



Charlotte-Mecklenburg Planning Department

DATE: March 21, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2007-051 VictoriaLand CO., 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 changes to the storm water requirements conditional notes.

Reasons for Staff's support of the request:

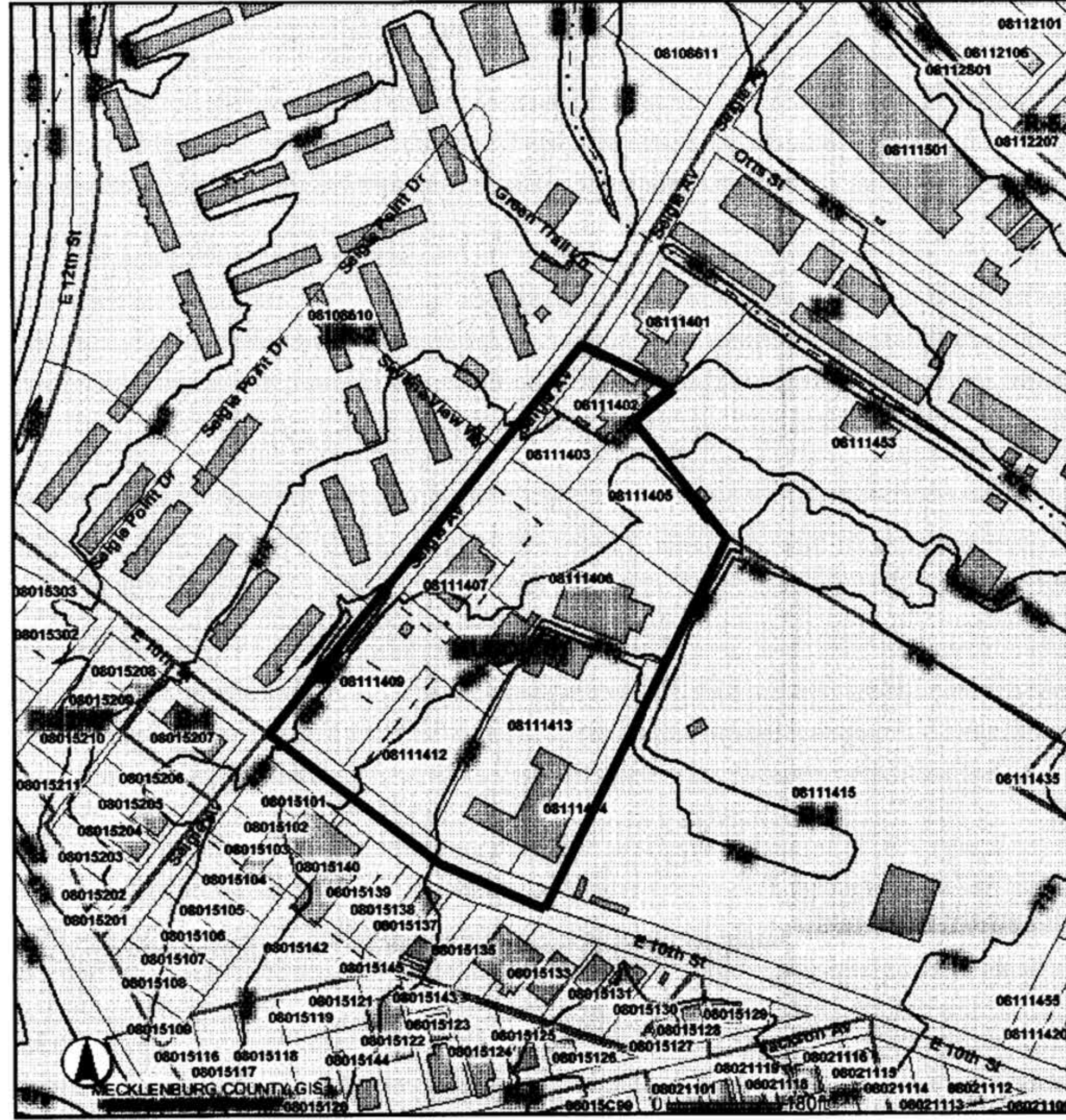
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note:

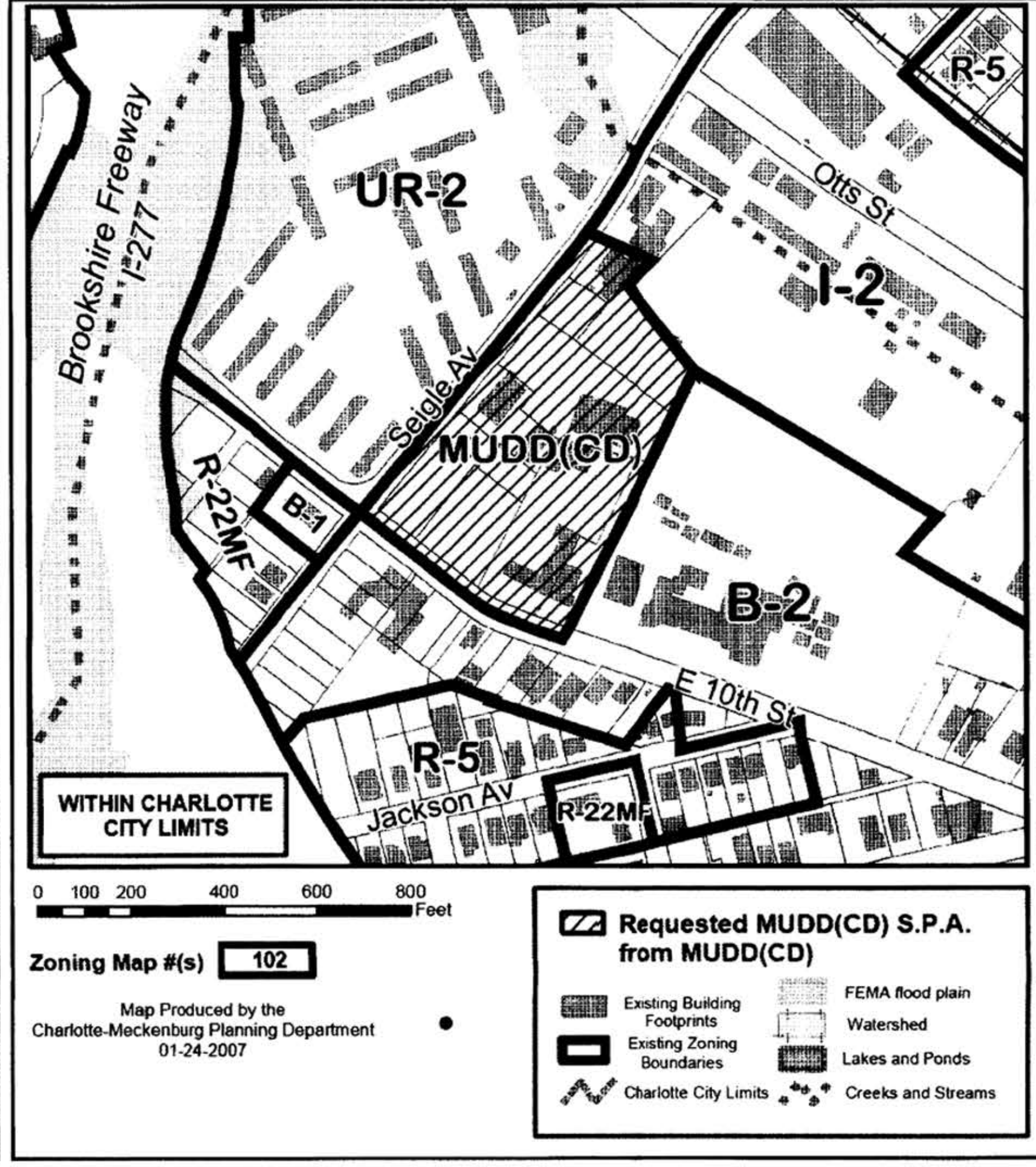
All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.

