



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.

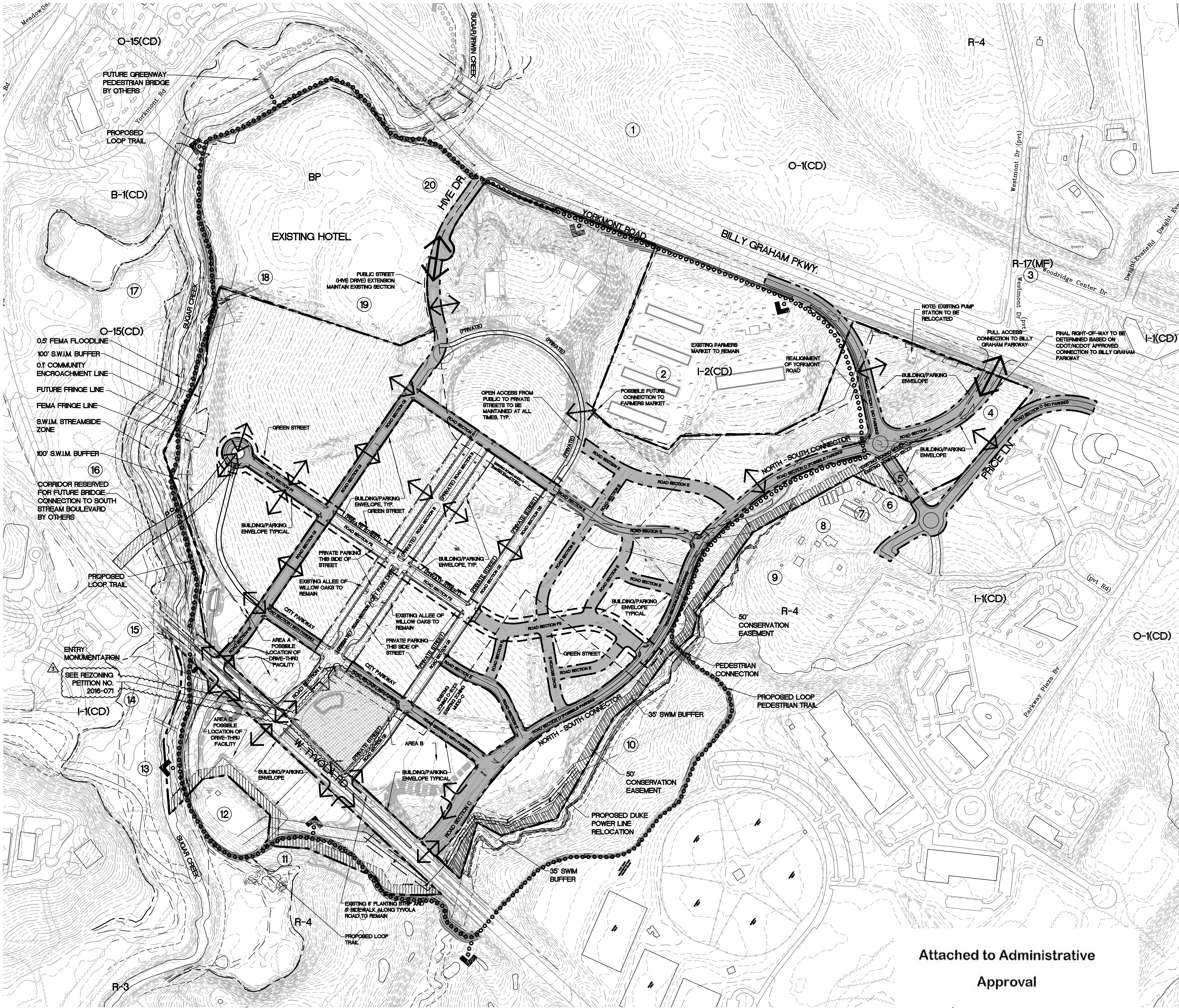
- Update to the original rezoning to an area now governed by petition 201-071.
- Reduction of the number of allowed accessory service windows (drive-thru's)
- Reduction of the allowed retail square footage now (180,000).

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.

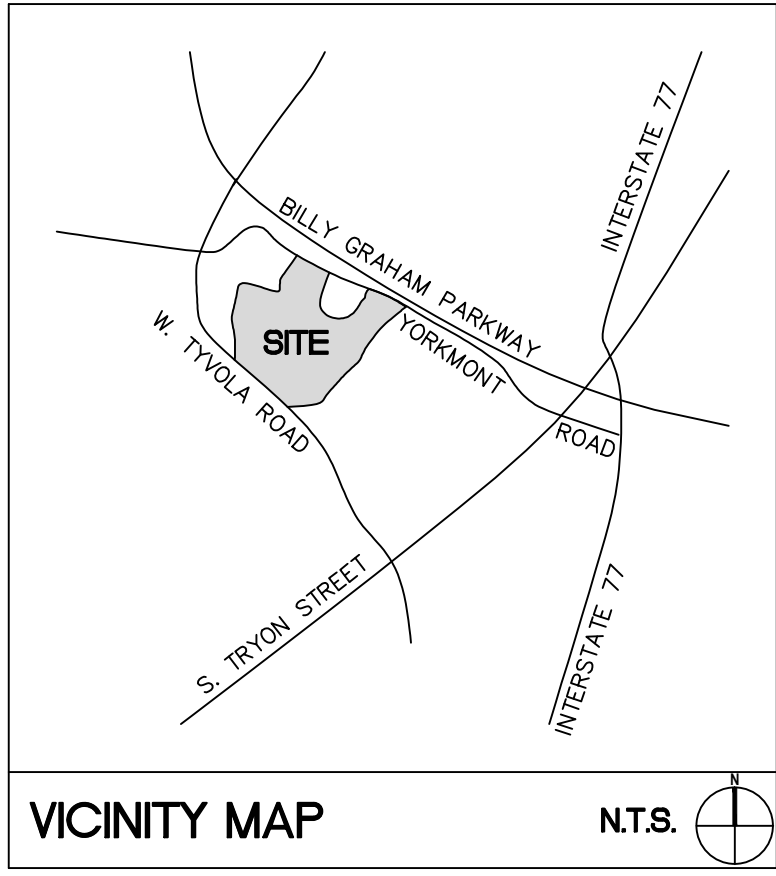
Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.



Attached to Administrative
Approval

John A. Fortune
Solomon A. Fortune

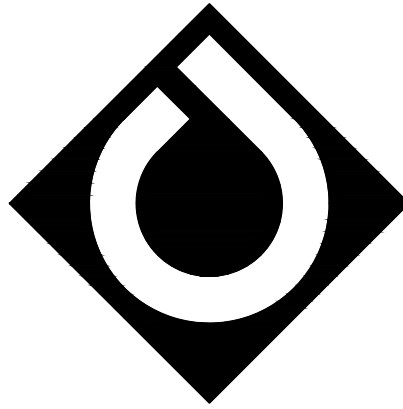


SITE DATA TABLE:
SITE ACREAGE: 170.2697 AC
EXISTING ZONING: MUDD-O; O-1(CD); O-15 (CD), R-4
PROPOSED ZONING: MUDD-O

LEGEND	
	FULL MOVEMENT ACCESS POINT
	RIGHT-IN, RIGHT-OUT ACCESS POINT
	PROPOSED RIGHT OF WAY
	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 - 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
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



