



Charlotte-Mecklenburg Planning, Design, & Development

DATE: August 12, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No.
2006-157 Harris, Murr and Vermillion, LLC

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.

- To allow modifications to the transportation improvements in conjunction with the approval of petition 2020-025.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

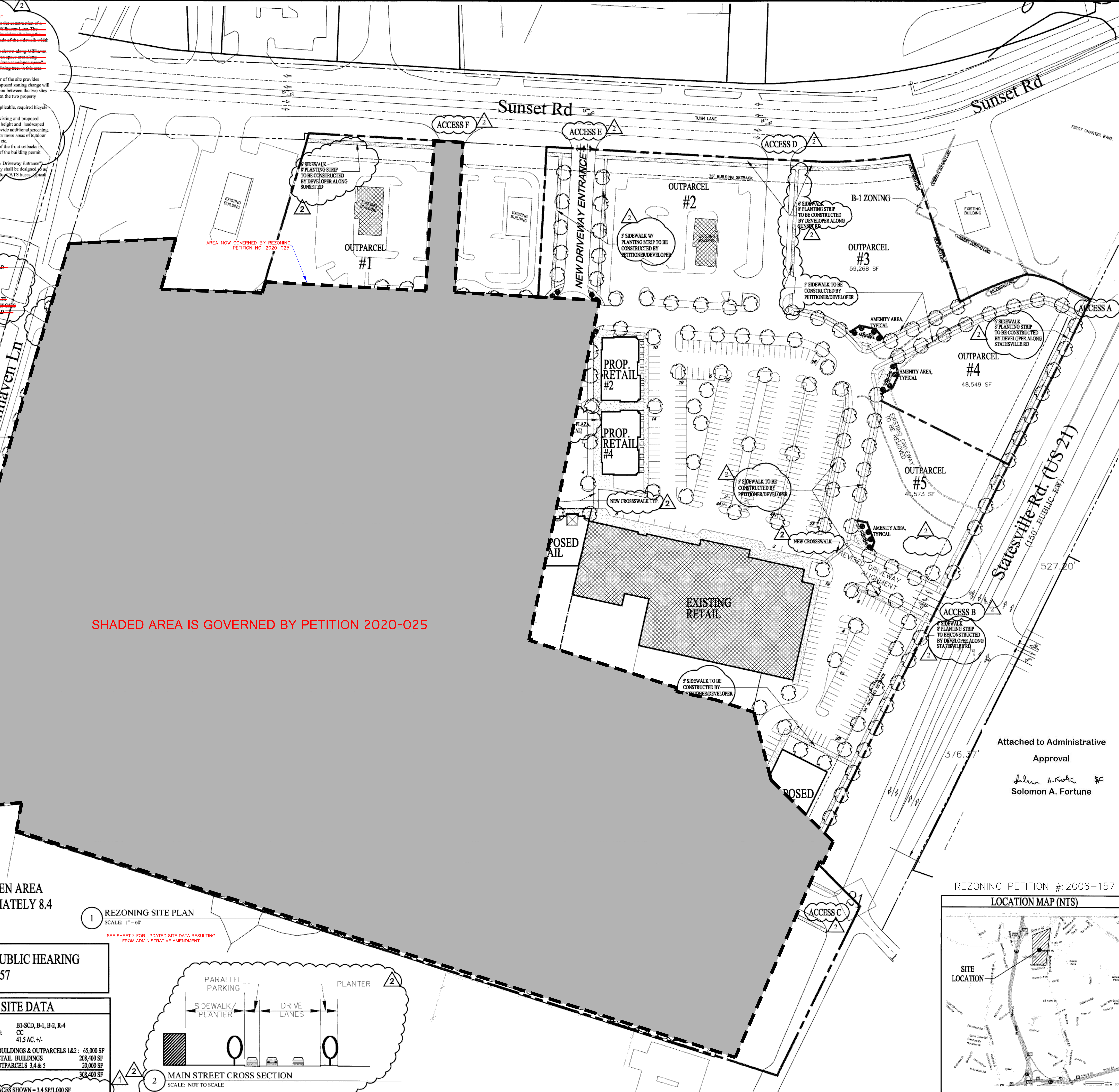
Signage was not reviewed as part of this request.

