

SITE DATA TABLE:
SITE ACREAGE: 170.2897 AC
EXISTING ZONING: MUDD-O, O-1(CD), O-15 (CD), R-4
PROPOSED ZONING: MUDD-O

LEGEND		
	FULL MOVEMENT ACCESS POINT	
	RIGHT-IN, RIGHT-OUT ACCESS POINT	
	PROPOSED PEDESTRIAN TRAIL	
	PUBLIC STREET	

STREET SECTIONS
SEE SHEET R22.0 FOR DETAILS

- PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
ANGLED PARKING
- PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
PARALLEL PARKING
- PUBLIC STREET
DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD
- PUBLIC STREET - AVENUE WITH BICYCLE LANE
- PUBLIC STREET - LOCAL STREET - PARKING ONE SIDE
- PUBLIC GREEN STREET - PUBLIC PARKING ONE SIDE
- PRIVATE GREEN STREET - PRIVATE PARKING ONE SIDE
- PUBLIC STREET - LOCAL STREET PARKING TWO SIDES
- PRIVATE STREET - LOCAL STREET PRIVATE PARKING TWO SIDES
- PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE
- PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY
- PUBLIC STREET DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD

ADJACENT PROPERTY OWNERS

- BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-031-05
- STATE OF NORTH CAROLINA
PID: 143-131-02
- BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-021-07
- P & L COLISEUM LP
PID: 143-141-07
- P & L COLISEUM LP
PID: 143-141-06
- MCALLISTER INVESTMENT PROP. #5
PID: 143-141-05
- MCALLISTER INVESTMENT PROP. #5
PID: 143-141-04
- DORIS G MCALLISTER AND R J MCALLISTER
PID: 143-141-03
- DORIS G MCALLISTER AND R J MCALLISTER
PID: 143-141-02
- CITY OF CHARLOTTE
PID: 143-131-03
- CITY OF CHARLOTTE
PID: 143-133-01
- DUKE POWER CO.
PID: 143-133-02
- LAKEPOINTE PROPERTY OWNERS
PID: 143-133-05
- HPT SUITE PROPERTIES TRUST AND PRIME HOSPITALITY CORP.
PID: 143-133-04
- LAKEPOINTE RESTAURANT AND DIVISION CONTROLLER
PID: 143-133-03
- COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-08
- COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-10
- COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-09
- ATRIUM FINANCE I LP
PID: 143-272-05
- COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-04

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3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

For Public Hearing

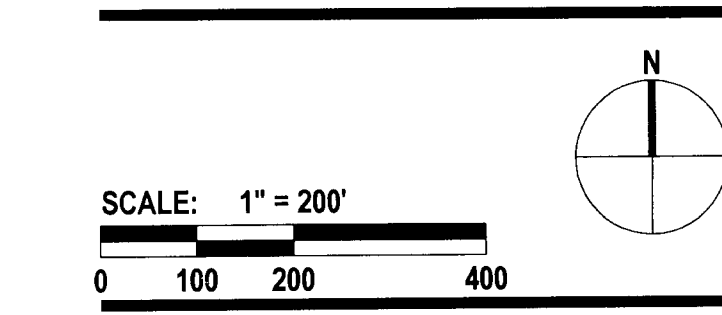
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

08/14/07
10/22/07
11/16/07
12/14/07
04/10/08 - ADMINISTRATIVE AMENDMENT
06/03/08 - ADOT COMMENTS



RZ1.0

APPROVED FOR ADMINISTRATIVE
APPROVAL
DATE: June 18, 2008
BY: DEBRA D. CAMPBELL

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CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: June 18, 2008

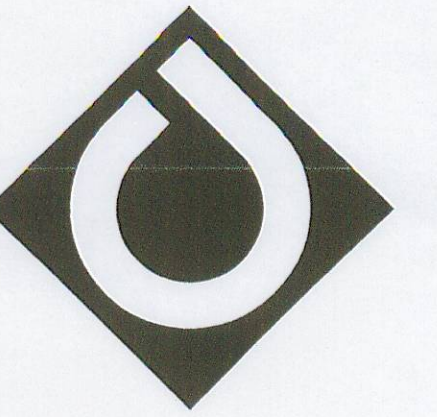
TO: Gary Huss
Zoning Coordinator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-82 by Pope & Land Enterprises

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the layout of the future roadways and to allow additional private streets. Since these changes are minor and does not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permit and certificates of occupancy.

Note: all other ordinance requirements still apply.



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ENTERPRISES, INC**
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3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

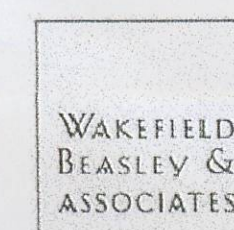
CHARLOTTE, NORTH CAROLINA

**PERSPECTIVE
RENDERING**
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised



RZ3.2

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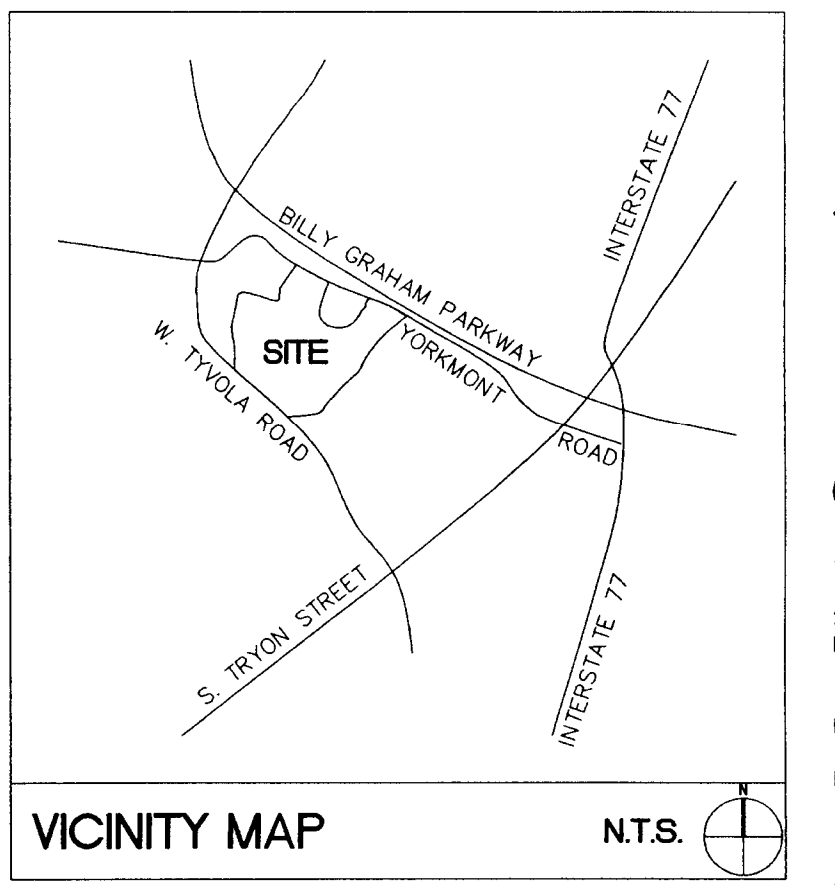
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ORIGINAL



SITE DATA TABLE:	
EXISTING ZONING:	MUDD-O, O-1(CD), O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O
SITE ACREAGE:	179.2897 AC
EXISTING WOODED AREA:	74.8 AC
PROPOSED TREE SAVE AREA:	12.4 AC
TREE SAVE AREA % OF TOTAL PROPERTY AREA:	7.28%

LEGEND	
	PROPOSED PHASE I DEVELOPMENT AREA
	EXISTING WOODED AREA
	PROPOSED TREE SAVE AREA
	PROPOSED SIDEWALK
	PROPOSED PEDESTRIAN LOOP "THE LOOP"
	PROPERTY LINE
	PROPOSED TREE SAVE AREA
	EXISTING BIKE TRAIL
	FUTURE PEDESTRIAN TRAIL DESIGNED BY OTHERS



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ATLANTA, GEORGIA 30339

CITY PARK

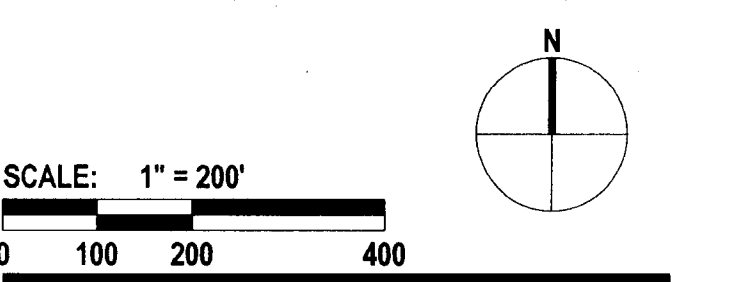
CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET For Public Hearing Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised
09/14/07
11/16/07
12/14/07

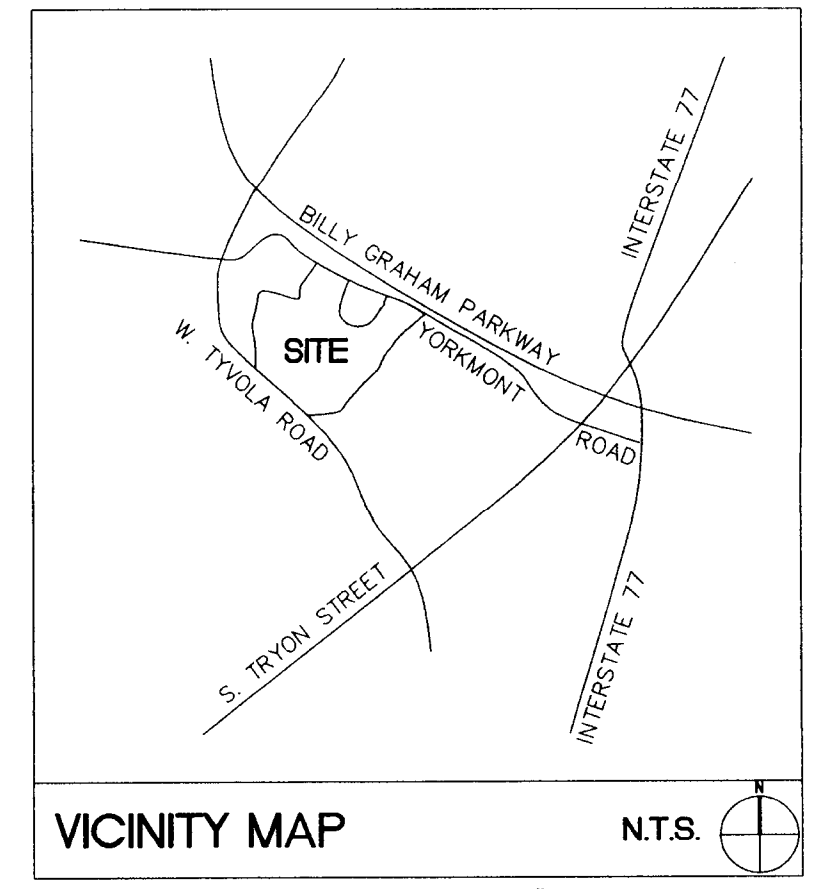


RZ4.0

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ATLANTA, GEORGIA 30339

CITY PARK

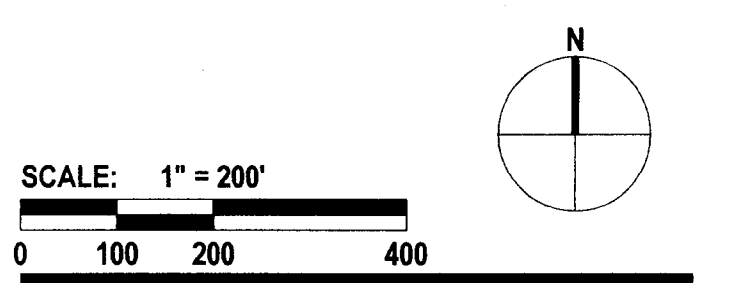
CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET For Public Hearing Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised
09/14/07
11/16/07
12/14/07

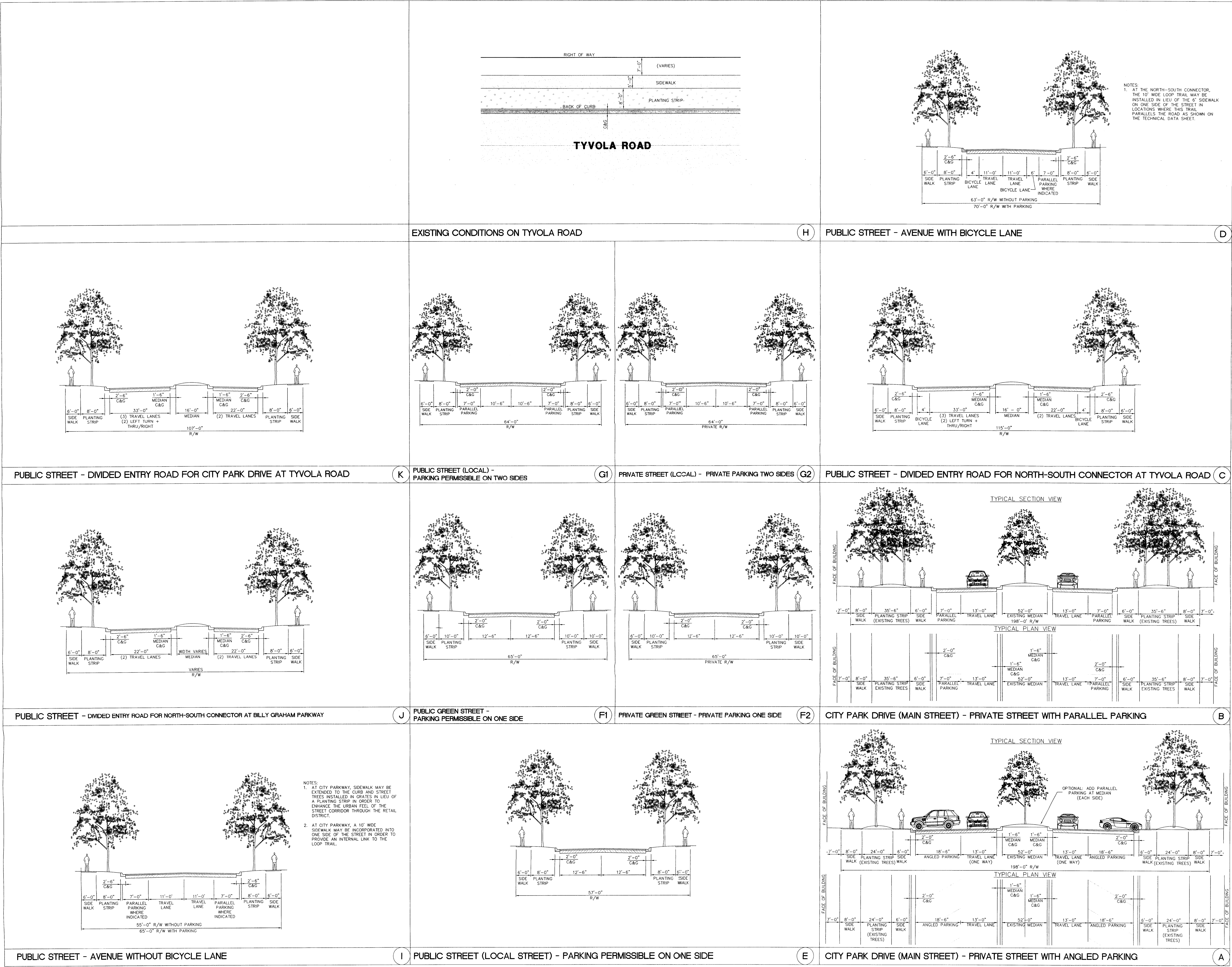


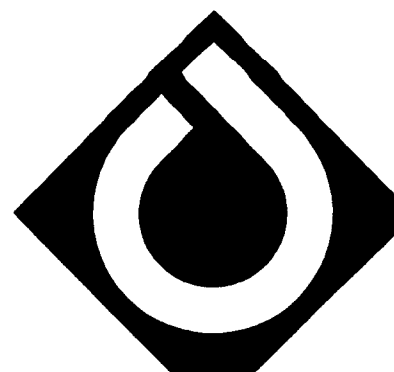
RZ5.0

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CITY PARK

CHARLOTTE, NORTH CAROLINA

STREET SECTION DETAILS
For Public Hearing
Petition # 2007-082

Project No.
3592

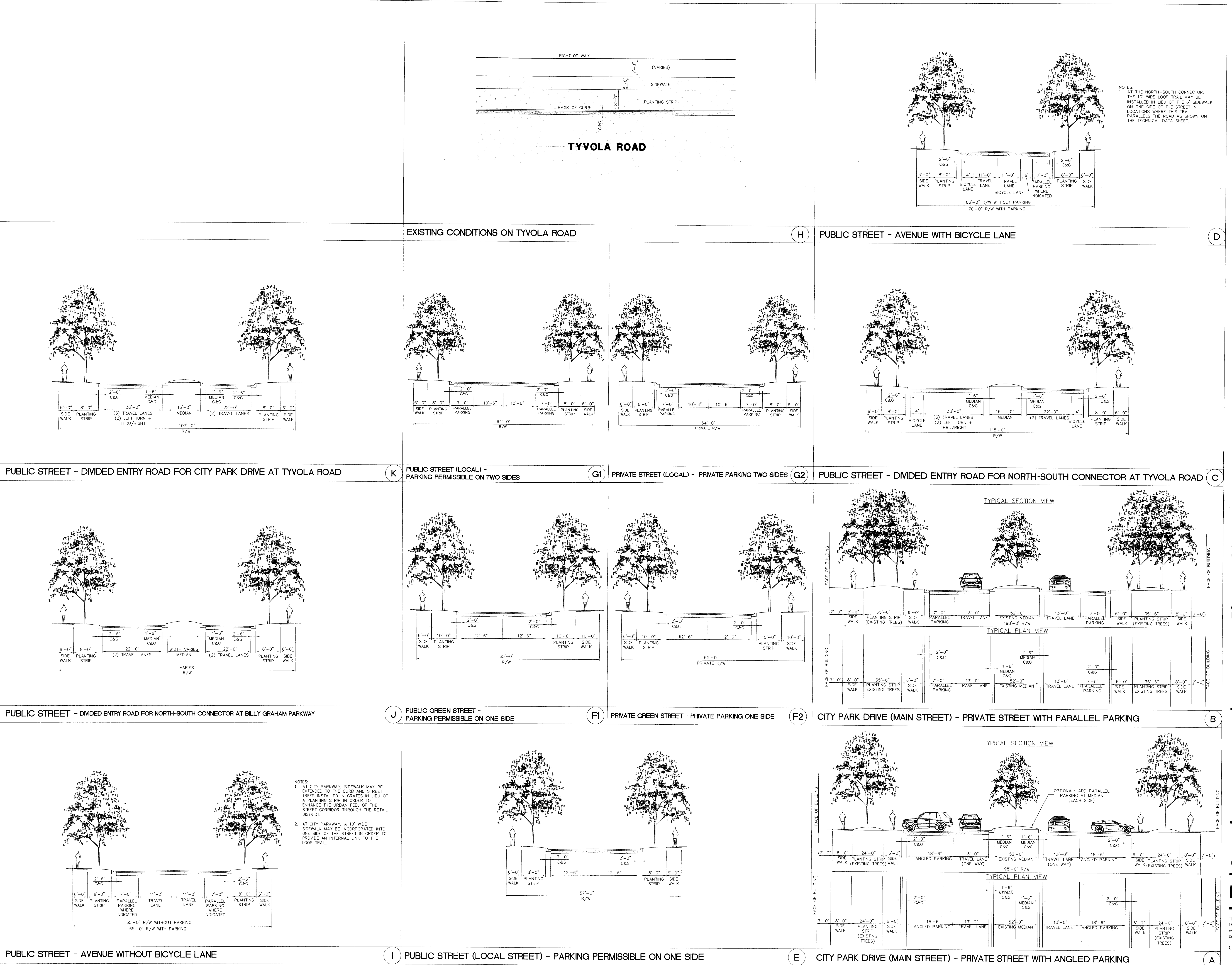
Issued
03.26.07

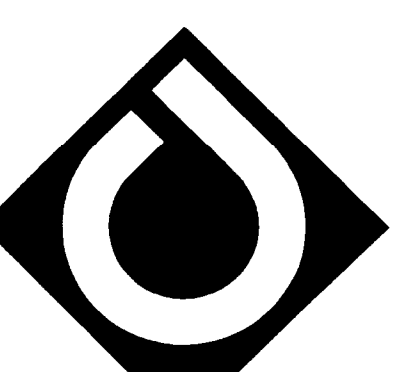
Revised
09/14/07
10/25/07
11/16/07
04/10/08 - ADMINISTRATIVE AMENDMENT

NOT TO SCALE

RZ6.0

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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

STREET SECTION DETAILS
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised
09/14/07
10/25/07
11/16/07
04/10/08 - ADMINISTRATIVE AMENDMENT

NOT TO SCALE

RZ6.0

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CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: March 25, 2009

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

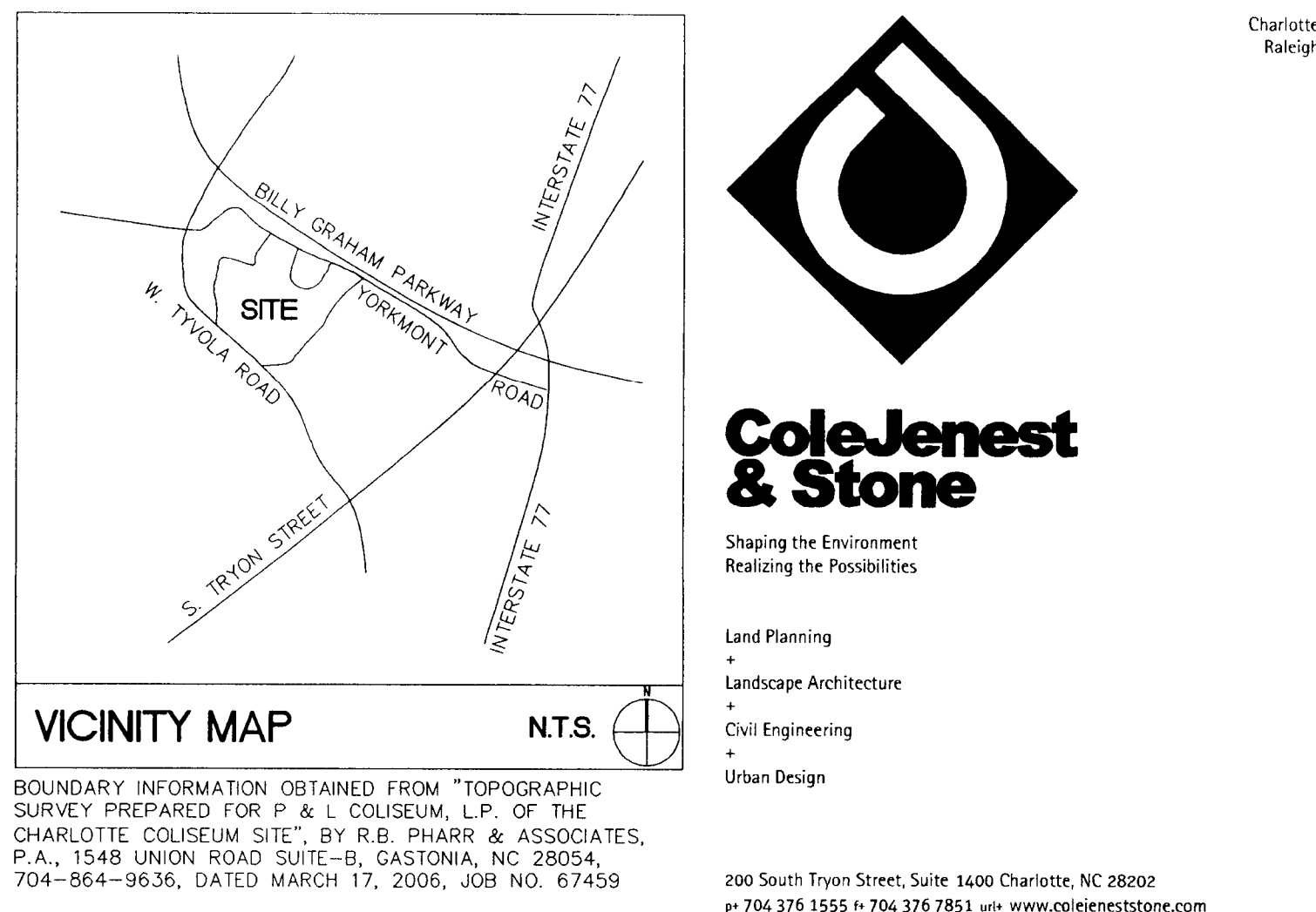
SUBJECT: Administrative Approval for Petition No. 2007-082 by Pope & Land Enterprises

Attached are the revised site plans for the above petition. The plans have been revised to update the conditional stormwater note. Since this note does not alter the intent of the development, I am administratively approving this conditional note. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.



LEGEND
OPTIONAL SITE PLAN
SEE SHEET RZ3.1



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CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN
For Public Hearing
Petition # 2007-082

Project No.
3592
Issued
03.26.07

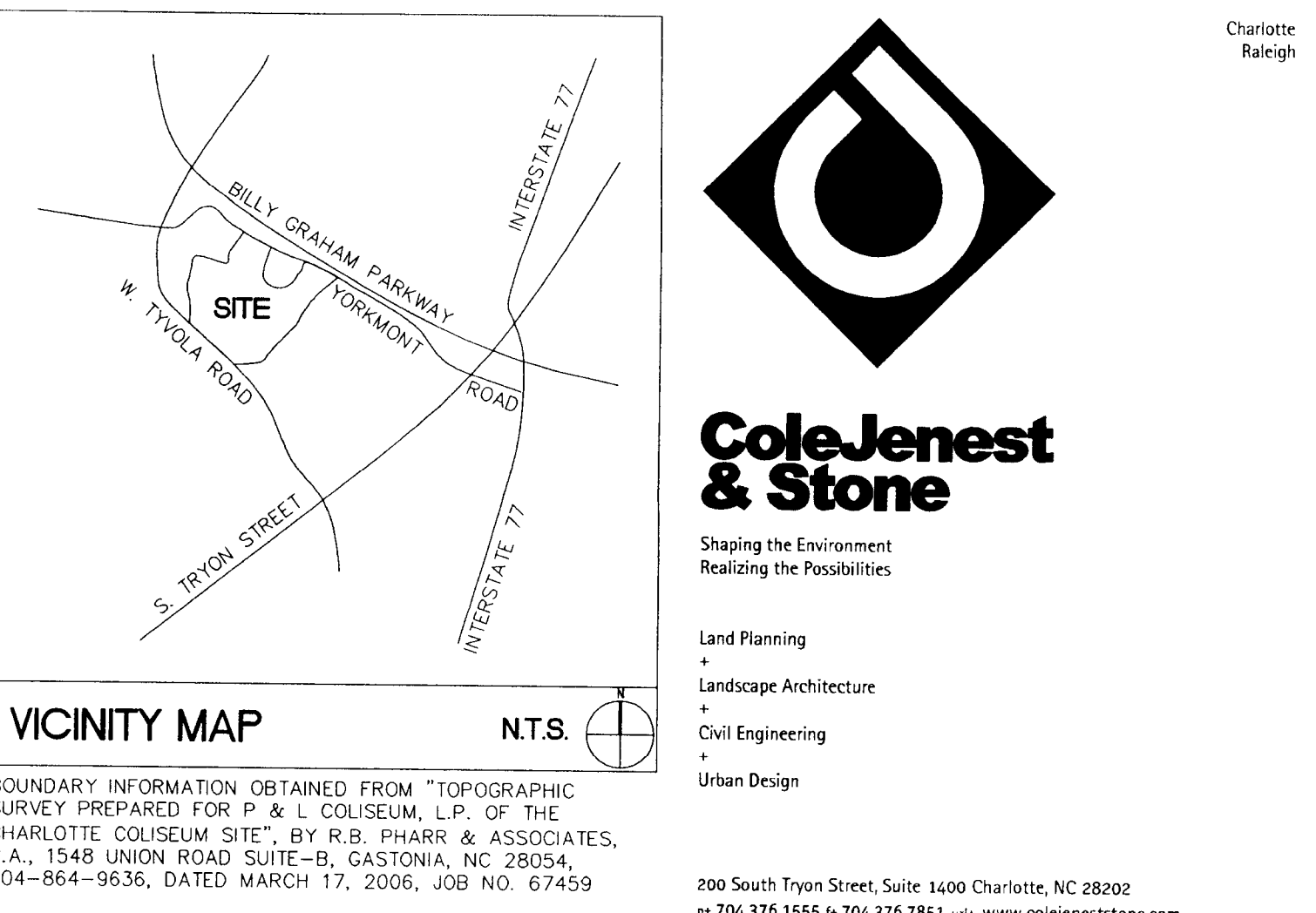
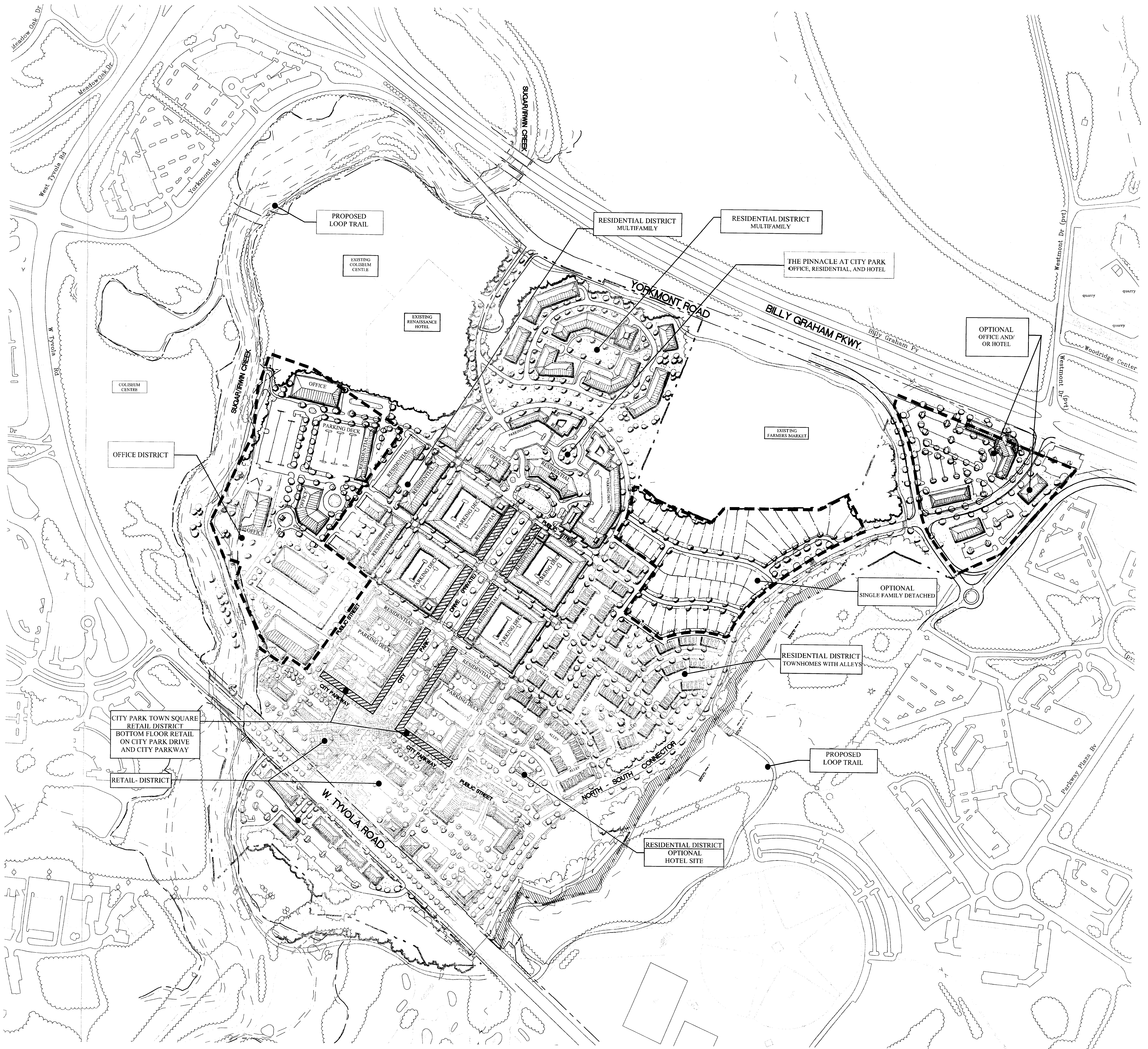
Revised
09/14/07
11/16/07
12/14/07

APPROVED FOR ADMINISTRATIVE
FILED
DATED: March 25, 2008
BY: DEBRA D. CAMPBELL

SCALE: 1" = 200'
0 100 200 400
N

RZ3.0
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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN ALTERNATE
For Public Hearing
Petition # 2007-082

Project No.
3592
Issued
03.26.07

Revised
09/14/07
11/16/07
12/14/07

APPROVED FOR ADMINISTRATIVE
FILED
DATED: March 25, 2008
BY: DEBRA D. CAMPBELL

SCALE: 1" = 200'
0 100 200 400
N

RZ3.1
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ORIGINAL



VICINITY MAP N.T.S.

BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P. & L. COLLEUM, L.P. OF THE CHARLOTTE COLLEUM SITE" BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD, SUITE-B, COLUMBIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459

SITE DATA TABLE:

EXISTING ZONING:	MUDD-O, O-1(CD), O-15(CD), R-4
PROPOSED ZONING:	MUDD-O
SITE ACREAGE:	170.2897 AC
EXISTING WOODED AREA:	74.8 AC
PROPOSED TREE SAVE AREA:	12.4 AC
TREE SAVE AREA % OF TOTAL PROPERTY AREA:	7.28%

LEGEND

PROPOSED PHASE I DEVELOPMENT AREA	PROPERTY LINE
EXISTING WOODED AREA	PROPOSED TREE SAVE AREA
PROPOSED SIDEWALK	EXISTING BIKE TRAIL
PROPOSED PEDESTRIAN LOOP "THE LOOP"	FUTURE PEDESTRIAN TRAIL DESIGNED BY OTHERS

POPE & LAND ENTERPRISES, INC
CUMBERLAND CENTER IV
3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No. 3592
Issued 03/26/07

Revised 09/14/07
11/16/07
12/14/07

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: March 25, 2007
BY: DEBRA D. CAMPBELL

SCALE: 1" = 200'
0 100 200 400

RZ4.0

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VICINITY MAP N.T.S.

BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P. & L. COLLEUM, L.P. OF THE CHARLOTTE COLLEUM SITE" BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD, SUITE-B, COLUMBIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459

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CITY PARK

CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No. 3592
Issued 03/26/07

Revised 09/14/07
11/16/07
12/14/07

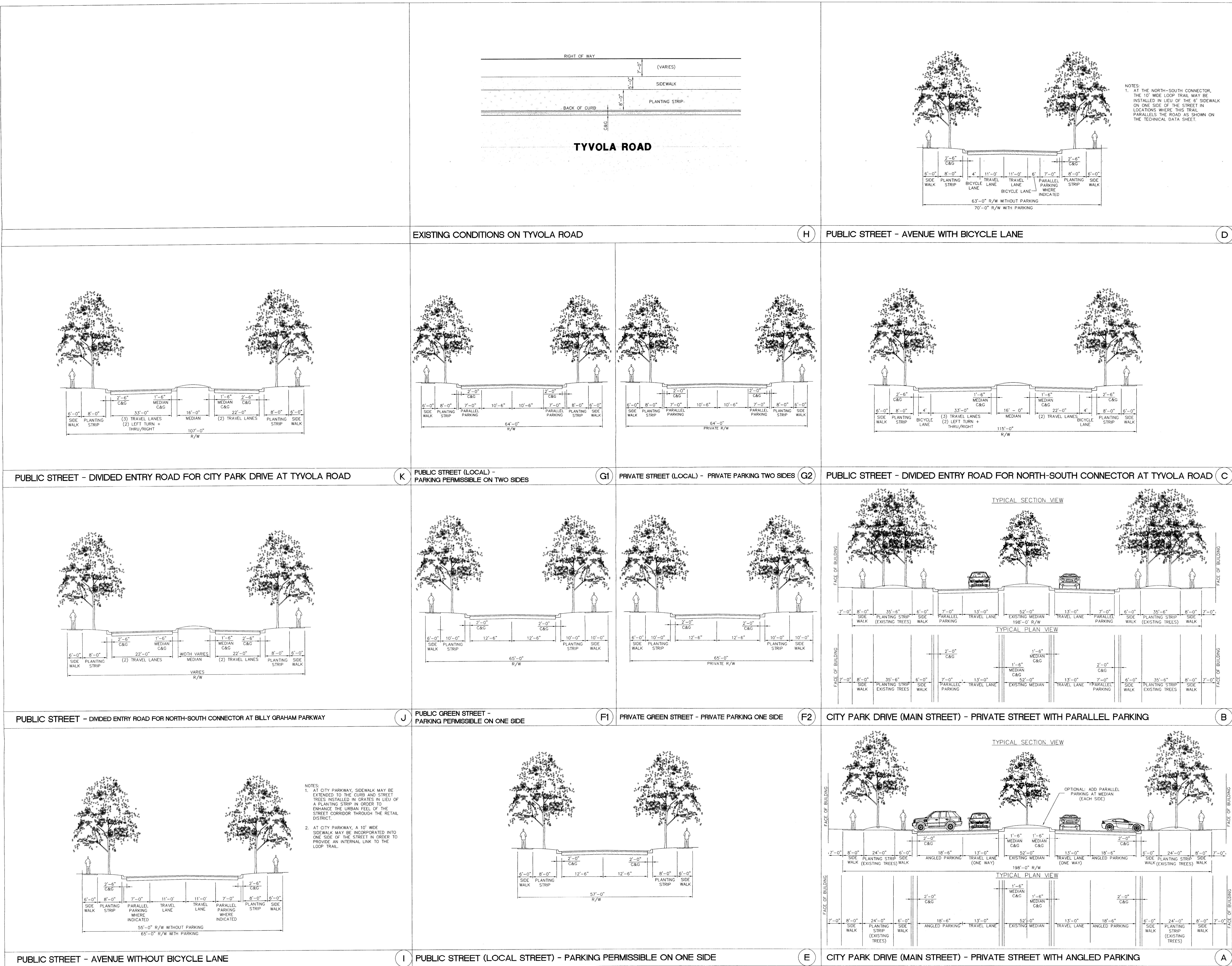
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: March 25, 2007
BY: DEBRA D. CAMPBELL

SCALE: 1" = 200'
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RZ5.0

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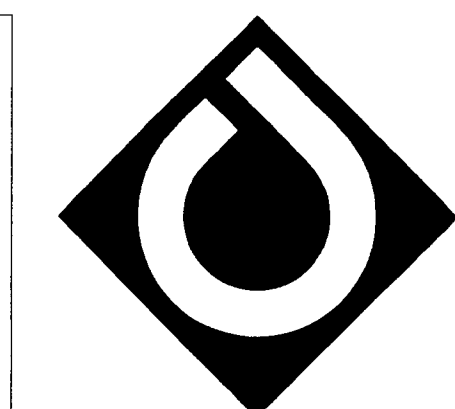
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CITY PARK

WORKFIELD
BLANKINSHIP &
ASSOCIATES



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CHARLOTTE, NORTH CAROLINA

STREET SECTION DETAILS
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

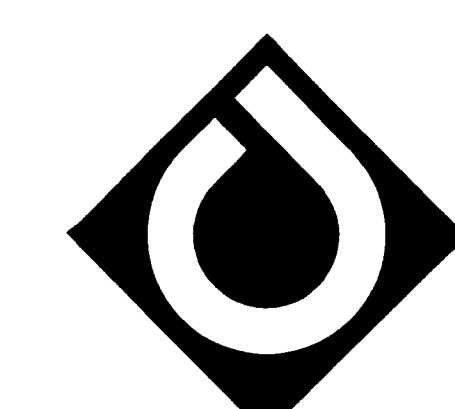
Revised
09/14/07
10/22/07
11/16/07
04/10/08 ADMINISTRATIVE AMENDMENT

NOT TO SCALE

RZ6.0

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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

PERSPECTIVE RENDERING
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

ATTACHED TO ADMINISTRATIVE
APPROVAL

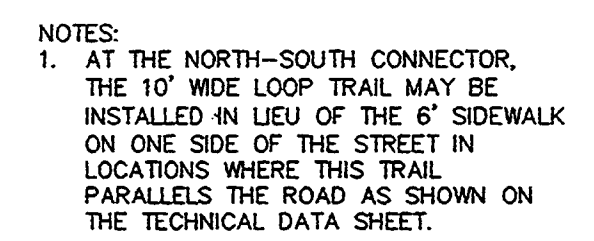
DATED: March 25, 2007 \$4F

BY: DEBRA D. CAMPBELL

RZ3.2

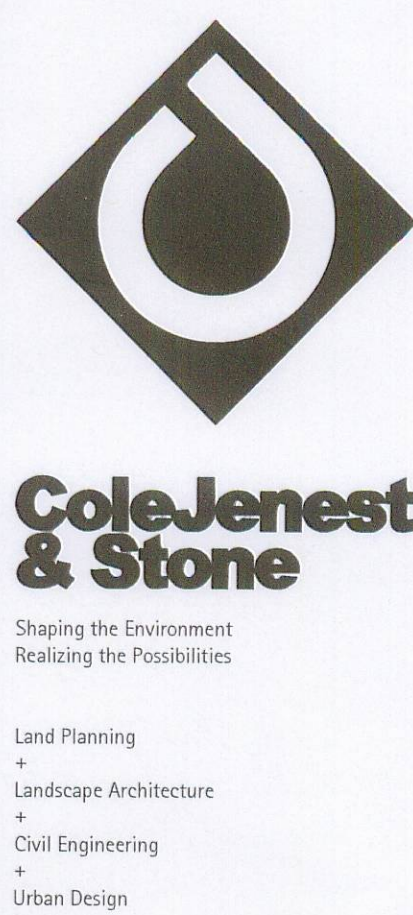
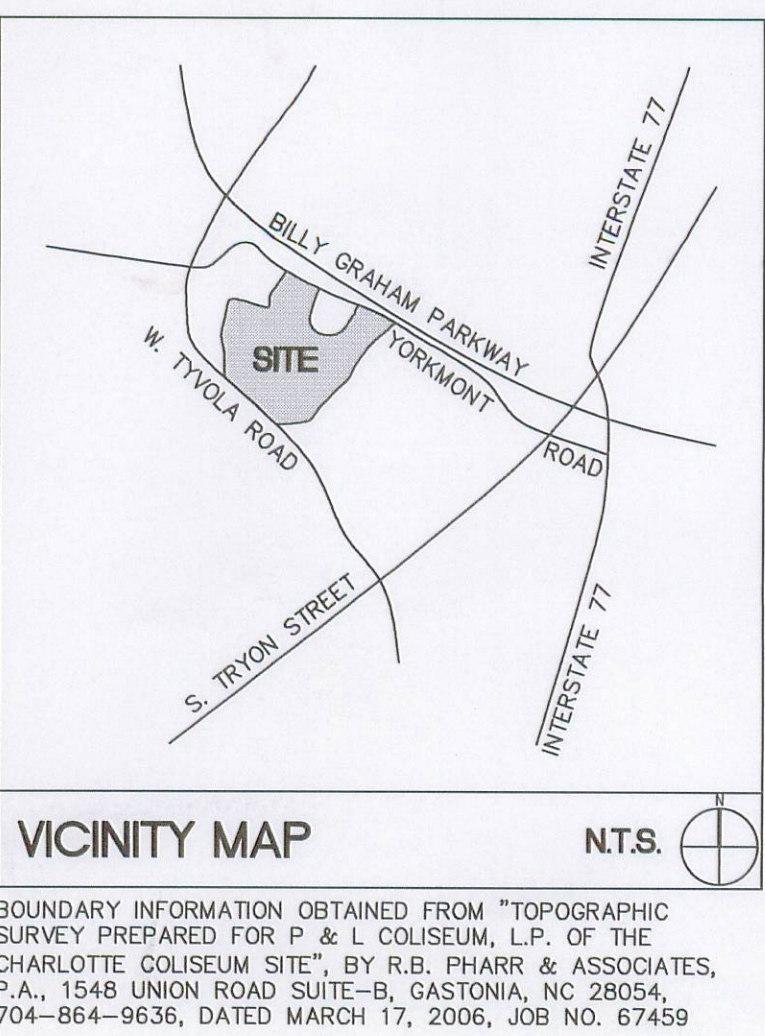
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ORIGINAL



PUBLIC STREET - AVENUE WITH BICYCLE LANE





SITE DATA TABLE:

SITE ACREAGE:	170.2897 AC
EXISTING ZONING:	MUDD-O, O-1(CD), O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O

LEGEND

	FULL MOVEMENT ACCESS POINT		PROPOSED RIGHT OF WAY
	RIGHT-IN, RIGHT-OUT ACCESS POINT		PROPERTY LINE
	PROPOSED PEDESTRIAN TRAIL		50' CONSERVATION EASEMENT
			PUBLIC STREET

- STREET SECTIONS**
SEE SHEET RZ6.0 FOR DETAILS
- A. PRIVATE STREET (MAIN STREET) CITY PARK DRIVE ANGLED PARKING
 - B. PRIVATE STREET (MAIN STREET) CITY PARK DRIVE PARALLEL PARKING
 - C. PUBLIC STREET DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD BICYCLE LANE
 - D. PUBLIC STREET - AVENUE WITH PARKING ONE SIDE
 - E. PUBLIC STREET - LOCAL STREET - PARKING ONE SIDE
 - F. PUBLIC GREEN STREET - PUBLIC PARKING ONE SIDE
 - G. PRIVATE GREEN STREET - PRIVATE PARKING ONE SIDE
 - H. PUBLIC STREET - PUBLIC PARKING TWO SIDES
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 - J. PRIVATE STREET - LOCAL STREET PARKING ONE SIDE
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 - L. PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY
 - M. PRIVATE STREET DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD

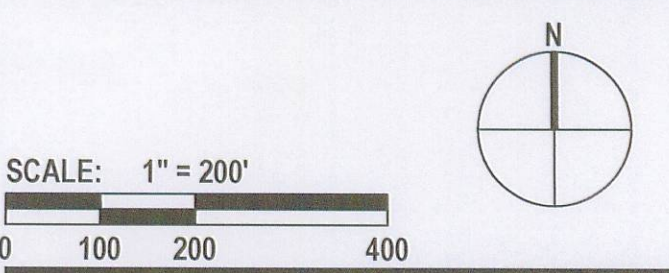
- ADJACENT PROPERTY OWNERS**
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 - 2. STATE OF NORTH CAROLINA PID: 143-131-02
 - 3. BILLY GRAHAM EVANGELISTIC ASSOC. PID: 143-021-07
 - 4. P & L COLISEUM LP PID: 143-141-07
 - 5. P & L COLISEUM LP PID: 143-141-06
 - 6. MCALLISTER INVESTMENT PROP. #5 PID: 143-141-05
 - 7. MCALLISTER INVESTMENT PROP. #5 PID: 143-141-04
 - 8. DORIS G MCALLISTER AND R J MCALLISTER PID: 143-141-03
 - 9. DORIS G MCALLISTER AND R J MCALLISTER PID: 143-141-02
 - 10. CITY OF CHARLOTTE PID: 143-131-03
 - 11. CITY OF CHARLOTTE PID: 143-133-01
 - 12. DUKE POWER CO. PID: 143-133-02
 - 13. LAKEPOINTE PROPERTY OWNERS PID: 143-133-05
 - 14. HPT SUITE PROPERTIES TRUST AND PRIME HOSPITALITY CORP. PID: 143-133-04
 - 15. LAKEPOINTE RESTAURANT AND DIVISION CONTROLLER PID: 143-133-03
 - 16. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC PID: 143-272-08
 - 17. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC PID: 143-272-10
 - 18. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC PID: 143-272-09
 - 19. ATRIUM FINANCE I LP PID: 143-272-05
 - 20. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC PID: 143-272-04

ATTACHED TO ADMINISTRATIVE APPROVAL

APR 25 2008

BY: DEBRA CAMPBELL

Debra Campbell



RZ1.0

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Charlotte-Mecklenburg Planning Department

DATE: April 25, 2013

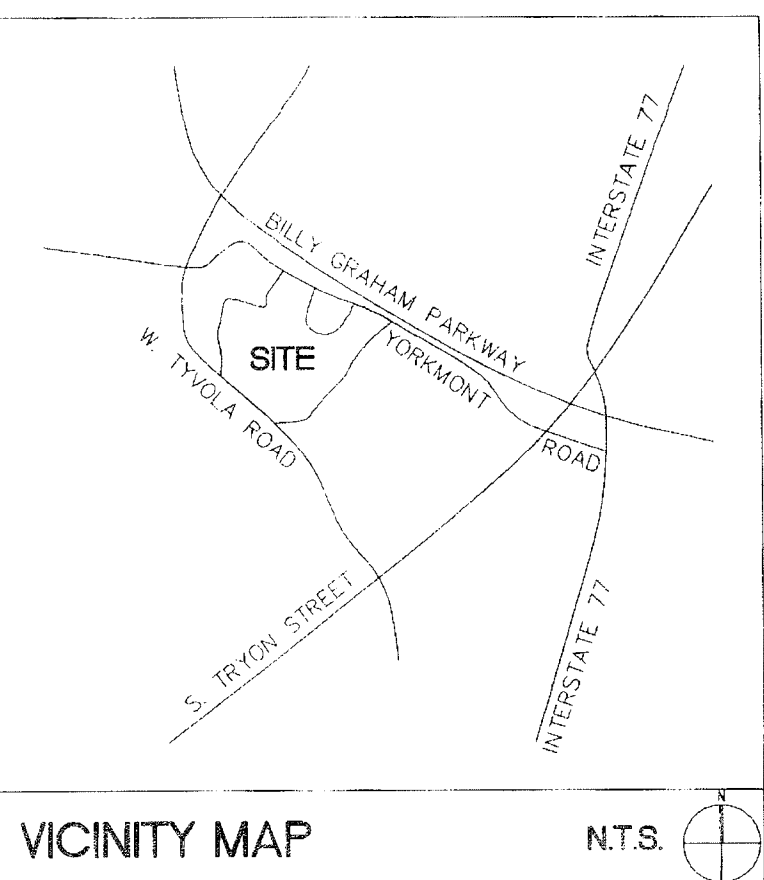
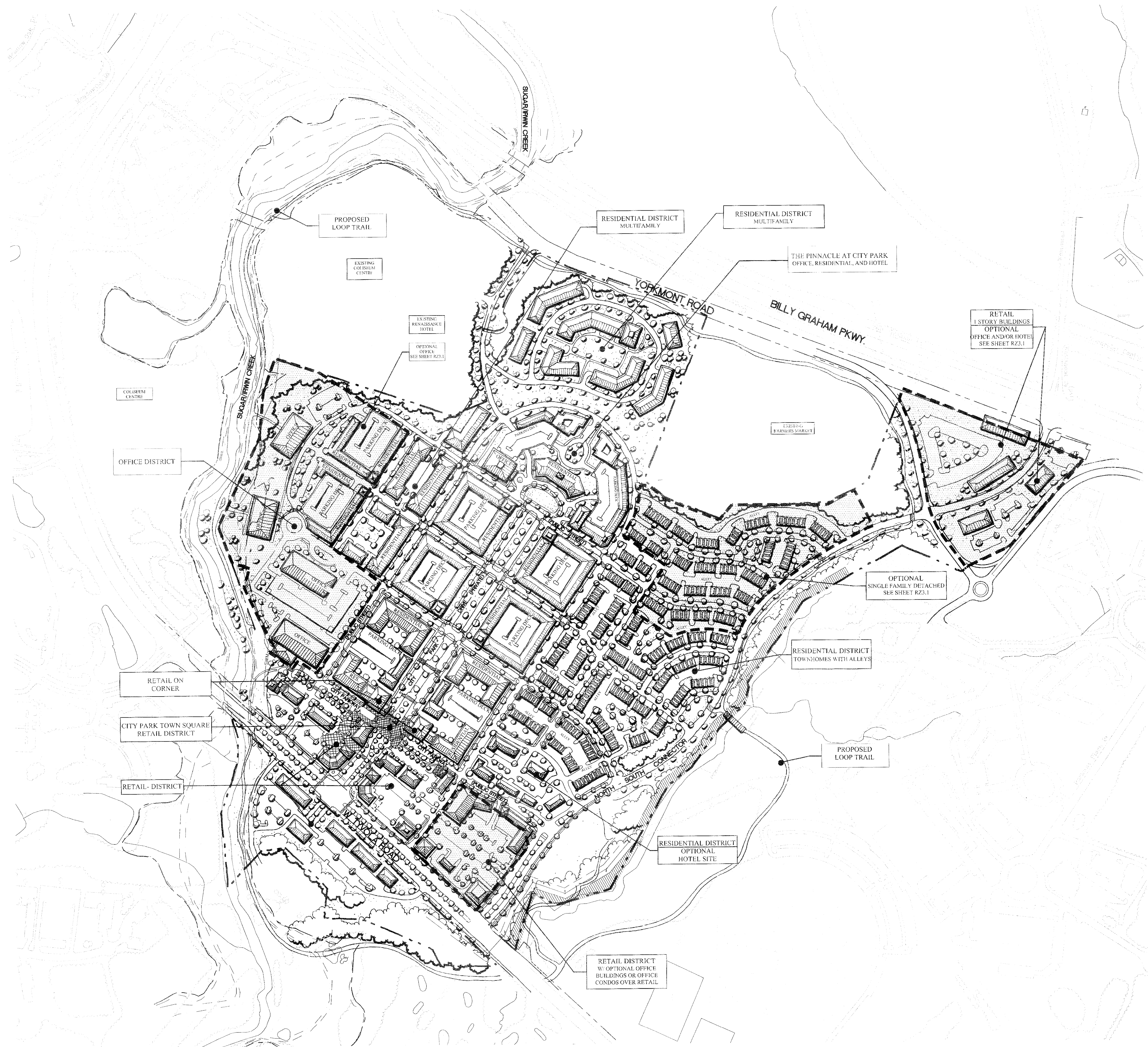
TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-082 Pope & Land Enterprises

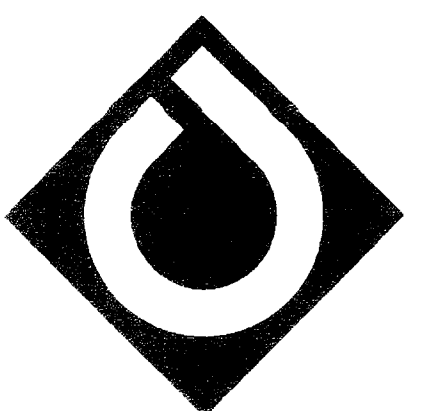
Attached is a revised site plan for the above referenced rezoning petition. The site plan attached shows a new private street cross section labeled Road Section K. Also this plan combines previously approved administrative request from 2008, 2009, and 2012 into one document. Since this change does not 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.

Note all other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.



BOUNDARY INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED FOR P. & L. COLOSSEUM, L.P. OF THE CHARLOTTE COLOSSEUM SITE, BY H.B. PHARR & ASSOCIATES, P.A., 1545 UNION ROAD, SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459

LEGEND
OPTIONAL SITE PLAN
SEE SHEET RZ3.1



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p: 704.376.5555 f: 704.376.7851 www.colejeneststone.com

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3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN
For Public Hearing
Petition # 2007-082

Project No.
3592
Issued
03.26.07

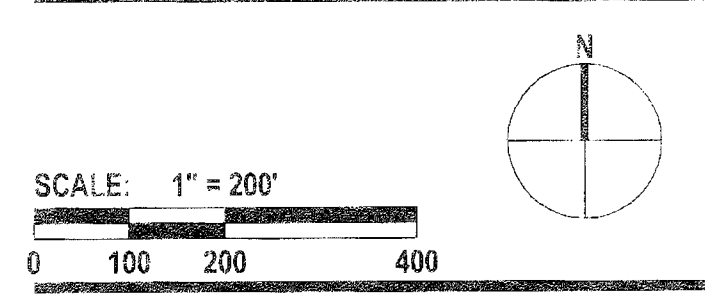
Revised
09/14/07
11/16/07
12/14/07

ATTACHED TO ADMINISTRATIVE
APPROVAL

APR 25 2008

BY: DEBRA CAMPBELL

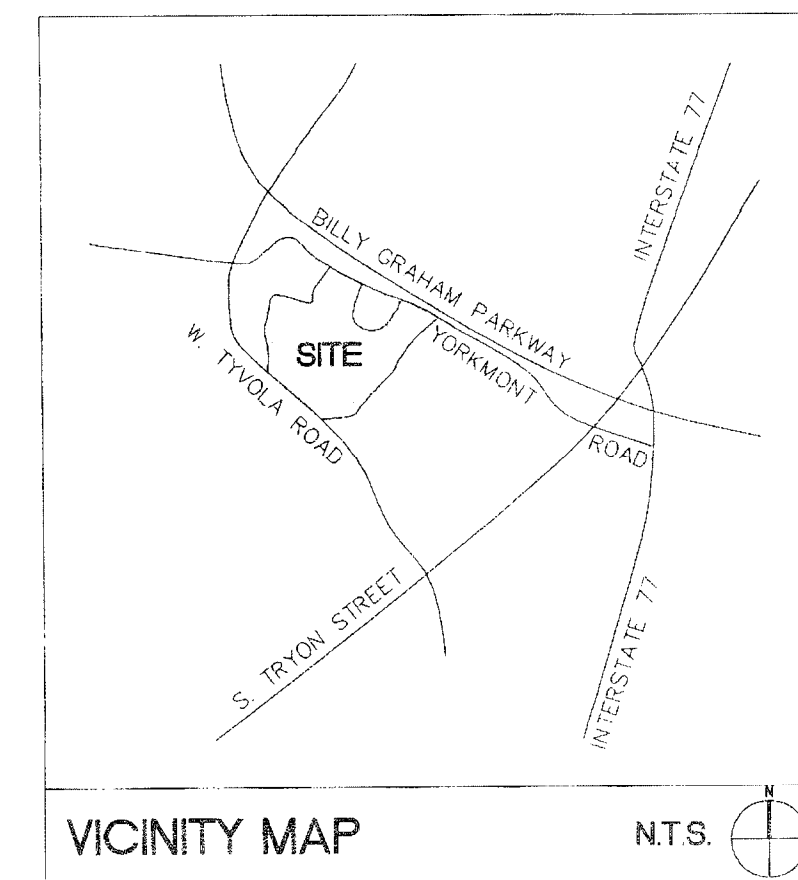
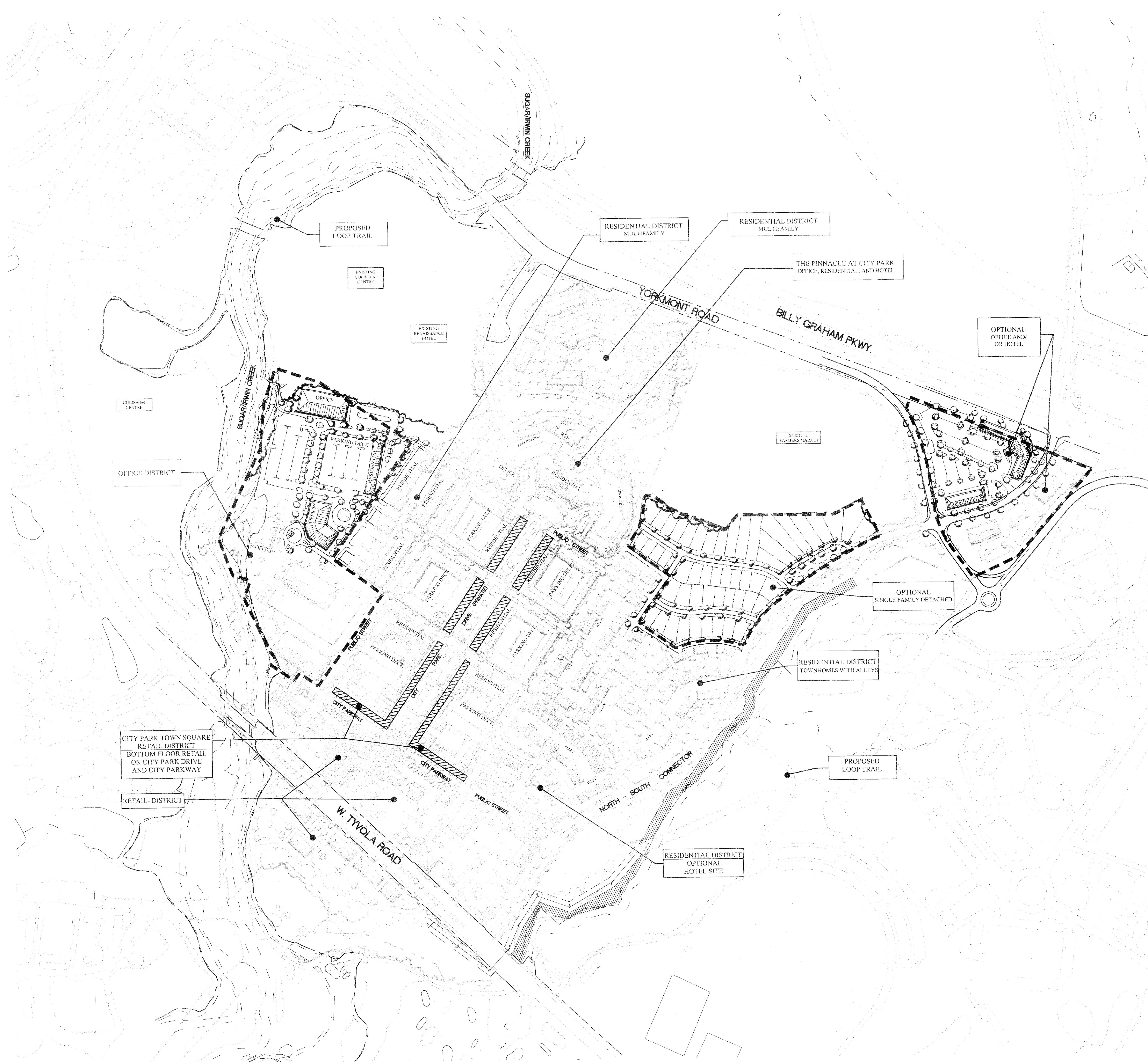
Debra Campbell




RZ3.0

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ORIGINAL



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CITY PARK

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN ALTERNATIVE For Public Hearing Petition # 2007-082

Project No.
3592
Issued
03.26.07

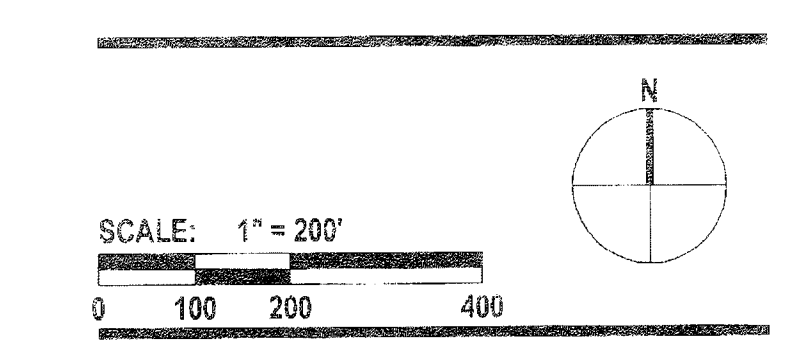
Revised
09/14/07
11/16/07
12/14/07

ATTACHED TO ADMINISTRATIVE
APPROVAL

APR 25 2013

BY: DEBRA CAMPBELL

Sh AFW \$F

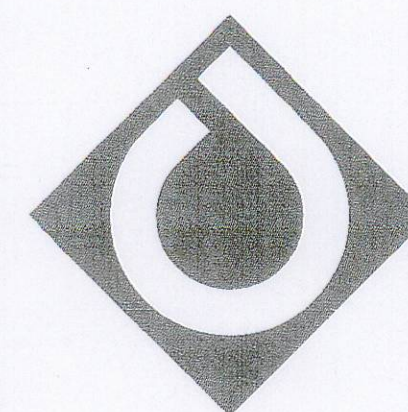


RZ3.1

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ENTERPRISES, INC**
CUMBERLAND CENTER IV
3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

**PERSPECTIVE
RENDERING**
For Public Hearing
Petition # 2007-082

Project No.

3592

Issued

03.26.07

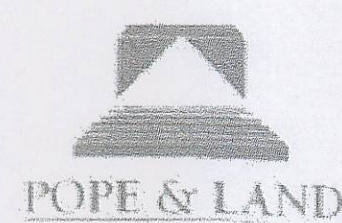
Revised

ATTACHED TO ADMINISTRATIVE
APPROVAL

APR 25 2013

BY: DEBRA CAMPBELL

Debra Campbell \$F

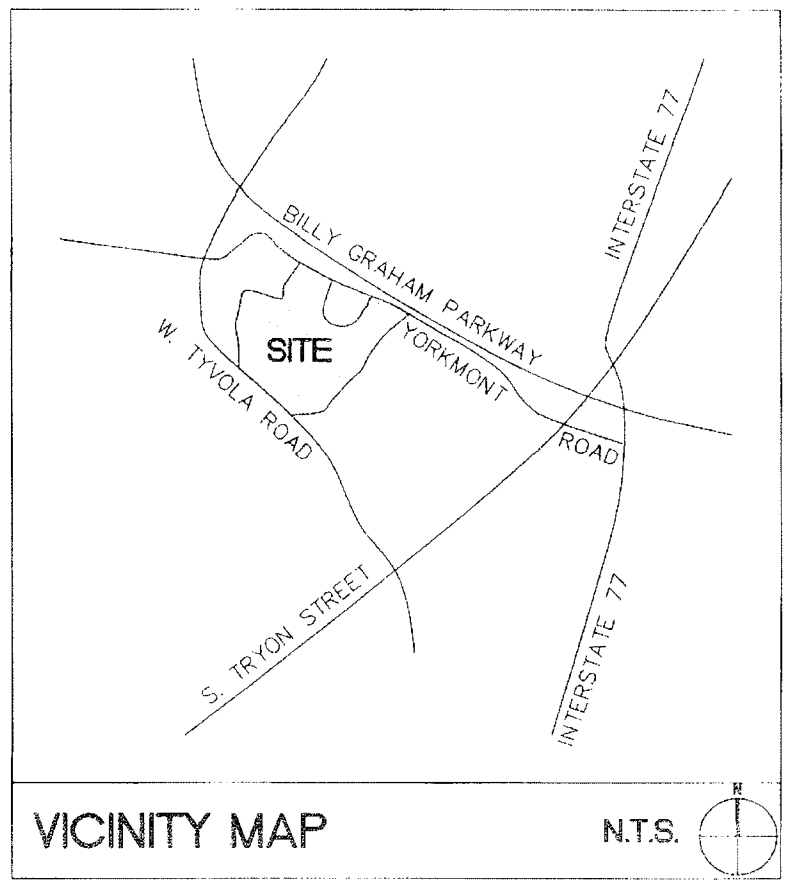
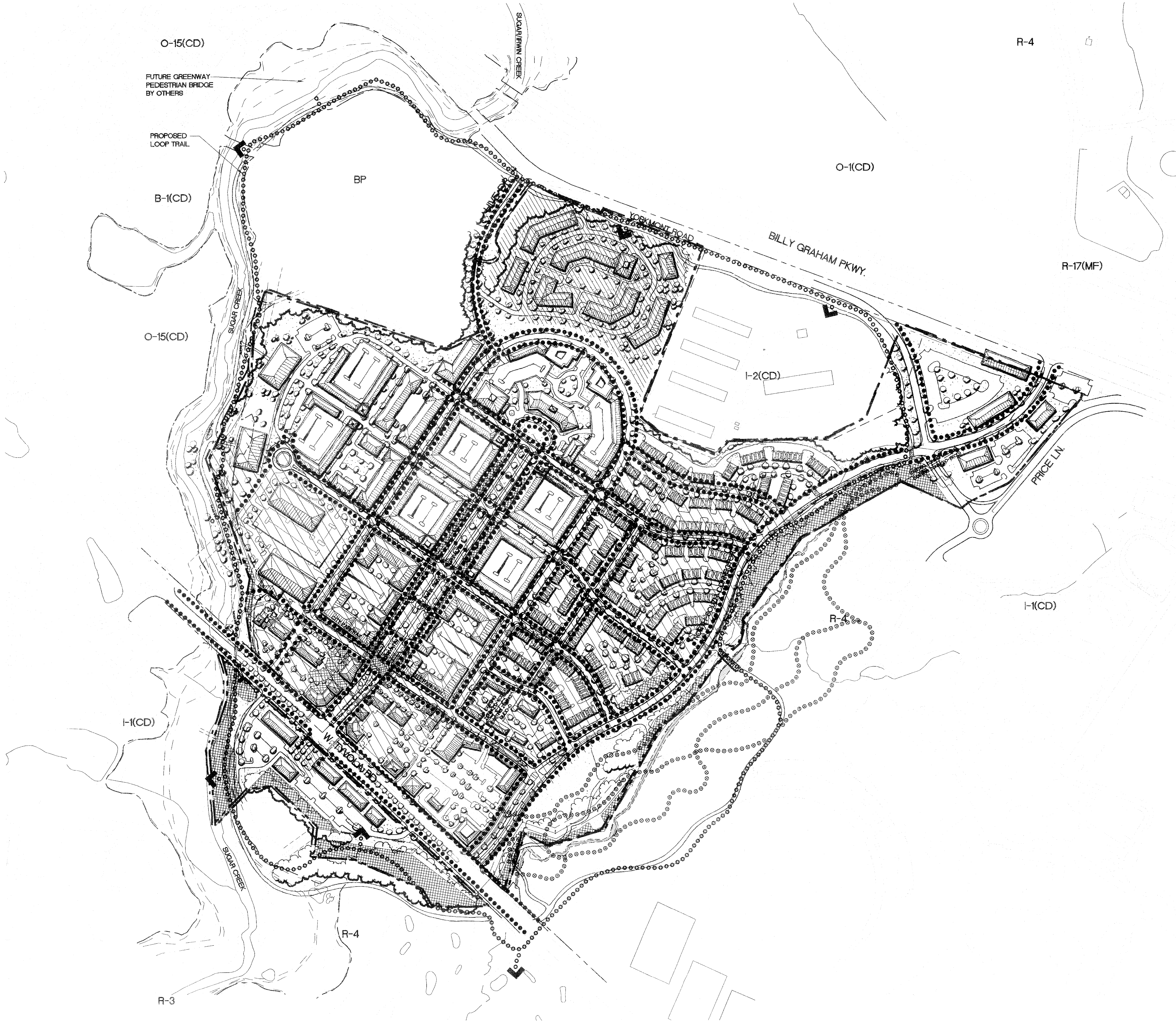


RZ3.2

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ORIGINAL



SITE DATA TABLE:

EXISTING ZONING:	MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O
SITE ACREAGE:	170.2697 AC
EXISTING WOODED AREA:	74.8 AC
PROPOSED TREE SAVE AREA:	12.4 AC
TREE SAVE AREA % OF TOTAL PROPERTY AREA:	7.28%

LEGEND

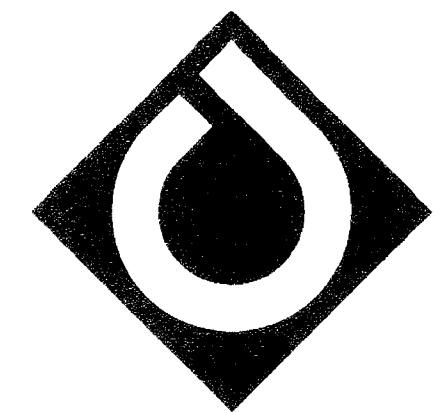
PROPOSED PHASE I DEVELOPMENT AREA	PROPERTY LINE
EXISTING WOODED AREA	PROPOSED TREE SAVE AREA
PROPOSED SIDEWALK	EXISTING BIKE TRAIL
PROPOSED PEDESTRIAN LOOP "THE LOOP"	FUTURE PEDESTRIAN TRAIL DESIGNED BY OTHERS

ATTACHED TO ADMINISTRATIVE APPROVAL

APR 25 2013

BY: DEBRA CAMPBELL

John A. H. SF



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CITY PARK

CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No.