Land Parcel Map



Zoning Map



Vicinity Map



Land Parcel Summary

Property Owner(s)	Tax Parcel No.(s)	Acreage	Current Zoning
Victoria Land Co., LLC	08111402	.31 Acres	MUDD(CD)
Victoria Land Co., LLC	08111403	.23 Acres	MUDD(CD)
LADS Properties, LLC	08111405	.76 Acres	MUDD(CD)
AFP Properties II, LLC	08111406	1.38 Acres	MUDD(CD)
Victoria Land Co., LLC	08111407	.55 Acres	MUDD(CD)
Crowder Construction Co.	08111409	.84 Acres	MUDD(CD)
Crowder Construction Co.	08111412	.70 Acres	MUDD(CD)
Crowder Construction Co.	08111413	1.39 Acres	MUDD(CD)
AFP Properties II, LLC	08111414	.43 Acres	MUDD(CD)

Attached to Administrative Approval

Solomon A. Fortune
Solomon A. Fortune

ESP
ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29508
NC - 704.524.6949 SC - 803.602.2400
www.espsociates.com

FOR REVIEW OF REVISION #3 & 4 ONLY
ADMINISTRATIVE AMENDMENT
REVISED 3/8/2017

Site Data

Combined Acreage: Approximately 6.59 Acres
Existing Zoning: MUDD(CD)
Proposed Zoning: MUDD(CD)

Restrictive Zoning / Development Conditions:

Restrictions for Building Design:

1. 100' maximum building height.

Restrictions for Use:

1. The following uses shall be eliminated from the list of those allowed under Chapter 9: General Districts, Part 8.5 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:
 - A. Auction sales excluding automobiles, trucks, trailers, and construction equipment.
 - B. Automobile service stations, including minor adjustments, repairs, and lubrication.
 - C. Off-street parking as a principal use providing for the public parking, private parking (parking in conjunction with and to serve other permitted uses is allowed).
 - D. Building material sales (wholesale and retail).
 - E. Indoor recreation (as the principal use).
2. All uses within buildings constructed adjacent to Seigle Avenue and E. 10th Street shall be oriented to the respective street. Each use shall be designed with an operable door and clear glass windows which face/ orient to the adjacent street.
3. Any parking deck planned for the development shall not directly front on a public street.
4. Proposed surface parking planned for the site shall not exceed 35% of the lot width along the adjacent street.
5. Pedestrian scaled lighting will be provided throughout the site. Such lighting shall not exceed 15 feet in height. Pedestrian scaled lighting and parking lot/parking deck lighting shall be designed to be fully shielded.
6. The petitioner/developer shall coordinate improvements along Seigle Avenue in accordance with the City's Seigle Avenue Streetscape Project. Development plans by the petitioner/developer in association with the proposed rezoning shall comply with the City plan design for the street: an eight foot planting strip and six foot sidewalk along with street tree plantings. Likewise, the petitioner/developer shall coordinate and construct one waiting pad and one shelter pad in accordance with CATS standards. Such pads shall line up with the two CATS stops on the inbound side across Seigle Avenue.
7. Previous note removed. (combined with Note 6 above)
8. A comprehensive internal sidewalk system shall be developed for the site. Such system shall be designed and approved as part of the normal specific plan approval/building permit process.
9. The petitioner 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 development. If it is found that development will cause the storm water system(s) to be taken out of standard, the petitioner shall provide alternative methods to prevent this from occurring. Existing impervious area will be credited to the petitioner for the following notes:
 - For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the NC Dept of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
 - For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as: "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit"
 - For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so for what level of storm frequency or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.
 - For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2-year and 10-year, 6-hour storm.

9. Environmental Features:

- A. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The Site shall not be eligible for any exemptions referenced in Section 18-105(a)(7) of the Post-Construction Stormwater Ordinance.

10. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances and standards in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

⚠ - Revision May 29, 2007

⚠ - Administrative Amendment - 1/27/17

⚠ - Administrative Amendment - 3/8/17

10th Street and Seigle Avenue Rezoning Petition—Charlotte, NC—May 16, 2007

For Public Hearing: Petition # 2007-051

ADMINISTRATIVE AMENDMENT
REVISED 3/8/2017