SUNSET CROSSING CONDITIONAL NOTES

- The development of the site shall be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.20(c2) during the design development and construction phases.
- 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, Charlotte Tree Ordinance, etc.
- The proposed development shall consist of a retail shopping center and associated out parcels. All uses allowed in the CC zoning district shall be permitted. The total shopping center square footage, including out parcels, shall be 308,400 square feet.
- As shown on the site plan, required buffers shall be established. In this instance a 75 Foot Class B buffer is required. All buffer areas shall conform to the provisions of the ordinance. The buffer shall remain unobstructed except for any necessary clearing and grading needed to plant new buffer material as required shall be allowed as well as any grading/clearing needed to install utility easements, etc. which are needed to service the site. The 75 Foot Class B buffer shall not be replaced from that shown on the site plan.
- Storm water detention facilities shall not be located within the front setback or required buffer areas. The detention system shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from happening. The petitioner/developer shall comply with all applicable storm water retention and water quality measures as required by local and state regulations.
- The maximum height of any freestanding light fixture shall not exceed 35 feet including its base. All such lighting will be capped or fully shielded such that direct illumination does not exceed past any property line. Wall pack lighting shall be prohibited in association with all new buildings.
- Vehicle access points shall be limited to those shown on the site plan. The exact location may vary somewhat from that depicted and shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- Out parcels, both existing and planned, shall be permitted as generally shown. Each out parcel shall be vehicularly accessed by the internal circulation system of the overall shopping center. No direct curb cut access to the adjoining public street system shall be allowed in association with such out parcel.
- All new buildings on the site, including out parcels, shall be primarily constructed of brick, stucco, stone and/or a combination of those materials. Although some architectural diversity and individual branding elements will be permitted among the various buildings, there will be a requirement for complementary building materials, colors, etc. such that an overall consistent design theme is achieved for the buildings planned for the site.
- The petitioner shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including but not limited to the Charlotte Dept. of Transportation, Charlotte Water and Sewer Utility, and the Charlotte Dept. of Public Works.
- A fire hydrant is required within 750 feet of the most remote point of any building as the emergency vehicle track travels. If such hydrant does not exist, the petitioner shall install the required hydrant.
- Maximum proposed buildings are shown, but some buildings may be combined to form fewer buildings than shown as long as the general concept of building/parking/pedestrian arrangements remain. Building footprints, slopes and sizes are conceptual and may be modified to conform to final design and tenant needs.
- Signage on pages 3, 4, and 5 shall be designed to be inter-connected for the General Development Policies (GDP) guidelines. As depicted on the site plan, three new amenity features shall be designed and constructed in association with these parcels. These features (see plan for locations) shall contain such pedestrian features as a fountain, benches/seating, gazebos or other similar features. Also, in further compliance with GDP design guidelines, sidewalks shall be constructed to inter connect these parcels with each other and these parcels to the existing retail portion of the main shopping center. These GDP design features will be required to be constructed at the time of the development of each of the out parcels and the extent of the improvement shall correspond to the area of the abutting parcel boundary only.
- The petitioner may combine out parcels 4 and 5 into single development.
- Throughout the rezoning petition/site plan, the term "petitioner" shall be deemed to include the successors in interest and assigns of the petitioner who may be involved in the development of the site from time to time.
- The petitioner shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including but not limited to the Charlotte Dept. of Transportation, Charlotte Water and Sewer Utility, and the Charlotte Dept. of Public Works.
- All dumpster, service area or auxiliary storage areas will be designed so as not to interfere with the pedestrian circulation. All dumpster/recycling areas shall be fully screened by means of an enclosure with solid gates.
- The proposed new retail buildings 1-6 shall be designed as "architecturally four sided" structures so that all sides receive similar, complementary architectural treatments regarding the materials, windows, etc. All buildings shall be designed to be visually integrated with the existing retail buildings and out parcels. Each of the proposed out parcel buildings to be located on out parcels 3, 4 and 5 shall be similarly designed and treated. Furthermore, the out parcel buildings shall be designed to be integrated with the main shopping center of the site. The buildings shall be designed to be visually integrated with the main shopping center, generally the form of the building oriented towards the main shopping center.
- Including existing and proposed out parcels, "existing retail" buildings and "proposed retail" buildings, a grand total of 14 buildings are proposed. The 14 buildings proposed represent the maximum. Buildings may be combined to create fewer than the 14 shown on the plan.
- In accordance with the TIS report prepared by Kablins Transportation Group, Inc., the petitioner/developer shall construct the following transportation improvements:

SEE SHEET 2 FOR ADMINISTRATIVE AMENDMENT

[Redacted text block containing administrative notes and conditions]



SHADED AREA IS GOVERNED BY PETITION 2020-025

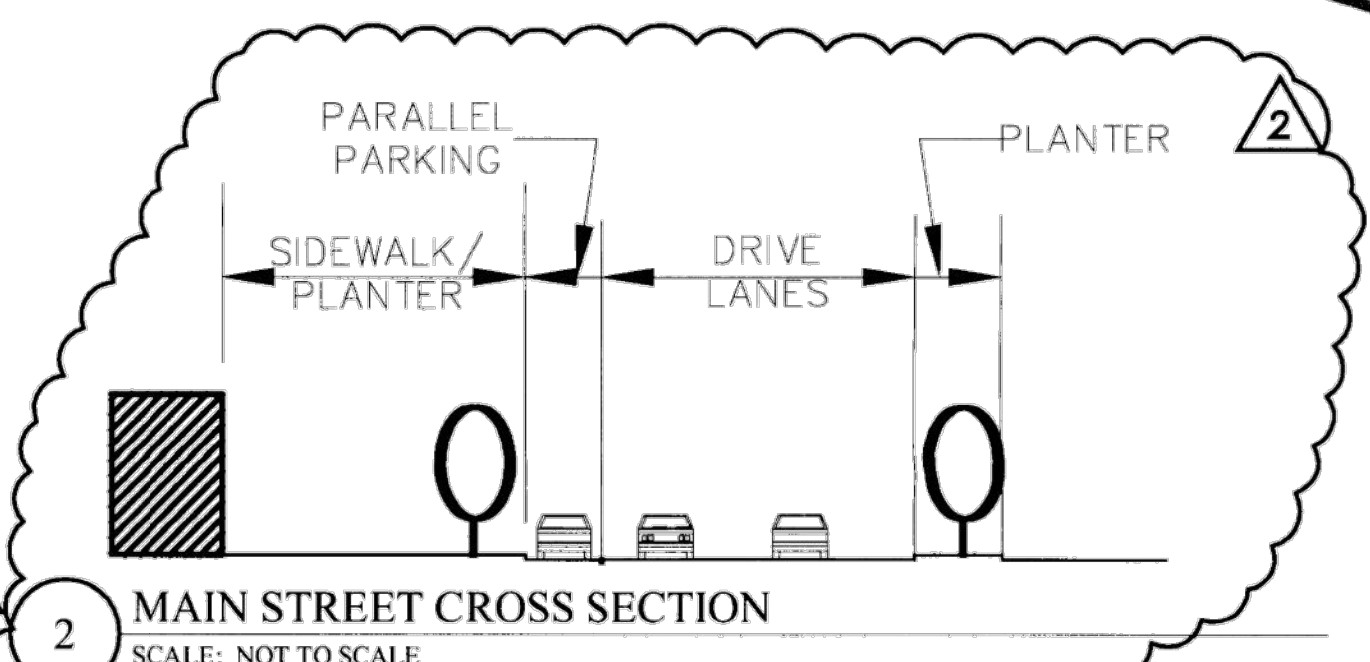
TOTAL OPEN AREA
APPROXIMATELY 8.4
ACRES

FOR PUBLIC HEARING
2006-157

SITE DATA	
EXISTING ZONING:	B1-SCD, B-1, B-2, R-4
PROPOSED ZONING:	CC
SITE SIZE:	41.5 AC. +/-
EXISTING RETAIL BUILDINGS & OUTPARCELS 1&2:	65,000 SF
PROPOSED NEW RETAIL BUILDINGS	208,400 SF
PROPOSED NEW OUTPARCELS 3,4 & 5	20,000 SF
TOTAL PROPOSED:	308,400 SF
PARKING: 1,042 SPACES SHOWN = 3.4 SP/1,000 SF	