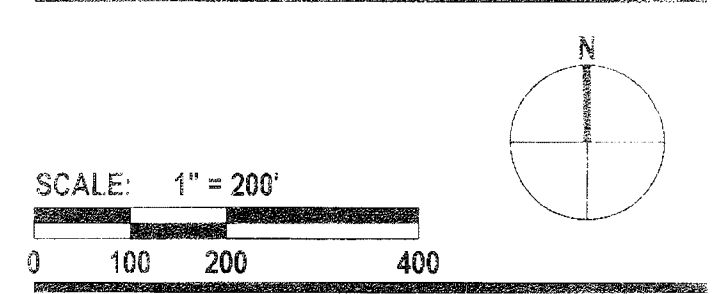
3592

Issued

03.26.07

Revised

09/14/07
11/16/07
12/14/07

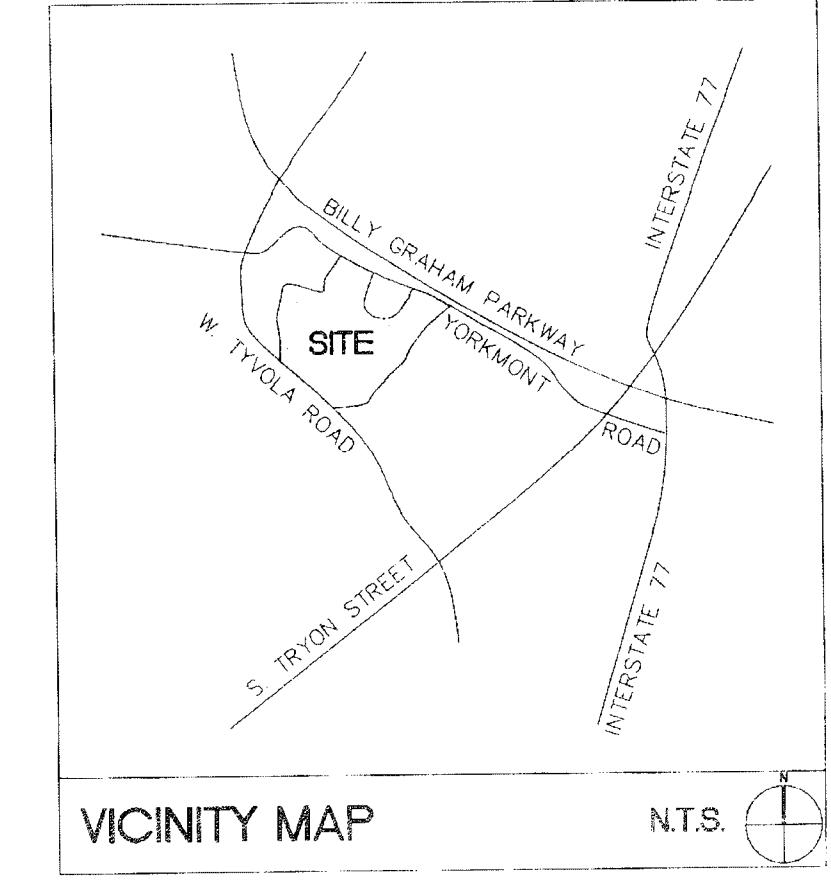


RZ4.0

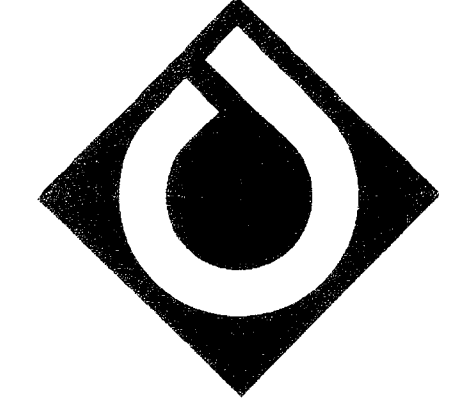
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BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P & I COLSEUM, L.P. OF THE CHARLOTTE COLSEUM SITE", BY R.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459



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CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

ATTACHED TO ADMINISTRATIVE
APPROVAL

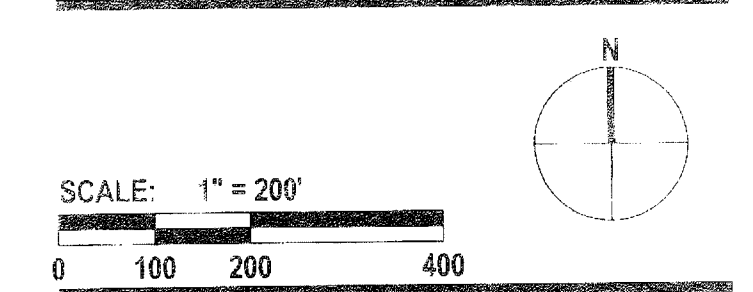
APR 25 2013

BY: DEBRA CAMPBELL

See A Set \$F

Revised

05/14/07
11/16/07
12/14/07

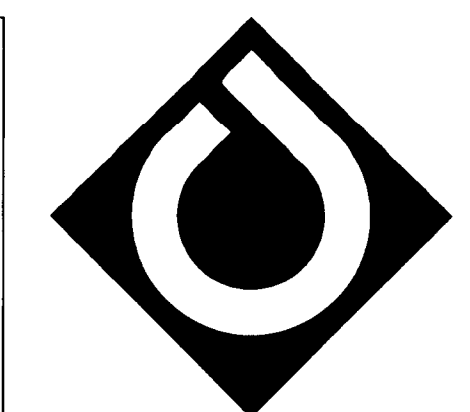


RZ5.0

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01/10/2014



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CITY PARK

CHARLOTTE, NORTH CAROLINA

STREET SECTION DETAILS For Public Hearing Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

09/14/07
10/25/07
11/16/07

04/10/08 - ADMINISTRATIVE AMENDMENT
02/21/13 - ADMINISTRATIVE AMENDMENT

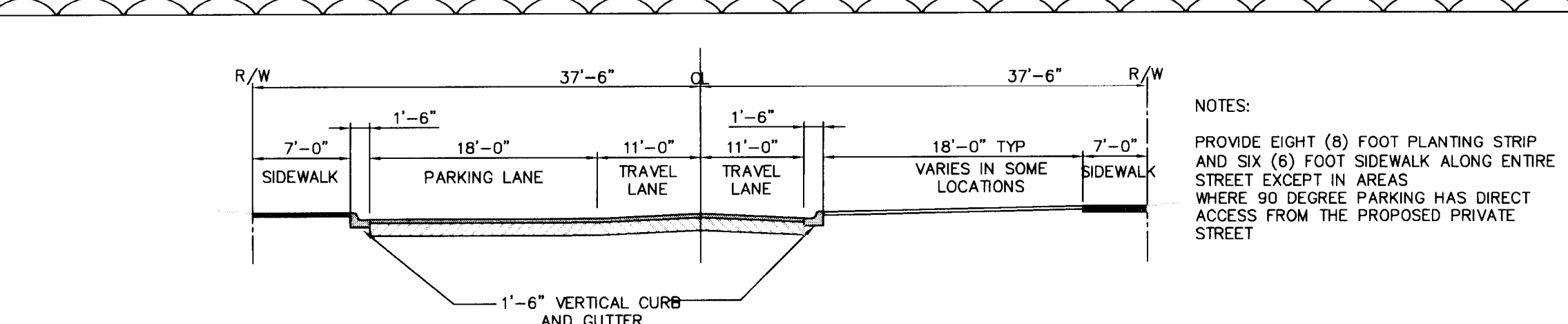
04/03/13 - ADMINISTRATIVE AMENDMENT-PLANNING COMMENT

NOT TO SCALE

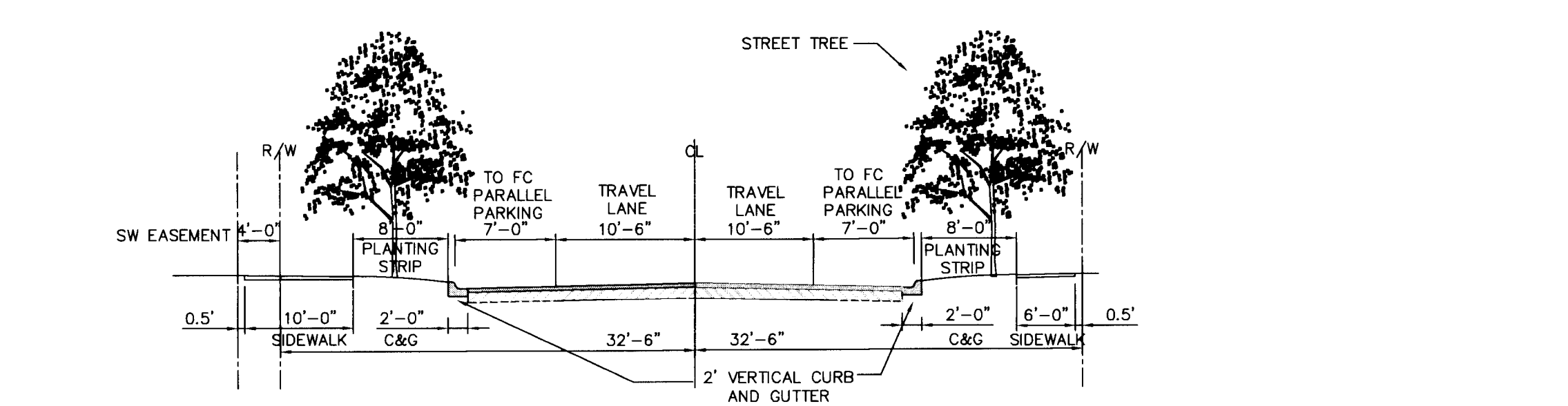
RZ6.0

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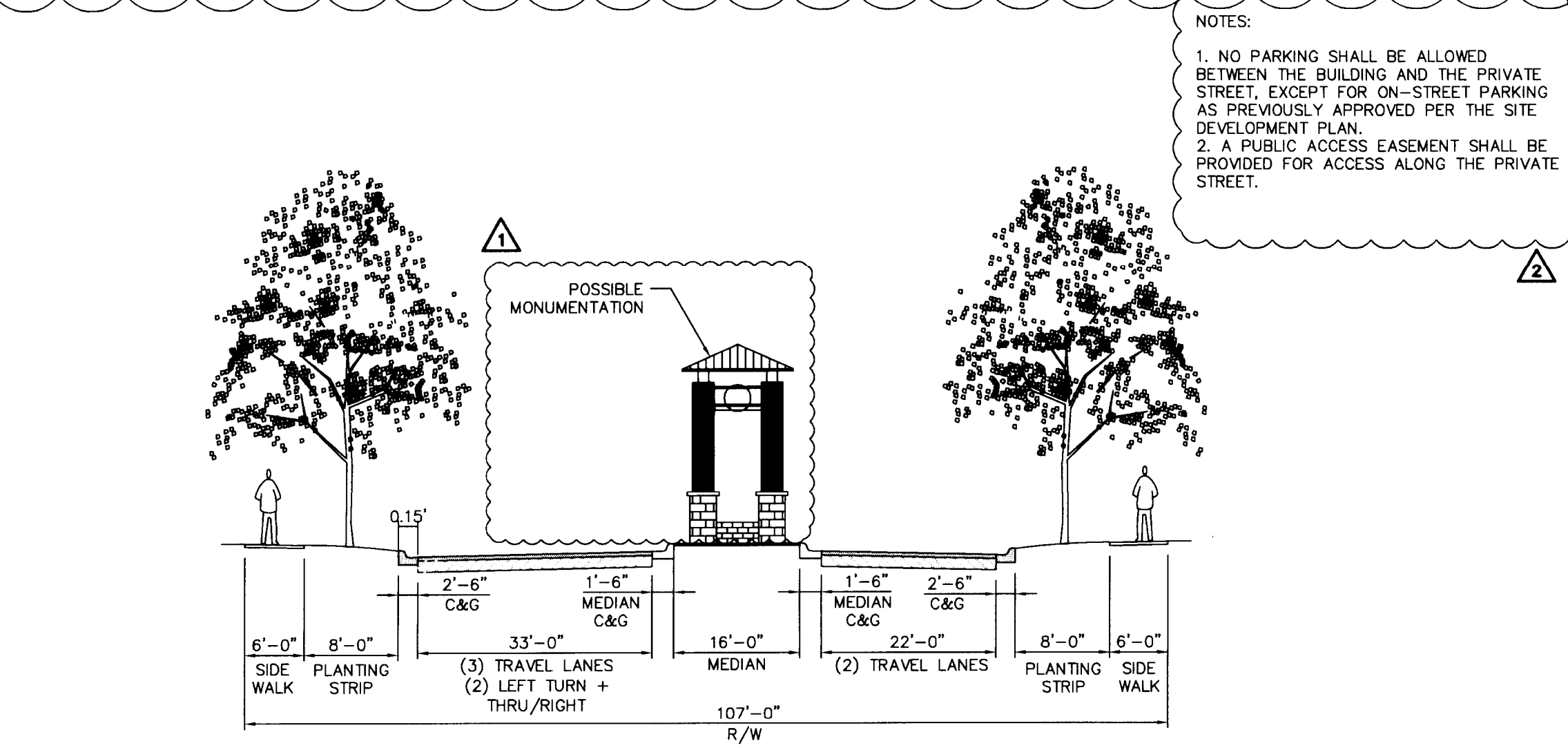
ColeJenest & Stone, P.A. 2007 ©



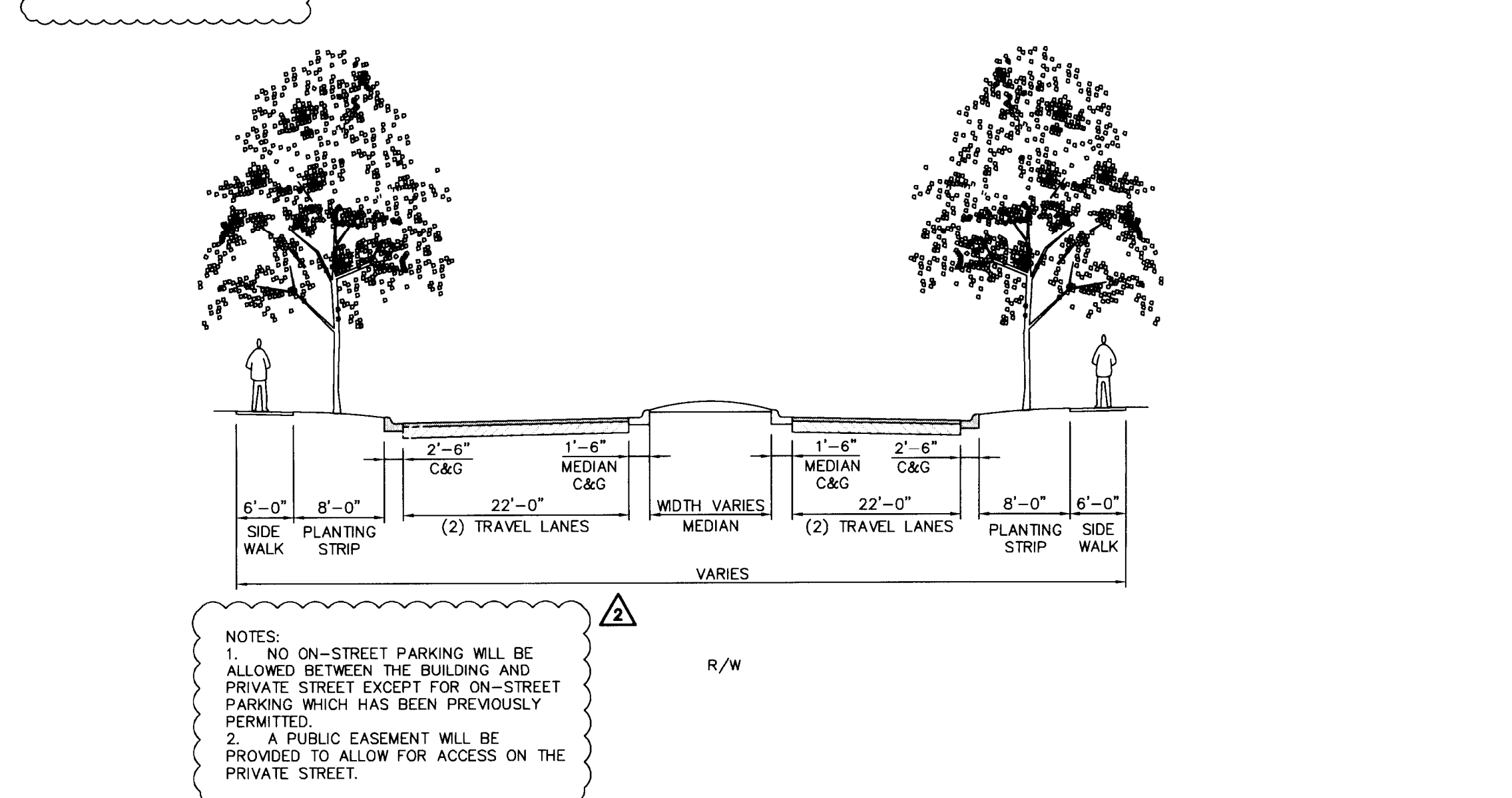
PRIVATE STREET - PARKING PERMISSIBLE ON ONE SIDE (CAN VARY WHICH SIDE OF ROAD) G3



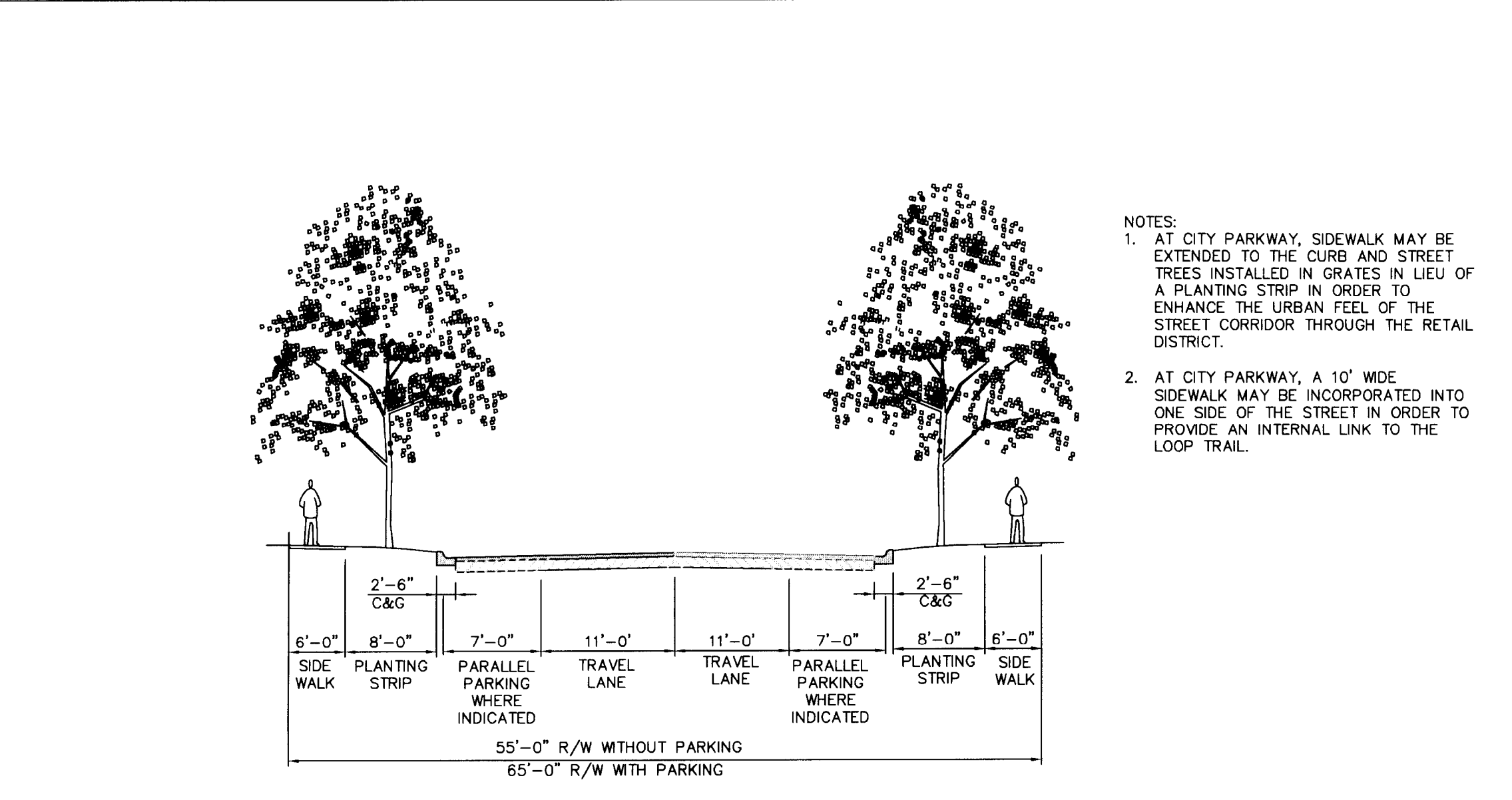
PUBLIC STREET (LOCAL)- PARKING PERMISSIBLE ON TWO SIDES F3



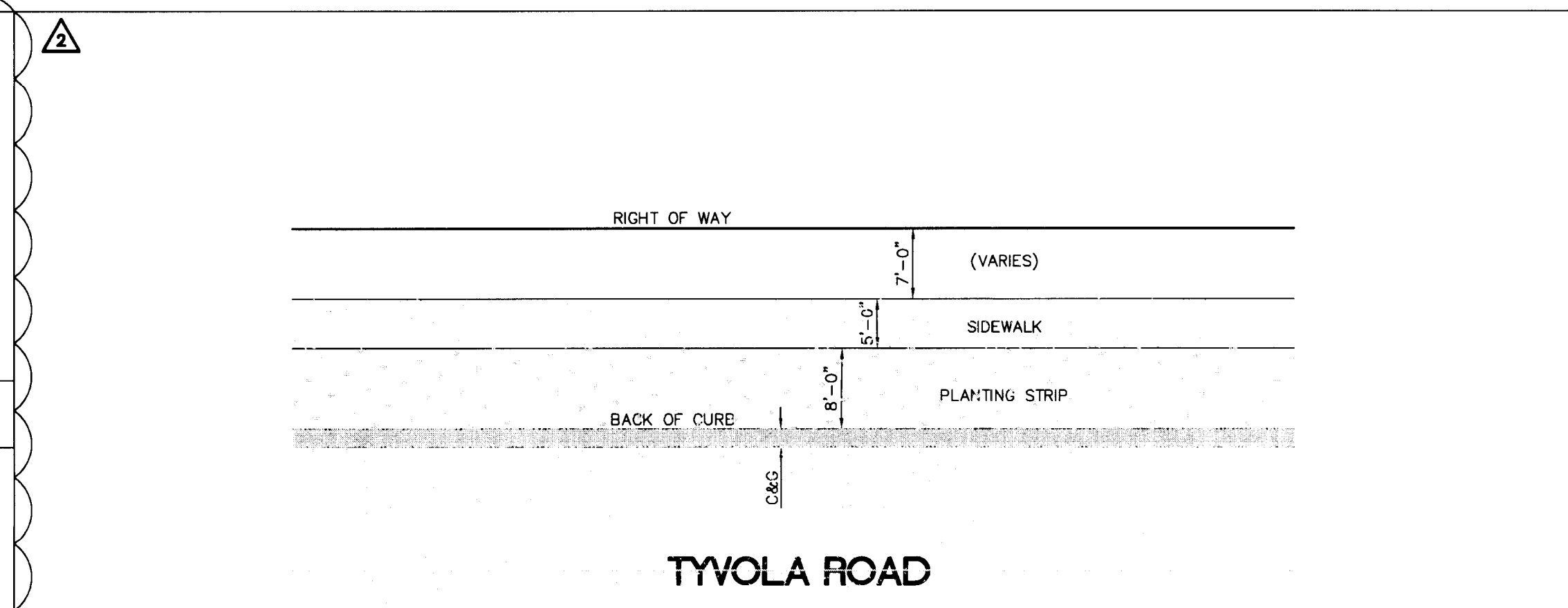
PRIVATE STREET - DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD K



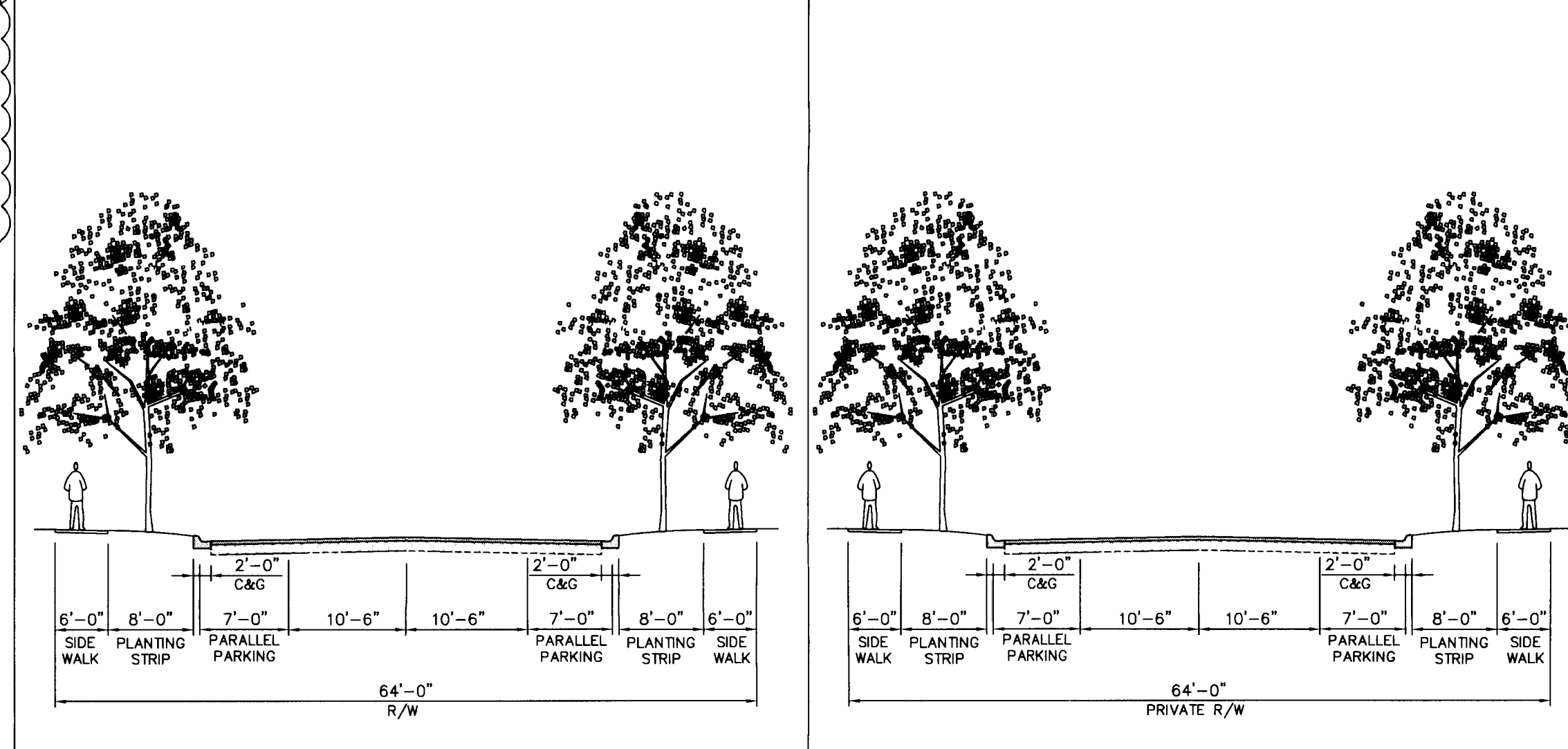
PUBLIC STREET - DMVED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY J



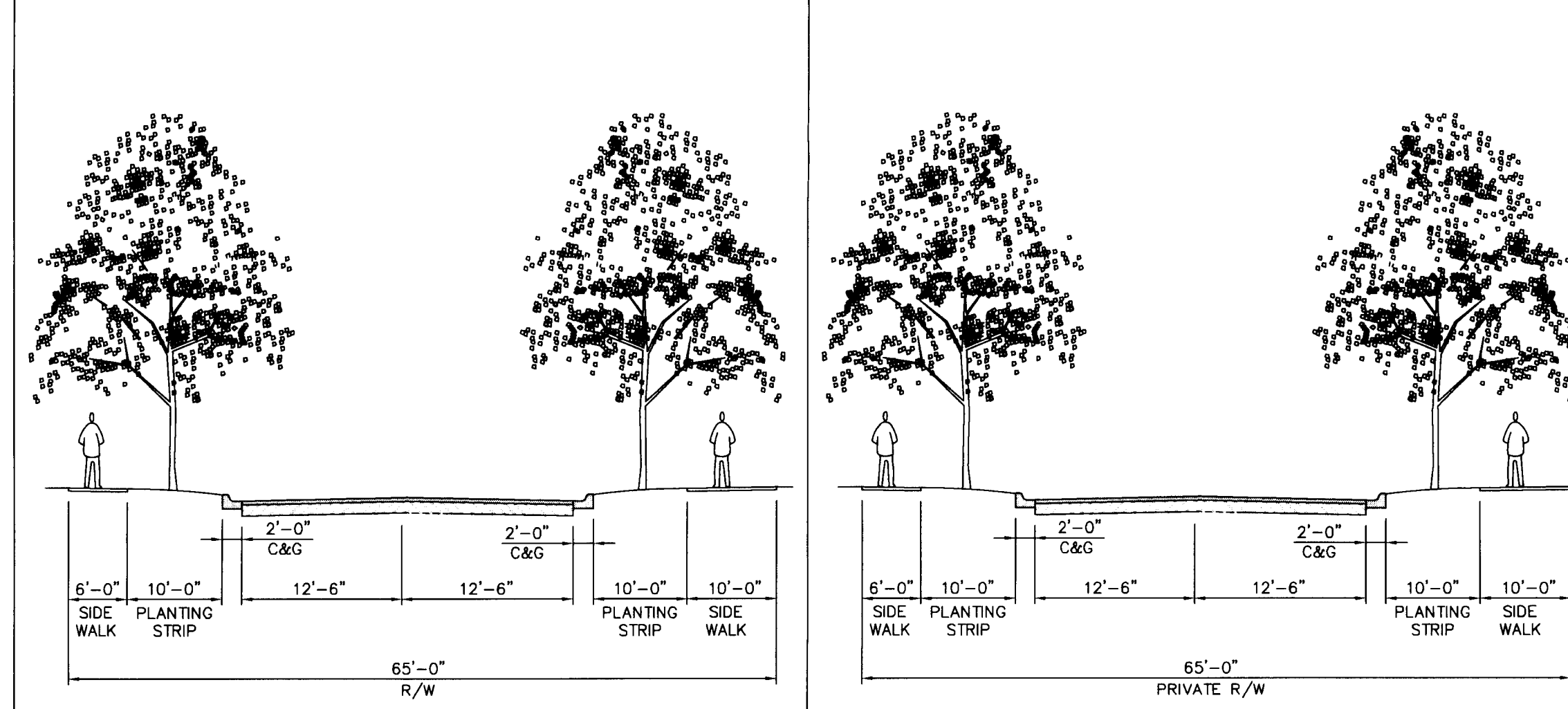
PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE I



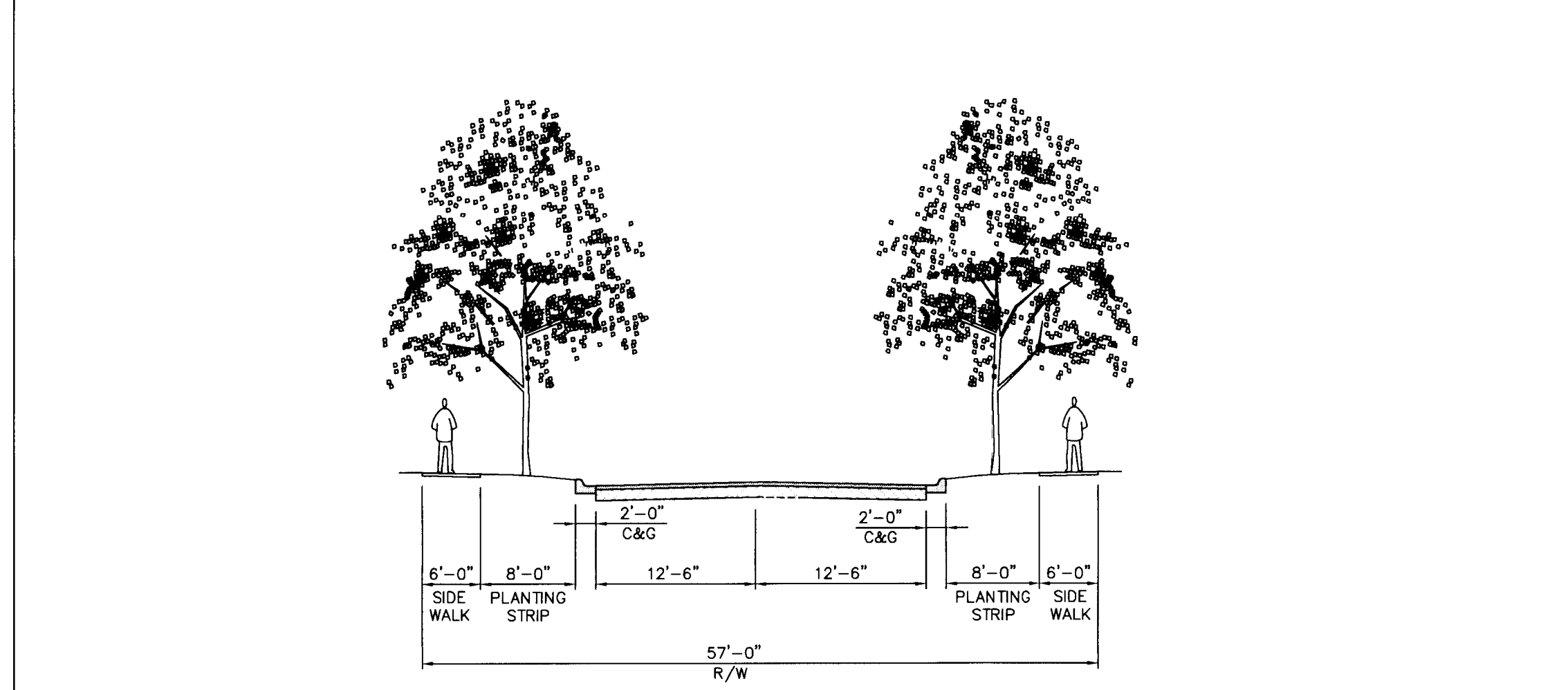
EXISTING CONDITIONS ON TYVOLA ROAD H



PUBLIC STREET (LOCAL) - PARKING PERMISSIBLE ON TWO SIDES G1

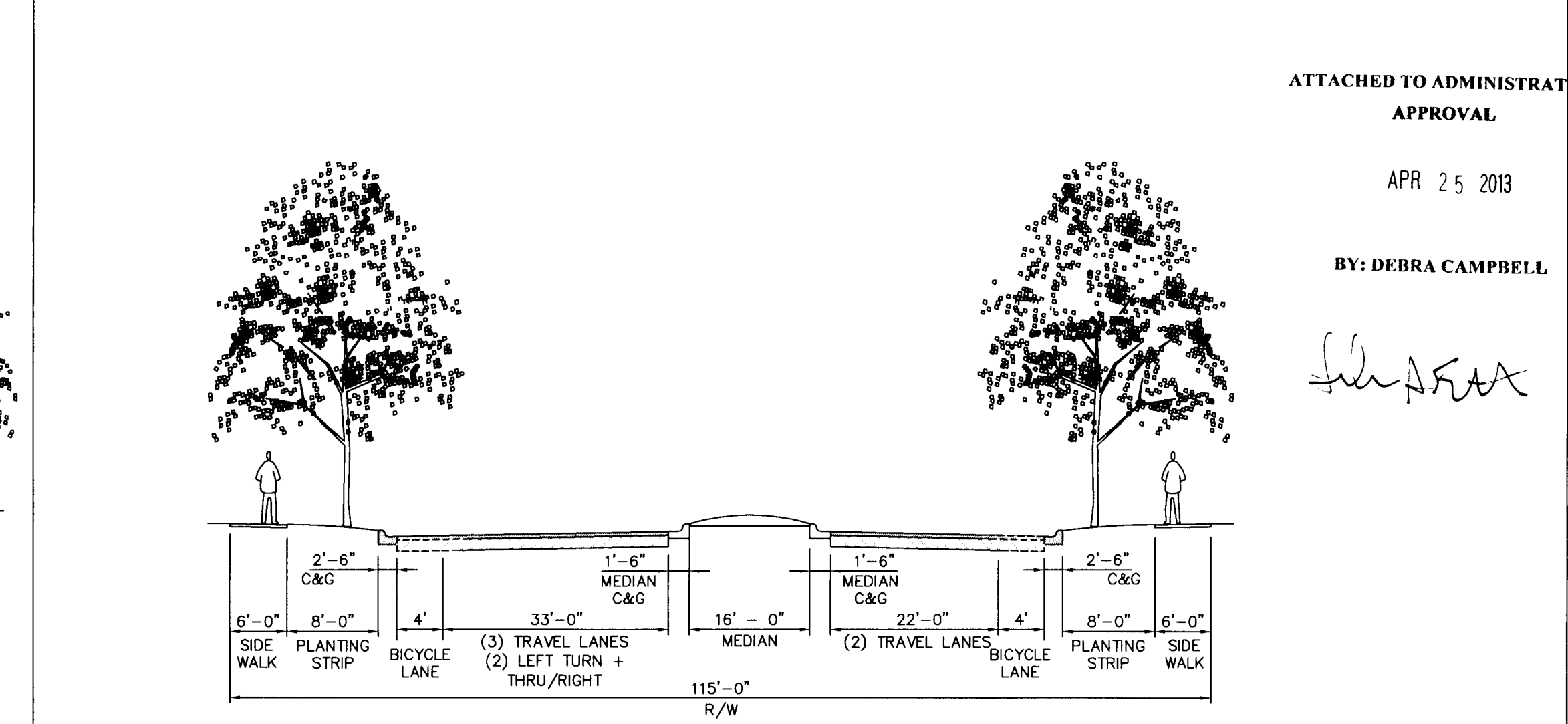


PRIVATE STREET (LOCAL) - PRIVATE PARKING TWO SIDES G2

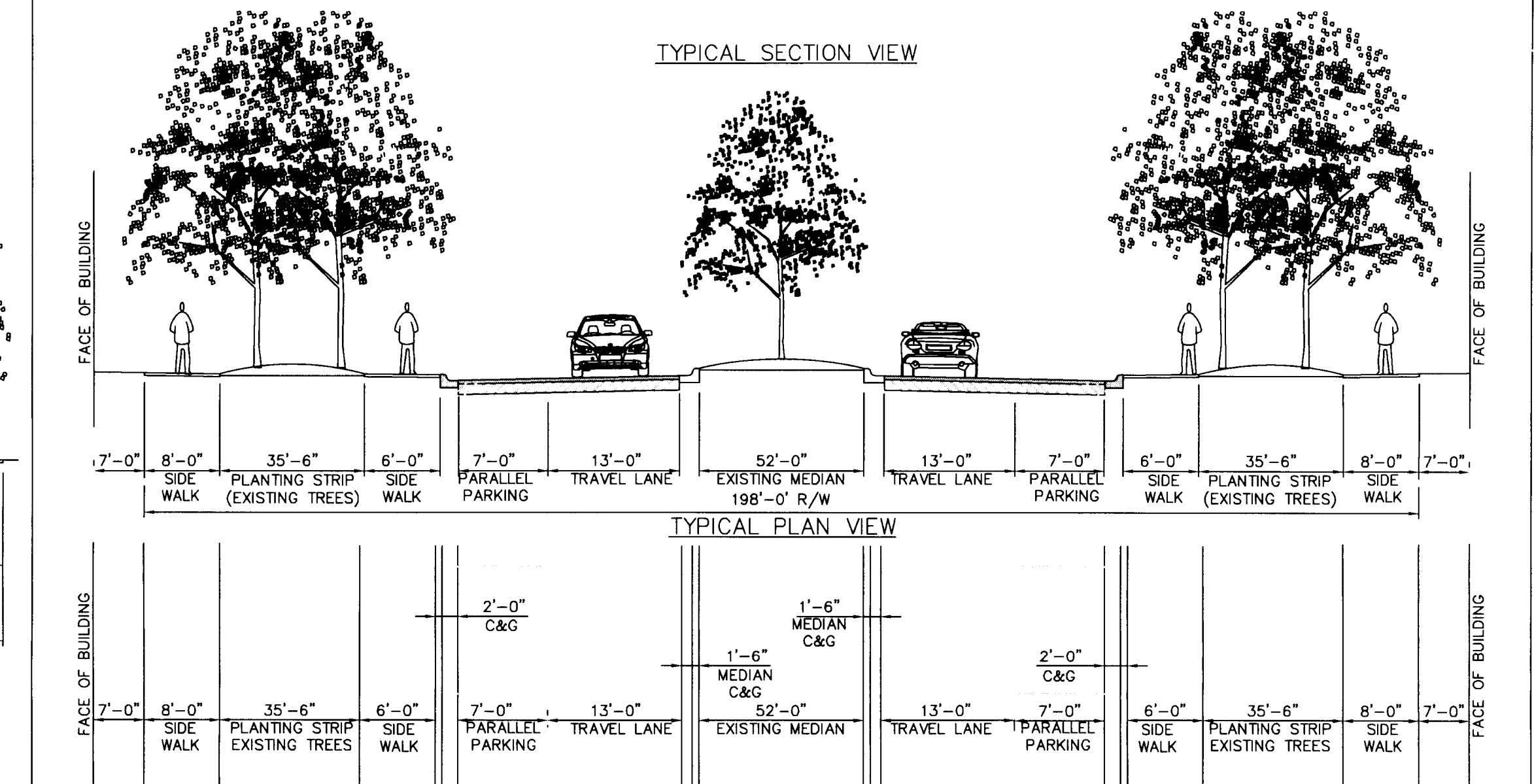


PUBLIC GREEN STREET - PARKING PERMISSIBLE ON ONE SIDE F1

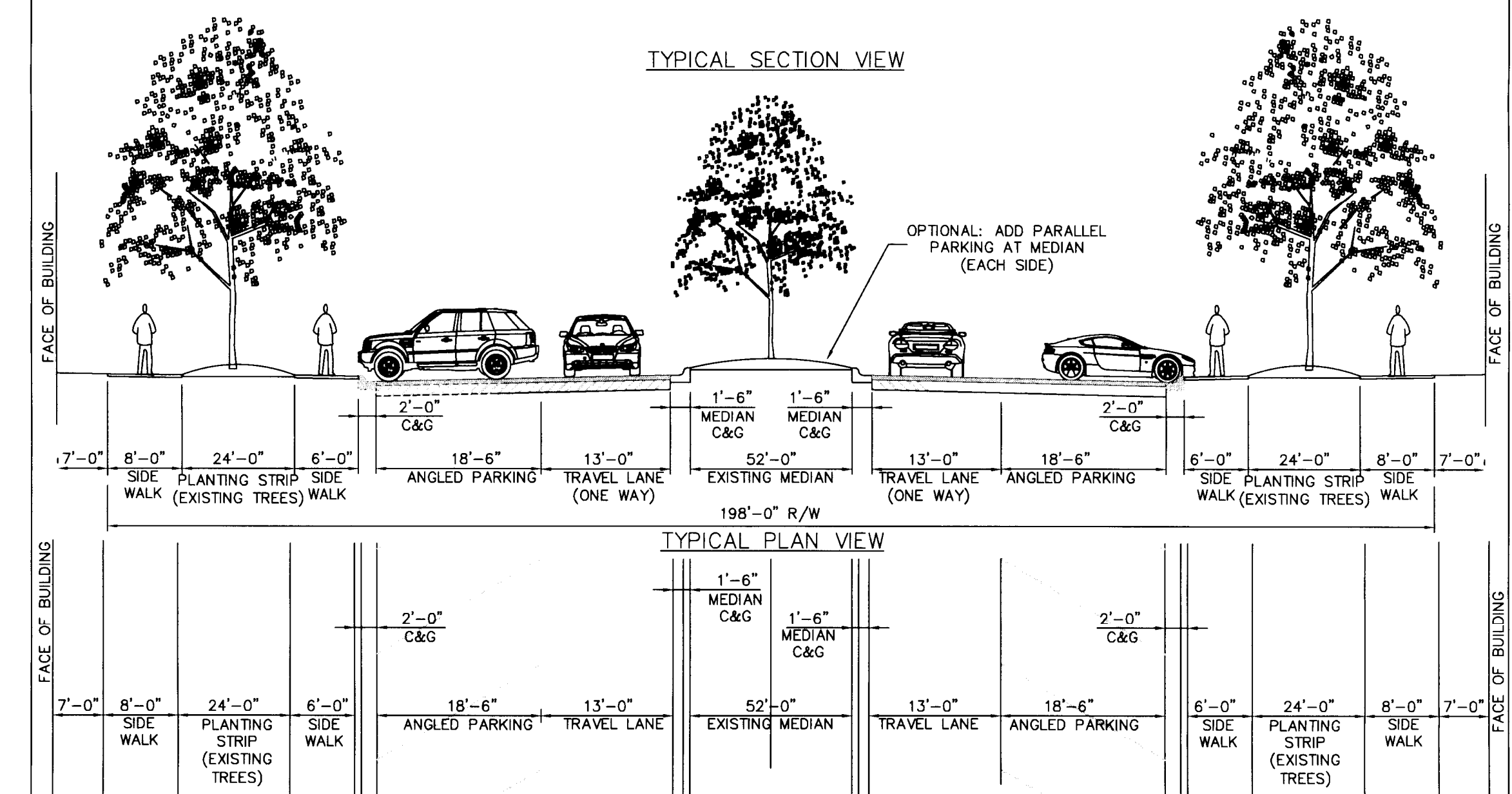
PUBLIC STREET - AVENUE WITH BICYCLE LANE D



PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD C



CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH PARALLEL PARKING B



CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH ANGLED PARKING A



Charlotte-Mecklenburg Planning Department

DATE: June 30, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2007-082 Pope & Land Enterprises

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.