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ATLANTA, GEORGIA 30339

CITY PARK

CHARLOTTE, NORTH CAROLINA

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

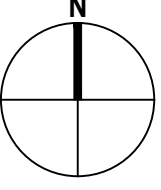
Project No.
3592

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

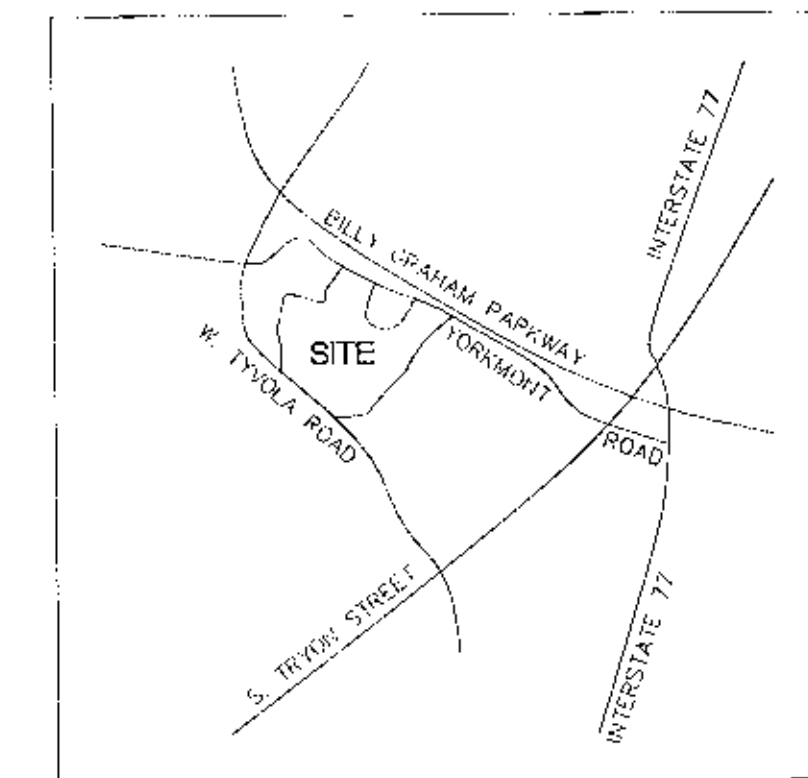
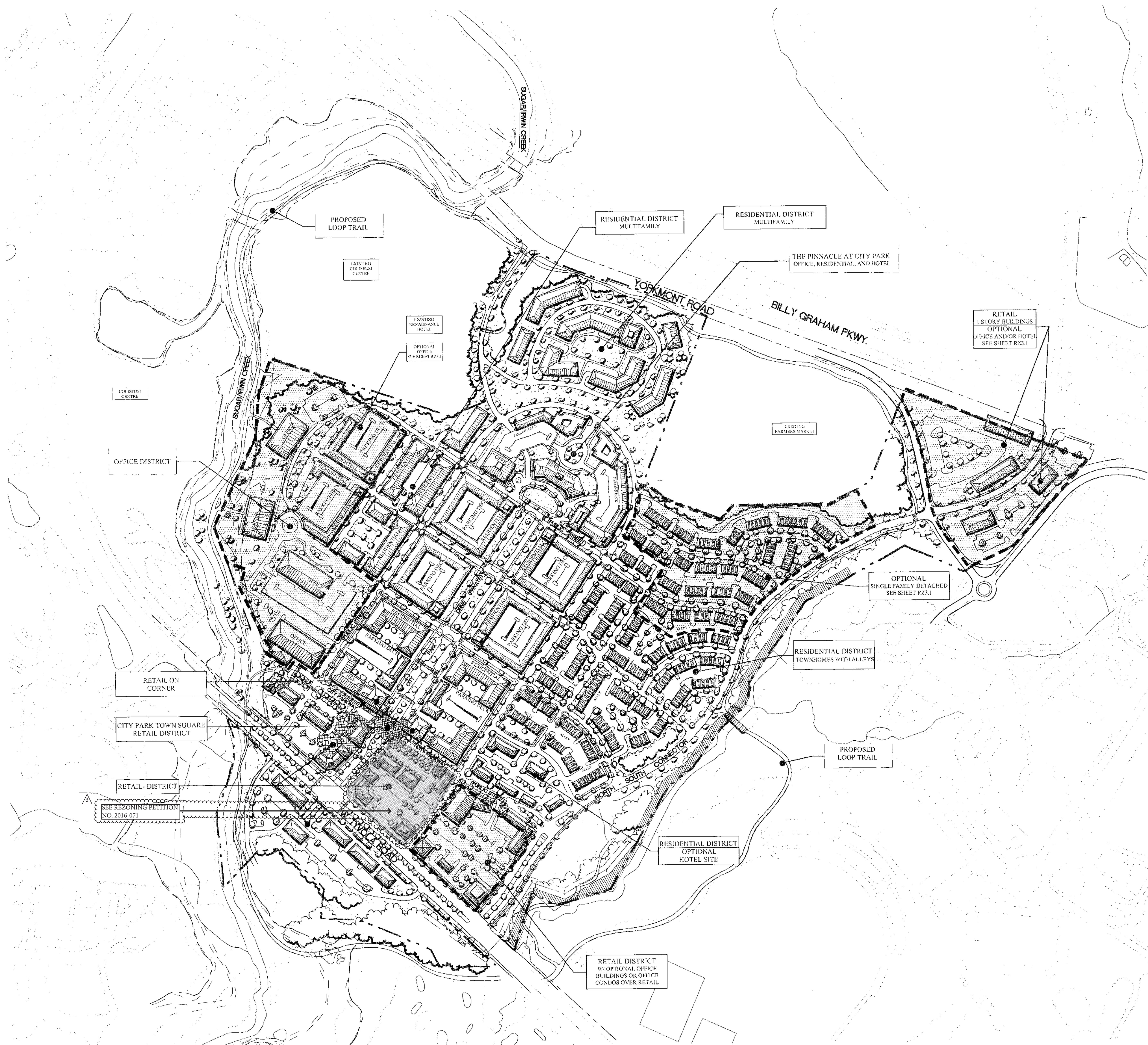
SCALE: 1" = 200'
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RZ1.0

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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
 Solomon A. Fortune

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CHARLOTTE, NORTH CAROLINA

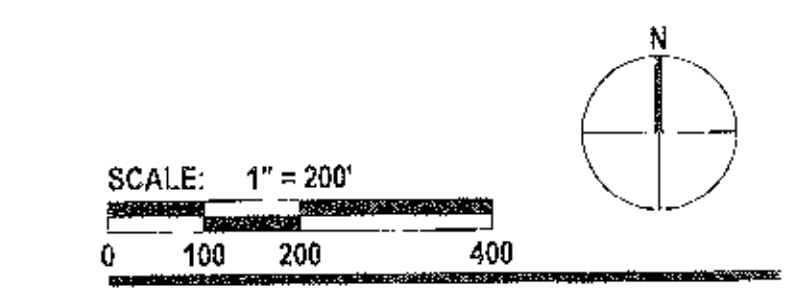
CONCEPTUAL SITE PLAN
 For Public Hearing
 Petition # 2007-082

