

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: March 28, 2006



TO: Gary Huss
Zoning Coordinator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-70 by Continental Real Estate, Queen Properties.

Attached are revised plans for the above petition reflecting a new site layout. Since this change is minor and allowed by the Zoning Ordinance, I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance and signage requirements still apply.

HARRIS BLVD

PETITIONER: LNR WORTHINGTON INC.
6000 Fairview
Suite 630
Charlotte, N.C. 28220
(704) 553-3301

LAND OWNER: LANDDESIGN, INC.
223 North Graham St.
Charlotte, NC 28202

PETITIONER: CONTINENTAL REAL ESTATE
150 East Broad Street
Columbus, Ohio 43215
(614) 883-1060

SURVEYOR: R.B. PHARR & ASSOCIATES
SURVEYING & MAPPING
420 Hawthorne Lane
Charlotte, N.C. 28204
(704) 376-2186

SITE DATA

TOTAL SITE AREA: +/- 53.8 ACRES
per survey by R.B. Pharr & Assoc., 02/24/02
Phase 1 Area: +/- 18.3 Acres
Phase 2 Area: +/- 35.5 Acres

EXISTING ZONING: MUDD (CD)
EXISTING USES: Ph. 1 Retail & Residential Under Construction

PROPOSED ZONING: MUDD (CD)
Tax Parcel ID#: 0471955
0471957

Max. 675 Residential units, 36,000 s.f. of Retail and 500,000 s.f. of office.

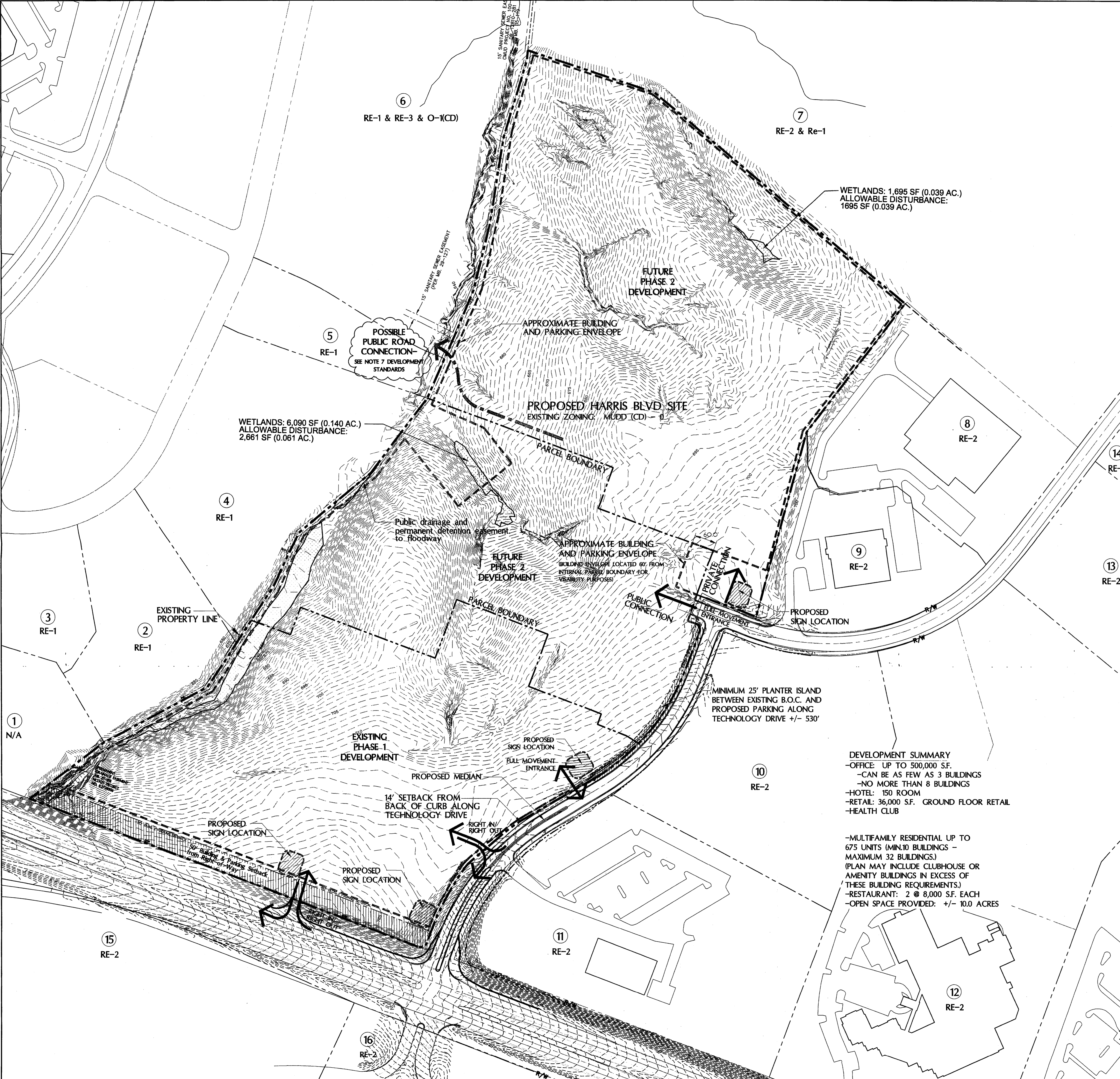
Boundary survey, tree survey, legal description by R.B. Pharr and Assoc.