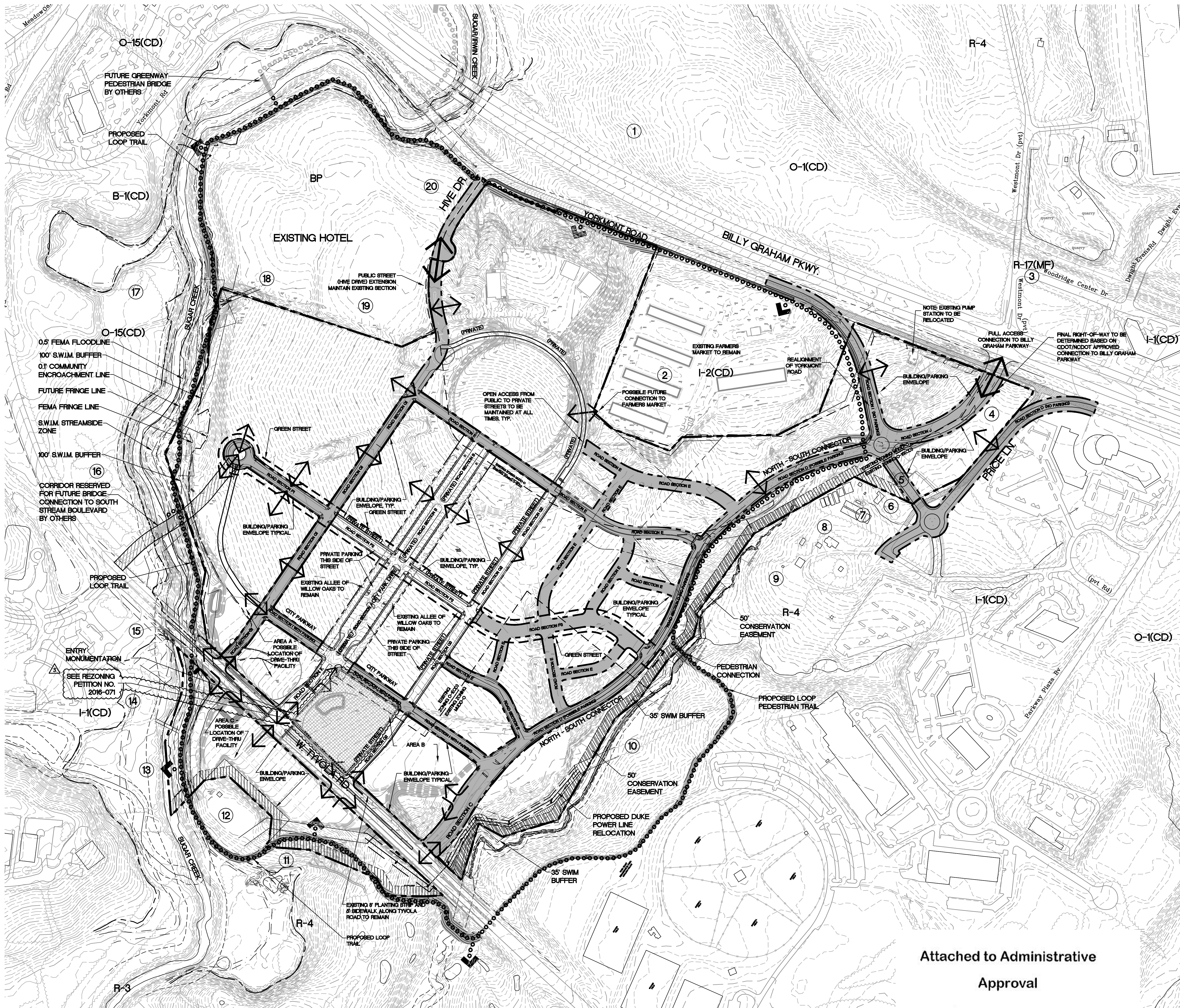
- Update to the original rezoning to an area now governed by petition 201-071.
- Reduction of the number of allowed accessory service windows (drive-thru's)
- Reduction of the allowed retail square footage now (180,000).

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.

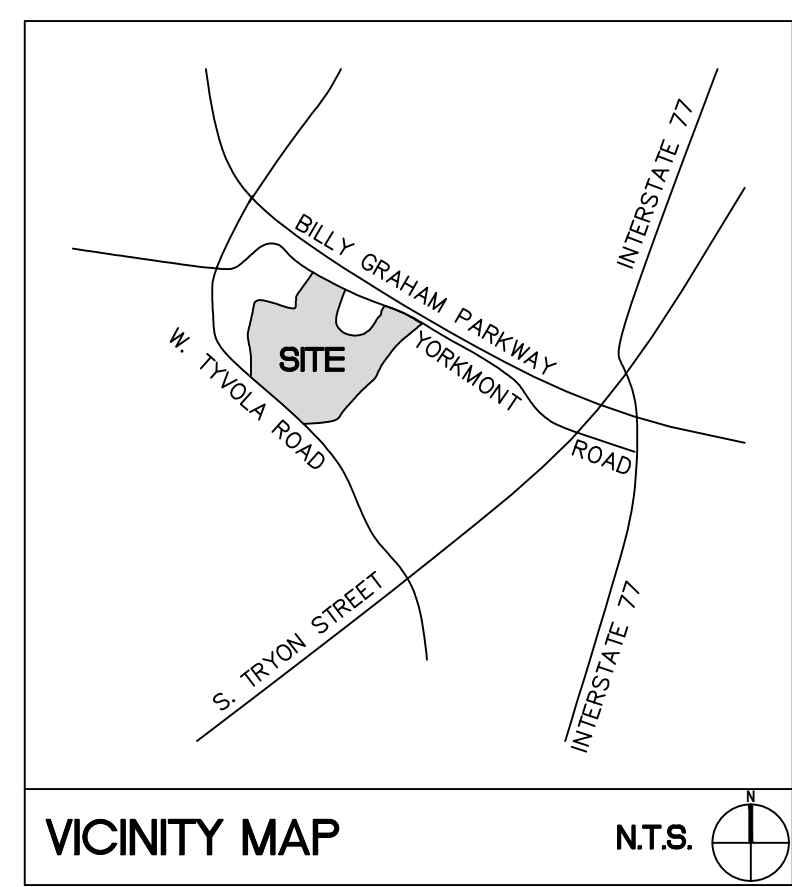
Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.



Attached to Administrative
Approval

John A. Fortune
Solomon A. Fortune



SITE DATA TABLE:
SITE ACREAGE: 170.2697 AC
EXISTING ZONING: MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING: MUDD-O

LEGEND	
	FULL MOVEMENT ACCESS POINT
	RIGHT-IN, RIGHT-OUT ACCESS POINT
	PROPOSED PEDESTRIAN TRAIL
	PROPOSED RIGHT OF WAY
	PROPERTY LINE
	50' CONSERVATION EASEMENT
	PUBLIC STREET

- STREET SECTIONS
SEE SHEET R26.0 FOR DETAILS
- A. PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
ANGLED PARKING
 - B. PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
PARALLEL PARKING
 - C. PUBLIC STREET - LOCAL STREET -
DIVIDED ENTRY ROAD FOR NORTH-
SOUTH CONNECTOR AT TYVOLA ROAD
 - D. PUBLIC STREET - AVENUE WITH
BICYCLE LANE
 - E. PUBLIC STREET - LOCAL STREET -
PARKING ONE SIDE
 - F1. PUBLIC GREEN STREET - PUBLIC
PARKING ONE SIDE
 - F2. PRIVATE GREEN STREET - PRIVATE
PARKING ONE SIDE
 - F3. PUBLIC STREET, PUBLIC PARKING
TWO SIDES
 - G1. PUBLIC STREET - LOCAL STREET
PARKING TWO SIDES
 - G2. PRIVATE STREET - LOCAL STREET
PRIVATE PARKING TWO SIDES
 - G3. PRIVATE STREET, LOCAL STREET
PARKING ONE SIDE
 - I. PUBLIC STREET - AVENUE WITHOUT
BICYCLE LANE
 - J. PUBLIC STREET - DIVIDED ENTRY
ROAD FOR NORTH-SOUTH CONNECTOR
AT BILLY GRAHAM PARKWAY
 - K. PRIVATE STREET DIVIDED ENTRY ROAD
FOR CITY PARK DRIVE AT TYVOLA
ROAD

- ADJACENT PROPERTY OWNERS
- 1. BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-031-05
 - 2. STATE OF NORTH CAROLINA
PID: 143-131-02
 - 3. BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-021-07
 - 4. P & L COLISEUM LP
PID: 143-141-07
 - 5. P & L COLISEUM LP
PID: 143-141-06
 - 6. MCALLISTER INVESTMENT PROP. #5
PID: 143-141-05
 - 7. MCALLISTER INVESTMENT PROP. #5
PID: 143-141-04
 - 8. DORIS G MCALLISTER AND R J
MCALLISTER
PID: 143-141-03
 - 9. DORIS G MCALLISTER AND R J
MCALLISTER
PID: 143-141-02
 - 10. CITY OF CHARLOTTE
PID: 143-131-03
 - 11. CITY OF CHARLOTTE
PID: 143-133-01
 - 12. DUKE POWER CO.
PID: 143-133-02
 - 13. LAKEPOINTE PROPERTY OWNERS
PID: 143-133-05
 - 14. HPT SUITE PROPERTIES TRUST AND
PRIME HOSPITALITY CORP.
PID: 143-133-04
 - 15. LAKEPOINTE RESTAURANT AND
DIVISION CONTROLLER
PID: 143-133-03
 - 16. COLISEUM TRANSFER INC AND
CRESCENT RESOURCES LLC
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 - 17. COLISEUM TRANSFER INC AND
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 - 18. COLISEUM TRANSFER INC AND
CRESCENT RESOURCES LLC
PID: 143-272-09
 - 19. ATRIUM FINANCE I LP
PID: 143-272-05
 - 20. COLISEUM TRANSFER INC AND
CRESCENT RESOURCES LLC
PID: 143-272-04
- Revised
- 05/14/07
 - 10/25/07
 - 11/16/07
 - 12/14/07
 - 04/10/08 - ADMINISTRATIVE AMENDMENT
 - 06/03/08 - CDOT COMMENTS
 - 02/21/13 - ADMINISTRATIVE AMENDMENT
 - 04/03/13 - ADMINISTRATIVE AMENDMENT-PLANNING COMMENTS
 - 06/08/16 - ADMINISTRATIVE AMENDMENT
- SCALE: 1" = 200'
- RZ1.0
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1. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET (SHEET RZ 1) ASSOCIATED WITH THE REZONING PETITION FILED BY THE PETITIONER TO ACCOMMODATE REDEVELOPMENT OF THE 159 ± ACRE TRACT OCCUPIED BY THE OLD CHARLOTTE COLESIUM WHICH LIES BETWEEN TYVOLA ROAD AND YORKMONT ROAD AND THE 12 ACRE TRACT LOCATED ON THE OPPOSITE SIDE OF TYVOLA ROAD (COLLECTIVELY CALLED THE SITE), ALL AS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THE ACCOMPANYING EXHIBITS, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, ACCOMPANYING THE REZONING PETITION. THE PETITIONER AGREES TO ADAPT THE TECHNICAL DATA SHEET (SHEET RZ 1), A CONCEPTUAL SITE PLAN FOR THE DEVELOPMENT OF THE SITE (SHEET RZ 3.0), A CONCEPTUAL SITE PLAN ALTERNATE, DEPICTING OPTIONAL DEVELOPMENT PLANS FOR VARIOUS AREAS WITHIN THE SITE (SHEET RZ 3.1) AND A PERSPECTIVE RENDERING LOOKING NORTH-UP CITY PARK DRIVE (SHEET RZ 3.2). THE PETITIONER RESERVES THE OPTION TO COMBINE OR NOT COMBINE BUILDINGS DEPICTED ON SHEETS RZ 3.0 AND RZ 3.1. HOWEVER, THIS OPTION DOES NOT INCLUDE THE RIGHT TO INCREASE THE NUMBER OF BUILDINGS SHOWN ON EITHER OF THESE SHEETS, UNLESS THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS OR THE ACCOMPANYING EXHIBITS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, INASMUCH AS PLANNING FOR THE PROPOSED DEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE PRELIMINARY LAYOUTS OF THE DEVELOPMENT. THE PETITIONER PROPOSED, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE CONFIGURATIONS AND PLACEMENTS OF PARKING AREAS AND THE HEIGHTS AND MASSES OF BUILDINGS HAVE NOT YET BEEN DETERMINED. AS A CONSEQUENCE, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDINGS AND PARKING AREAS SHOWN ON THE CONCEPTUAL SITE PLAN (SHEET RZ 3.0) AND THE OPTIONAL DEVELOPMENT PLANS (SHEET RZ 3.1) ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY BE MODIFIED, ALTERED OR MODIFIED DURING ANY PHASE OF CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM PARKING AND BUILDING ELEVATION LINES ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET RZ 1) ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE MUDD DISTRICT. FOR PURPOSES OF THE PRECEDING PARAGRAPH, ANY ALTERATIONS OR MODIFICATIONS WHICH SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE CONCEPTUAL SITE PLAN, THE CONCEPTUAL SITE PLAN ALTERNATE, OR THEIR RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.20(7)(1) OR (2) OF THE ORDINANCE, AS APPLICABLE. THE PERSPECTIVE RENDERING ACCOMPANYING THE TECHNICAL DATA SHEET (SHEET RZ 3.2) WHICH HAS ITS VENDOR OF POINT OF REFERENCE ON THE VIEW OF THE PETITIONER ENTERING THE CITY PARK TOWN SQUARE FROM TYVOLA ROAD WOULD HAVE DEVELOPMENT WITHIN THE SITE ALONG EITHER SIDE OF CITY PARK DRIVE AS THE PETITIONER CONTINUED TRAVELING IN A NORTHERLY DIRECTION, ILLUSTRATES THE QUALITY OF DEVELOPMENT THE PETITIONER INTENDS TO ACHIEVE FOR CITY PARK. THE PETITIONER AGREES TO SUBMIT DETAILED PLANS WITH RESPECT TO EACH PHASE OF DEVELOPMENT PROPOSED ON THE SITE TO THE STAFF OF THE CHARLOTTE MECKLENBURG PLANNING COMMISSION FOR REVIEW PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF THE PROPOSED PHASE OF DEVELOPMENT SO THAT STATE MAY BE ASSURED THAT SUCH DEVELOPMENT SATISFIES THE CONDITIONS IMPOSED UNDER THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE OTHER SECTIONS AND EXHIBITS ACCOMPANYING THE REZONING PETITION. THE PETITIONER AGREES TO SUBMIT DETAILED PLANS WITH RESPECT TO EACH PHASE OF DEVELOPMENT. THE ADMINISTRATIVE SITE PLAN APPLICATION OR REQUIRE ADMINISTRATIVE SITE PLAN APPROVAL AS ENVISIONED BY SECTION 6.20(7) OF THE ORDINANCE.

2. REQUIREMENTS FOR REMOVING PUBLIC ART PIECE

THERE IS CURRENTLY IN PLACE IN FRONT OF THE CHARLOTTE COLESIUM A MAYA LIN PUBLIC ART PIECE FEATURING NINE HOLLY SHRUBS SCULPTED TO GIVE THE APPEARANCE OF LIVING BALS. THE CONTRACT WHICH THE CITY OF CHARLOTTE ENTERED INTO WITH ITS ARTIST RESERVED A RIGHT ON THE PART OF THE CITY TO REMOVE THIS ART PIECE, PROVIDED CERTAIN TERMS AND CONDITIONS WERE SATISFIED. A COPY OF THIS CONTRACT IS ON FILE IN THE OFFICE OF THE CITY MANAGER OF THE CITY OF CHARLOTTE. THE PETITIONER AGREES TO REMOVE THIS ART PIECE INVOLVED WITH THIS PETITION. THEY MAY ONLY DO SO AFTER HAVING FULLY COMPLIED WITH ALL OF THE TERMS AND CONDITIONS SET FORTH IN THE MAYA LIN CONTRACT.

3. PERMITTED USES

EXCEPT AS OTHERWISE PROVIDED IN THE NEXT SUCCEEDING PARAGRAPH, THE SITE MAY BE DEVOTED TO ANY USES (INCLUDING ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A MUDD ZONING DISTRICT UNDER THE ORDINANCE. NOTWITHSTANDING THE FOREGOING PARAGRAPH OF THIS SECTION 3, THE FOLLOWING USES SHALL NOT BE ALLOWED ON THE SITE:

- FAST FOOD RESTAURANTS WITH DRIVE THROUGH FACILITIES;
- CONVENIENCE STORES WITH GASOLINE SALES;
- CAR WASHES; AND
- AUTOMOTIVE SERVICE STATIONS.

SUBJECT TO THE PROVISIONS OF THE NEXT SUCCEEDING PARAGRAPH OF THIS SECTION 3, TWO OF THE FOLLOWING USES MAY BE LOCATED ON THE SITE WITHIN AREAS A AND C DEPICTED ON THE TECHNICAL DATA SHEET AND WILL BE ALLOWED TO HAVE DRIVE-THROUGH SERVICE LANES AND WINDOWS AS ACCESSORIES:

- A BANK;
- A DRUG STORE; AND
- A DRY CLEANER

DRIVE-THROUGH WINDOWS SHALL ONLY BE LOCATED ON THE SAME PARCEL AS THE PRINCIPAL USE; AND, TO MINIMIZE VISIBILITY ALONG PUBLIC RIGHTS-OF-WAY, SHALL BE LOCATED ON THE SIDE OF THE PRINCIPAL USE. EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPTUAL SITE PLAN AND THE OPTIONAL DEVELOPMENT PLANS, OR AS APPROVED THROUGH AN ADMINISTRATIVE VARIATION, MANEUVERING/STACKING FOR THE DRIVE-THROUGH WINDOWS MAY NOT OCCUR BETWEEN BUILDINGS AND PUBLIC OR PRIVATE STREETS. MORE THAN A DRIVE THROUGH SERVICE LANE SHALL BE PERMITTED PER INDIVIDUAL USE AND FREESTANDING DRIVE THROUGH LANES SHALL BE PROHIBITED. EACH SUCH DRIVE-THROUGH SERVICE LANE/WINDOW SHALL BE APPROVED AND DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.14(3) OF THE ORDINANCE. THE BUILDING CURRENTLY SITUATED BEHIND THE COLESIUM BUILDING WHICH WAS FORMERLY OCCUPIED BY THE CHARLOTTE HORNETS MAY BE RENOVATED, REUSED OR REPLACED WITH NEW DEVELOPMENT.

4. MAXIMUM DEVELOPMENT

THE MAXIMUM MIXED/MULTI-USE DEVELOPMENT WHICH MAY TAKE PLACE ON THE SITE SHALL BE AS FOLLOWS:

- UP TO 180,000 SQUARE FEET OF RETAIL DEVELOPMENT, EXCLUSIVE OF AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE), SERVICE AREAS, MECHANICAL AND ELECTRICAL ROOMS, STORAGE AREAS AND BACK OF HOUSE OFFICE SPACES MAY BE CONSTRUCTED ON THE SITE.
- UP TO TWO HOTELS CONTAINING, IN THE AGGREGATE, NO MORE THAN 350 ROOMS; AND
- UP TO 400,000 SQUARE FEET OF OFFICE DEVELOPMENT, EXCLUSIVE OF AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE), SERVICE AREAS, MECHANICAL AND ELECTRICAL ROOMS, STORAGE AREAS AND BACK OF HOUSE OFFICE SPACES MAY BE CONSTRUCTED ON THE SITE.

AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE AMOUNTS NOTED ABOVE.

RESIDENTIAL
FOR SALE RESIDENTIAL
• UP TO 1,000 DWELLING UNITS CONSISTING OF ANY COMBINATION OF TOWNHOMES, CONDOS, FLATS, AND DETACHED DUPLEX OR SINGLE FAMILY RESIDENCES.

MULTI-FAMILY RENTAL
• UP TO 1,210 HIGH DENSITY RESIDENTIAL UNITS; AND
• UP TO 200 MEDIUM DENSITY RESIDENTIAL UNITS.

5. SETBACKS, SIDE YARDS AND REAR YARDS

EXCEPT AS MAY OTHERWISE BE PROVIDED HEREIN, ALL BUILDINGS BE CONSTRUCTED ON THE SITE SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD DISTRICT. THE DEVELOPER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIORS OF THE PARCELS WITH NO SIDE OR REAR YARDS AS PART OF A UNITED DEVELOPMENT PLAN.

6. MUDD-OPTIONAL PROVISIONS/WAIVER OF SIGHT TRIANGLE REQUIREMENTS

- (a) THIS PETITION PROPOSES UTILIZATION OF THE MUDD-O PROVISIONS TO ALLOW FOR THE FOLLOWING OPTIONAL DEVIATIONS:
 - DEVIATIONS THAT WOULD ALLOW SURFACE LEVEL OFF STREET PARKING SPACES AND MANEUVERING WITHIN AREAS BETWEEN ANY BUILDING FRONTING ON ANY PUBLIC STREET THAT WAS IN EXISTENCE AS OF THE DATE ON WHICH THIS REZONING PETITION IS APPROVED AND THE PARTICULAR PUBLIC STREET INVOLVED.
 - DEVIATIONS THAT WOULD ALLOW THOSE BUILDINGS WITHIN THE CITY PARK TOWN SQUARE RETAIL DISTRICT WHICH ARE SHOWN ON THE CONCEPTUAL SITE PLAN AND THE OPTIONAL DEVELOPMENT PLANS TO HAVE SIDE YARDS OR SIDE ALLEYS ENTERING WITHIN AREAS BETWEEN THESE BUILDINGS AND THE PUBLIC OR PRIVATE STREET ON WHICH THEY FRONT TO HAVE SUCH AREAS.
 - DEVIATIONS THAT WOULD ALLOW SURFACE LEVEL OFF STREET PARKING SPACES AND MANEUVERING WITHIN AREAS LOCATED BETWEEN ANY BUILDING CONSTRUCTED WITHIN THAT PART OF THE SITE WHICH IS BOUNDED BY BILLY GRAHAM PARKWAY, RE-ALIGNMENT OF TYVOLA ROAD, AND PRICE LANE AND THE STREET ON WHICH IT FRONTS.
 - DEVIATIONS THAT WOULD ALLOW TEMPORARY SURFACE LEVEL PARKING AND MANEUVERING WITHIN AREAS BETWEEN PUBLIC OR PRIVATE STREETS AND BUILDINGS FRONTING THESE STREETS IN INSTANCES WHERE THE AREAS ARE EARMARKED FOR FUTURE BUILDINGS.
 - A PORCH-COCHERE FOR A HOTEL.
 - UNENCLOSED, SHELTERED AND UNENCLOSED OFFICE SPACES AND PLAZAS.
 - SERVICE AREAS FOR USE SUCH AS MAIL DELIVERY, TRASH DISPOSAL, ABOVE-GROUND UTILITIES, LOADING AND DELIVERY.
 - A DEVIATION FROM THE HEIGHT REQUIREMENTS TO ALLOW A 11 STORY BUILDING WITHIN THE AREA AT THE END OF THE PROPOSED CITY PARK DRIVE TO BE KNOWN AS THE PINNACLE AT CITY PARK WITH A HEIGHT OF UP TO BUT NOT EXCEEDING 150 FEET.
 - A DEVIATION THAT WOULD ALLOW THE SIDEWALKS CURRENTLY LOCATED ON THE SITE WHICH RUN ALONG TYVOLA ROAD TO REMAIN IN PLACE.
 - DEVIATIONS TO ACCOMMODATE OPTIONAL PAVING SYSTEMS USED ON PRIVATE PLAZAS AND WALKWAYS.
 - DEVIATIONS FROM THE SIGNAGE PROVISIONS TO ALLOW THE FOLLOWING:
 - TWO DETACHED, GROUND-MOUNTED PROJECT /TENANT IDENTIFICATION SIGNS SHALL BE LIMITED IN SIZE TO 10 FEET IN HEIGHT AND 80 SQUARE FEET IN SIGNAGE AREA AND MUST BE LOCATED INTERNAL TO THE PROJECT.

ALLOWABLE SIGNAGE TYPES INCLUDING ALL TYPES OF SIGNAGE PERMITTED UNDER CHAPTER 13 AND/OR, IN ADDITION, COMPUTER PROGRAMMABLE L.E.D. SYSTEMS WITH FULL COLOR, FULL MATRIX DISPLAYS AND MESSAGE BOARDS, INCLUDING TICKER TYPE MOVING MESSAGES. HOWEVER, IN NO EVENT SHALL A L.E.D. SIGN OR A MESSAGE BOARD SIGN BE PERMITTED ALONG ANY PORTION OF THE SITE'S FRONTAGE ALONG TYVOLA ROAD, YORKMONT ROAD OR BILLY GRAHAM PARKWAY.

ONE MOVING STYLE BUILDING IDENTIFICATION SIGN OF UP TO 6 FEET IN HEIGHT AND UP TO 36 SQUARE FEET IN SIGNAGE AREA FOR EACH BUILDING LOCATED WITHIN THE SITE;
WALL MOUNTED SIGNAGE WHICH CONFORMS TO THE MUDD DISTRICT STANDARDS OF THE ORDINANCE.

- THE ESTABLISHMENT OF LIMITED DRIVE-THROUGH FACILITIES AS ACCESSORY USES FOR EACH OF THE FOLLOWING PRINCIPAL USES THAT MAY BE LOCATED ON THE SITE IN ACCORDANCE WITH (AND SUBJECT TO) THE PROVISIONS OF SECTION 3:
 - A BANK;
 - A DRUG STORE; AND
 - DRY CLEANERS

(b) WAIVER OF SIGHT TRIANGLE REQUIREMENTS

IN ADDITION TO THE FOREGOING MUDD OPTIONAL DEVIATIONS, THE PETITIONER RESERVES THE RIGHT TO REQUEST THE DIRECTOR OF CDOT TO WAIVE ALL OR PART OF THE SIGHT TRIANGLE REQUIREMENTS OF THE ORDINANCE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.10(9)(7) THEREOF.

7. GRANDFATHER PROVISIONS

DURING THE VARIOUS PHASES OF THE REDEVELOPMENT PROCESS, IT IS THE INTENTION OF THE PETITIONER TO RETAIN AND PRESERVE ANY AND ALL GRANDFATHERING RIGHTS UNDER THE ORDINANCE WITH RESPECT TO ALL STRUCTURES, STREETS, SIDEWALKS, PARKING AREAS, AND OTHER IMPROVEMENTS CURRENTLY IN PLACE ON THE SITE (INCLUDING THE SIDEWALKS IN PLACE ALONG RUL BUCK BOULEVARD AND TYVOLA ROAD) WHICH ARE NOT REMOVED OR RENOVATED TO ACCOMMODATE THE PARTICULAR ASSOCIATED REDEVELOPMENT PHASE.

8. CONNECTIVITY

PEDESTRIAN AND VEHICULAR CONNECTIVITY WILL BE ENHANCED BY THE PROPOSED LOOP AT CITY PARK, A 3 MILE HARD SURFACE TRAIL SYSTEM THAT WILL ENRICH THE SITE, THE GENERAL ALIGNMENT OF WHICH IS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET (SHEET RZ 1-) AND DESIGNATED AS THE PROPOSED LOOP PEDESTRIAN TRAIL SYSTEM. IT IS TO BE NOTED THAT PORTIONS OF THIS TRAIL SYSTEM RUN THROUGH ADJOINING PROPERTIES SO AS TO PROVIDE BETTER PEDESTRIAN/BICYCLISTS LINKAGE TO:

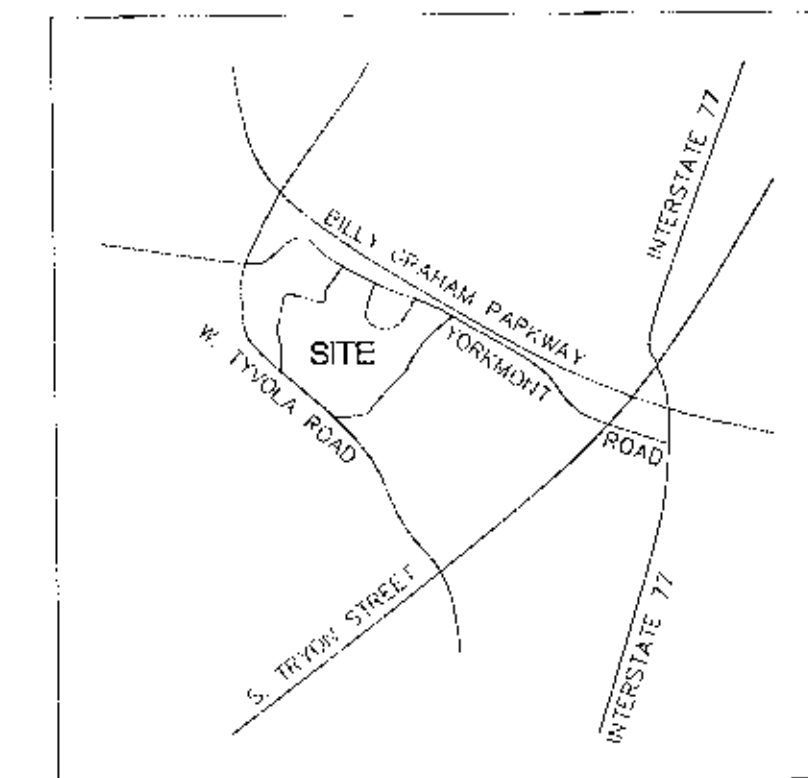
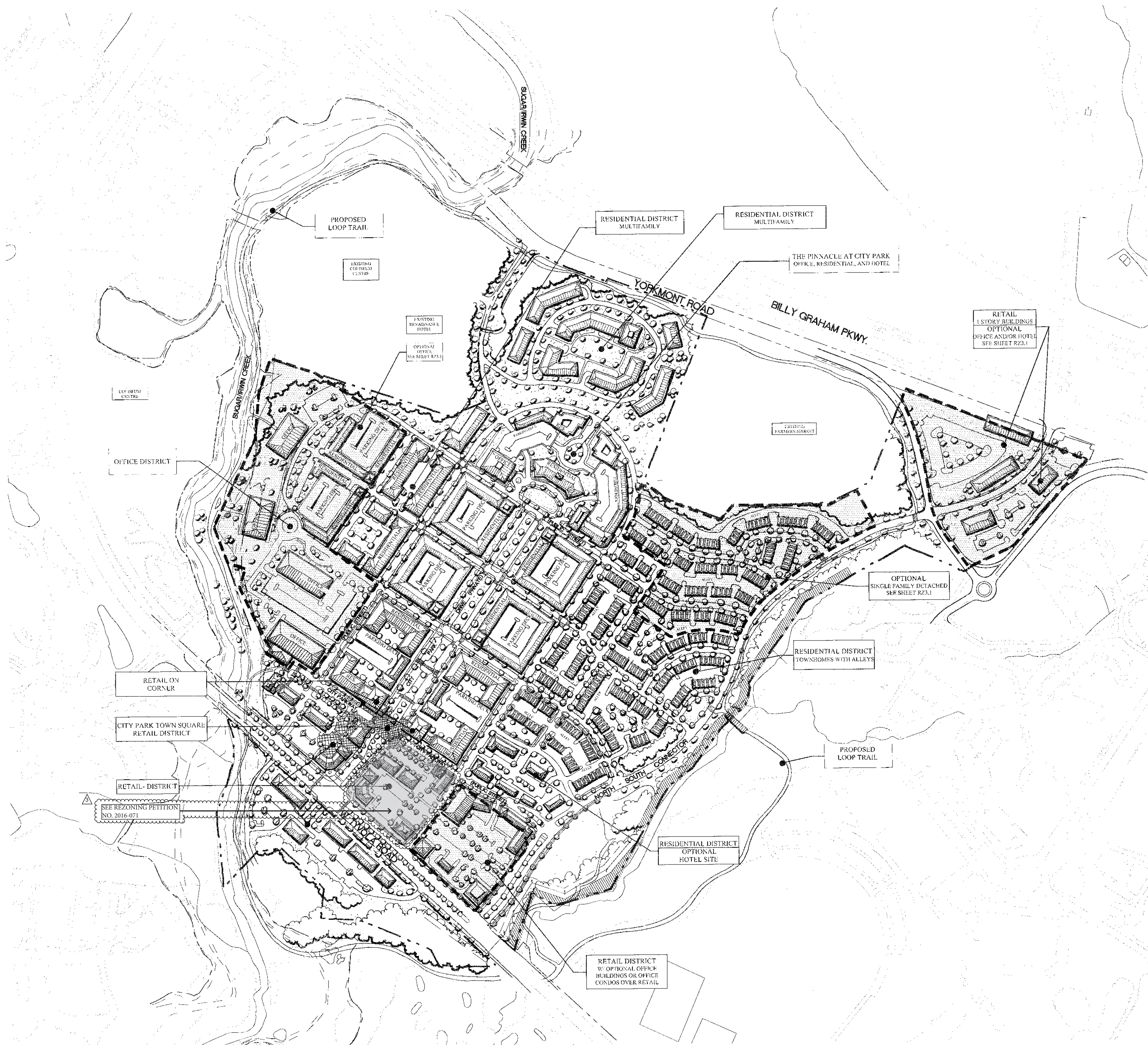
- LAKE POINTE OFFICE PARK;
- COLESIUM CENTER OFFICE PARK;
- LAKE POINTE CORPORATE CENTER;
- PARKWAY PLAZA OFFICE PARK;
- 500 HOTEL ROOMS
- THE FUTURE GREENWAY TRAIL;
- BILLY GRAHAM EVANGELISTIC ASSOCIATION LIBRARY AND HEADQUARTERS;
- THE FARMER'S MARKET;
- RENAISSANCE PARK; AND
- RENAISSANCE GOLF CLUB

9. INTERNAL STREET SYSTEMS

THE SITE'S INTERNAL STREET SYSTEM SHALL BE COMPOSED OF PUBLIC AND PRIVATE STREETS AS DEPICTED ON THE TECHNICAL DATA SHEET. THE RIGHT TO DEViate FROM THE STREET ALIGNMENTS DEPICTED ON THE TECHNICAL DATA SHEET IS RESERVED, PROVIDED ANY PROPOSED CHANGE IN ALIGNMENT IS APPROVED IN ADVANCE BY CDOT AND/OR NCDOT, AS APPLICABLE. EACH STREET SECTION WILL BE CONSISTENT WITH THE CITY OF CHARLOTTE'S STREET DESIGN GUIDELINES FOR ITS TYPE OF STREET.

10. VEHICULAR ACCESS AND ROADWAY RIGHT-OF-WAY

VEHICULAR ACCESS TO TYVOLA ROAD AND YORKMONT ROAD WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE EXTENSION OF SOUTH STREAM BOULEVARD TO THE SITE IS OPTIONAL ONLY, GIVEN THE FACT THAT THE PETITIONER DOES NOT OWN ALL OF THE RIGHT-OF-WAY NECESSARY TO MAKE THE CONNECTION. HOWEVER, IF OTHER PARTIES, AT THEIR EXPENSE, EXTEND SOUTH STREAM BOULEVARD TO THE SITE, THE PETITIONER WILL PROVIDE ANY RIGHT-OF-WAY NEEDED TO CONNECT SOUTH STREAM BOULEVARD TO THE SITE'S INTERNAL ROADWAY SYSTEM ALONG THE ALIGNMENT GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. PEDESTRIAN CONNECTIONS ACROSS TYVOLA ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE CONCEPTUAL SITE PLAN THAT WILL INCLUDE THE NECESSARY CROSSWALKS AND PEDESTRIAN SIGNALS. SIX ACCESS POINTS ARE PROPOSED ON TYVOLA ROAD: NAMELY, TWO FULL-MOVEMENT AND FOUR RIGHT-IN/RIGHT-OUT MOVEMENTS. FOUR ACCESS POINTS ARE PROPOSED ON THE REALIGNED YORKMONT ROAD: ONE FULL-MOVEMENT AND THREE RIGHT-OF-WAY SOUTH OF THE WEST EXITS CURRENTLY, WITH A LEFT-TURN LANE ON YORKMONT ROAD LEADING INTO THE SITE. THE NEW ACCESS POINT FURTHEST TO THE EAST WILL BE CONSTRUCTED IN PHASE TWO AS PART OF THE NEW NORTH/SOUTH CONNECTOR ROAD EXTENDING FROM TYVOLA ROAD TO BILLY GRAHAM PARKWAY WHICH WILL INTERSECT THE REALIGNED YORKMONT ROAD. THE TWO ADDITIONAL ACCESS POINTS DEPICTED ALONG THE REALIGNED YORKMONT ROAD WILL SERVE THE LAND PARCELS BETWEEN REALIGNED YORKMONT ROAD, THE NEW NORTH/SOUTH CONNECTOR ROAD, AND BILLY GRAHAM PARKWAY. THESE ACCESS POINTS WILL BE REQUIRED LEFT-TURN LANE AND RIGHT-OF-WAY SOUTH OF THE WEST EXITS CURRENTLY, WITH A LEFT-TURN LANE ON YORKMONT ROAD LEADING INTO THE SITE. 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VICINITY MAP N.T.S.