Project No.
3592

Issued
 03.26.07

Revised
 05/14/07
 11/16/07
 12/4/07

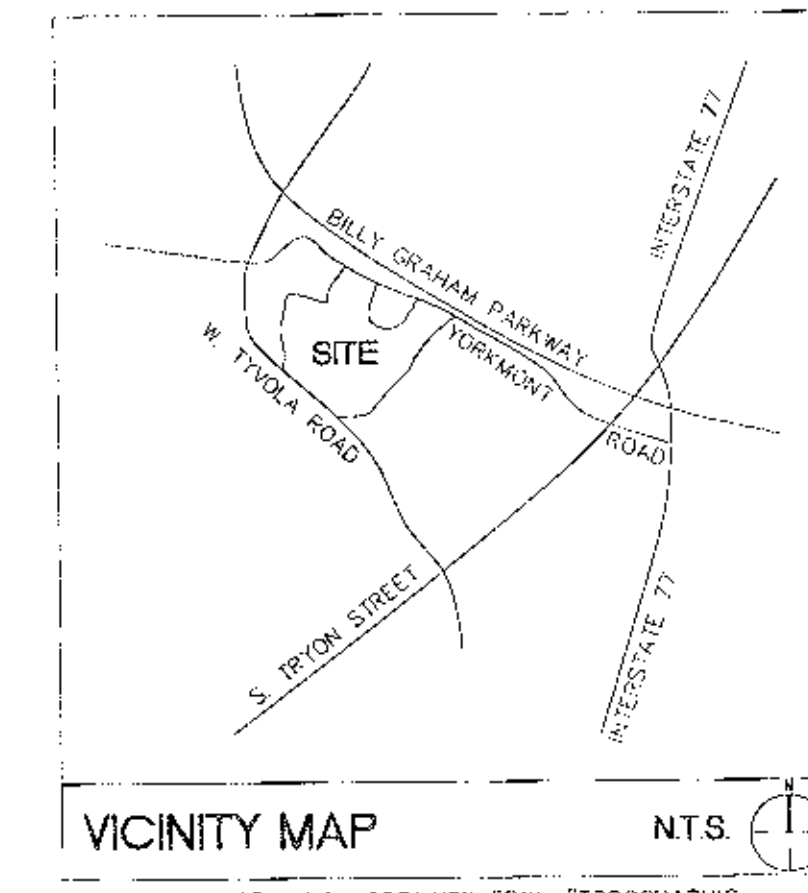
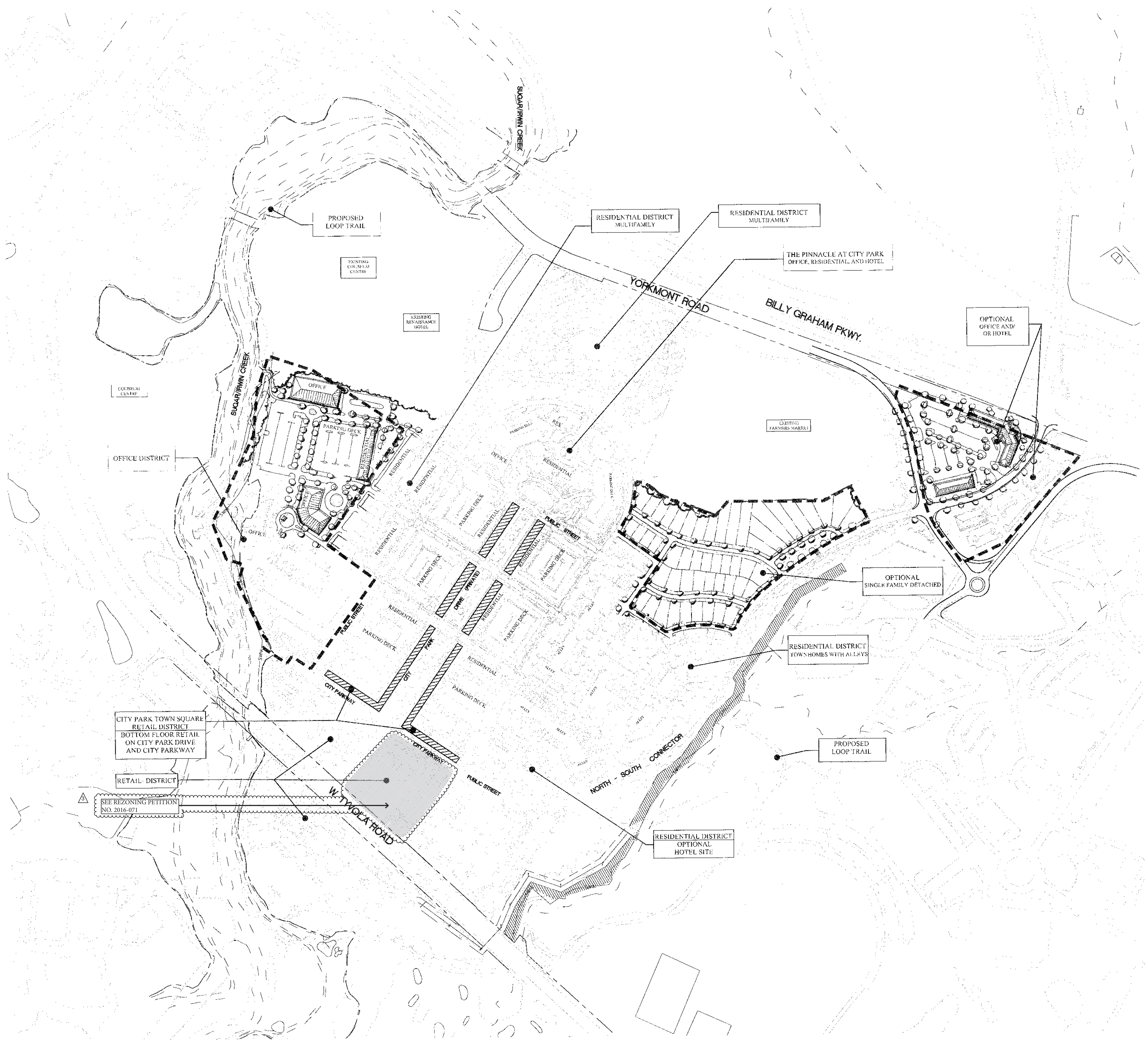
06/08/16 ADMINISTRATIVE AMENDMENT



RZ3.0

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CITY PARK

CHARLOTTE, NORTH CAROLINA

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

Project No.
3592

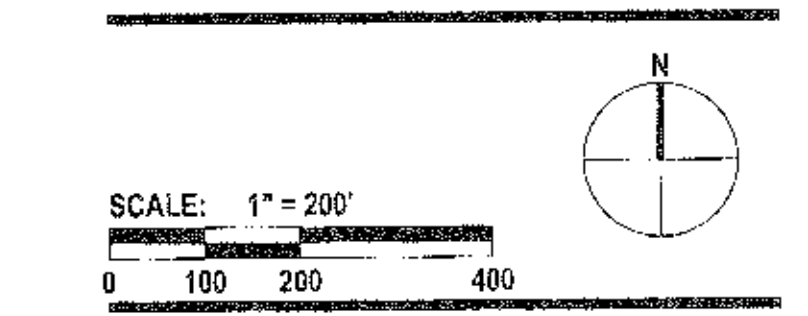
Issued
03.26.07

Revised

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

Attached to Administrative Approval

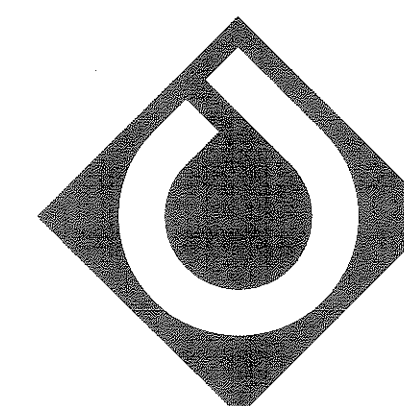
Solomon A. Fortune **Solomon A. Fortune**



RZ3.1

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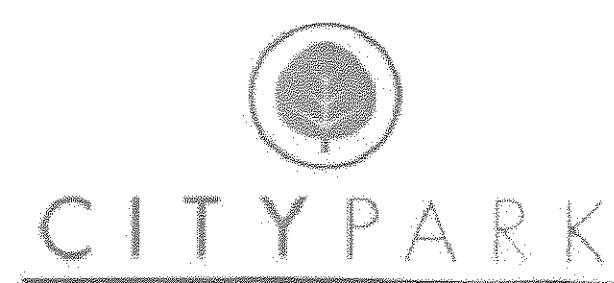
CHARLOTTE, NORTH CAROLINA