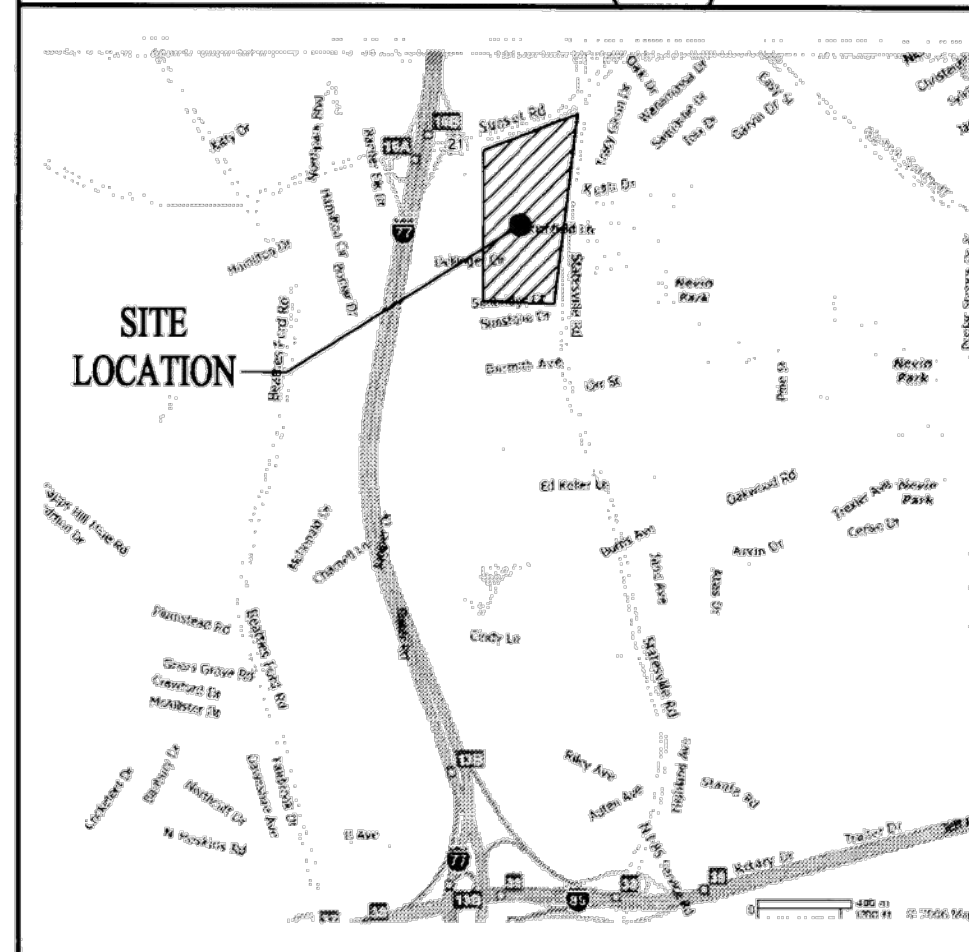
1 REZONING SITE PLAN
SCALE: 1" = 60'

SEE SHEET 3 FOR UPDATED SITE DATA RESULTING FROM ADMINISTRATIVE AMENDMENT



Attached to Administrative
Approval
Solomon A. Fortune
Solomon A. Fortune

REZONING PETITION #: 2006-157
LOCATION MAP (NTS)



SUNSET CROSSING SHOPPING CENTER
CHARLOTTE, NORTH CAROLINA
FOR
HARRIS, MURR & VERMILLION, LLC

CHILDREY ROBINSON ASSOCIATES
1515 KANAWHA FALLS AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6600 FAX: 704.370.6006
www.childreyrobinson.com