BOUNDARY INFORMATION OBTAINED FROM: TOPOGRAPHIC SURVEY PREPARED FOR P. & L. COUSEUM, L.P. BY THE CHARLOTTE CONSULTING SURVEYING & ENGINEERING, P.A., 1548 UNION ROAD, SUITE H, GASTONIA, NC 28054. 704-864-1963. DATED MARCH 17, 2006. JOB NO. 07459

LEGEND

OPTIONAL SITE PLAN SEE SHEET RZ3.1

Attached to Administrative Approval

Solomon A. Fortune \$F
Solomon A. Fortune

ColeJenest & Stone
Shaping the Environment
Reimagining the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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CHARLOTTE, NORTH CAROLINA

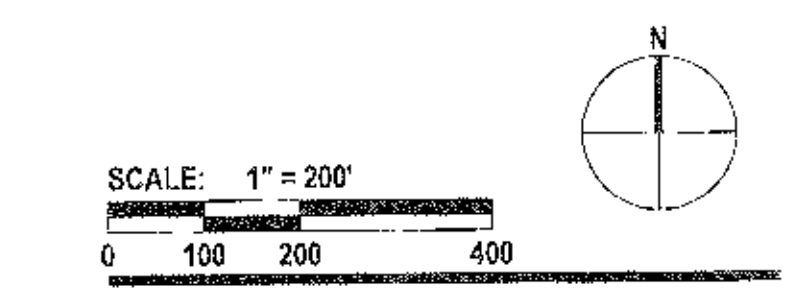
CONCEPTUAL SITE PLAN
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

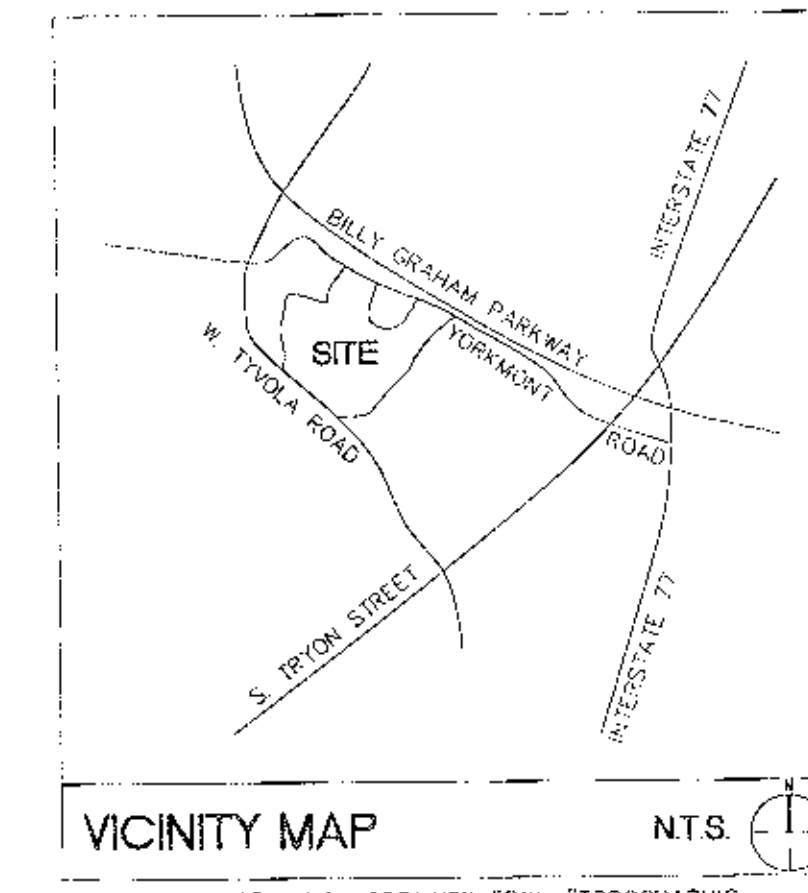
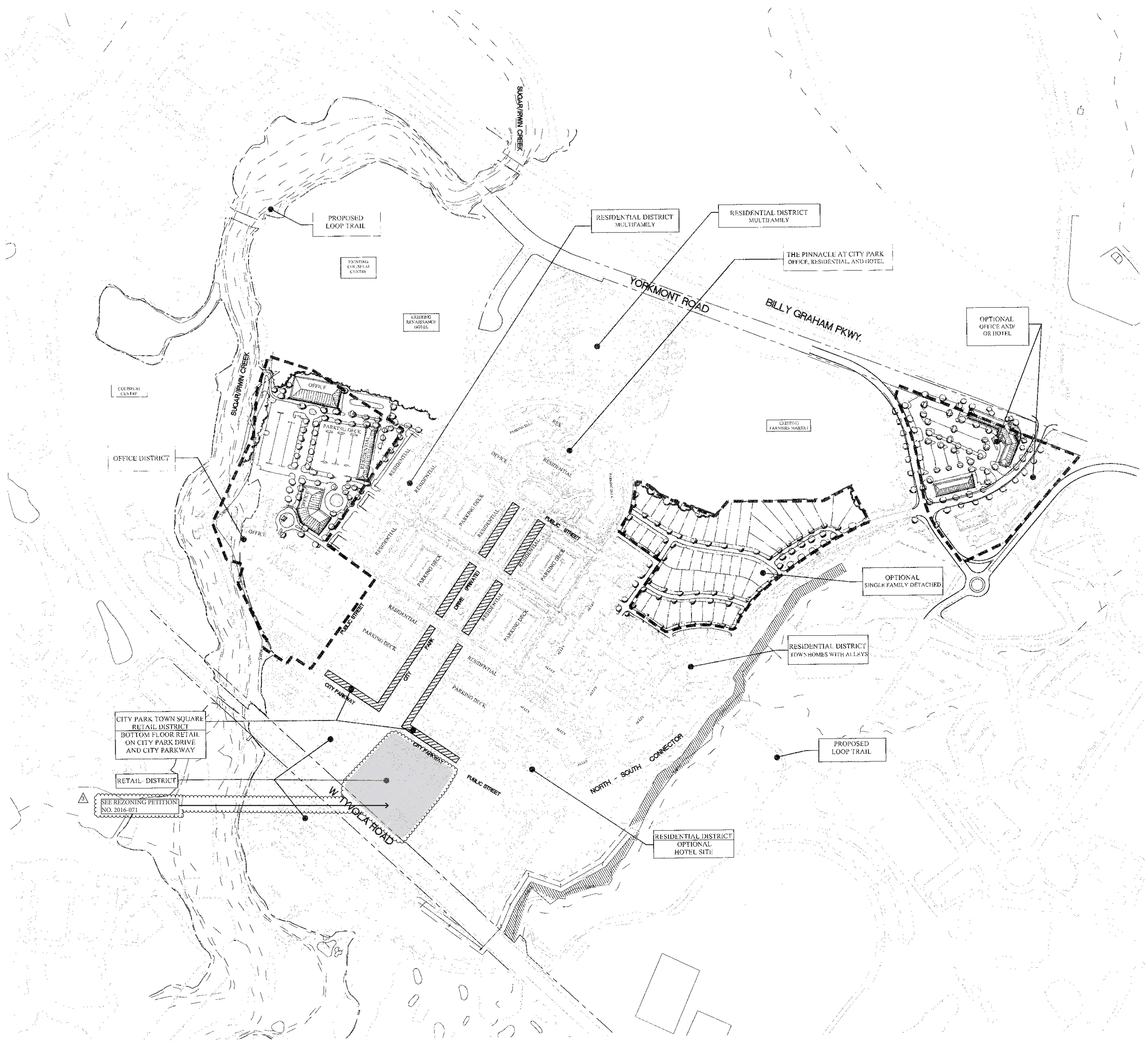
05/14/07	
11/16/07	
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06/08/16	ADMINISTRATIVE AMENDMENT



RZ3.0

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CONCEPTUAL SITE PLAN ALTERNATE
For Public Hearing
Petition # 2007-082

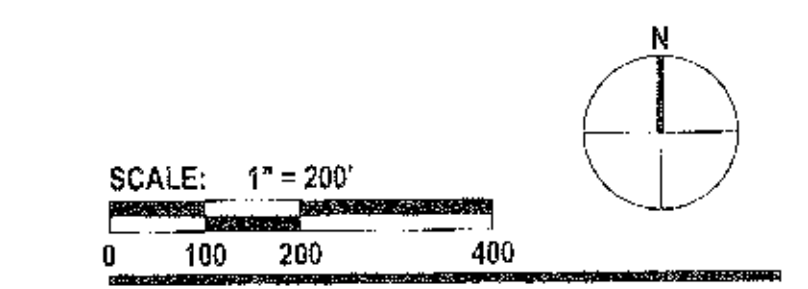
Project No.
3592

Issued
03.26.07

Revised	
05/14/07	
11/16/07	
12/14/07	
06/08/16	ADMINISTRATIVE AMENDMENT

Attached to Administrative
Approval

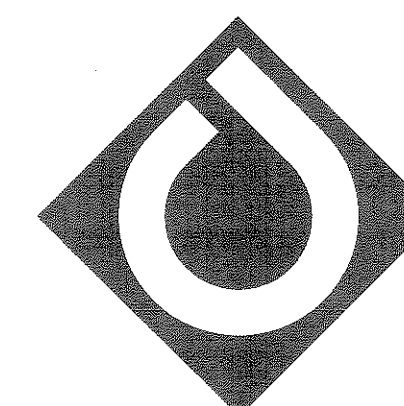
Solomon A. Fortune **SF**
Solomon A. Fortune



RZ3.1

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**POPE & LAND
ENTERPRISES, INC**
CUMBERLAND CENTER IV
3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

CITY PARK

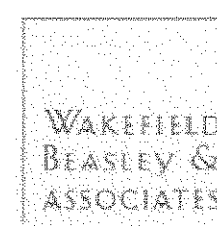
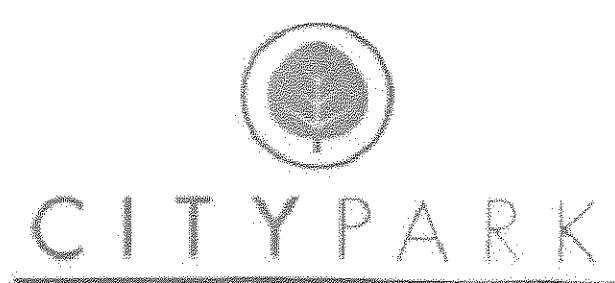
CHARLOTTE, NORTH CAROLINA

**PERSPECTIVE
RENDERING**
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

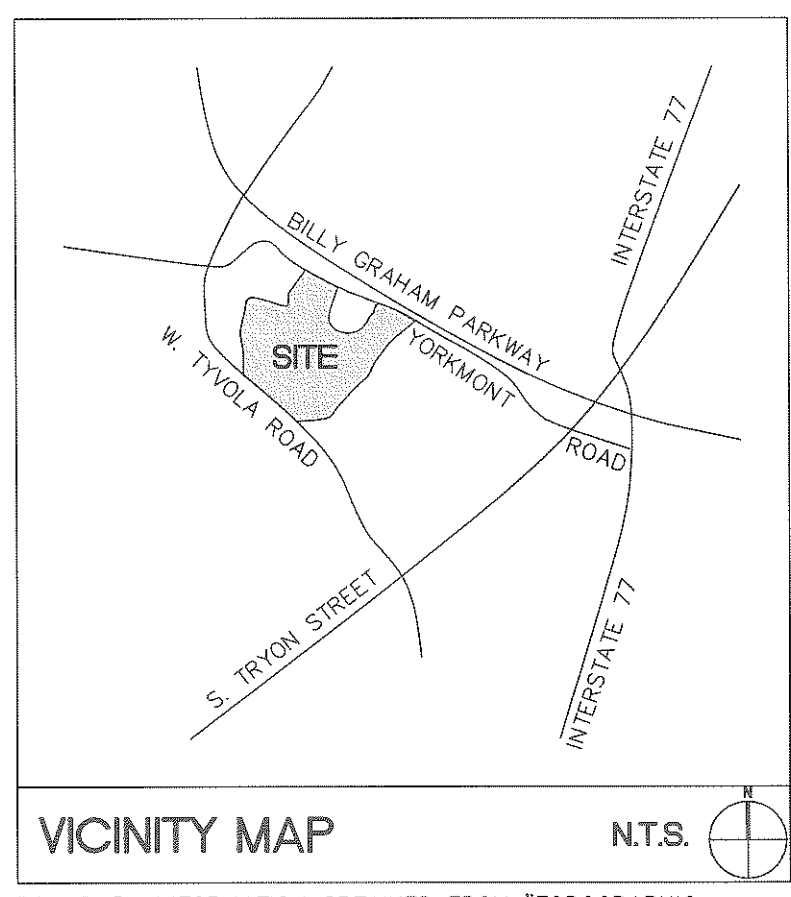


RZ3.2

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ORIGINAL



SITE DATA TABLE:

EXISTING ZONING:	MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O
SITE ACREAGE:	170.2897 AC
EXISTING WOODED AREA:	74.8 AC
PROPOSED TREE SAVE AREA:	124 AC
TREE SAVE AREA % OF TOTAL PROPERTY AREA:	7.28%

LEGEND

	PROPOSED PHASE I DEVELOPMENT AREA		PROPERTY LINE
	EXISTING WOODED AREA		PROPOSED TREE SAVE AREA
	PROPOSED SIDEWALK		EXISTING BIKE TRAIL
	PROPOSED PEDESTRIAN LOOP "THE LOOP"		FUTURE PEDESTRIAN TRAIL DESIGNED BY OTHERS

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POPE & LAND ENTERPRISES, INC
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CITY PARK

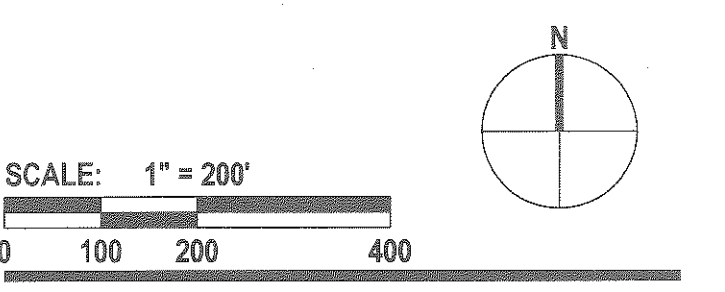
CHARLOTTE, NORTH CAROLINA

SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised
09/14/07
11/16/07
12/14/07

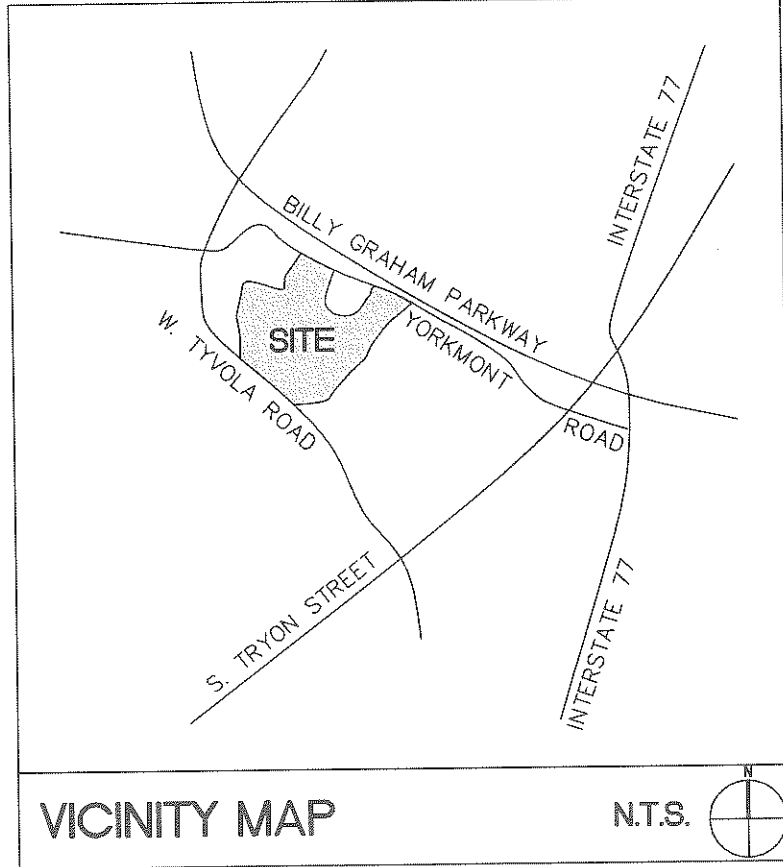


RZ4.0

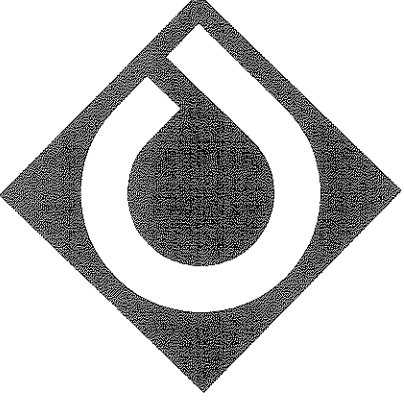
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ORIGINAL



BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P & L COLISEUM, L.P. OF THE CHARLOTTE COLISEUM SITE", BY S.B. PHARR & ASSOCIATES, P.A., 1548 UNION ROAD SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459



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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

**SUPPLEMENTAL
DATA SHEET**
For Public Hearing
Petition # 2007-082

Project No.

3592

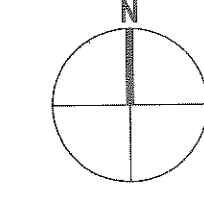
Issued

03.26.07

Revised

09/14/07
11/16/07
12/14/07

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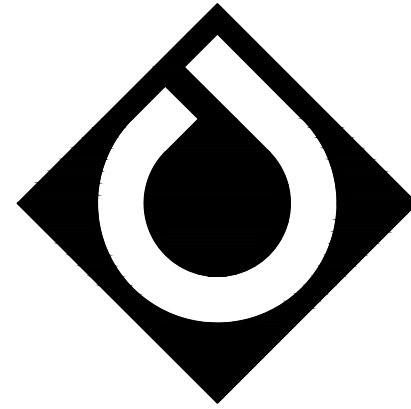


RZ5.0

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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

**STREET SECTION
DETAILS**
For Public Hearing
Petition # 2007-082

Project No.

3592

Issued

03.26.07

Revised

09/14/07

10/25/07

11/16/07

04/10/08 – ADMINISTRATIVE AMENDMENT

02/21/13 – ADMINISTRATIVE AMENDMENT

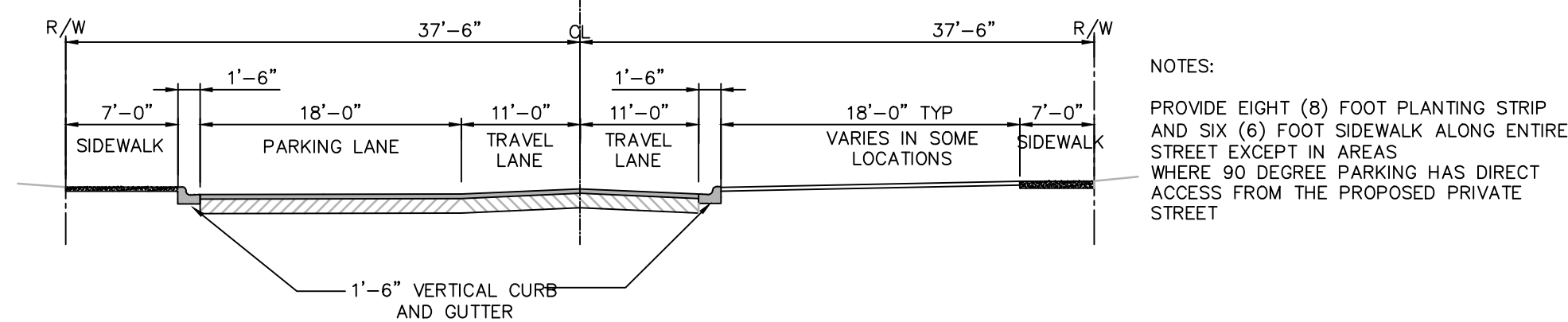
04/03/13 – ADMINISTRATIVE AMENDMENT-PLANNING COMMENTS

NOT TO SCALE

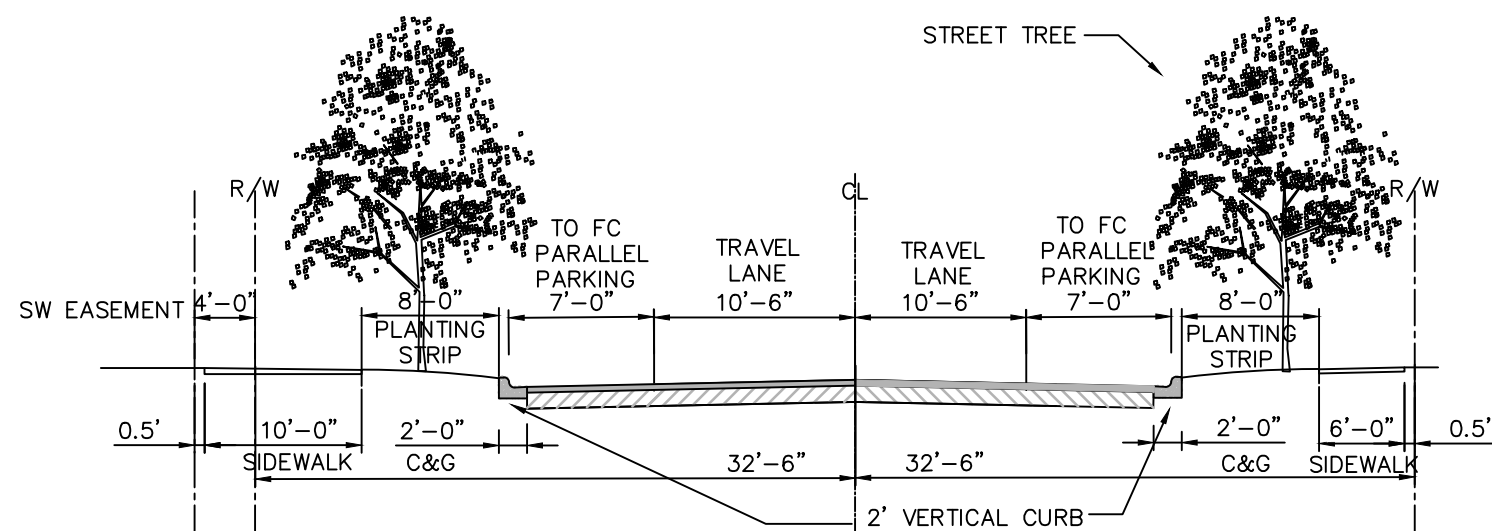
RZ6.0

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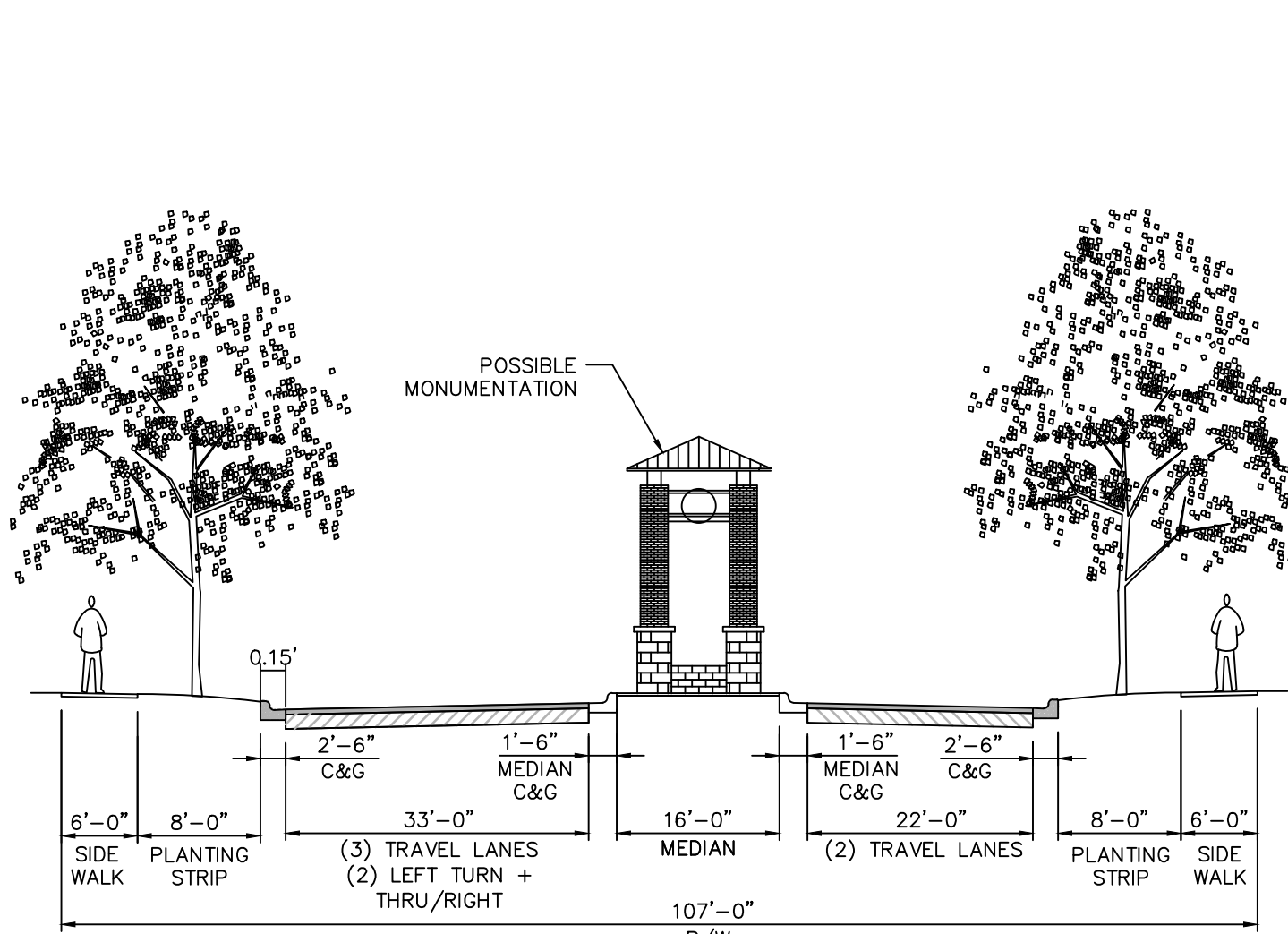
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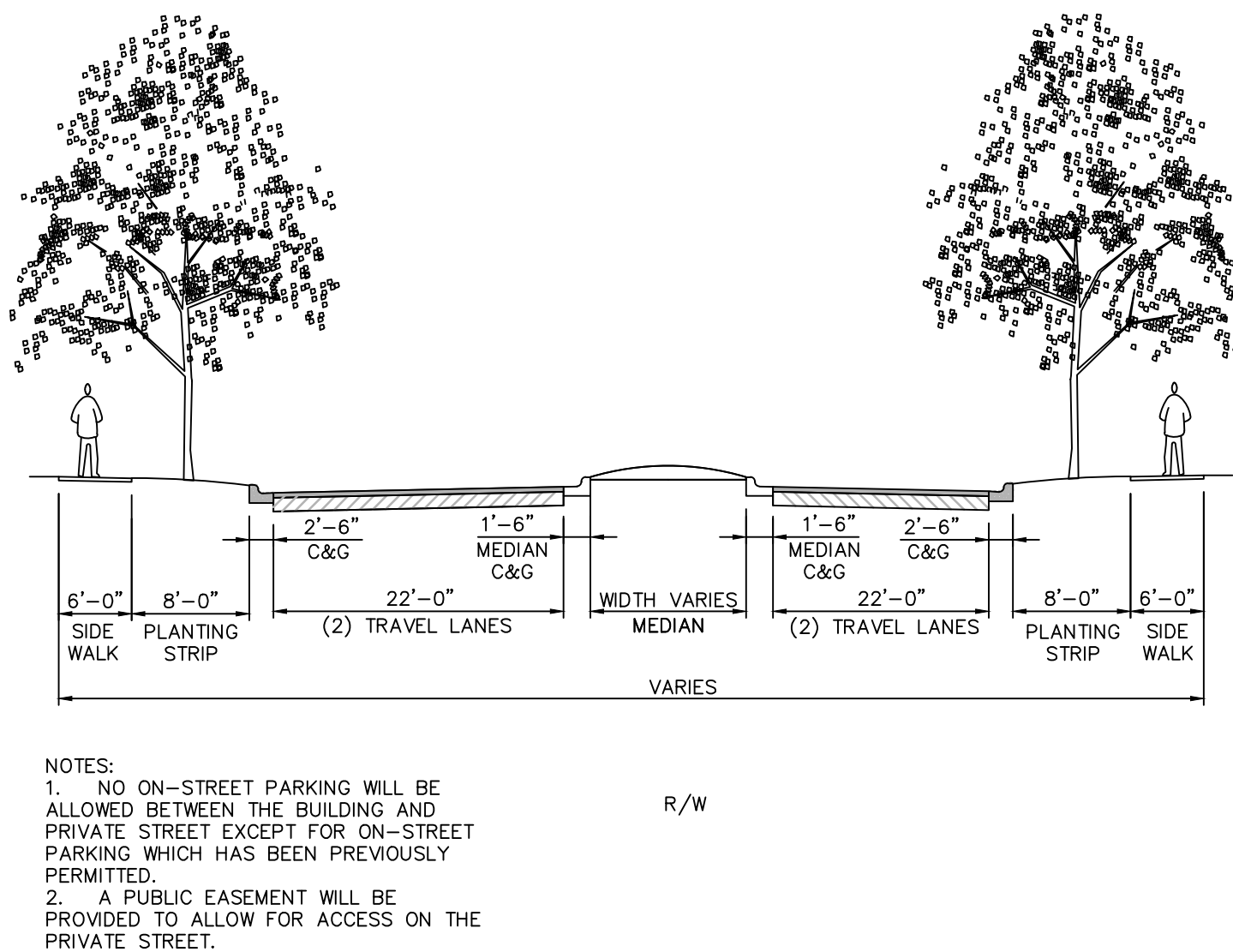
PRIVATE STREET - PARKING PERMISSIBLE ON ONE SIDE (CAN VARY WHICH SIDE OF ROAD) G3



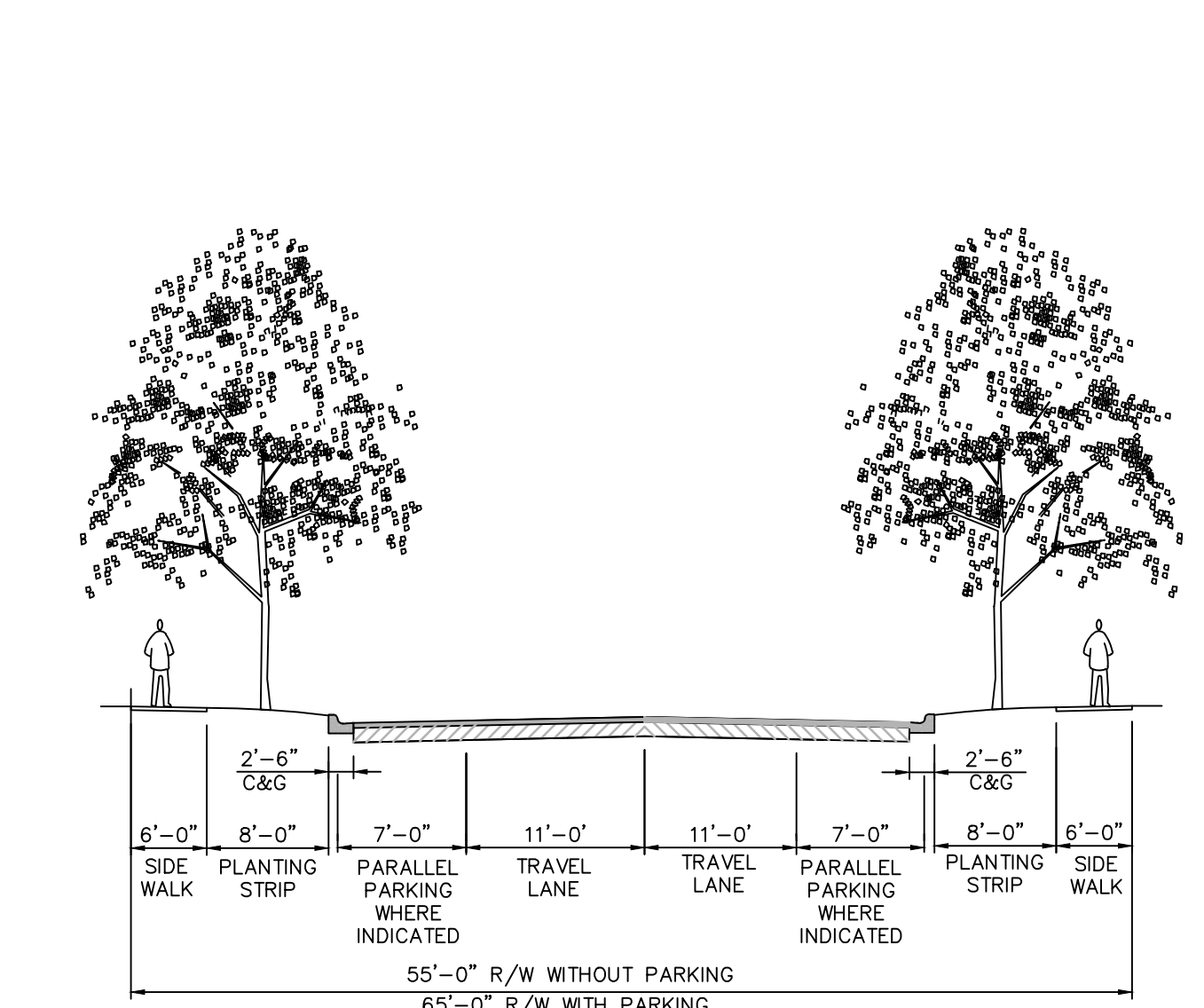
PUBLIC STREET (LOCAL)- PARKING PERMISSIBLE ON TWO SIDES F3



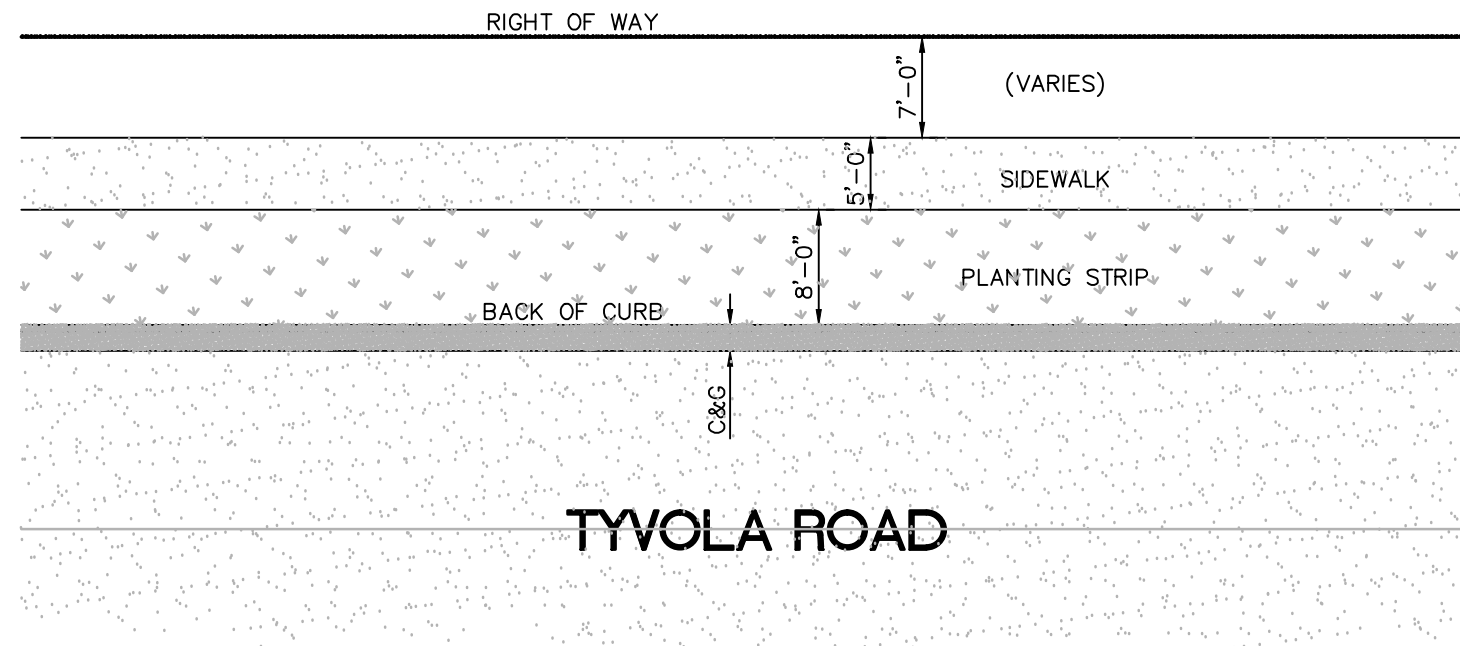
PRIVATE STREET - DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD K