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

Project No.
3592

Issued
03.26.07

Revised

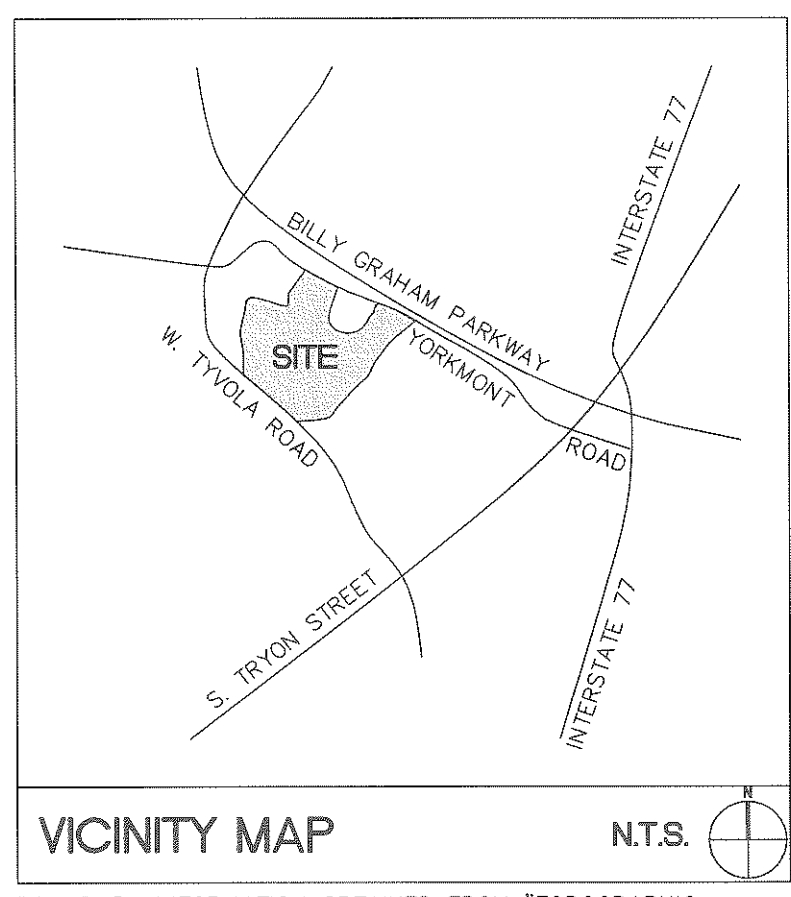


RZ3.2

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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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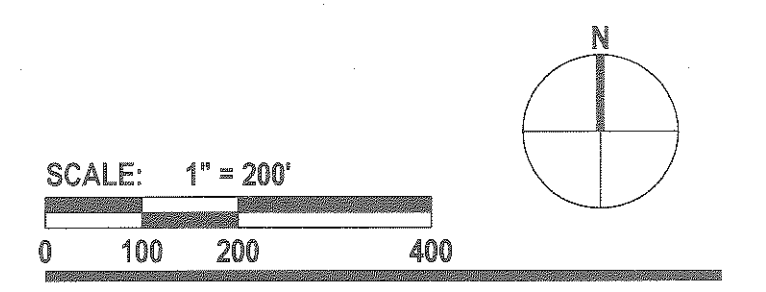
CHARLOTTE, NORTH CAROLINA

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

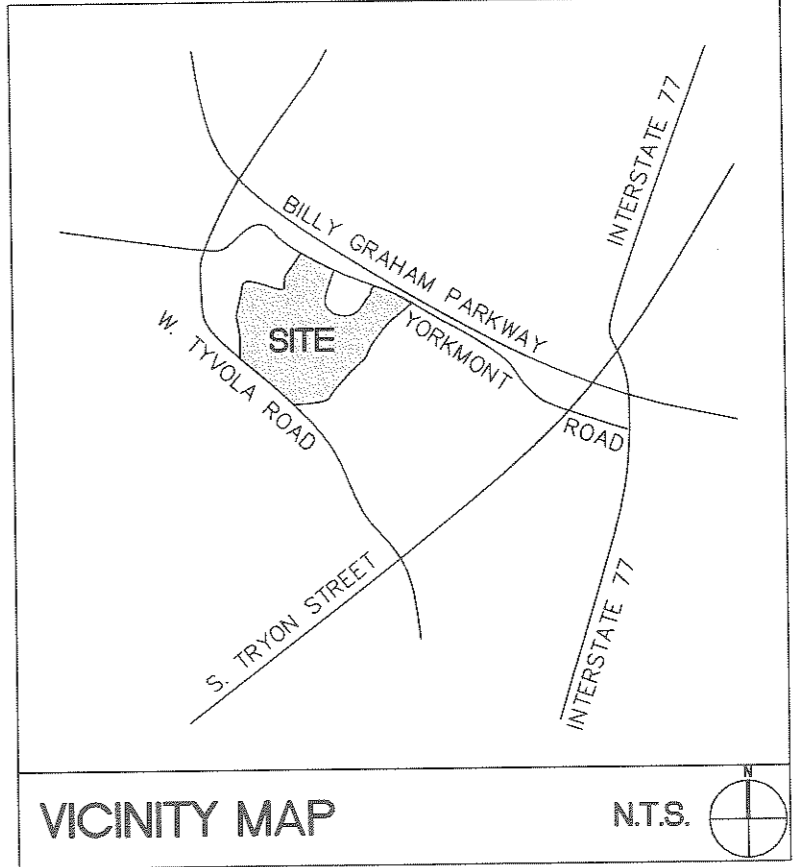


RZ4.0

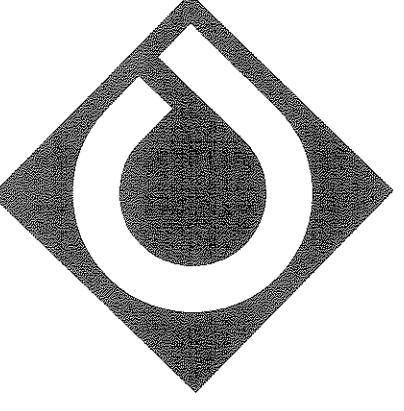
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ORIGINAL



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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CITY PARK

CHARLOTTE, NORTH CAROLINA

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

Project No.

3592

Issued

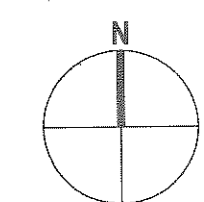
03.26.07

Revised

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

SCALE: 1" = 200'

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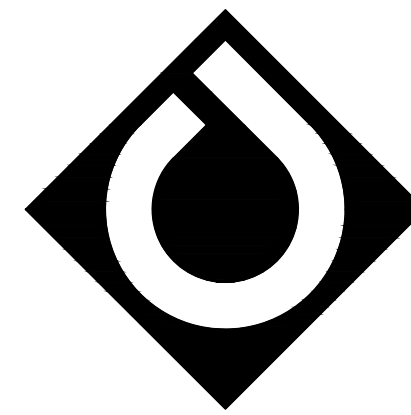


RZ5.0

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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