ADJACENT PROPERTY OWNERS

- | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|--|--|--|--|---|---|--|---|---|---|--|---|---|--|--|--|--|---|---|
| ① 047-01-06
Wachovia Bank of NC
P.O. Box 3099
Winston-Salem, NC 27159 | ② 047-01-30
Westbrook Business Center
4350 Kamen Ave. #200
Newport Beach, CA 92660 | ③ 047-01-10
Todd & Anne Ballard
837 Med. Plaza Dr. Ste. A
Charlotte, NC 28262/01 | ④ 047-01-11
Robert and Erin Henderson
837 Med. Plaza Drive #B
Charlotte, NC 28262 | ⑤ 047-01-12
Harper-Bessell LLC
2900 Saint Leo St.
Carrboro, NC 27453/3382 | ⑥ 047-01-13
Scarlet % Gray LLC
9708 Coachmans Tr.
Cornelius, NC 28031 | ⑦ 047-01-14
James Kicks
830 Med. Plaza Dr #F
Charlotte, NC 28262/01 | ⑧ 047-01-15
Marian & Anita Haynes
837 Med. Plaza Dr. Ste. A
Charlotte, NC 28262/02 | ⑨ 047-01-16
Ronald Parks
836 Med. Plaza Dr. Ste B
Charlotte, NC 28262/02 | ⑩ 047-01-17
Eye Two-Development, LLC
836 E. Med. Plaza Dr.
Charlotte, NC 28262/02 | ⑪ 047-01-18
Eye Two-Development LLC
836 Med. Plaza Dr. Ste. A
Charlotte, NC 28262/01 | ⑫ 047-01-19
Eye Two-Development LLC
836 Med. Plaza Drive #B
Charlotte, NC 28262/02 | ⑬ 047-01-22
Hawkeye Building Co.
2905 N. H. Phase Pl.
Charlotte, NC 28226/4503 | ⑭ 047-01-21
Carroll's Ready Mix Concrete
3055 J. N. Phase Pl.
Charlotte, NC 28223/001 | ⑮ 047-01-20
Westbrook Business Center
4350 Kamen Ave. #200
Newport Beach, CA 92660 | ⑯ 047-01-09
Westbrook Business Center
4350 Kamen Ave. #200
Newport Beach, CA 92660 | ⑰ 047-401-09
Rack Room Shoes
830 Technology Drive
Charlotte, NC 28262 | ⑱ 047-401-0A
Electric Power Research
3412 Hillview Ave.
Palo Alto, California 94304/195 | ⑲ 047-401-08
Libri, of N.C.
9201 University Blvd.
Charlotte, NC 28223/001 | ⑳ 047-401-07
Westbrook Business Center
4350 Kamen Ave. #200
Newport Beach, CA 92660 | ㉑ 047-401-03
First Union Bank of N.C.
Two First Union Center #1420
Charlotte, NC 28282/340 | ㉒ 047-401-04
First Union Bank of N.C.
Two First Union Center #1420
Charlotte, NC 28282/340 |
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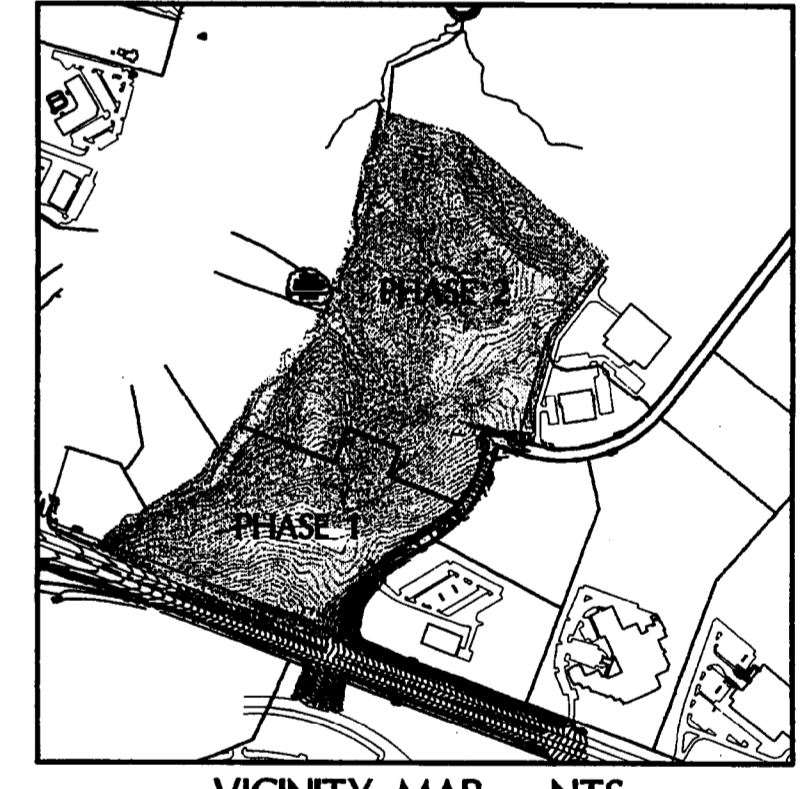
MIXED USE DEVELOPMENT DISTRICT
(1) MINIMUM LOT AREA: None Required
(2) MINIMUM SETBACK: 14' Minimum from back of public streets.
(3) MINIMUM SIDE YARDS: None, but 10' building separation required adjacent to a residential use.
(4) MINIMUM REAR YARD: None, but 10' building separation required adjacent to a residential use.
(5) MAXIMUM HEIGHT: 120'

- MUDD (CD) DEVELOPMENT STANDARDS**
- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this plan, as well as other applicable codes and ordinances. The provisions of this plan shall prevail over any other provisions of the Ordinance in the event of a conflict.
 - Setbacks shall be measured from the exterior face of the building. All setbacks shall be measured from the exterior face of the building. All setbacks shall be measured from the exterior face of the building.
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DEVELOPMENT SUMMARY
-OFFICE: UP TO 500,000 S.F.
-CAN BE AS FEW AS 3 BUILDINGS
-NO MORE THAN 8 BUILDINGS
-HOTEL: 150 ROOM
-RETAIL: 36,000 S.F. GROUND FLOOR RETAIL
-HEALTH CLUB

