLOWED EXCEPT DOWNLIGHTING.
 - SECTION 8.206(2) OF THE CHARLOTTE ORDINANCE WILL APPLY TO THIS SITE.
 - THE AREA ALONG THE NEW INTERNAL PUBLIC R/W LABELED "RESERVE FOR POTENTIAL FUTURE R/W" SHALL BE RESERVED AND DEED RESTRICTED TO BE DEDICATED TO DOT SHOULD A LOOP BYPASS EVER BE BUILT. BUILDINGS WILL BE PLACED USING SETBACKS AS IF THE FUTURE R/W LINES WERE IN PLACE NOW.



NO.	DATE	REVISION

LandDesign, Inc.
1208 EASTCHESTER DRIVE, SUITE 200
HIGH POINT, NC 27265
PHONE(336) 885-5785 FAX(336) 885-5784



PROJECT: 3509 MT. HOLLY-HUNTERSVILLE ROAD
MECKLENBURG COUNTY, CHARLOTTE, NC
McALPINE-STRINGFELLOW, LLC
SHEET NO. 1

PROJECT NO: 7099015
SCALE: 1" = 50'
DATE: 2/13/01
DRAWN BY: MLW
CHECKED BY: RRW
FILE NAME: 7099015\concept\revise
SHEET NO: 1

ADMINISTRATIVE
APPROVAL
DATED: February 14, 2002
BY: MARTIN T. CRAMTON, JR.