10/25/07

11/16/07

04/10/08 – ADMINISTRATIVE AMENDMENT

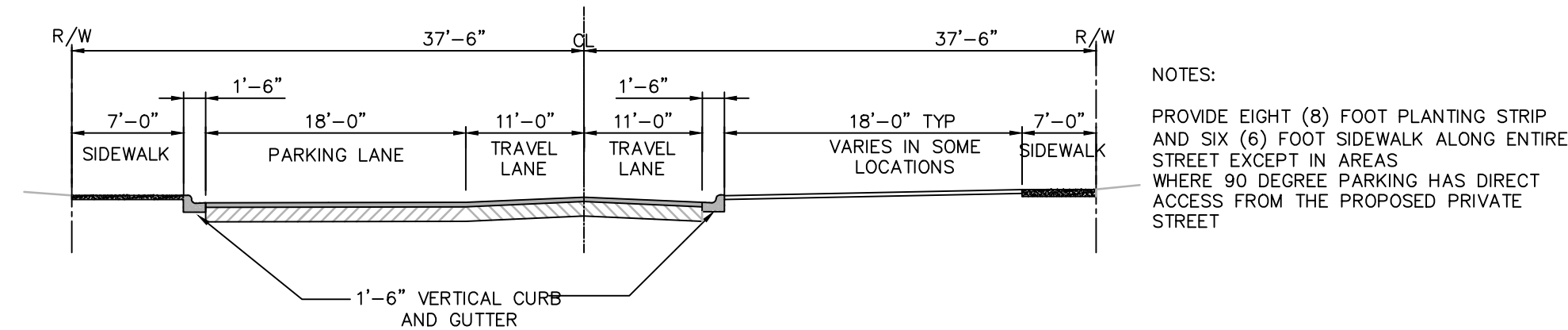
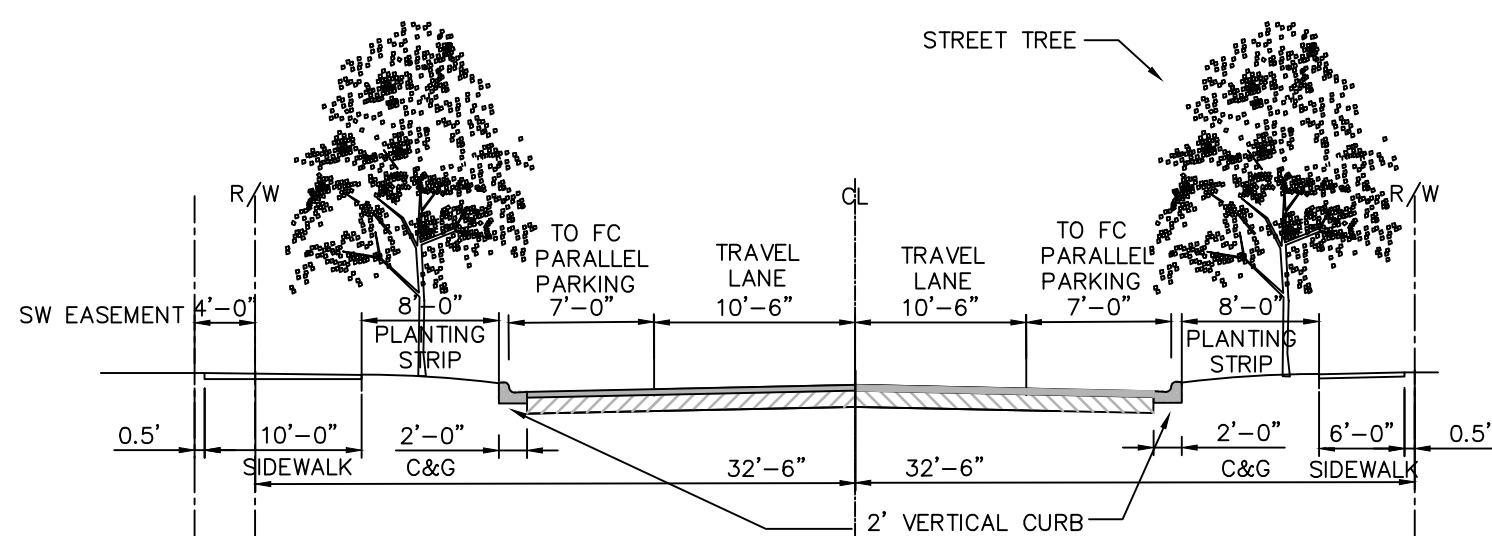