12/13/06
ZONING
SITE PLAN

12/13/06
ZONING
SITE PLAN

FIRST REV
1-10-07
SECOND REV
2-9-07

Z-1

Attached to Administrative

Approval

Solomon A. Fortune \$
Solomon A. Fortune

1. ADMINISTRATIVE AMENDMENT PURPOSE:
THE ADMINISTRATIVE AMENDMENT PROVISIONS SET FORTH BELOW SHALL APPLY TO THE SITE AS THE RESULT OF APPROVED REZONING PETITION 2020-025. IT IS UNDERSTOOD THAT ORIGINAL REZONING PLAN DEPICTED ON SHEET RZ-1 CANNOT BE GRAPHICALLY ALTERED, THUS, WHERE THERE IS CONFLICT BETWEEN THE GRAPHIC DEPICTION OF TRAFFIC IMPROVEMENTS AND SECTION 2 BELOW, THE TEXT SHALL GOVERN.
- SITE DEVELOPMENT DATA:
-- REMAINING ACREAGE: ± 15.18 ACRES
-- REMAINING TAX PARCEL #: A PORTION OF 041-24-202, A PORTION OF 041-24-209, A PORTION OF 041-24-210, AND 041-24-212
-- EXISTING USE: 65,000 SQUARE FEET OF RETAIL AND COMMERCIAL USES
-- PROPOSED USES: 20,000 SQUARE FEET OF NEW RETAIL BUILDINGS
-- PROPOSED FLOOR AREA RATIO: AS ALLOWED BY ORDINANCE
-- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE
-- PARKING: 3.4 SPACES/1,000 SQUARE FEET
2. ROADWAY IMPROVEMENTS:
ROADWAY IMPROVEMENTS REQUIRED AS PART OF PETITION #2006-157 SHALL BE IMPLEMENTED AS FOLLOWS:
- a. ACCESS A - STATESVILLE ROAD: A SOUTHBOUND RIGHT TURN LANE ON STATESVILLE ROAD SHALL BE CONSTRUCTED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR NEW BUILDINGS ON OUTPARCEL 4 AND/OR OUTPARCEL 3 IF OUTPARCEL 3 HAS A DRIVEWAY TO ACCESS A.
 - b. ACCESS B - STATESVILLE ROAD: A SOUTHBOUND RIGHT TURN LANE ON STATESVILLE ROAD SHALL BE CONSTRUCTED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR NEW BUILDING(S) ON OUTPARCEL 5.
 - c. ACCESS D - SUNSET ROAD: AN EASTBOUND RIGHT TURN LANE ON SUNSET ROAD SHALL BE CONSTRUCTED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR NEW BUILDING(S) ON OUTPARCEL 3.
 - d. ACCESS E - SUNSET ROAD: ACCESS E SHALL NOT BE CONSTRUCTED.
 - e. ACCESS F - SUNSET ROAD: THE FOLLOWING IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING ON OUTPARCEL 1:
 - i. CONSTRUCT A MEDIAN ALONG SUNSET ROAD TO RESTRICT LEFT TURN MOVEMENTS BY EXTENDING THE EXISTING PEDESTRIAN ISLAND TO THE WEST PAST ACCESS F AND ENDING AT THE DRIVEWAY TO PARCEL 037-19-230;
 - ii. MODIFY PAVEMENT MARKINGS TO REFLECT RIGHT IN/RIGHT OUT;
 - iii. CONSTRUCT AN EASTBOUND RIGHT TURN LANE ON SUNSET ROAD.
 - f. MILHAVEN LANE: IMPROVEMENTS ON MILHAVEN LANE ARE NOT REQUIRED AS PART OF THIS ADMINISTRATIVE AMENDMENT; FUTURE MILHAVEN LANE IMPROVEMENTS ARE ADDRESSED AS PART OF PETITION #2020-025

NO.	BY	DATE	REVISION

	Project: SUNSET CROSSING SUNSET ROAD, CHARLOTTE, NC	Project Egr: FBL
	Title: ADMINISTRATIVE AMENDMENT	Design By: FBL
File #1908-AMMEND.DWG	Date: 10/31/2020	Drawn By: CBH
Scale: N.T.S.	Scale: N.T.S.	Scale: N.T.S.
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217		PHONE (704) 527-3440 FAX (704) 527-8335