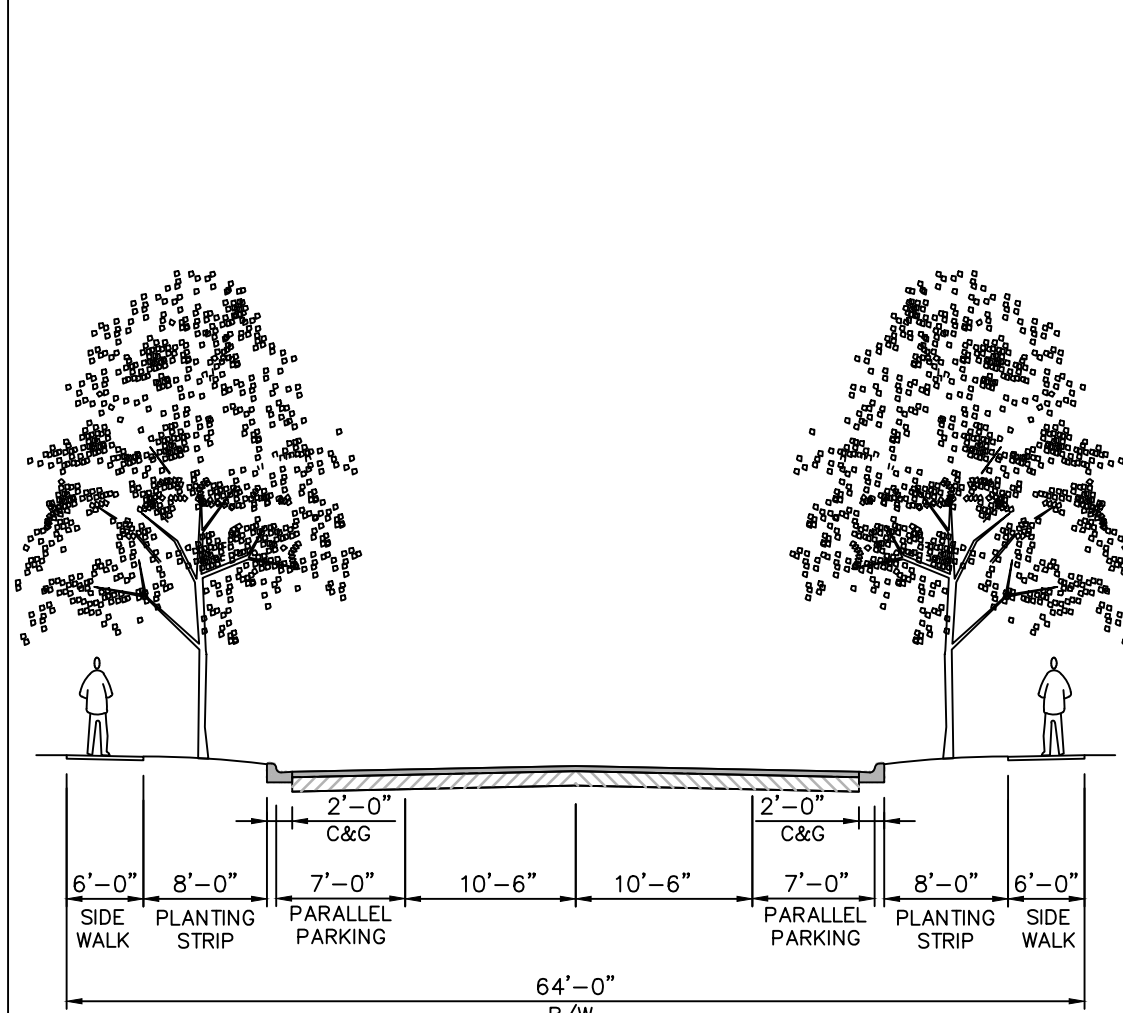
PUBLIC STREET - DIVDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY J



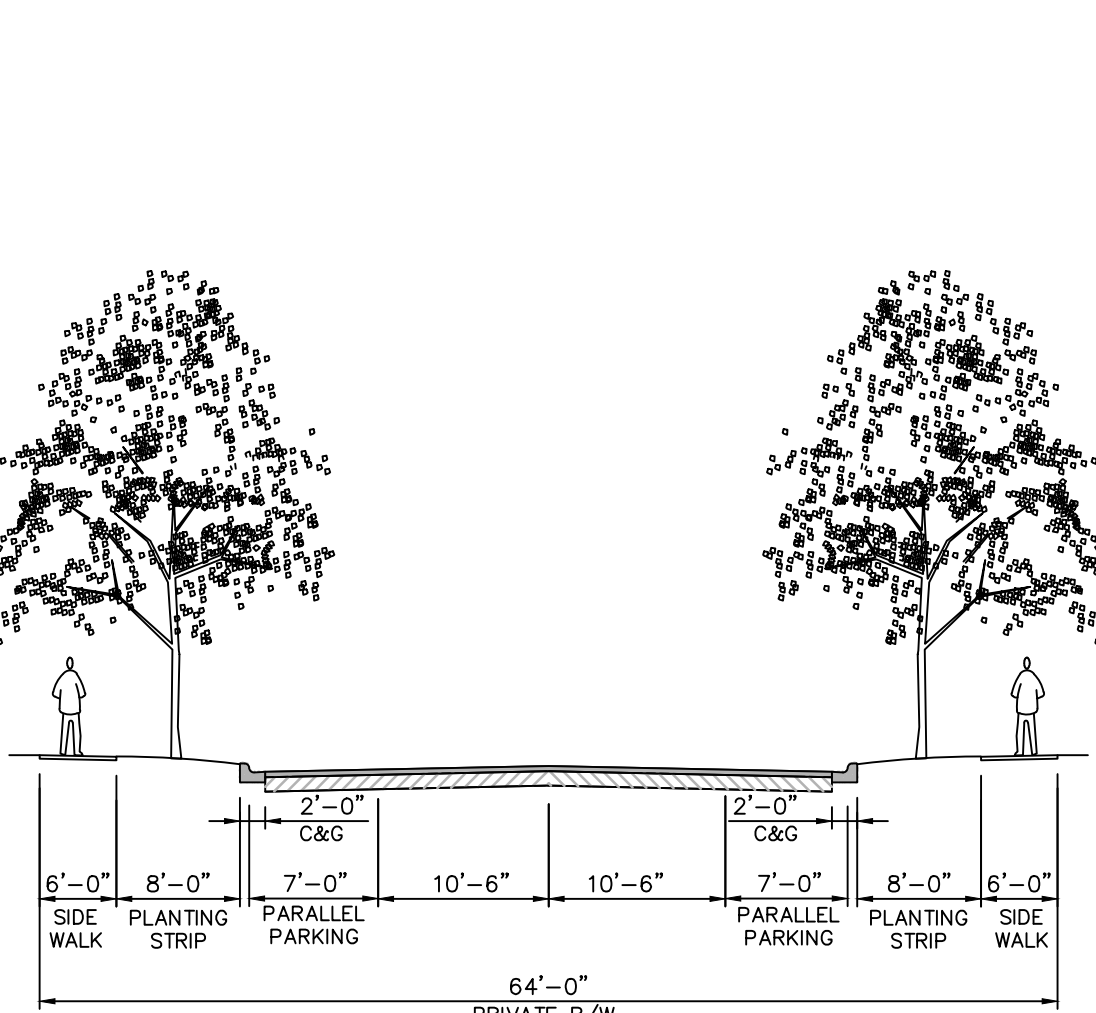
PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE I



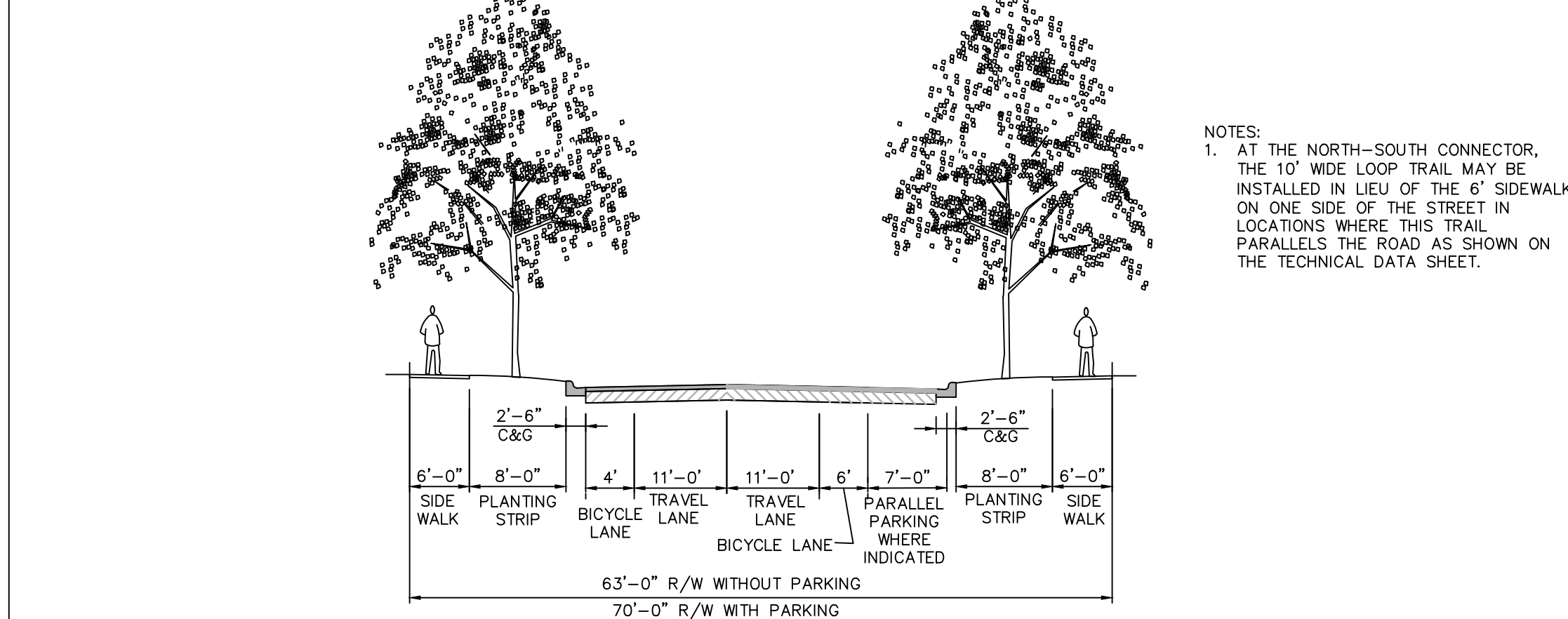
EXISTING CONDITIONS ON TYVOLA ROAD H



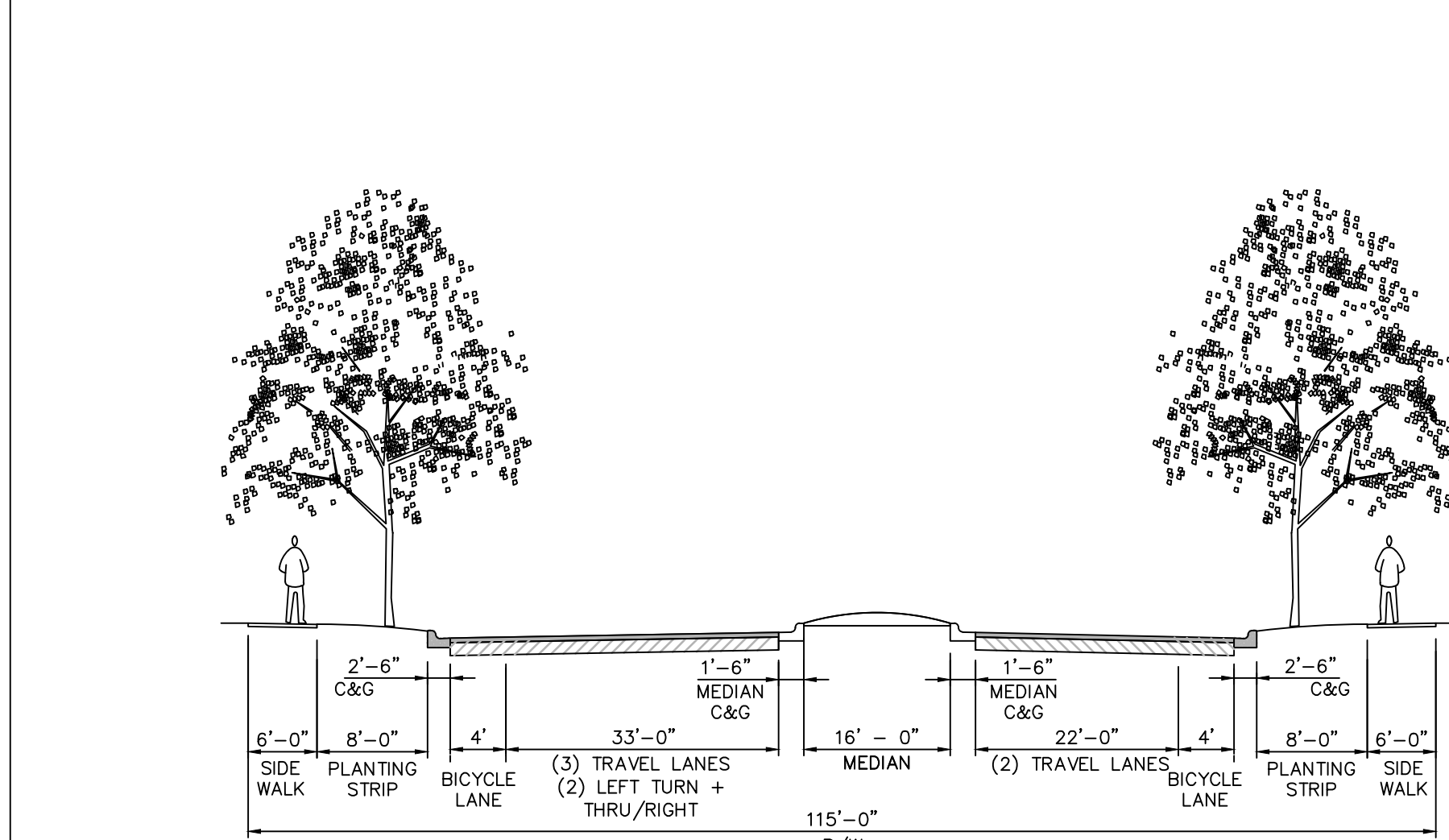
PUBLIC STREET (LOCAL) - PARKING PERMISSIBLE ON TWO SIDES G1



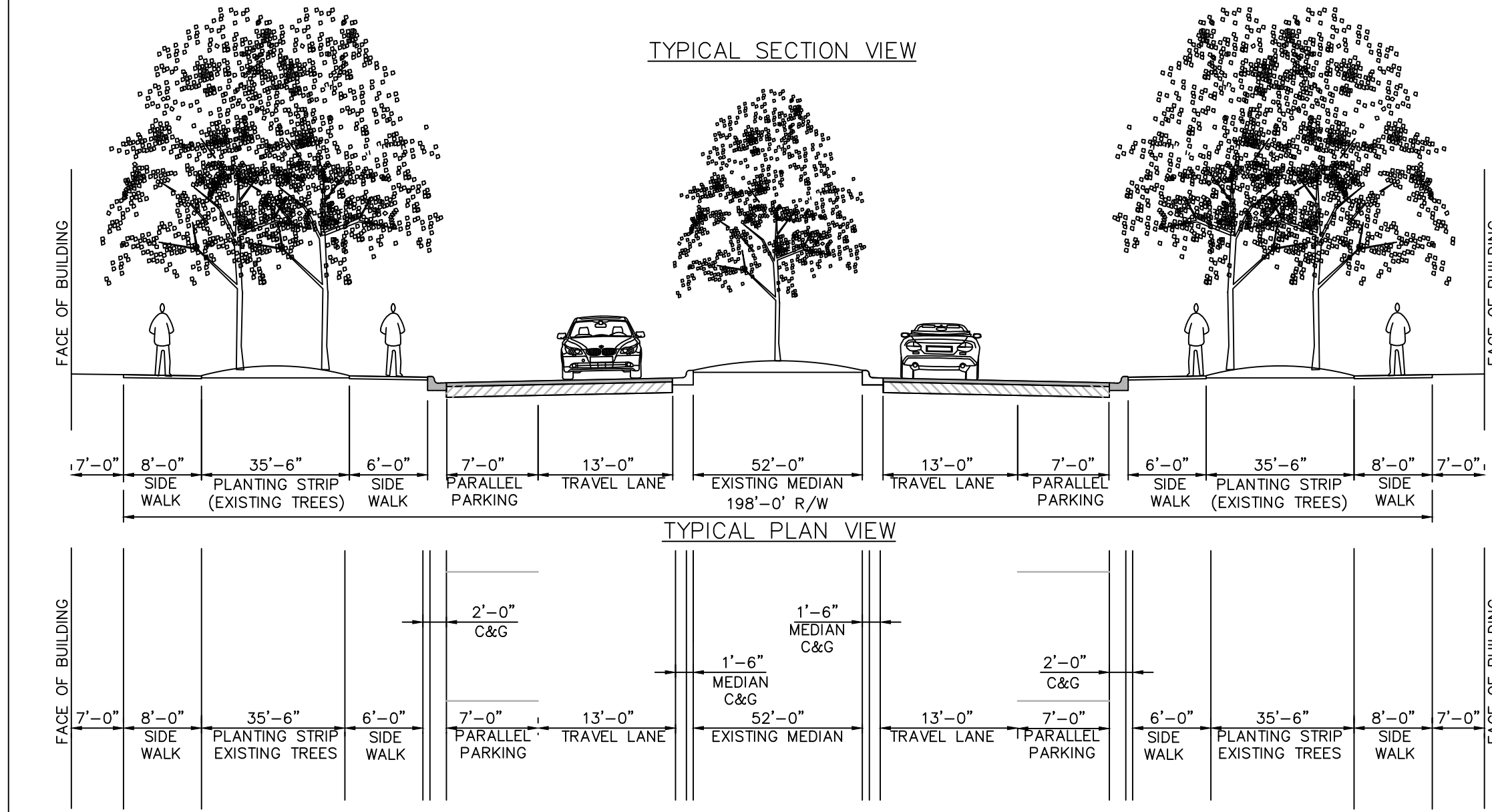
PRIVATE STREET (LOCAL) - PRIVATE PARKING TWO SIDES G2



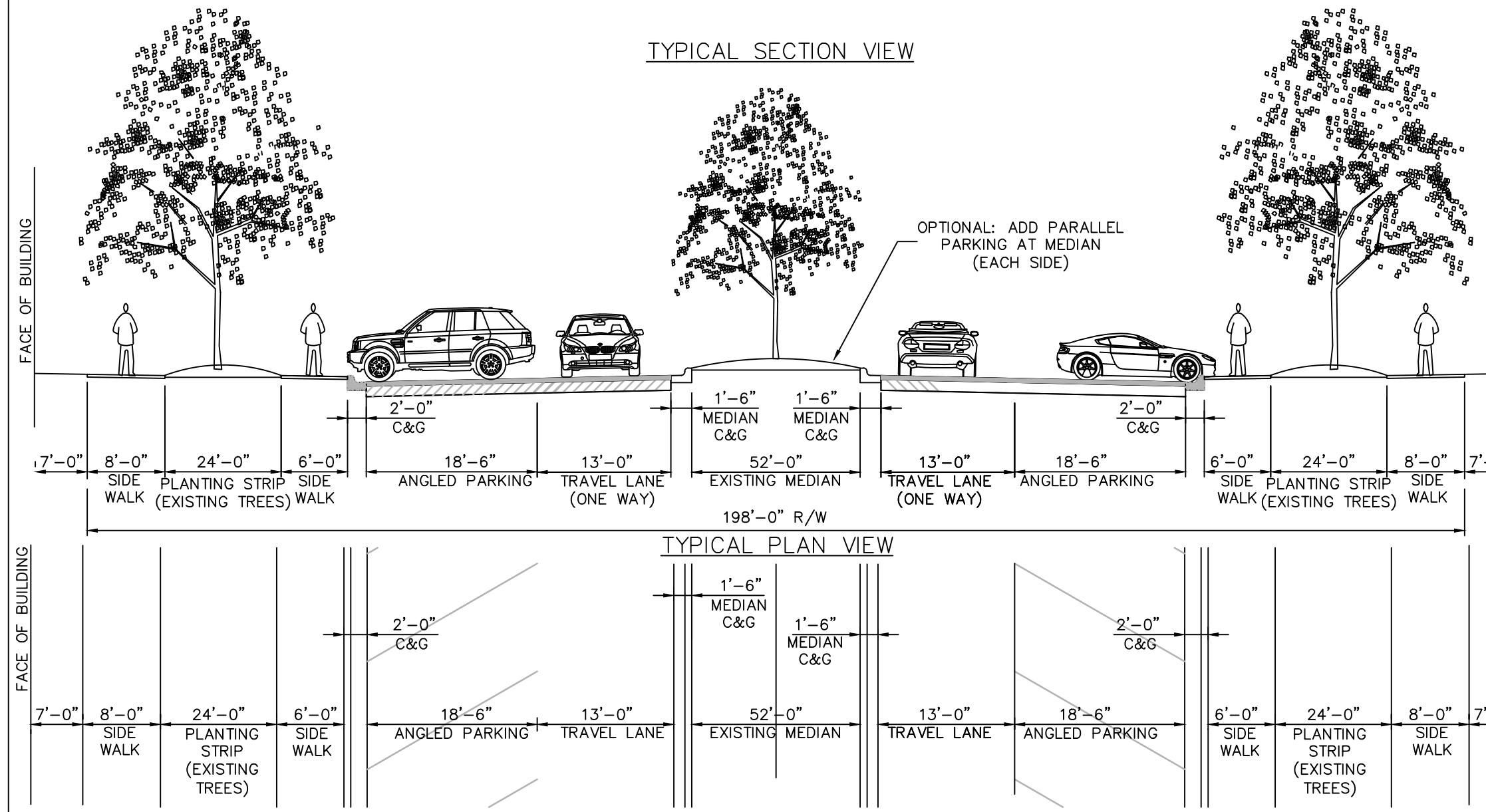
PUBLIC STREET - AVENUE WITH BICYCLE LANE D



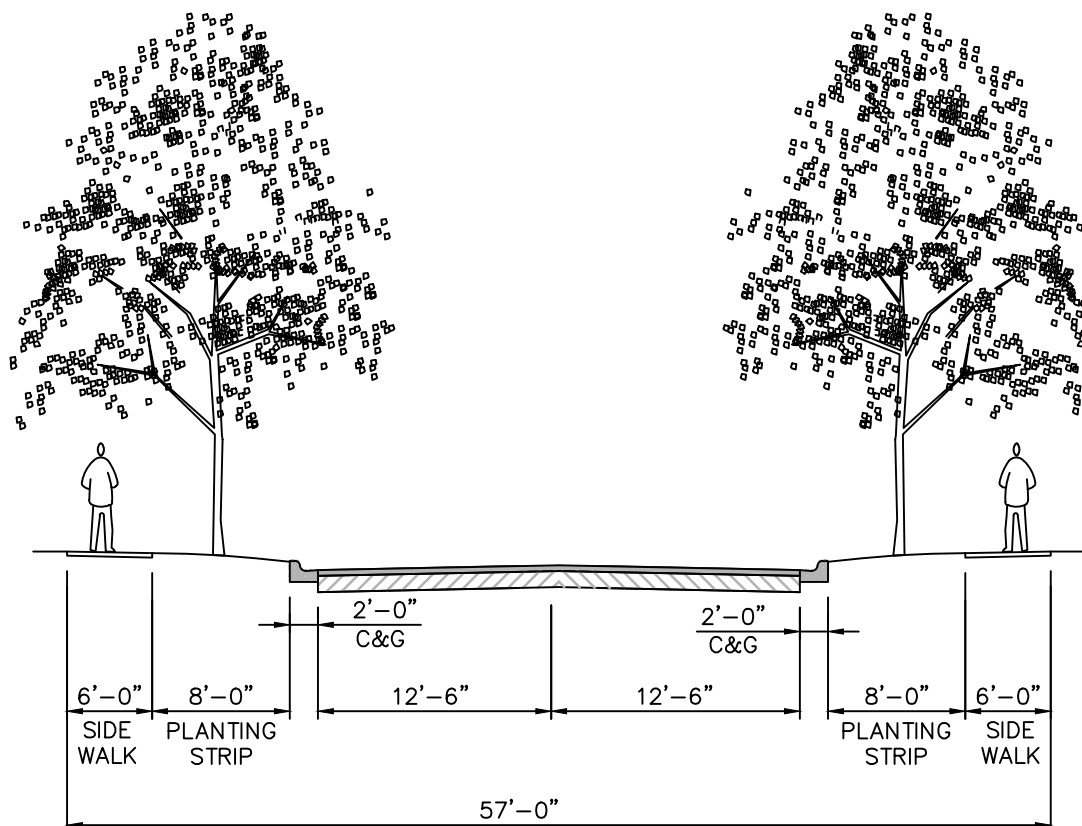
PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD C



CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH PARALLEL PARKING B



CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH ANGLED PARKING A



PUBLIC STREET (LOCAL STREET) - PARKING PERMISSIBLE ON ONE SIDE E



DATE: October 22, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2007-082 Pope & Land Enterprises

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.

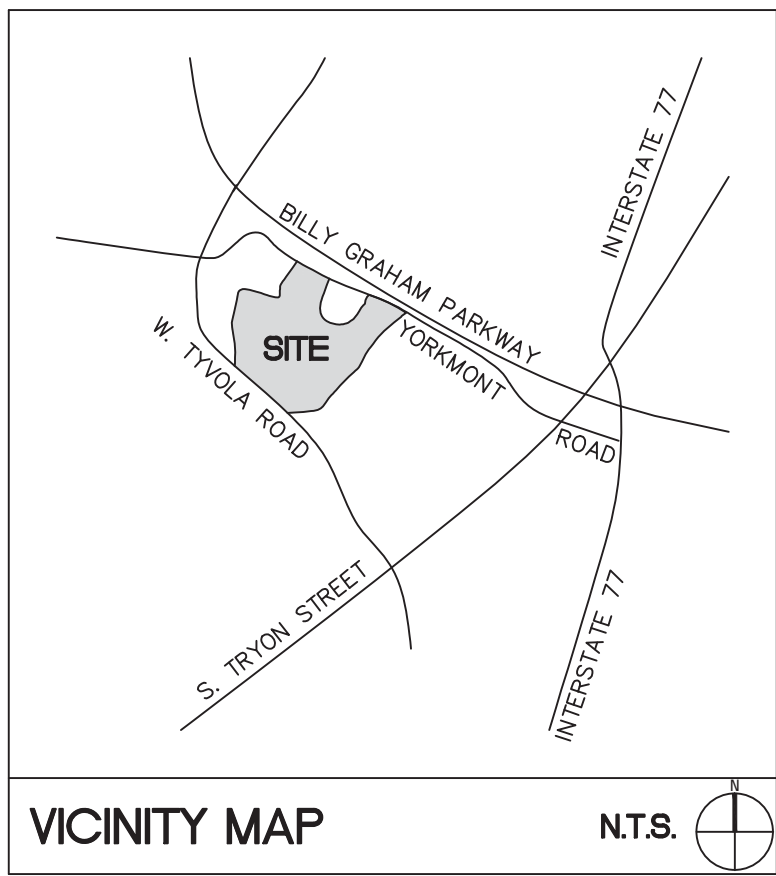
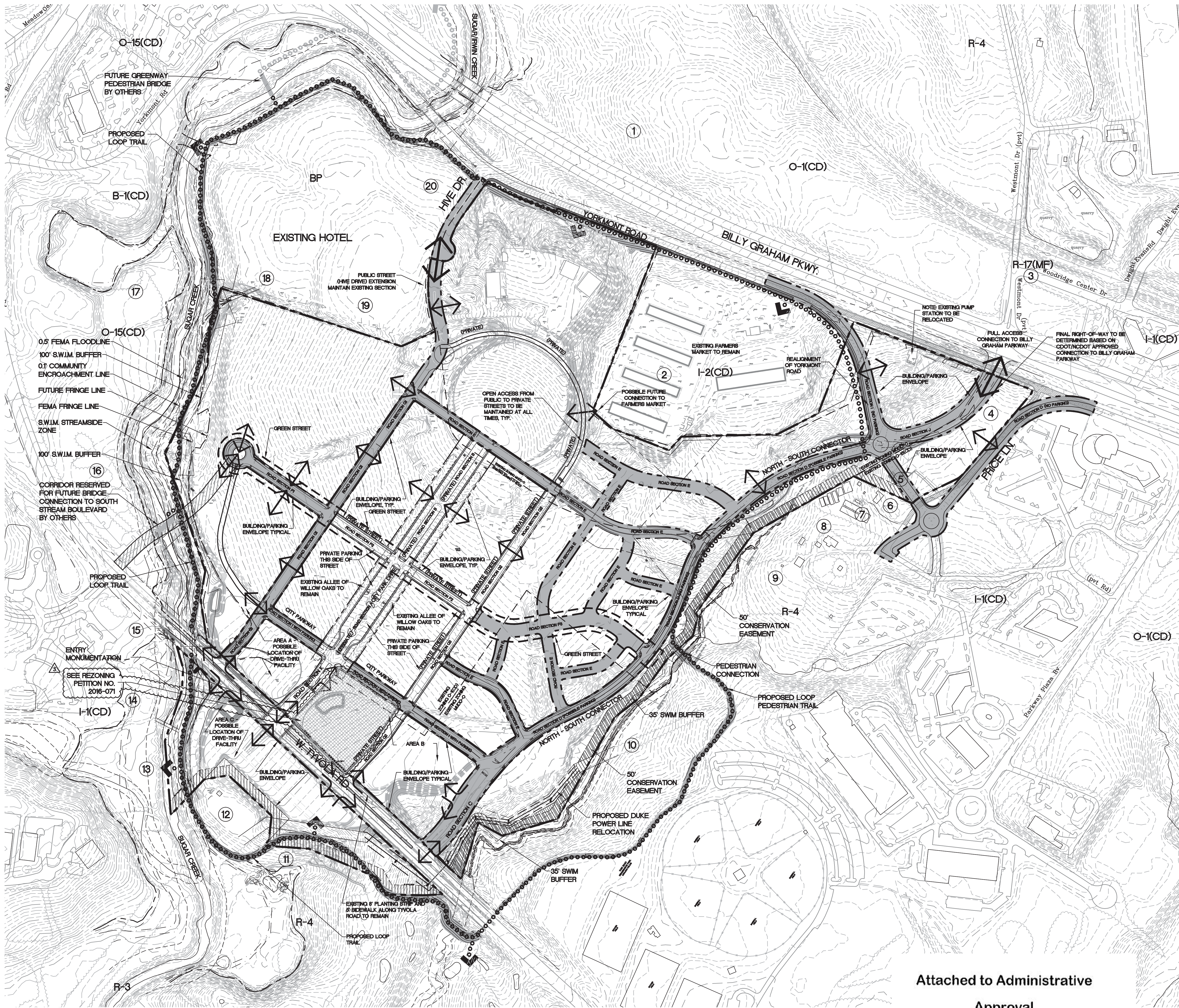
- Update of the existing development and numbers.
- Update due to the approval of petition 2017-205.

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.



SITE DATA TABLE:

SITE ACREAGE:	170.2697 AC
EXISTING ZONING:	MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O

LEGEND

	FULL MOVEMENT ACCESS POINT		PROPOSED RIGHT OF WAY
	RIGHT-IN, RIGHT-OUT ACCESS POINT		PROPERTY LINE
	PROPOSED PEDESTRIAN TRAIL		50' CONSERVATION EASEMENT
			PUBLIC STREET

- STREET SECTIONS
SEE SHEET R26.0 FOR DETAILS
- A. PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
ANGLED PARKING
 - B. PRIVATE STREET (MAIN STREET)
CITY PARK DRIVE
PARALLEL PARKING
 - C. PUBLIC STREET
DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD
 - D. PUBLIC STREET - AVENUE WITH BICYCLE LANE
 - E. PUBLIC STREET - LOCAL STREET - PARKING ONE SIDE
 - F1. PUBLIC GREEN STREET - PUBLIC PARKING ONE SIDE
 - F2. PRIVATE GREEN STREET - PRIVATE PARKING ONE SIDE
 - F3. PUBLIC STREET - PUBLIC PARKING TWO SIDES
 - G1. PUBLIC STREET - LOCAL STREET PARKING TWO SIDES
 - G2. PRIVATE STREET - LOCAL STREET PARKING TWO SIDES
 - G3. PRIVATE STREET - LOCAL STREET PARKING ONE SIDE
 - I. PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE
 - J. PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY
 - K. PRIVATE STREET DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD

- ADJACENT PROPERTY OWNERS
- 1. BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-031-05
 - 2. STATE OF NORTH CAROLINA
PID: 143-131-02
 - 3. BILLY GRAHAM EVANGELISTIC ASSOC.
PID: 143-021-07
 - 4. P & L COLISEUM LP
PID: 143-141-07
 - 5. P & L COLISEUM LP
PID: 143-141-06
 - 6. MCALLISTER INVESTMENT PROP. #5
PID: 143-141-05
 - 7. MCALLISTER INVESTMENT PROP. #5
PID: 143-141-04
 - 8. DORIS G MCALLISTER AND R J MCALLISTER
PID: 143-141-03
 - 9. DORIS G MCALLISTER AND R J MCALLISTER
PID: 143-141-02
 - 10. CITY OF CHARLOTTE
PID: 143-131-03
 - 11. CITY OF CHARLOTTE
PID: 143-133-01
 - 12. DUKE POWER CO.
PID: 143-133-02
 - 13. LAKEPOINTE PROPERTY OWNERS
PID: 143-133-05
 - 14. HPT SUITE PROPERTIES TRUST AND PRIME HOSPITALITY CORP.
PID: 143-133-04
 - 15. LAKEPOINTE RESTAURANT AND DIVISION CONTROLLER
PID: 143-133-03
 - 16. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-08
 - 17. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-10
 - 18. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-09
 - 19. ATRIUM FINANCE I LP
PID: 143-272-05
 - 20. COLISEUM TRANSFER INC AND CRESCENT RESOURCES LLC
PID: 143-272-04

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



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CUMBERLAND CENTER IV
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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET
For Public Hearing
Petition # 2007-082

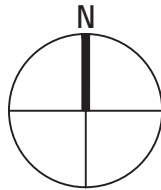
Project No.
3592

Issued
03.26.07

Revised

05/14/07
10/25/07
11/16/07
12/14/07
04/10/08 - ADMINISTRATIVE AMENDMENT
06/03/08 - CDOT COMMENTS
02/21/13 - ADMINISTRATIVE AMENDMENT
04/03/13 - ADMINISTRATIVE AMENDMENT-PLANNING COMMENTS
06/08/16 - ADMINISTRATIVE AMENDMENT

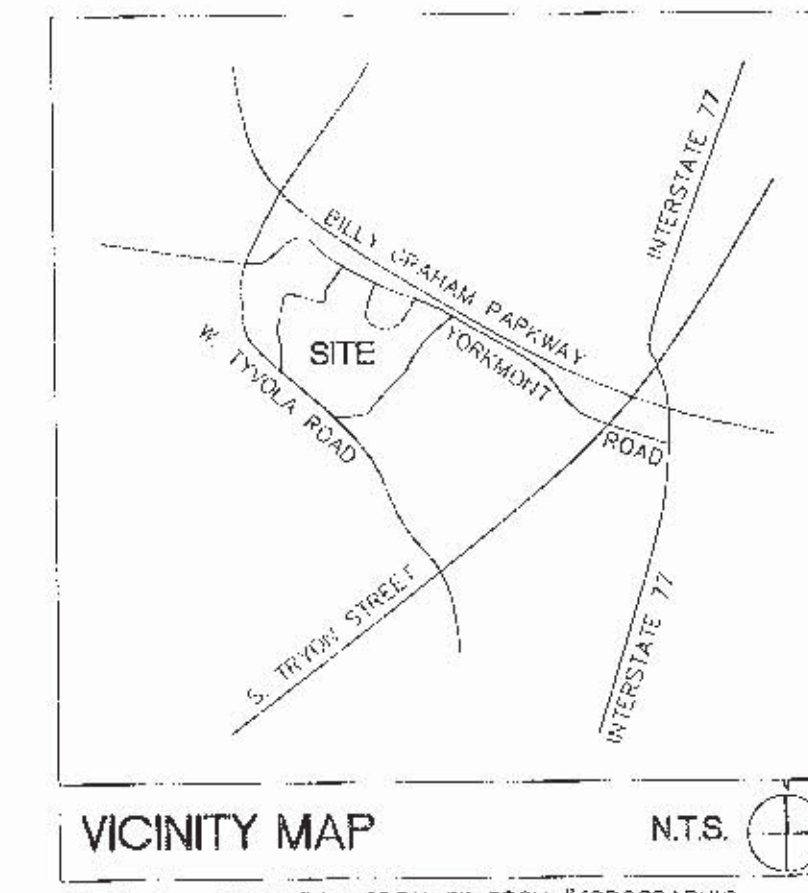
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RZ1.0

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LEGEND
OPTIONAL SITE PLAN
SEE SHEET RZ3.1

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Redefining the Roadside View

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Landscape Architecture
Civil Engineering
Urban Design

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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN For Public Hearing Petition # 2007-082

Project No.
3592

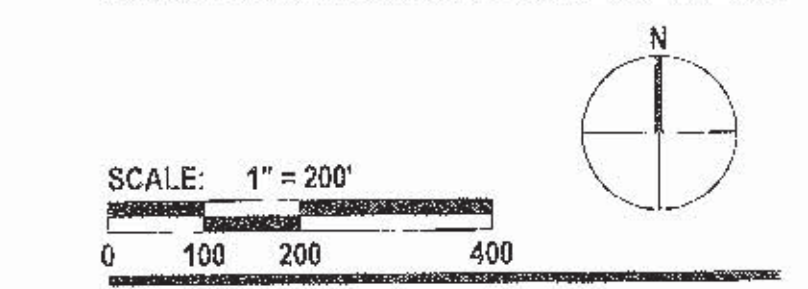
Issued
03.26.07

Revised
05/14/07
11/16/07
12/14/07

06/08/16 ADMINISTRATIVE AMENDMENT

Attached to Administrative
Approval

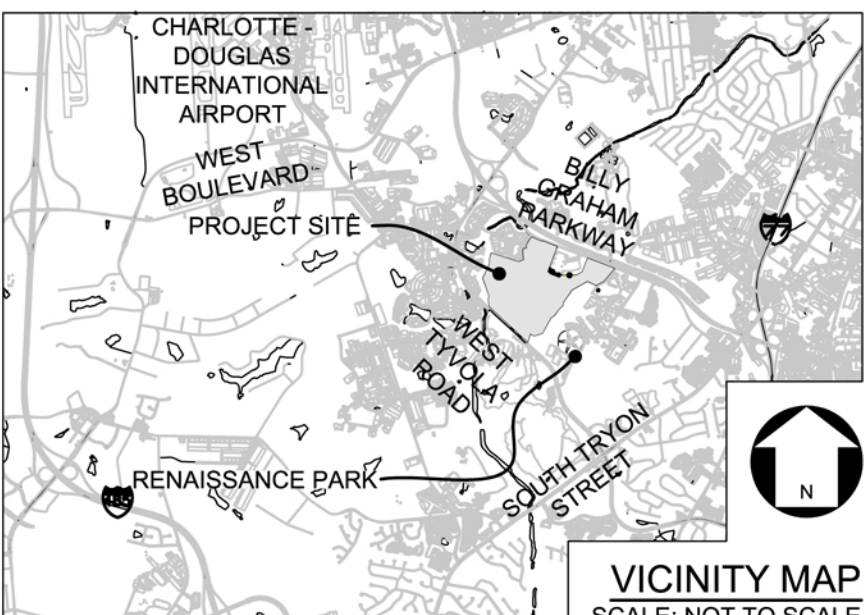
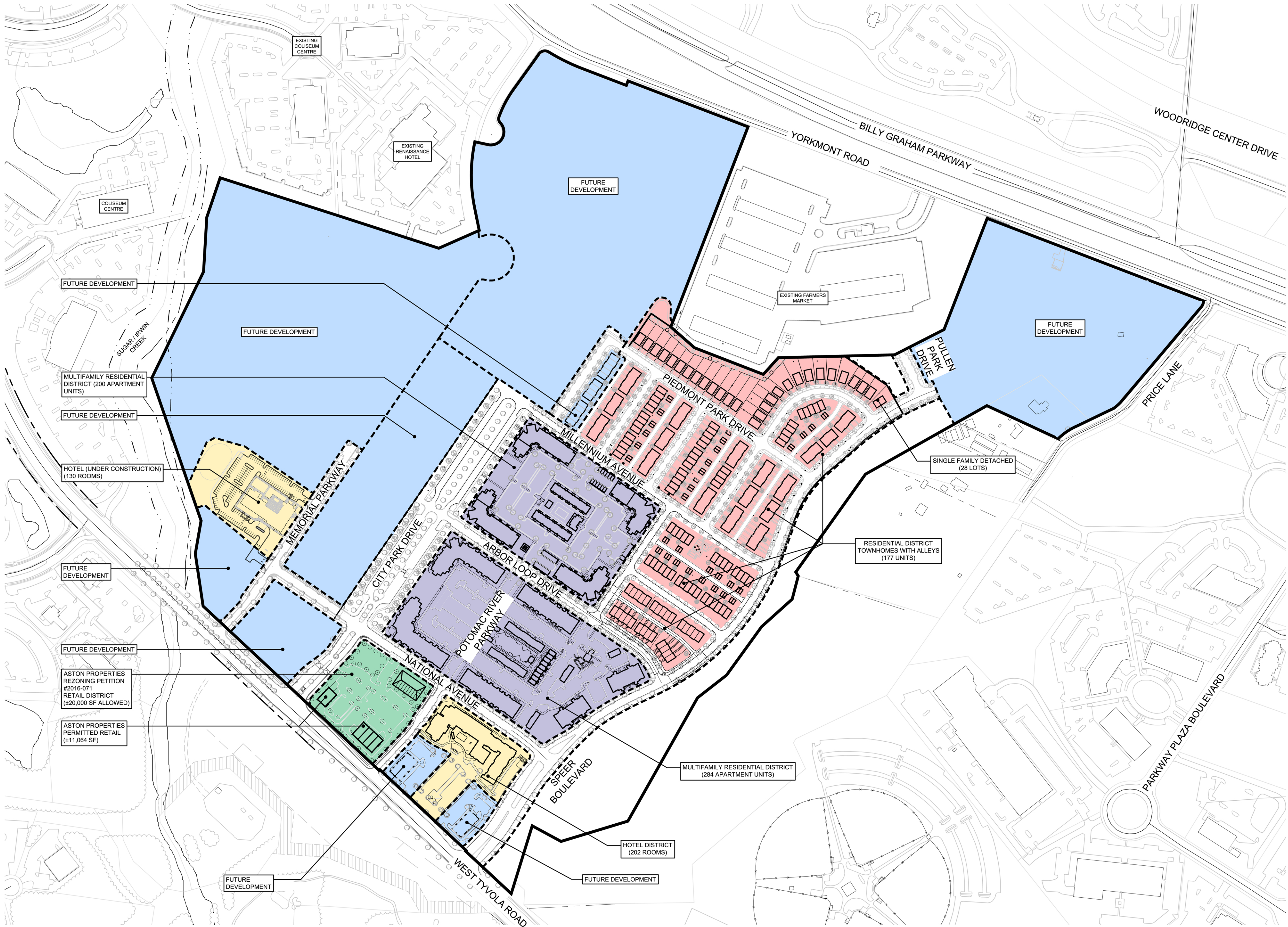
Solomon A. Fortune SF
Solomon A. Fortune



RZ3.0

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BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P & L COLISEUM, L.P. OF THE CHARLOTTE COLISEUM SITE" BY R.B. PHARR & ASSOCIATES P.A., 1548 UNION ROAD SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 87469

LEGEND

- SINGLE FAMILY / TOWNHOUSE
- APARTMENTS
- HOTEL
- RETAIL
- FUTURE DEVELOPMENT

GENERAL NOTES

- THIS PLAN IS INTENDED TO:
- IDENTIFY LAND DEVELOPMENT PERMITTED AS OF THE DATE OF ADMINISTRATIVE AMENDMENT APPROVAL.
 - SERVE AS A TRACKING MECHANISM FOR THE COMPLETE BUILD-OUT OF THE PROJECT.
 - FUTURE DEVELOPMENT APPROVALS SHALL INCLUDE AN UPDATED VERSION OF THE ENTITLEMENT CALCULATION CHART CONTAINED HEREIN IN ORDER TO TRACK THE PROGRESS OF DEVELOPMENT AND ANY ENTITLEMENT EXCHANGES BEING EXERCISED.
- ALL FUTURE SITE PLAN AMENDMENTS SHALL INCLUDE AN UPDATED VERSION OF THE ENTITLEMENT CALCULATION CHART CONTAINED HEREIN IN ORDER TO TRACK THE PROGRESS OF DEVELOPMENT.