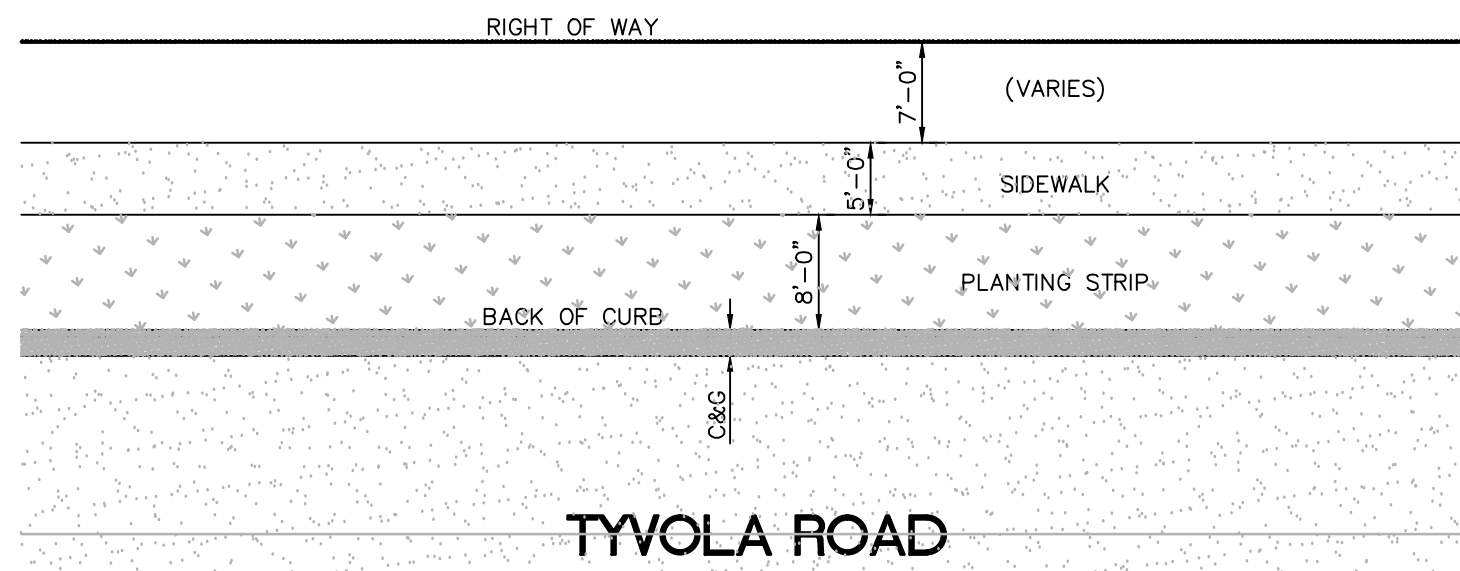
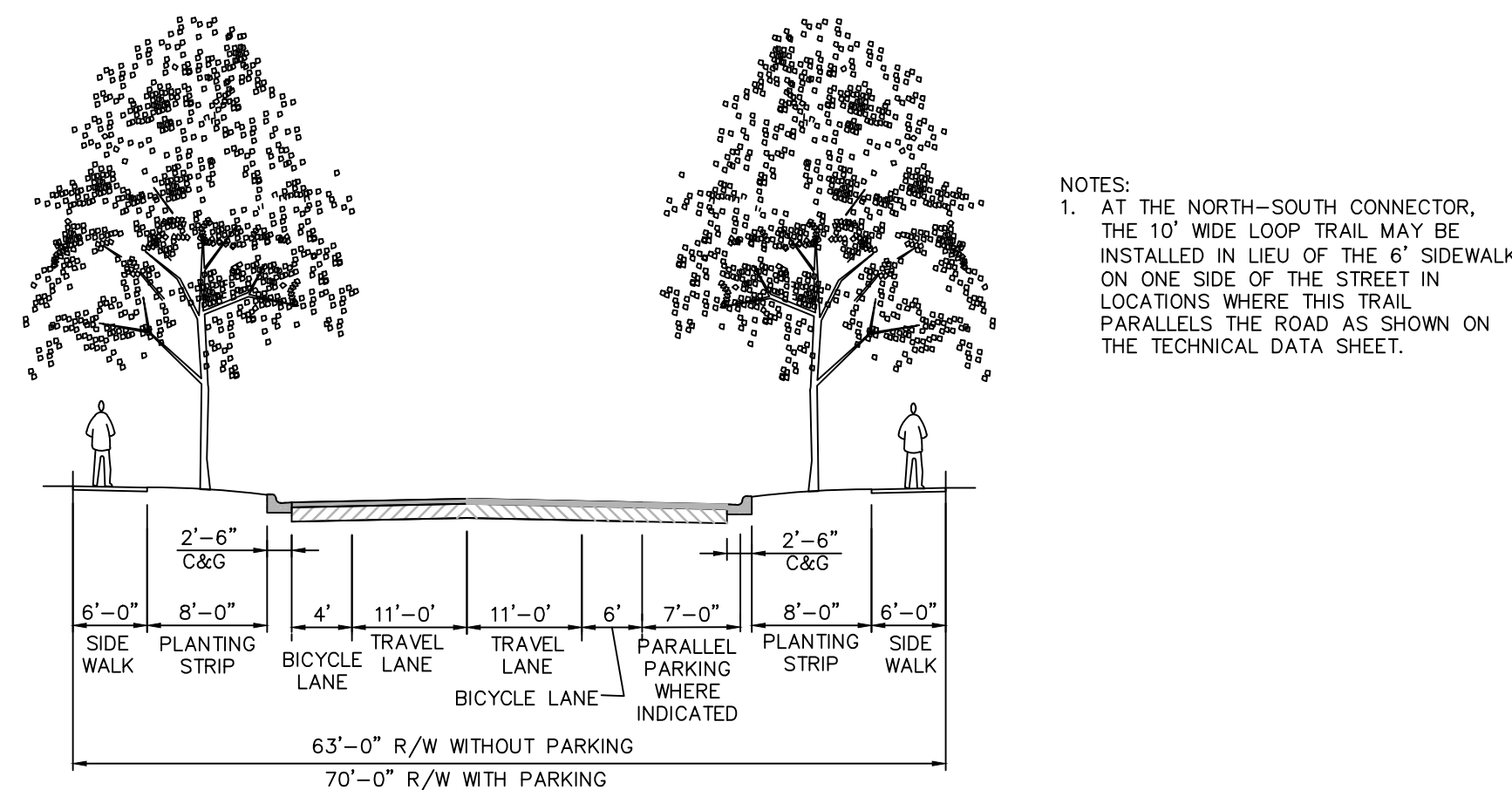
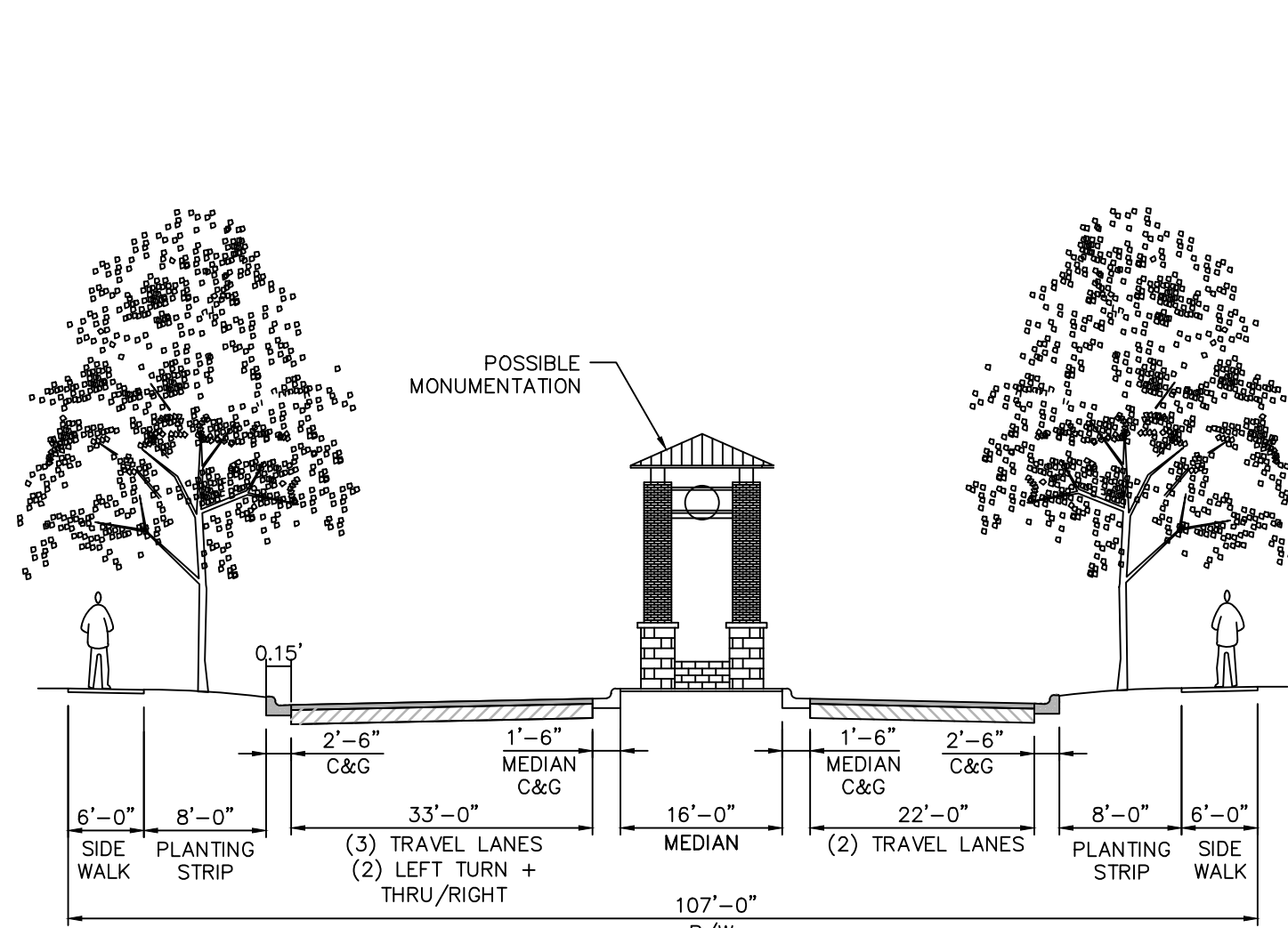