-MULTIFAMILY RESIDENTIAL UP TO 675 UNITS (MIN.10 BUILDINGS - MAXIMUM 32 BUILDINGS)
(PLAN MAY INCLUDE CLUBHOUSE OR AMENITY BUILDINGS IN EXCESS OF THESE BUILDING REQUIREMENTS.)
-RESTAURANT: 2 @ 8,000 S.F. EACH
-OPEN SPACE PROVIDED: +/- 10.0 ACRES



TECHNICAL DATA SHEET
SHEET 1 OF 3
PETITION NO. 2002-70



ATTACHED TO ADMINISTRATIVE RECORD
DATE: *28, 2006*
BY: DEBRA D. CAMPBELL

LEGEND
← ACCESS POINT
↑ North

Date: December 19, 2005
Project Number: 1002281
Revision 1: 03/01/06
Revision 2:
Revision 3:



PRELIMINARY
 CONCEPT PLAN
 SHEET 2 OF 3

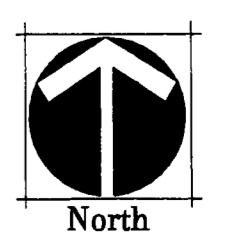


223 North Graham Street
 Charlotte, NC 28202
 Phone: 704.333.0325
 Phone: 704.376.7777
 Fax: 704.332.3246
 Fax: 704.376.8235

ATTACHED TO ADMINISTRATIVE
 APPROVAL

Scale: 1" = 100'
 0 50 100 150

BY: DEBORA D. CAMPBELL



Date: December 19, 2005
 Project Number: 1002281
 Revision 1: 03/01/06
 Revision 2:
 Revision 3:

LEGEND

- A -----
- B -----
- C -----
- D -----
- E -----
- F -----
- G -----

1 SECTION "A" (2 WAY TRAFFIC WITH PARKING ON BOTH SIDES)
RZ3 SECTION INTERIOR PRIVATE STREET NOT TO SCALE

7 SECTION "G" (2 WAY TRAFFIC W/ NO PARKING)
RZ3 SECTION 60' PUBLIC ROW NOT TO SCALE

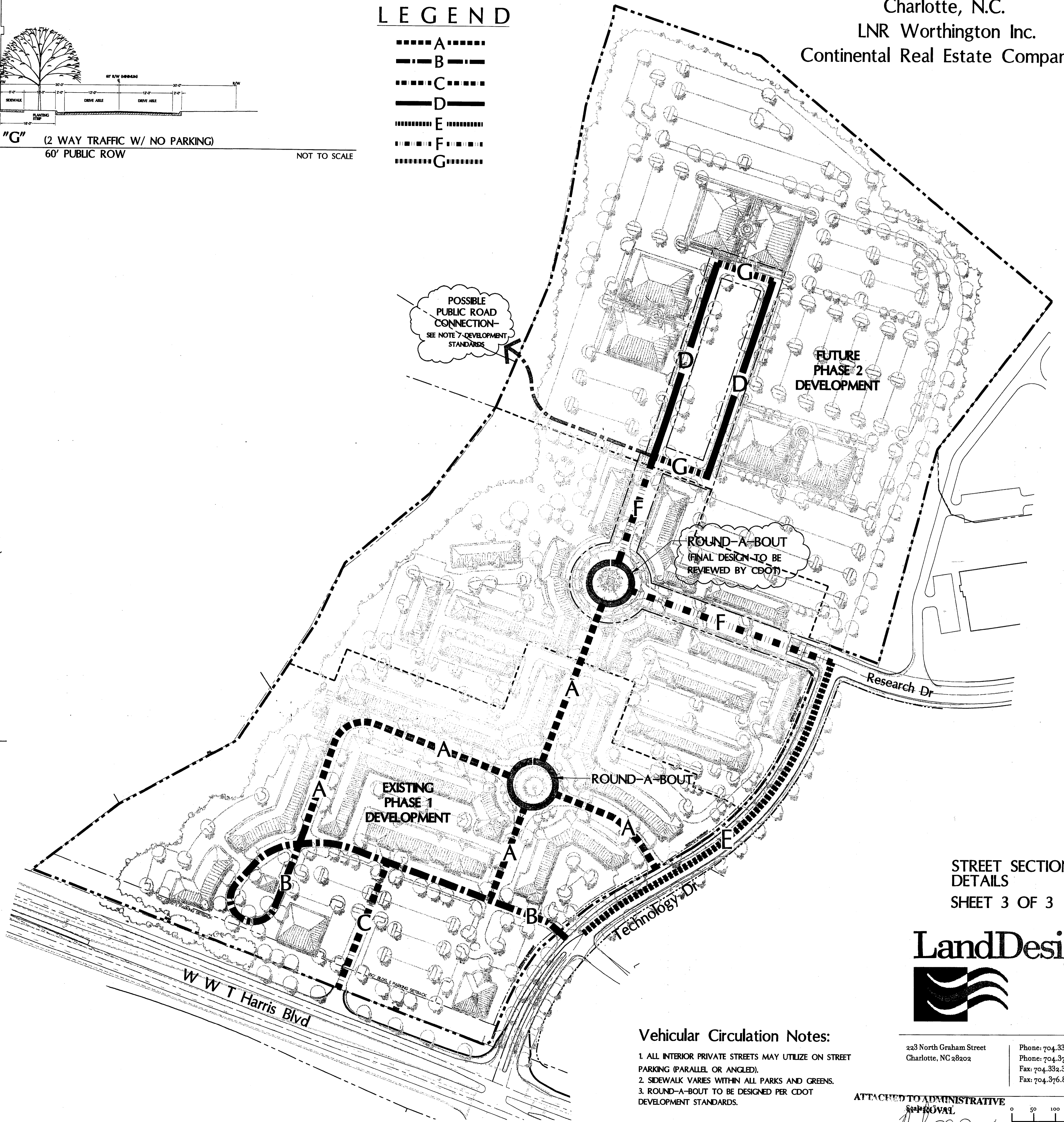
2 SECTION "B" (2 WAY TRAFFIC W/ BUILDINGS ON ONE OR NO SIDES)
RZ3 SECTION INTERIOR PRIVATE STREET NOT TO SCALE

3 SECTION "C" (2 WAY TRAFFIC W/ NO PARKING)
RZ3 SECTION INTERIOR PRIVATE STREET NOT TO SCALE

4 SECTION "D" (ONE WAY TRAFFIC W/ PARKING)
RZ3 SECTION PUBLIC ROW- WIDTH VARIES NOT TO SCALE

5 SECTION "E" (TECHNOLOGY DRIVE)
RZ3 SECTION 60' PUBLIC R.O.W. NOT TO SCALE

6 SECTION "F" (2 WAY TRAFFIC W/ PARKING)
RZ3 SECTION PUBLIC ROW- WIDTH VARIES NOT TO SCALE



POSSIBLE PUBLIC ROAD CONNECTION- SEE NOTE 7-DEVELOPMENT STANDARDS

ROUND-A-BOUT (FINAL DESIGN TO BE REVIEWED BY CDOT)

STREET SECTION DETAILS
SHEET 3 OF 3

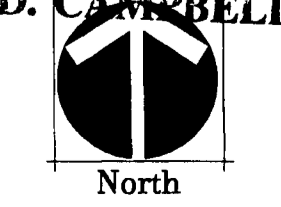


- Vehicular Circulation Notes:**
1. ALL INTERIOR PRIVATE STREETS MAY UTILIZE ON STREET PARKING (PARALLEL OR ANGLED).
 2. SIDEWALK VARIES WITHIN ALL PARKS AND GREENS.
 3. ROUND-A-BOUT TO BE DESIGNED PER CDOT DEVELOPMENT STANDARDS.

223 North Graham Street
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: *Nov 28 2006*
BY: DEBRA D. CAMPBELL



Date: December 19, 2005
Project Number: 1002281
Revision 1: 03/01/06
Revision 2:
Revision 3:

Street Section Plan