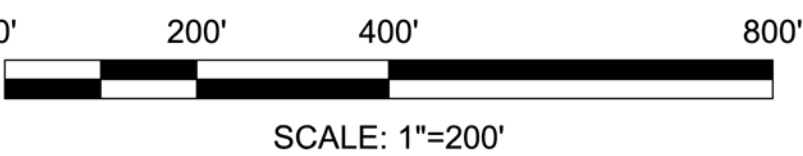
Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

GENERAL NOTE

THIS ADMINISTRATIVE AMENDMENT SERVES TO ESTABLISH THE MASTER PROJECT BOUNDARIES OF CITY PARK AND TO UPDATE THE TECHNICAL DATA SHEET AND CONCEPTUAL SITE PLANS ASSOCIATED WITH REZONING PETITION 2007-082 IN ORDER TO REFLECT THE ACTUAL DEVELOPMENT THAT HAS OCCURRED OR IS CURRENTLY PROJECTED TO OCCUR IN CITY PARK. THESE CHANGES DO NOT SIGNIFICANTLY ALTER THE CHARACTER OF THE ORIGINAL DEVELOPMENT CONCEPT AND ARE THEREFORE PERMITTED IN ACCORDANCE WITH THE GENERAL PROVISIONS PORTION OF THE DEVELOPMENT NOTES ASSOCIATED WITH REZONING PETITION 2007-082. THE PETITIONER UNDERSTANDS THAT FUTURE DEVELOPMENT OF THE SITE THAT COMPLIES WITH THE APPROVED REZONING PLAN MAY PROCEED, BUT CHANGES THAT SIGNIFICANTLY ALTER THE CHARACTER OF THE DEVELOPMENT WILL REQUIRE A REZONING SITE PLAN AMENDMENT AND PUBLIC HEARING.

DEVELOPMENT
STANDARDS (FROM
REZONING PETITION
#2007-082

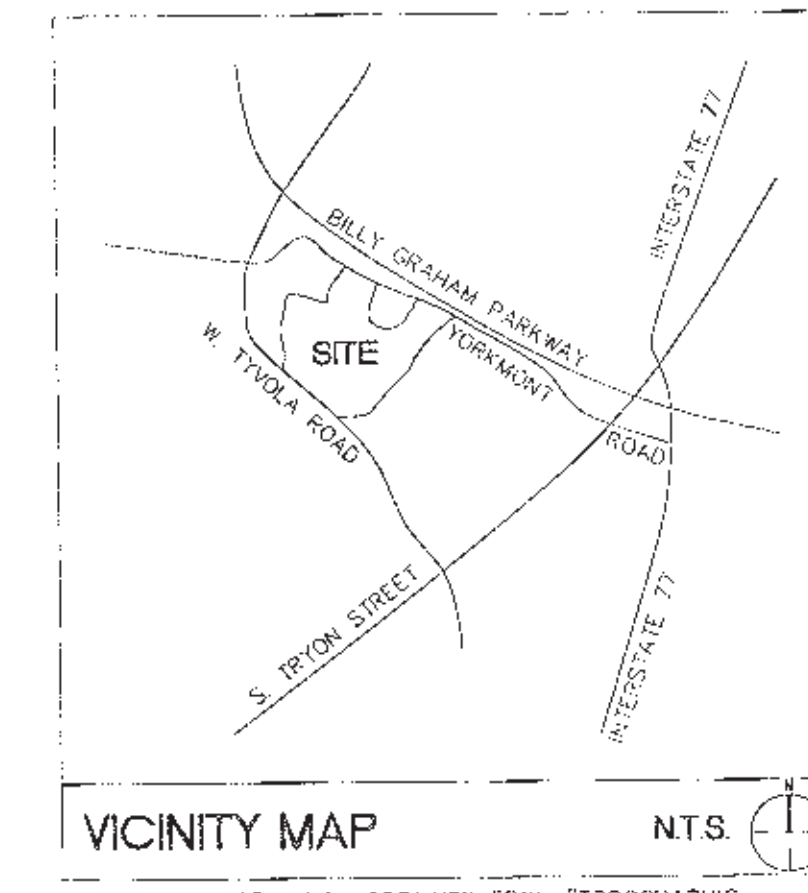
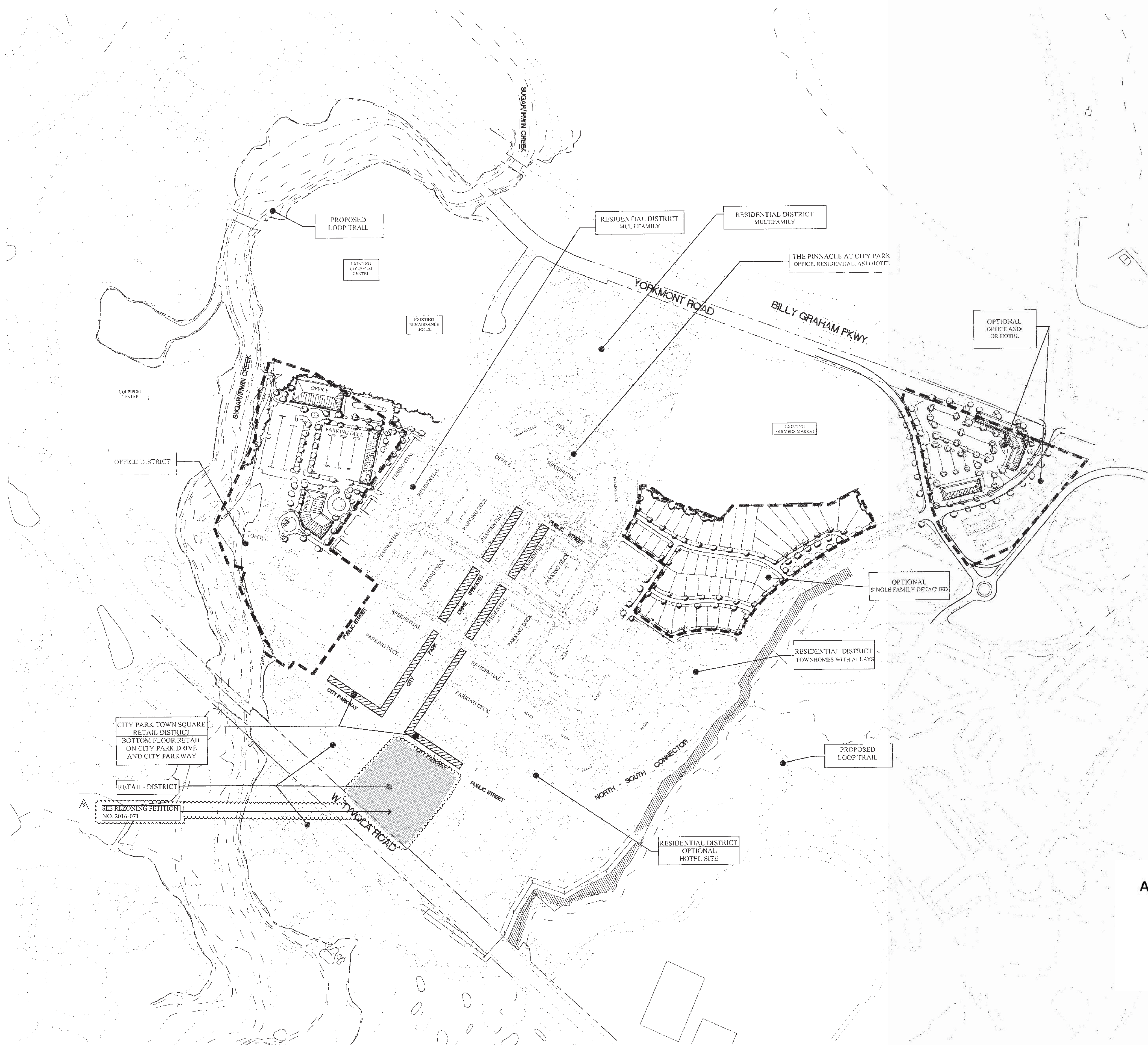


ENTITLEMENT CALCULATIONS

EXCHANGE RATE FORMULAS TAKEN FROM KIMLEY HORN MEMO - 8/20/2007
3 DWELLING UNITS 1,000 SF OFFICE
5 DWELLING UNITS 1,000 SF RETAIL
1,000 SF RETAIL 80,000 SF OFFICE
700 ROOM HOTEL

LAND USE	DESCRIPTION	ORIGINAL ENTITLEMENT				COMMENTS
		PHASE 1	PHASE 2	PHASE 3	TOTAL	
ASTON PROPERTIES RETAIL	GIVEN VIA ADMIN AMEND.	20,000			20,000	REZ #2016-071
RETAIL (SF)		70,000	110,000		180,000	
OFFICE (SF)		150,000	250,000		400,000	
HOTEL (RMS)		175	175		350	
RESIDENTIAL FOR-SALE	SF, TH, CONDO, ETC.				1,090	
RESIDENTIAL HI	APARTMENTS	750	1,000	750	1,210	
RESIDENTIAL MED	HI-RISE				200	

LAND USE	DESCRIPTION	LAND USE	PROPOSED LAND USE	OFFICE ENTITLEMENT SWAP	OFFICE DEBIT (SF)	RETAIL ENTITLEMENT SWAP	RETAIL DEBIT (SF)	PHASE 1 MAX	PHASE 1 REMAINING	OVERALL REMAINING TOTAL	TOTAL
		(PERMITTED TO DATE)			ENTITLEMENT EXCHANGE		ENTITLEMENT EXCHANGE	ALLOWED			
ASTON PROPERTIES RETAIL		11,064		0	0	0	0	20,000 SF	8,936	8,936	20,000
RETAIL (SF)		0		0	0	0	0	70,000 SF	51,029	161,029	180,000
OFFICE (SF)		0		0	0	0	0	150,000 SF	150,000	400,000	400,000
HOTEL (RMS)		341		0	0	166	18,971	175 RMS	(166)	9	350
RESIDENTIAL FOR-SALE	SF, TH, CONDO, ETC.	205		0	0	0	0			885	1,090
RESIDENTIAL HI	APARTMENTS	484		0	0	0	0	750 UNITS	61	726	1,210
RESIDENTIAL MED	HI-RISE	0		0	0	0	0			200	200



BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P. & L. COUSUM, L.P., OF THE CHARLOTTE EQUUSUM SITE" BY R.B. HARR & ASSOCIATES, P.A., 1548 UNION ROAD SUITE E, GASTON, NC 28054. 704-864-9646, DATED MARCH 17, 2005. JOB NO. 67459

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 CUMBERLAND CENTER IV
 3225 CUMBERLAND BLVD, SUITE 400
 ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE PLAN ALTERNATE For Public Hearing Petition # 2007-082

Project No.
3592

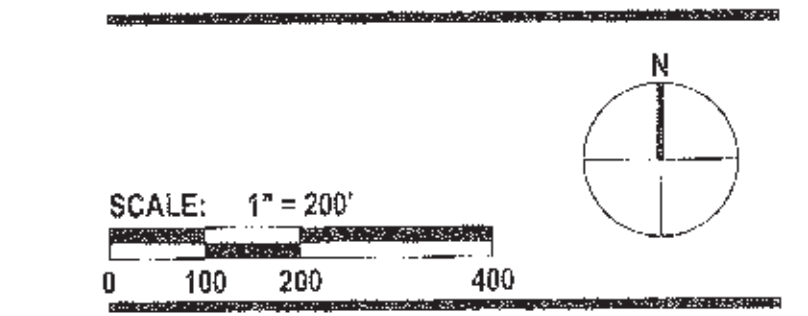
Issued
 03.26.07

Revised

05/14/07	
11/16/07	
12/14/07	
06/08/16	ADMINISTRATIVE AMENDMENT

Attached to Administrative Approval

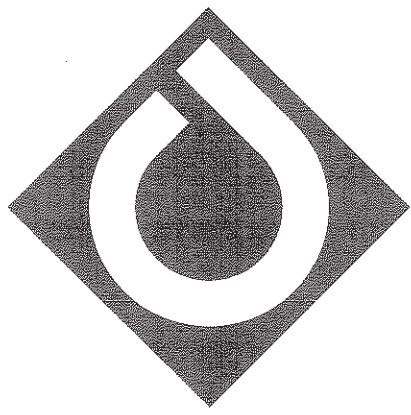
Solomon A. Fortune **SF**
Solomon A. Fortune



RZ3.1

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CITY PARK

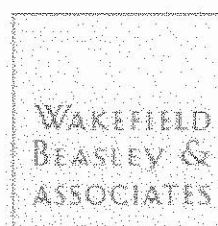
CHARLOTTE, NORTH CAROLINA

**PERSPECTIVE
RENDERING**
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

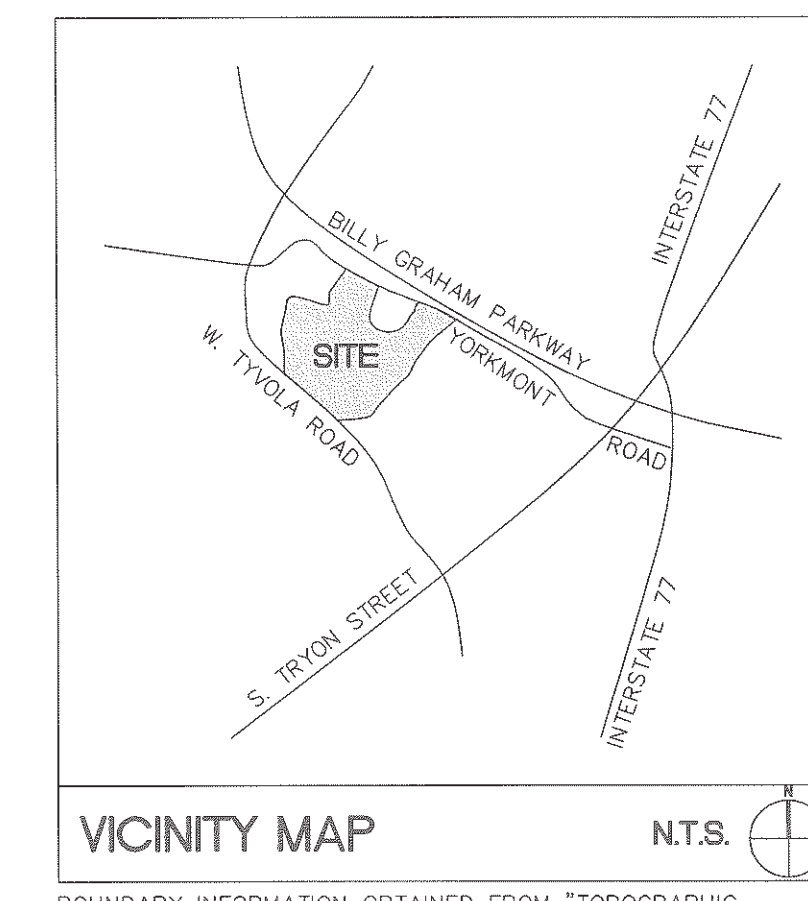


RZ3.2

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ORIGINAL



SITE DATA TABLE:

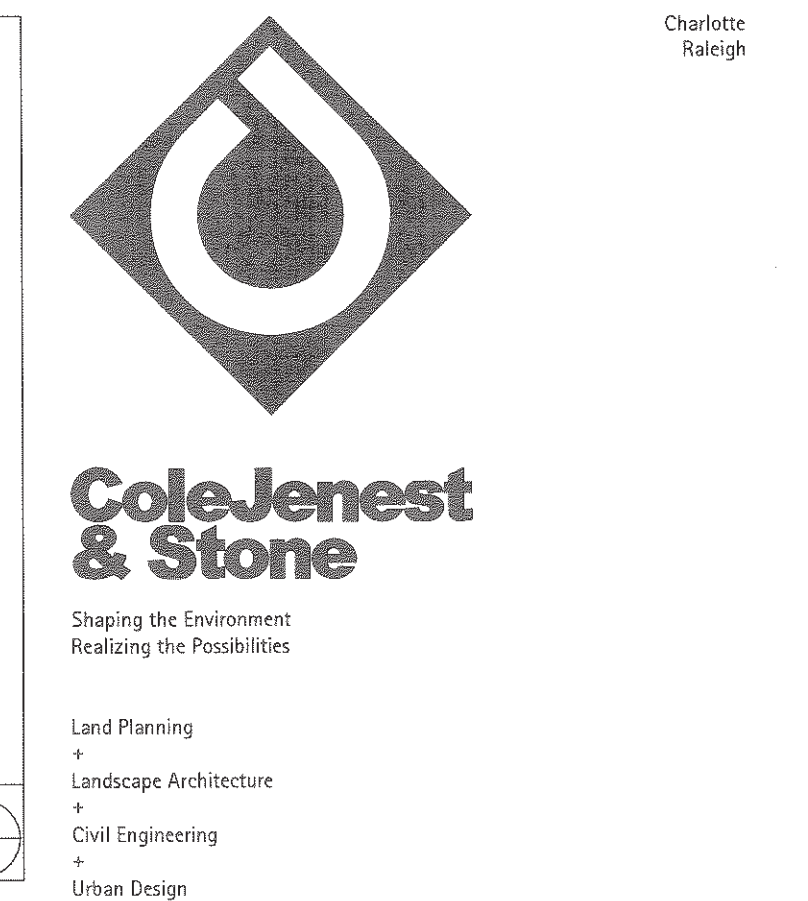
EXISTING ZONING:	MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING:	MUDD-O
SITE ACREAGE:	170.2897 AC
EXISTING WOODED AREA:	74.8 AC
PROPOSED TREE SAVE AREA:	12.4 AC
TREE SAVE AREA % OF TOTAL PROPERTY AREA:	7.28%

LEGEND

	PROPOSED PHASE I DEVELOPMENT AREA		PROPERTY LINE
	EXISTING WOODED AREA		PROPOSED TREE SAVE AREA
	PROPOSED SIDEWALK		EXISTING BIKE TRAIL
	PROPOSED PEDESTRIAN LOOP "THE LOOP"		FUTURE PEDESTRIAN TRAIL DESIGNED BY OTHERS

Attached to Administrative
Approval

Solomon A. Fortune **SF**
Solomon A. Fortune



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CUMBERLAND CENTER IV
3225 CUMBERLAND BLVD, SUITE 400
ATLANTA, GEORGIA 30339

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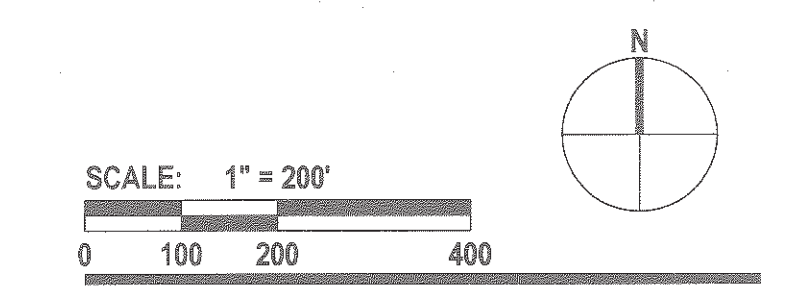
SUPPLEMENTAL DATA SHEET
For Public Hearing
Petition # 2007-082

Project No.
3592

Issued
03.26.07

Revised

09/14/07
11/16/07
12/14/07

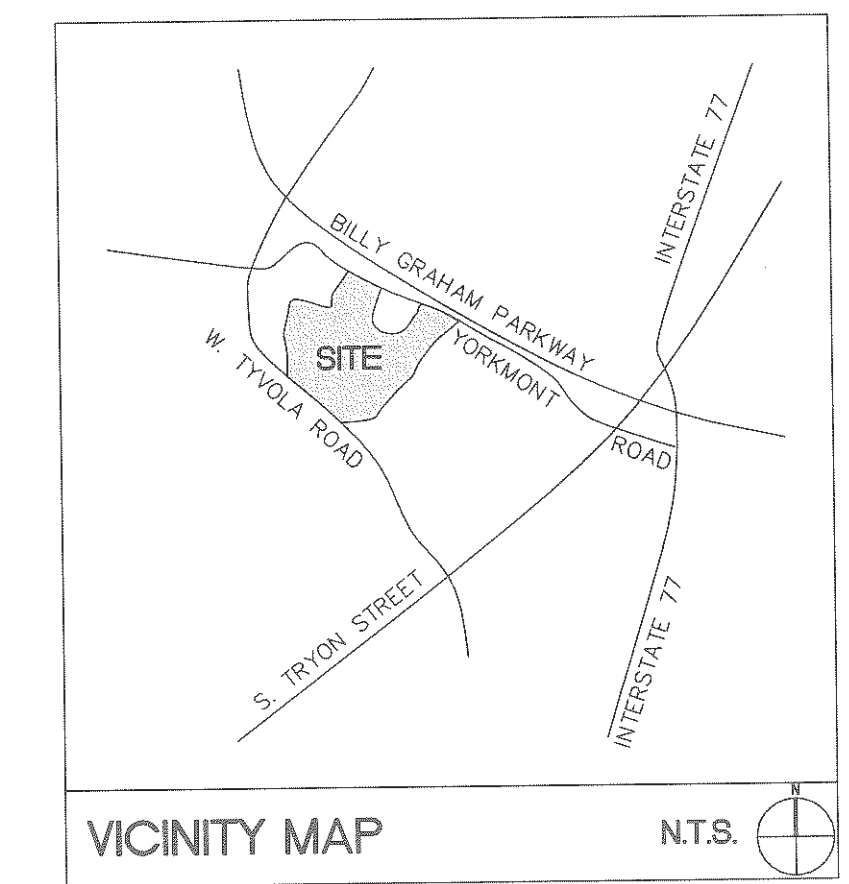


RZ4.0

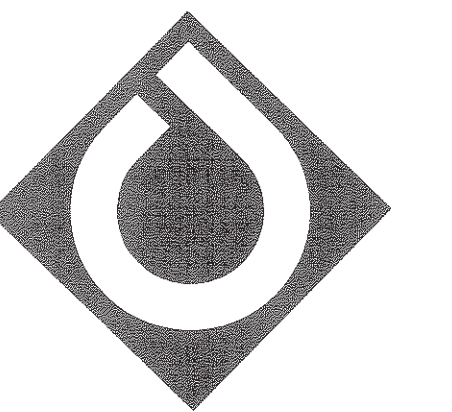
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CITY PARK

CHARLOTTE, NORTH CAROLINA

**SUPPLEMENTAL
DATA SHEET**
For Public Hearing
Petition # 2007-082

Project No.

3592

Issued

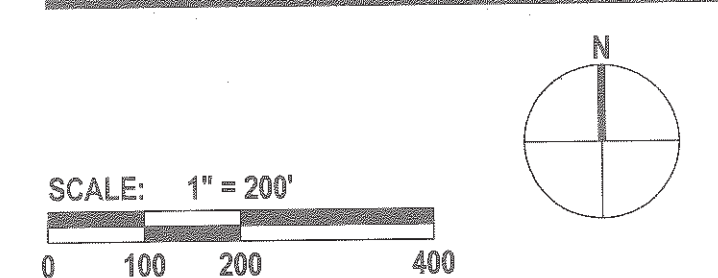
03.26.07

Revised

09/14/07
11/16/07
12/14/07

Attached to Administrative
Approval

Solomon A. Fortune *SAF*
Solomon A. Fortune



RZ5.0

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ATLANTA, GEORGIA 30339**CITY PARK**

CHARLOTTE, NORTH CAROLINA

**STREET SECTION
DETAILS
For Public Hearing
Petition # 2007-082**

Project No.