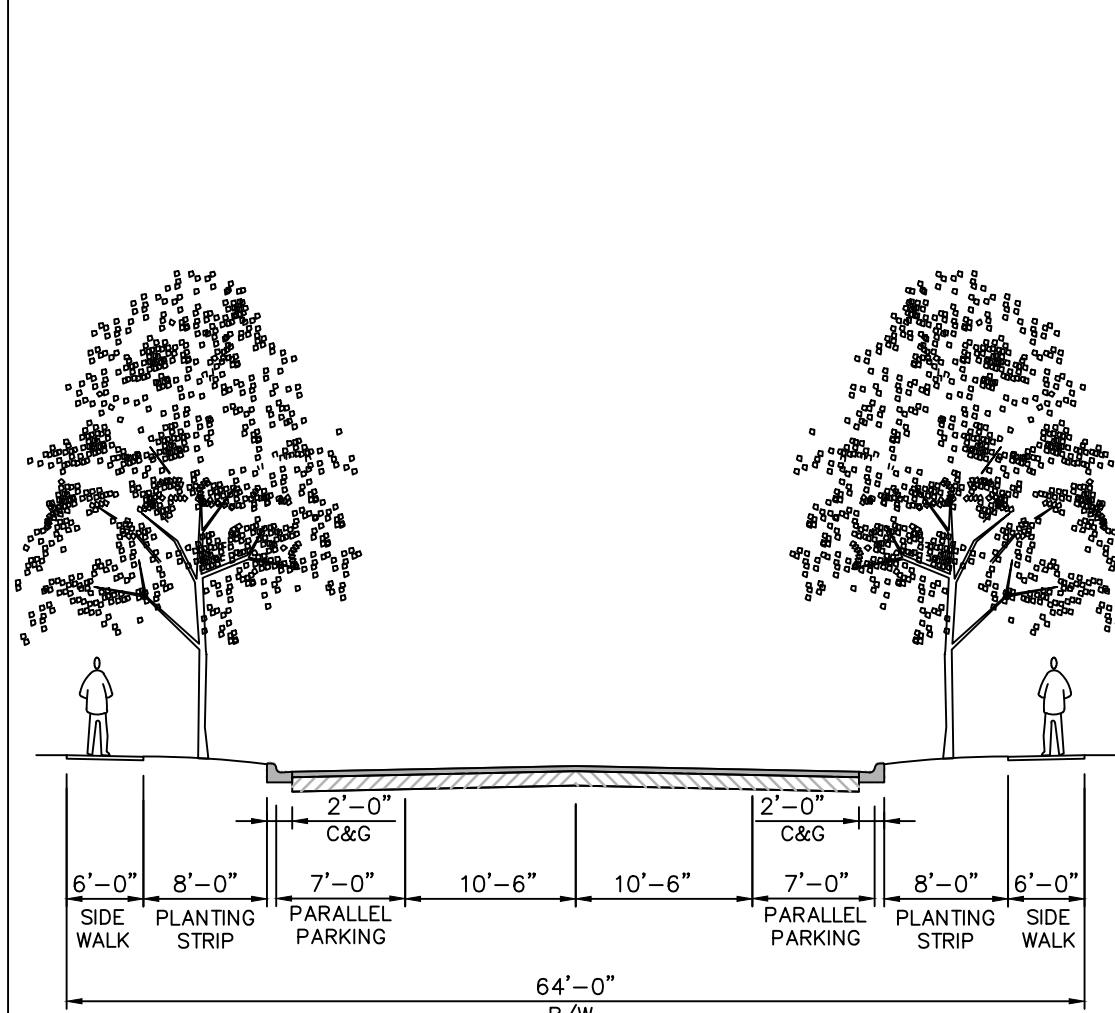
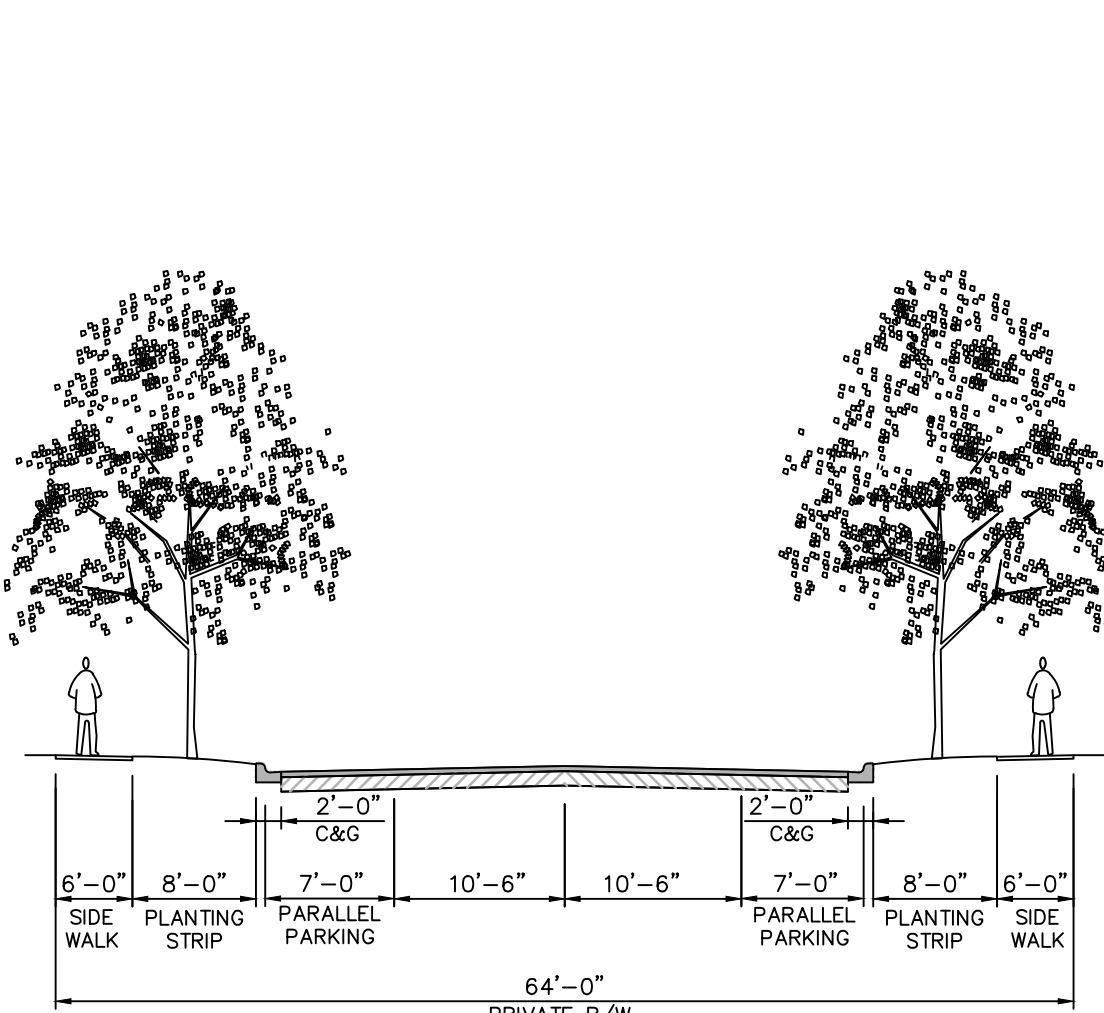
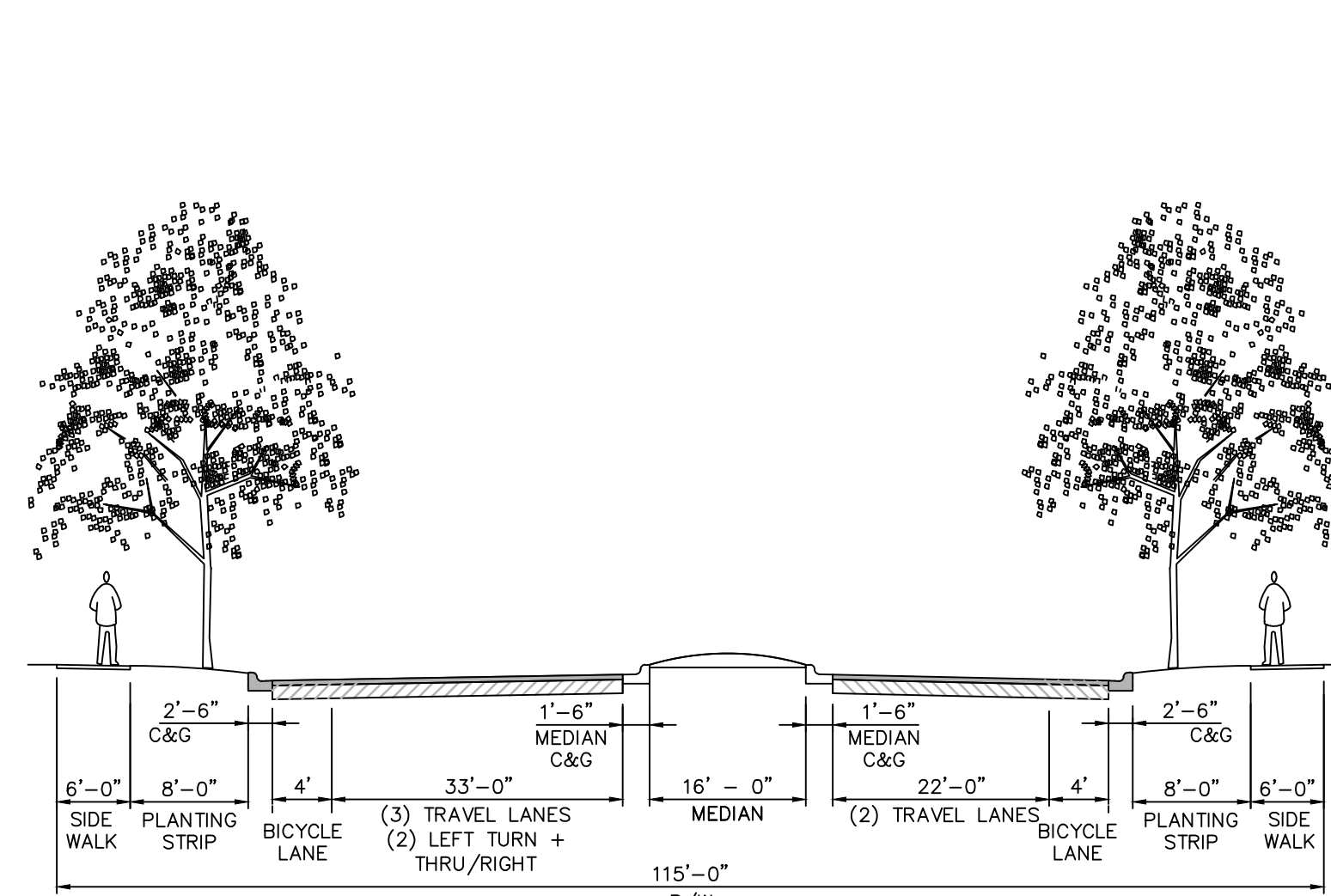