3592

Issued

03.26.07

Revised

09/14/07

10/25/07

11/16/07

04/10/08 - ADMINISTRATIVE AMENDMENT

02/21/13 - ADMINISTRATIVE AMENDMENT

04/03/13 - ADMINISTRATIVE AMENDMENT-PLANNING COMMENTS

Attached to Administrative

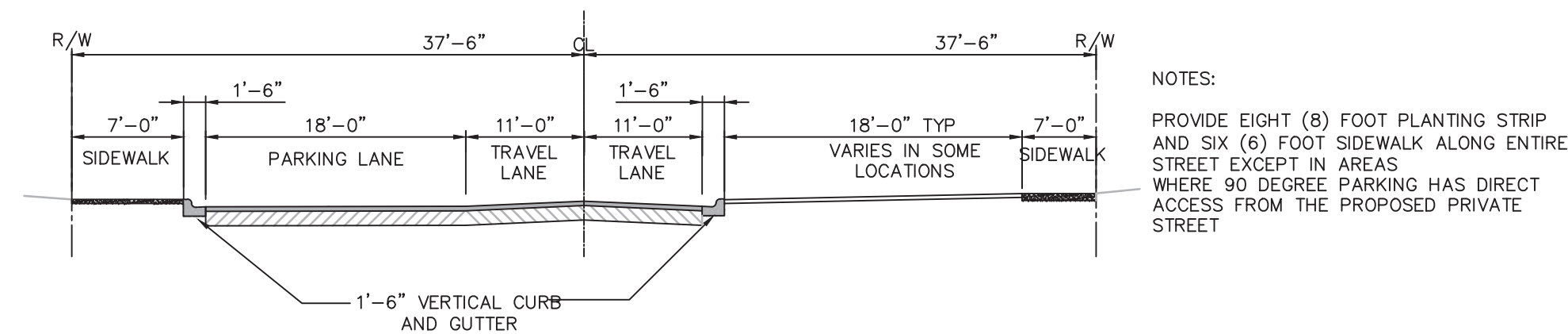
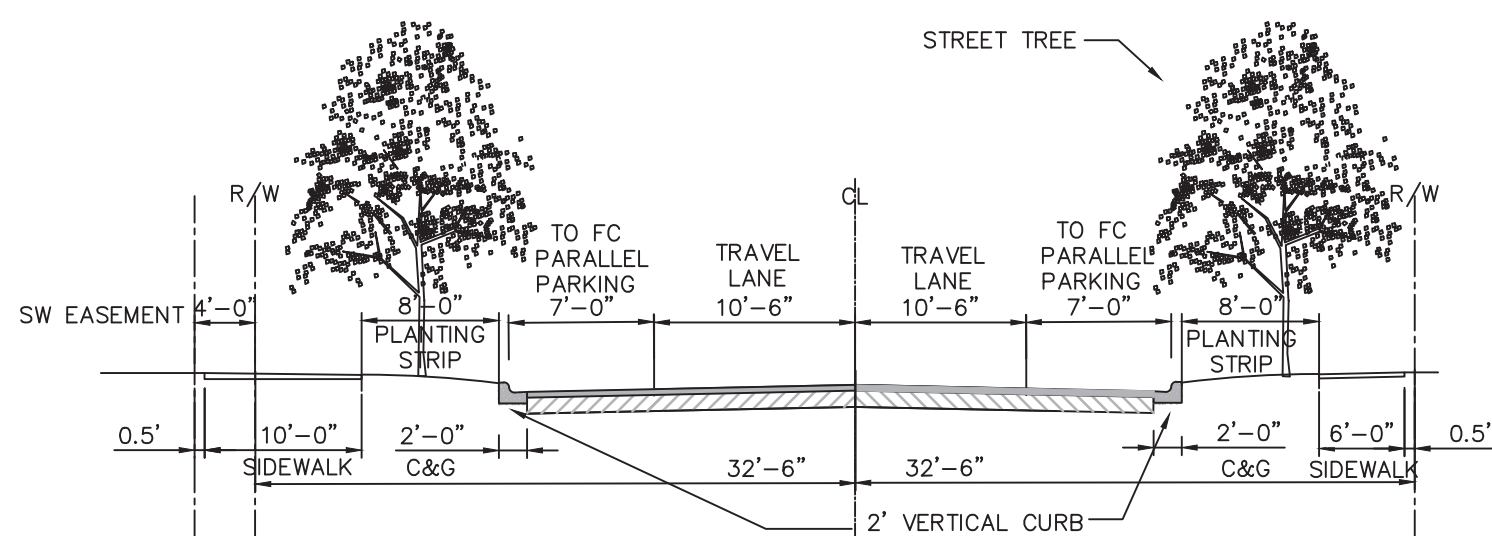
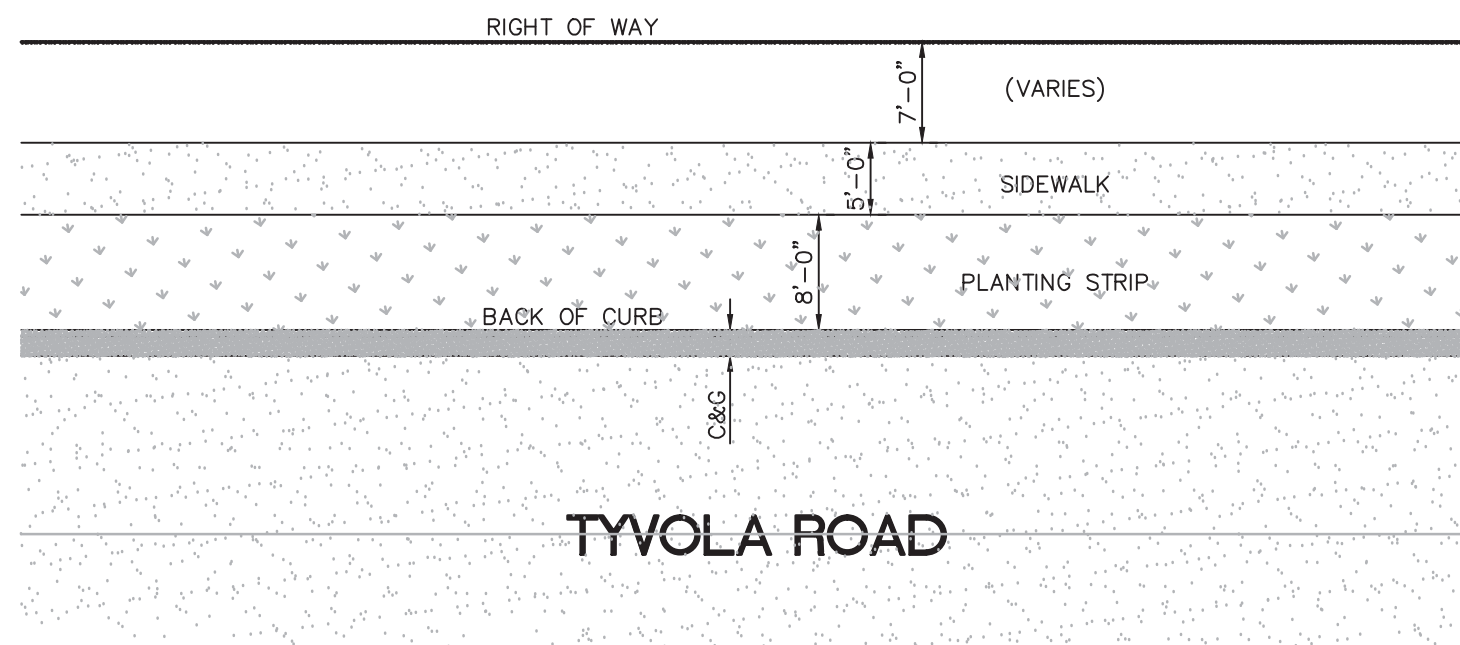
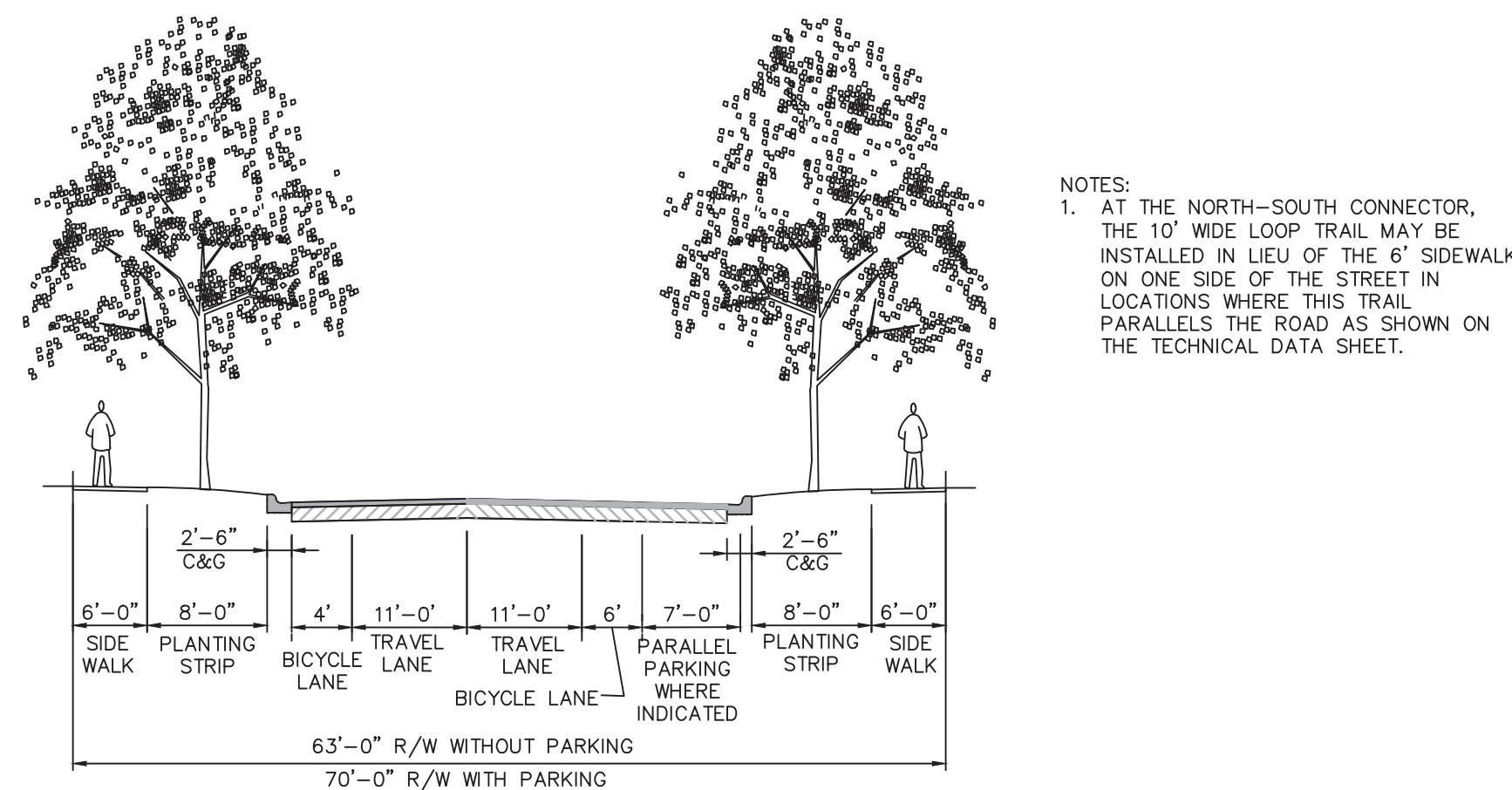
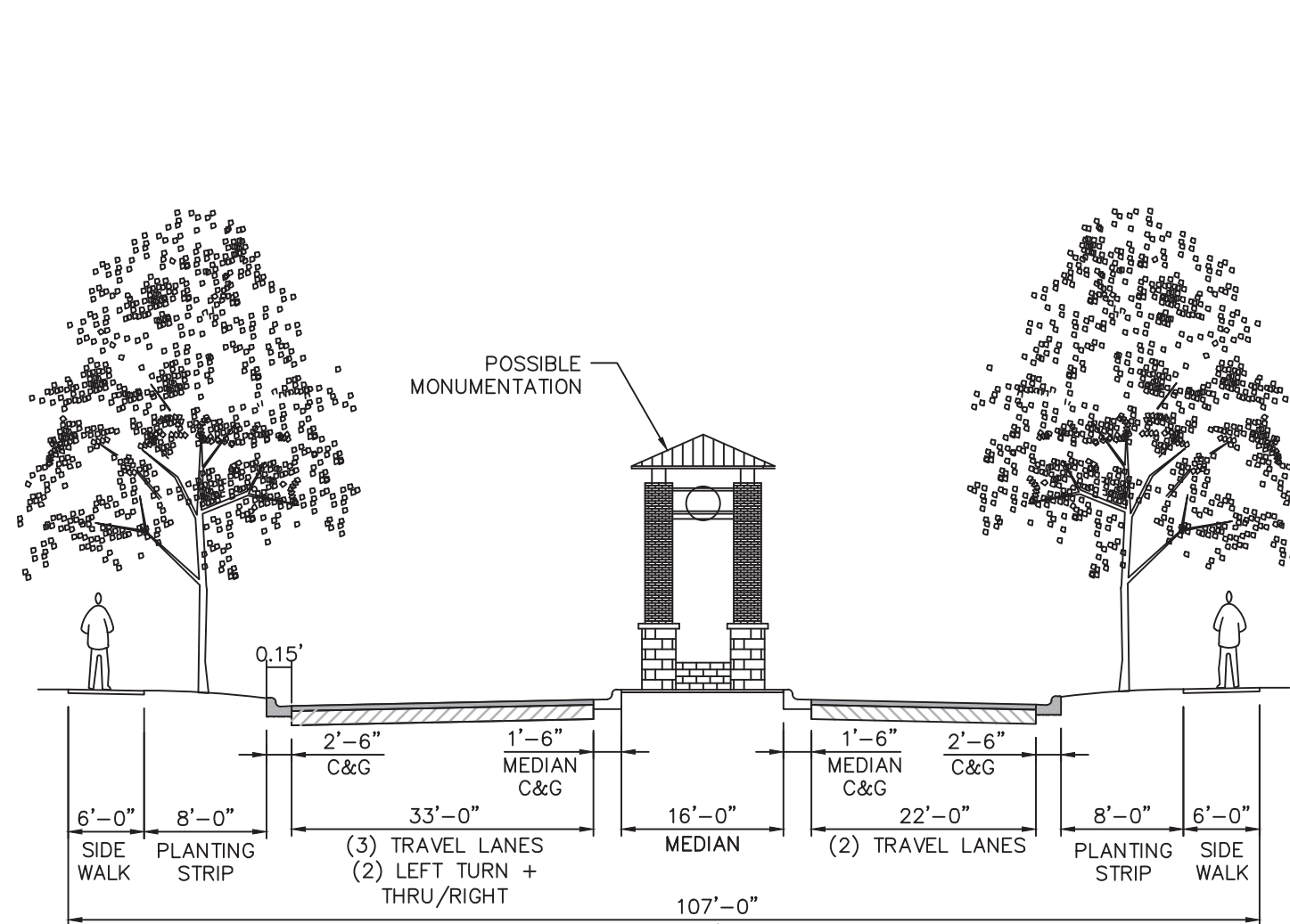
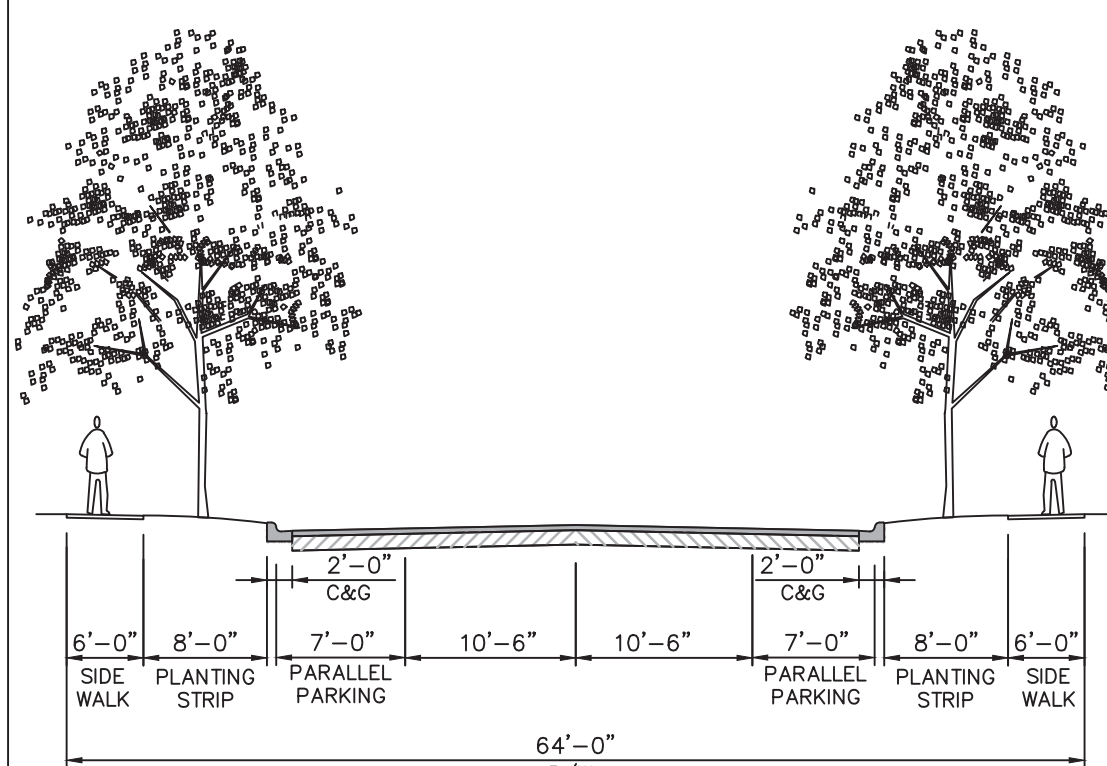
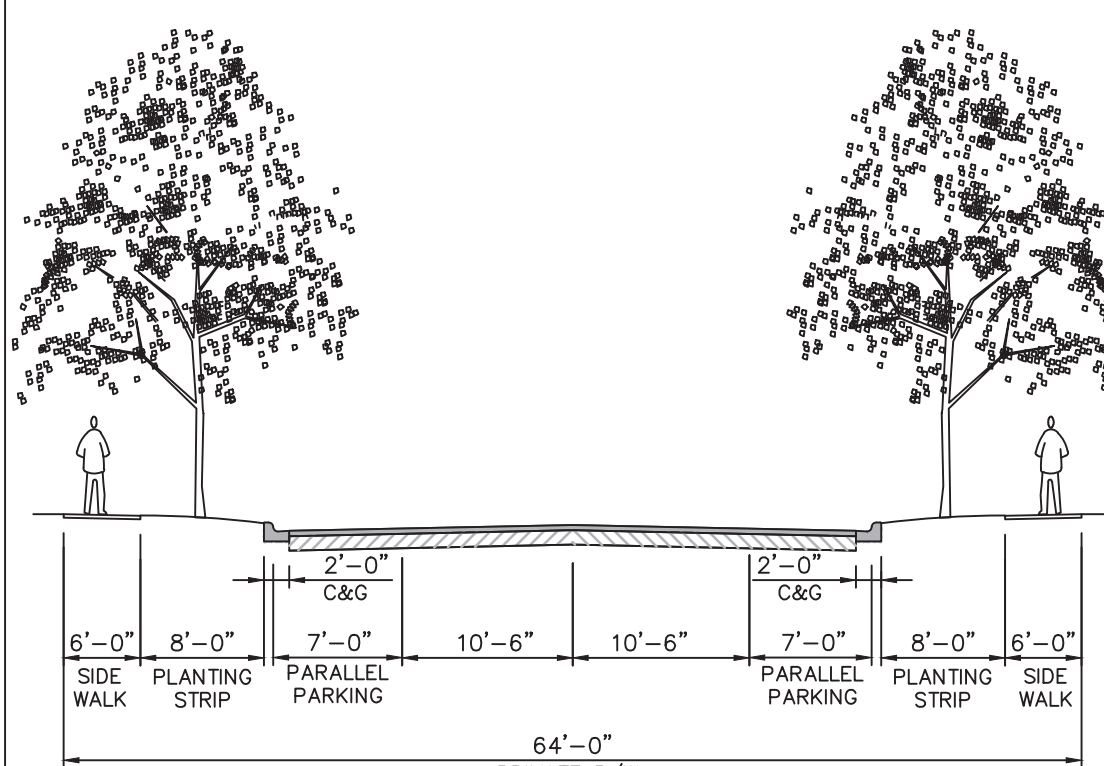
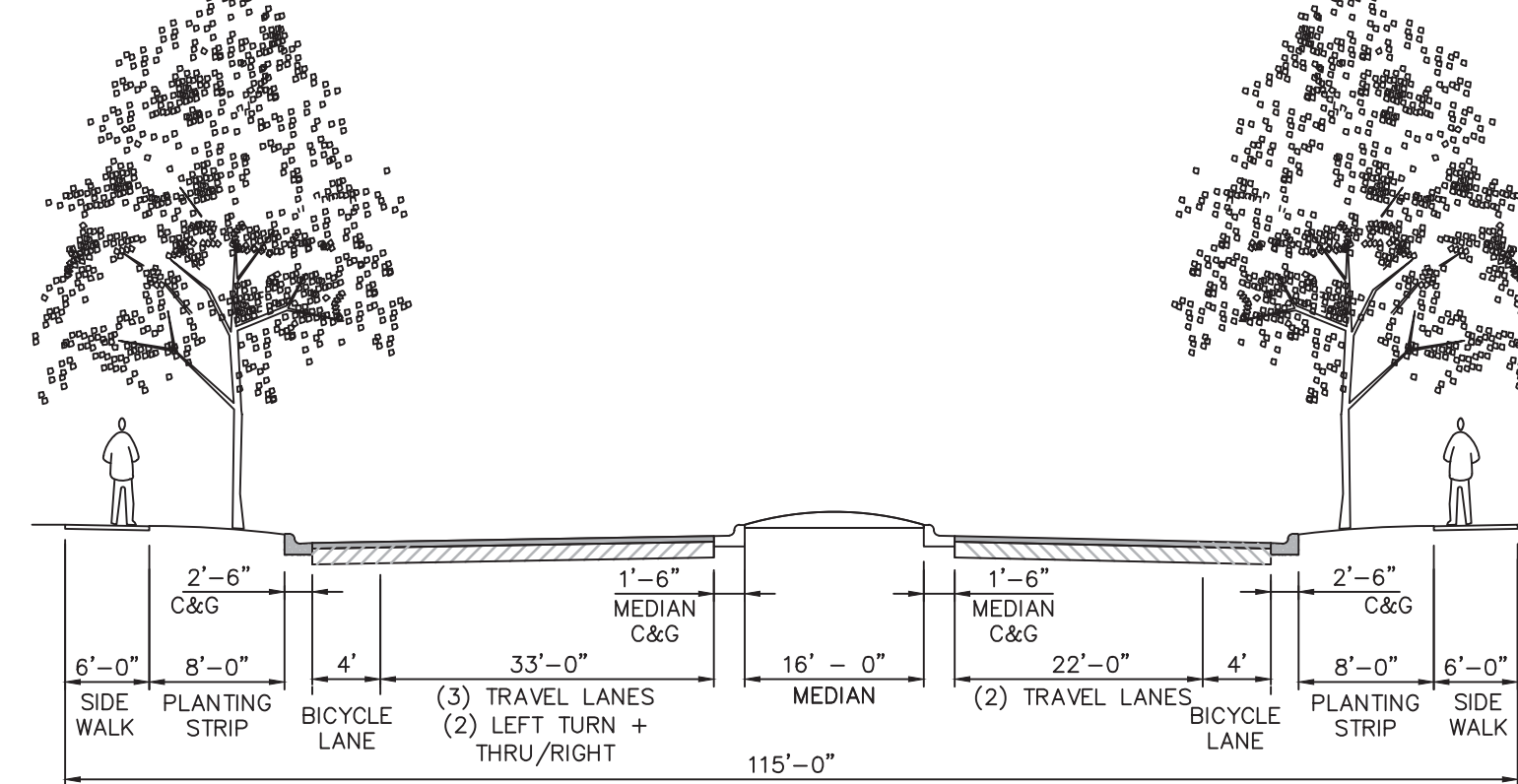
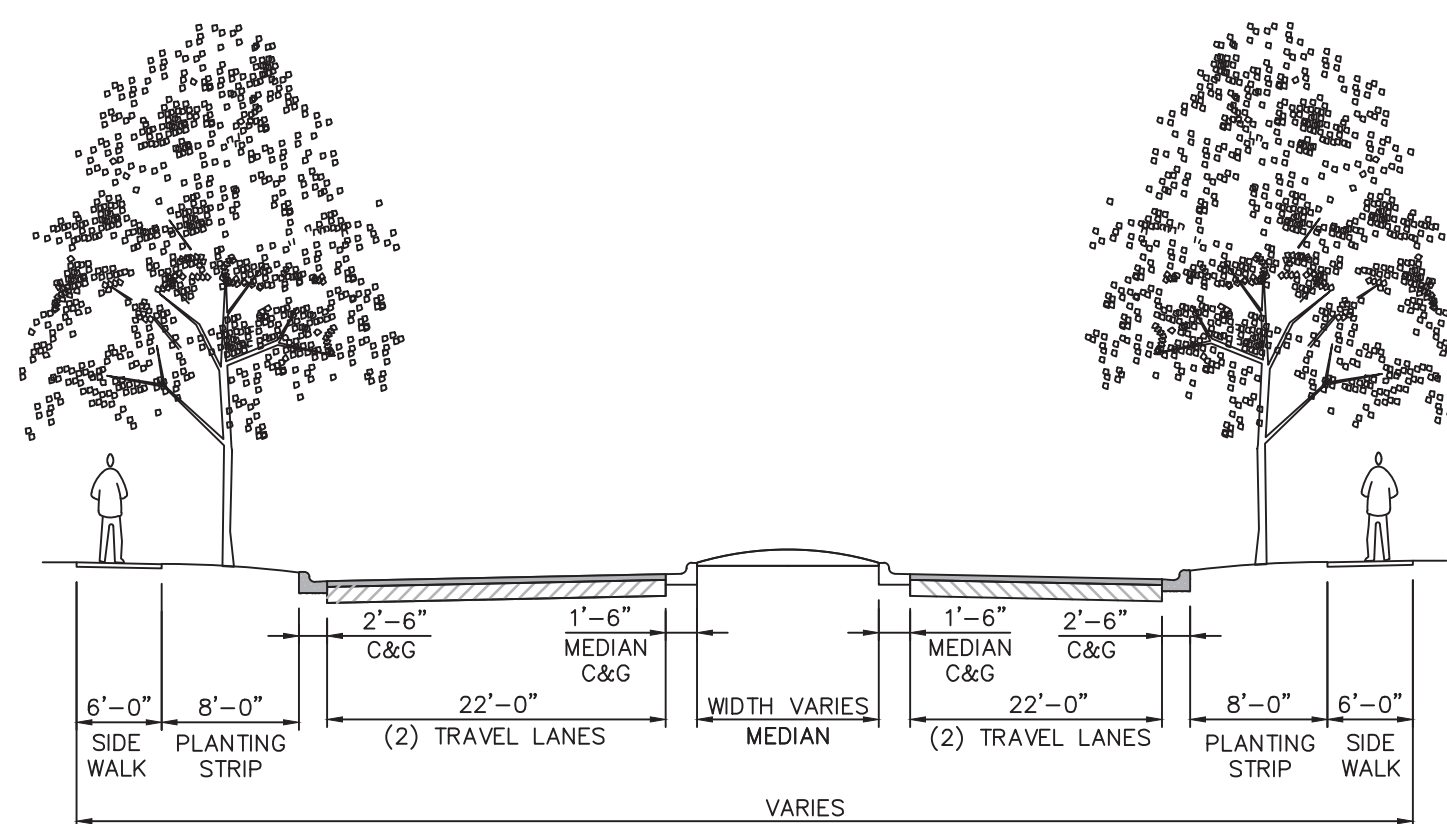
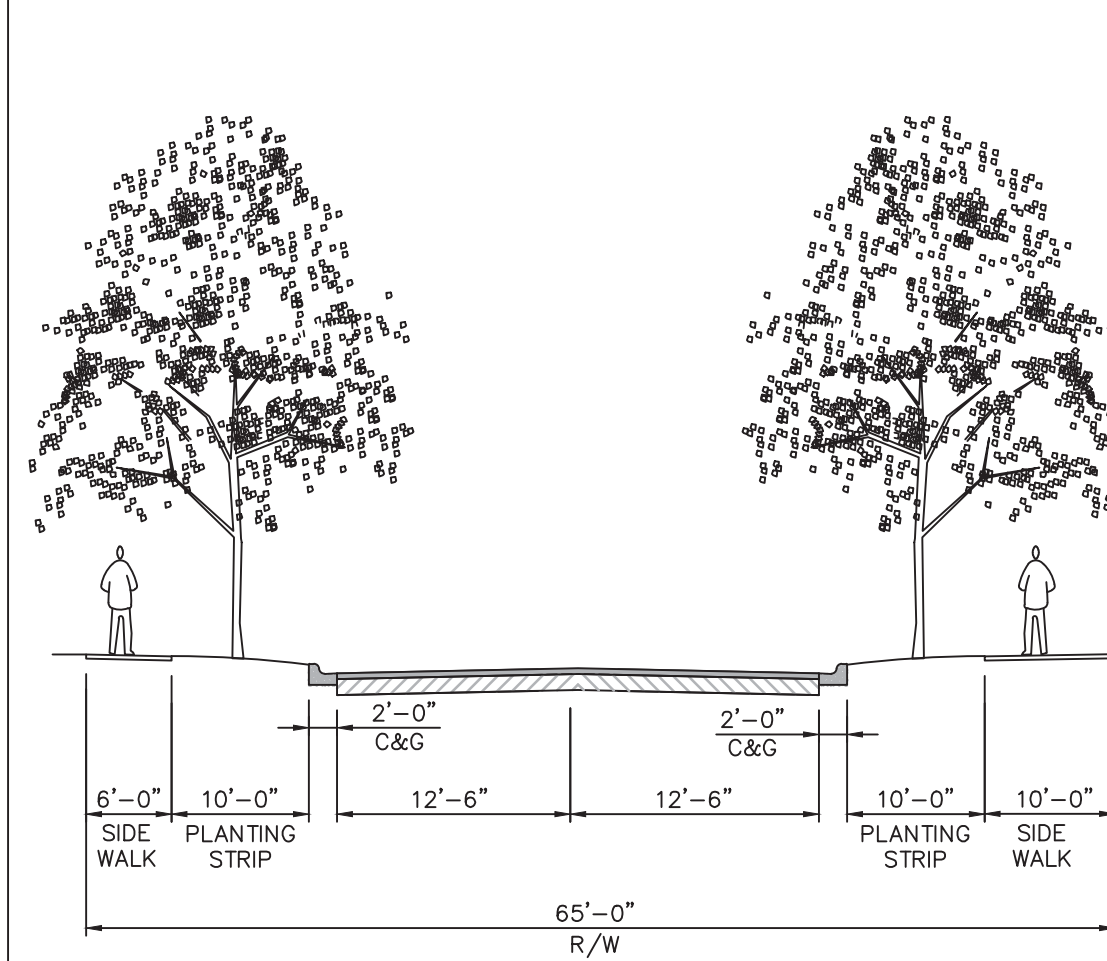
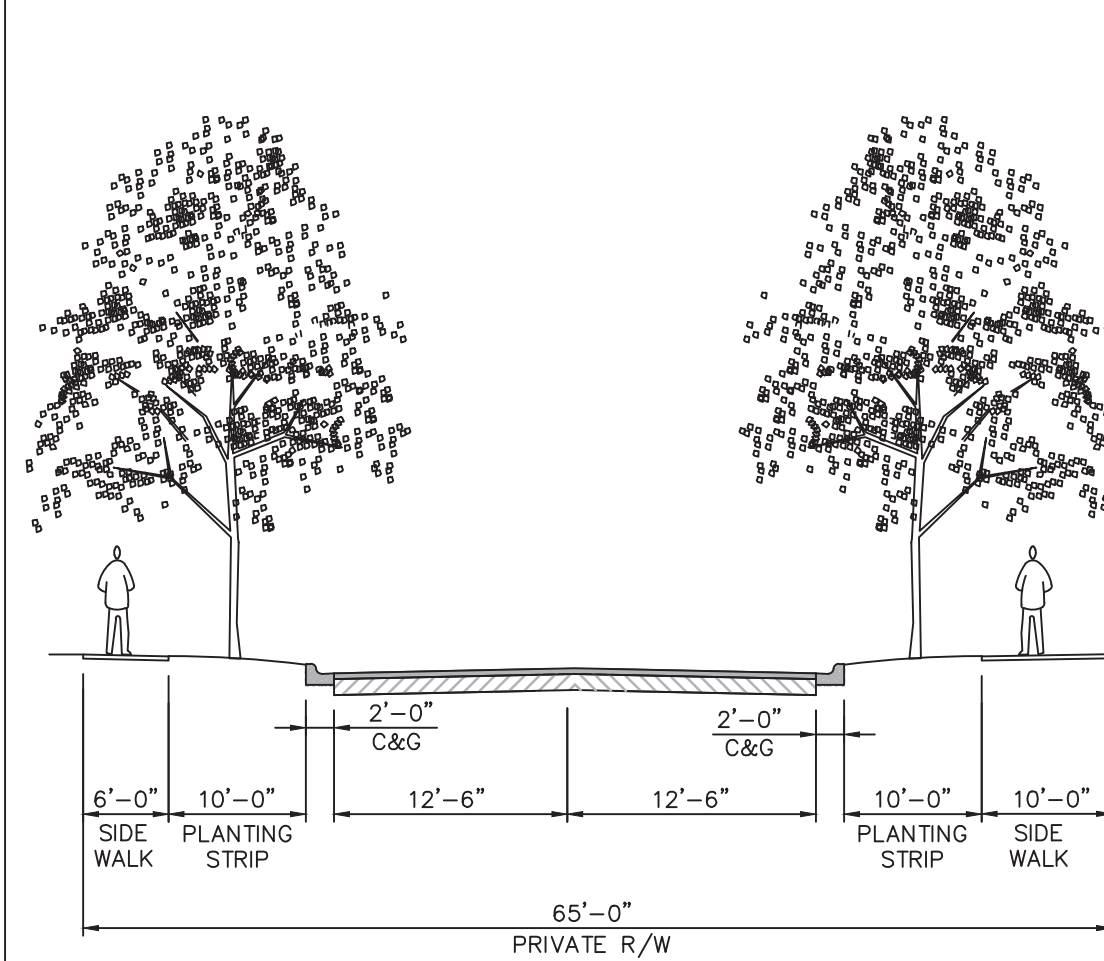
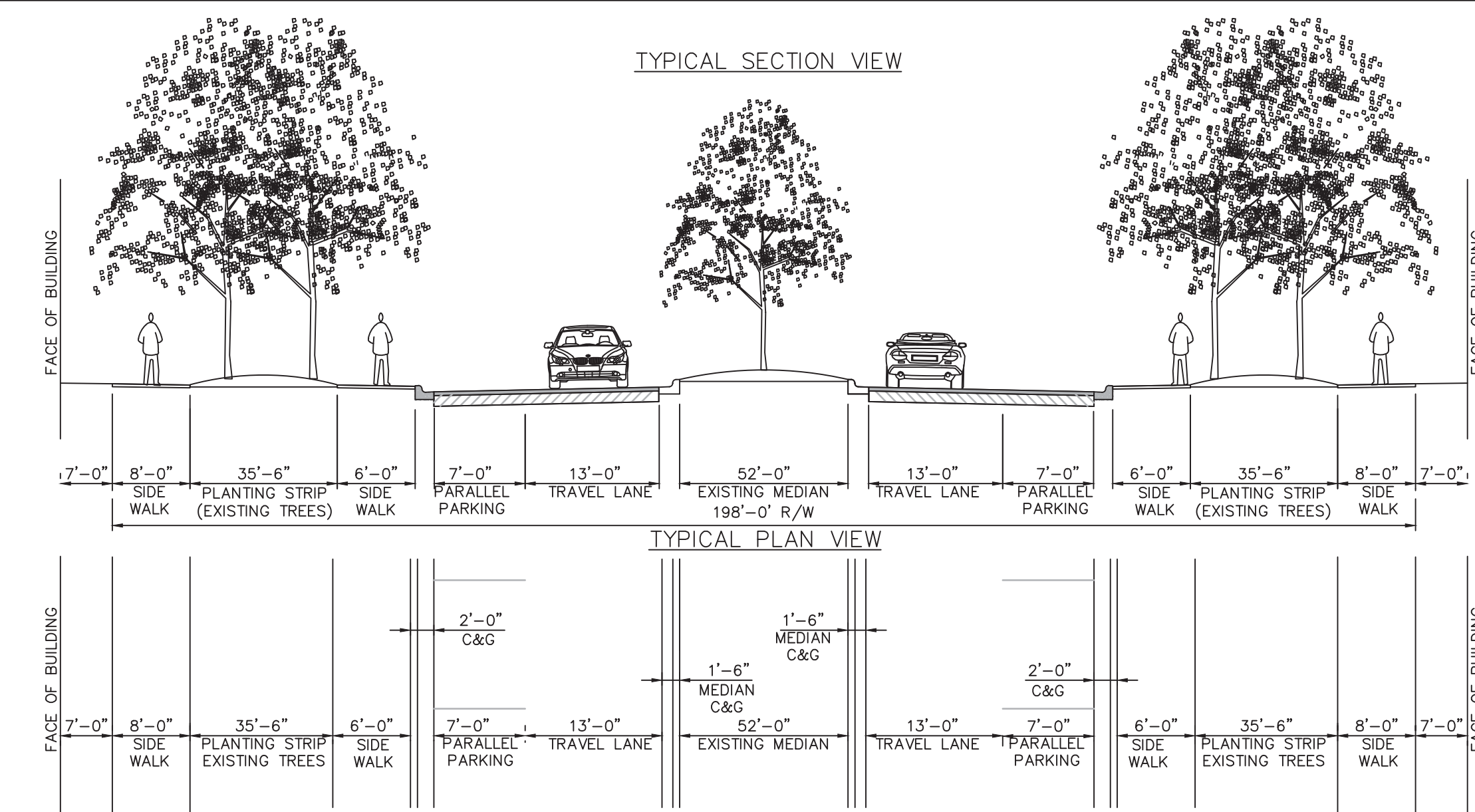
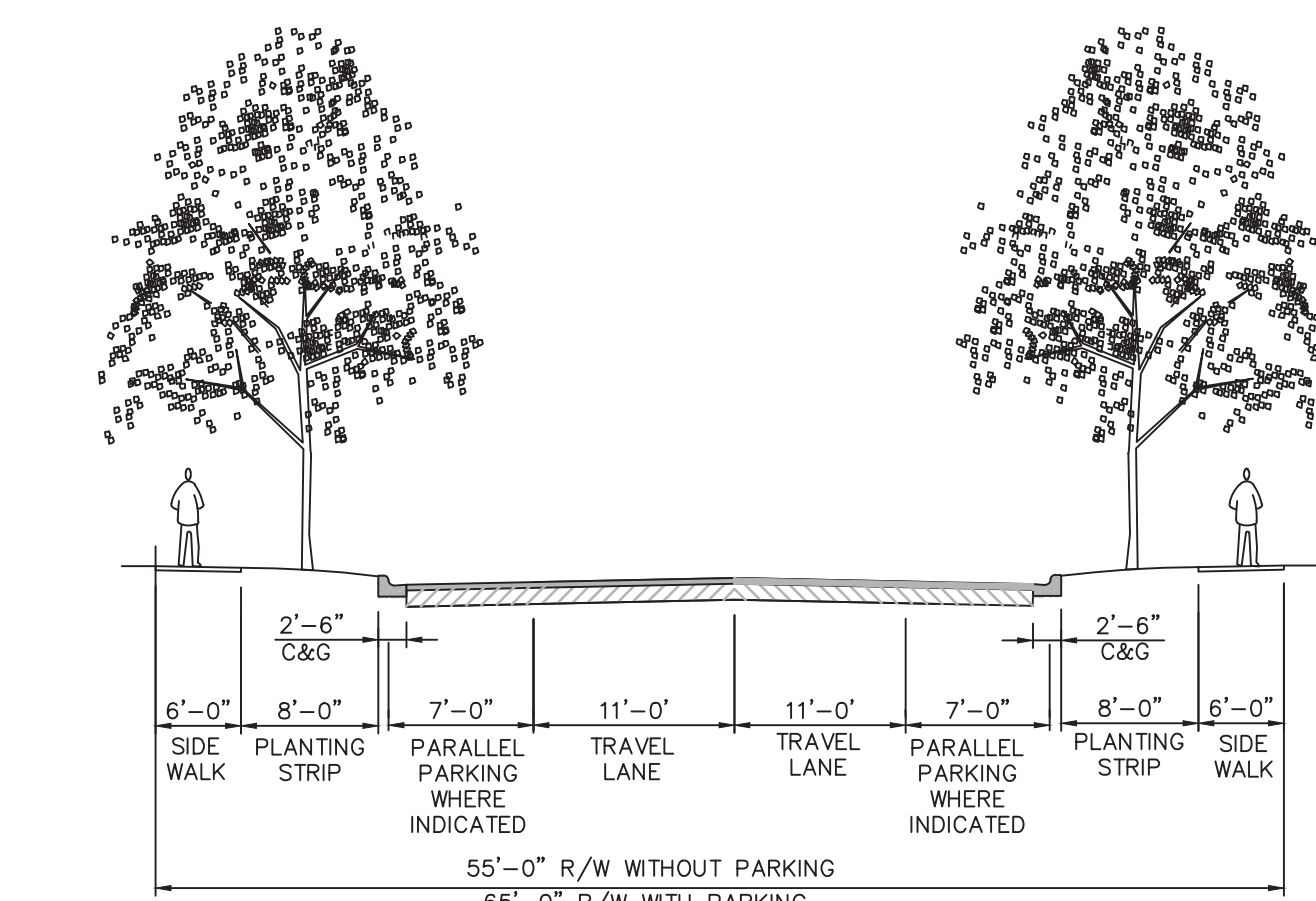
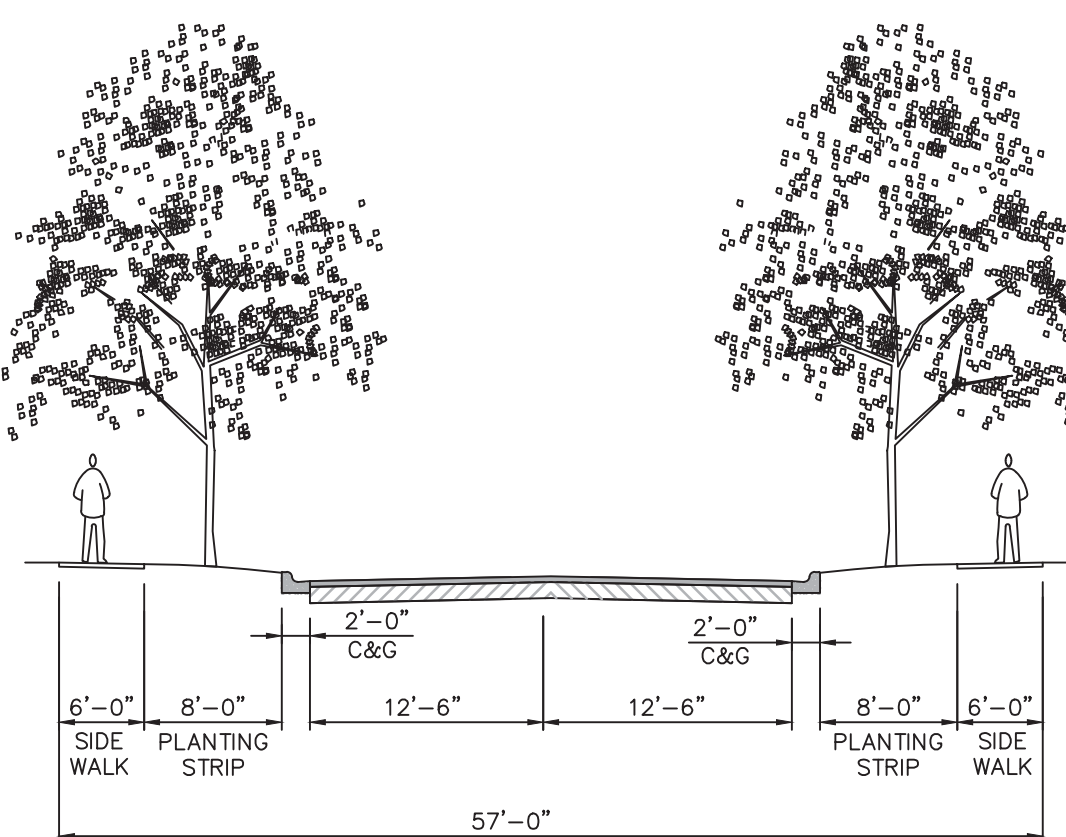
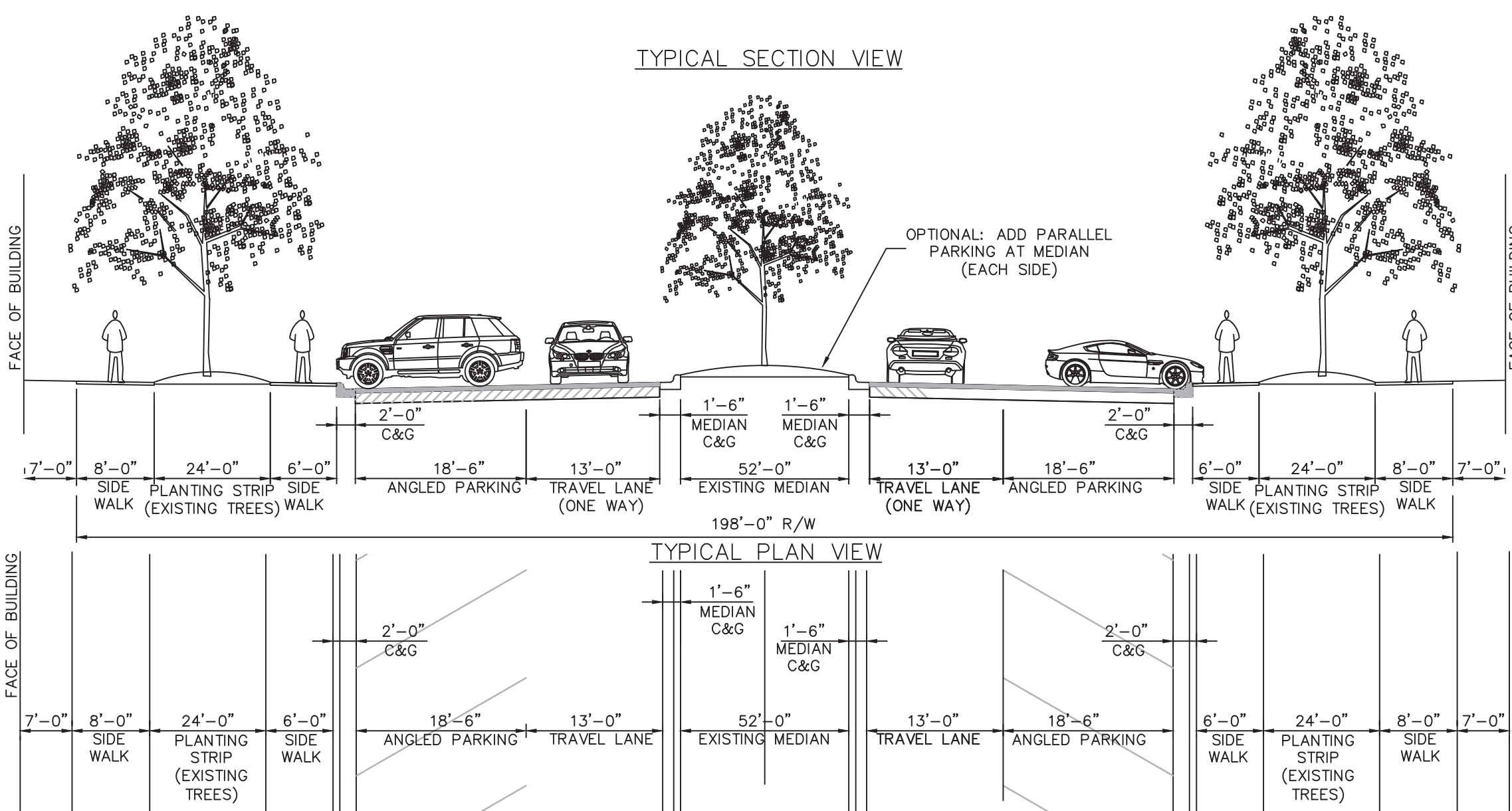
Approval

Solomon A. Fortune

NOT TO SCALE

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**PRIVATE STREET - PARKING PERMISSIBLE ON ONE SIDE (CAN VARY WHICH SIDE OF ROAD) G3****PUBLIC STREET (LOCAL)- PARKING PERMISSIBLE ON TWO SIDES****EXISTING CONDITIONS ON TYVOLA ROAD****PUBLIC STREET - AVENUE WITH BICYCLE LANE****PRIVATE STREET - DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD****PUBLIC STREET (LOCAL) - PARKING PERMISSIBLE ON TWO SIDES****PRIVATE STREET (LOCAL) - PRIVATE PARKING TWO SIDES G2****PUBLIC STREET - DIVIDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT TYVOLA ROAD C****PUBLIC STREET - DIVDED ENTRY ROAD FOR NORTH-SOUTH CONNECTOR AT BILLY GRAHAM PARKWAY****PUBLIC GREEN STREET - PARKING PERMISSIBLE ON ONE SIDE****PRIVATE GREEN STREET - PRIVATE PARKING ONE SIDE****CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH PARALLEL PARKING****PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE****PUBLIC STREET (LOCAL STREET) - PARKING PERMISSIBLE ON ONE SIDE****CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH ANGLED PARKING**