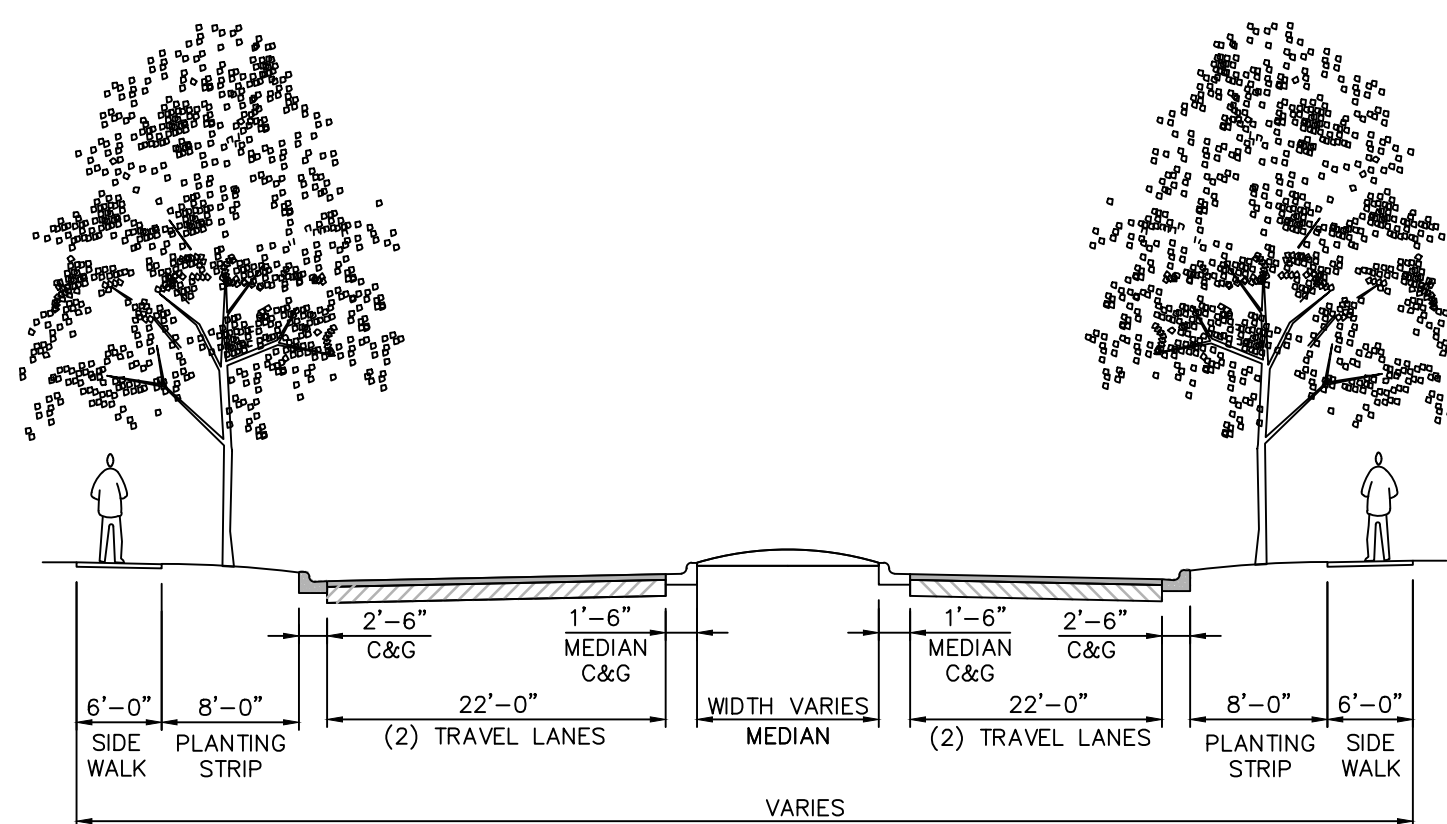
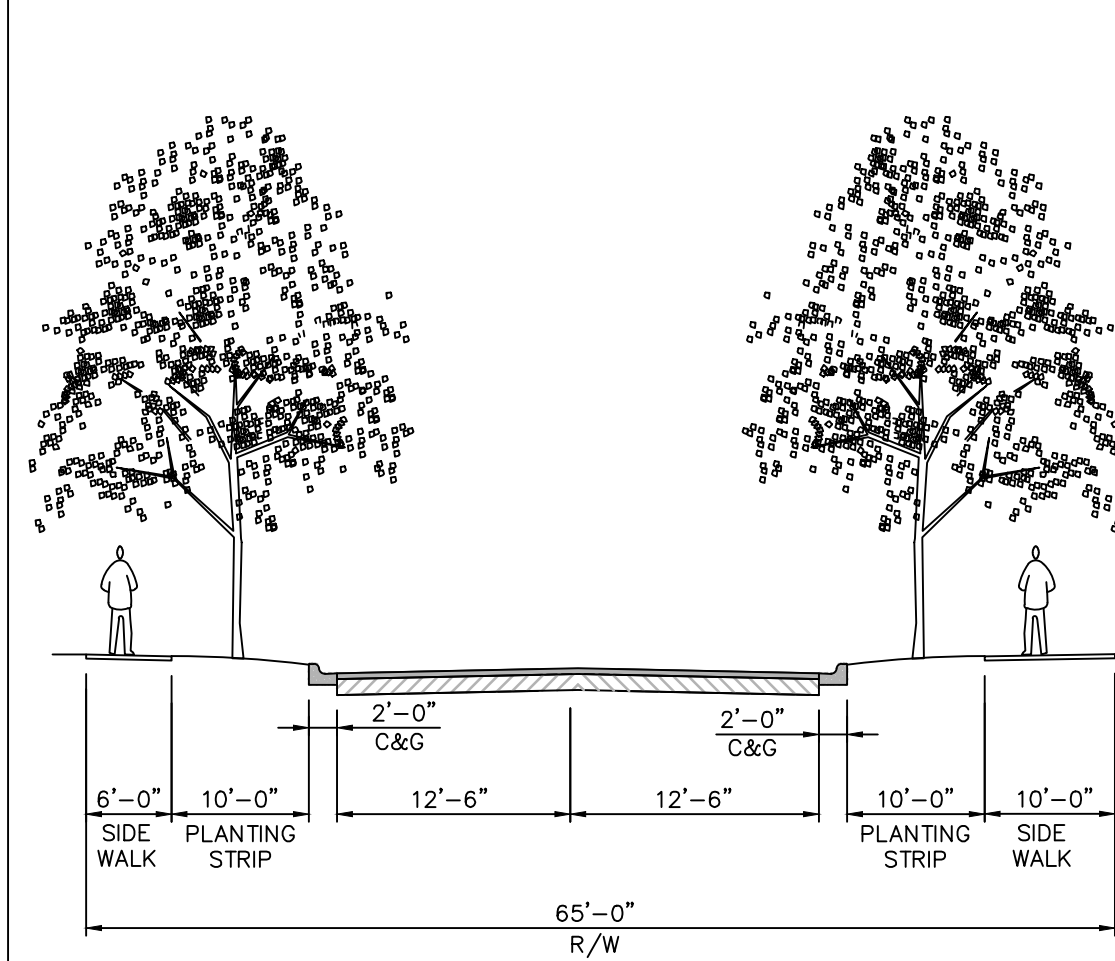
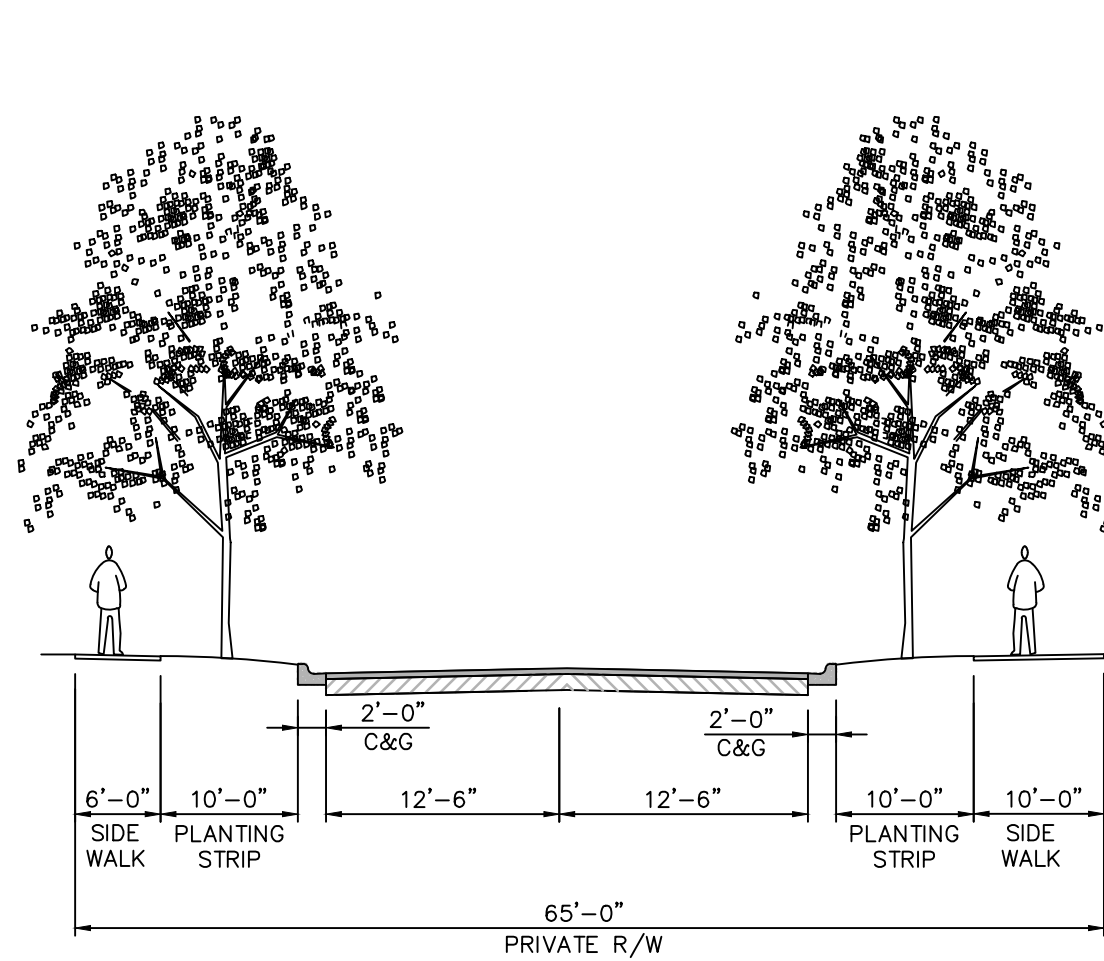
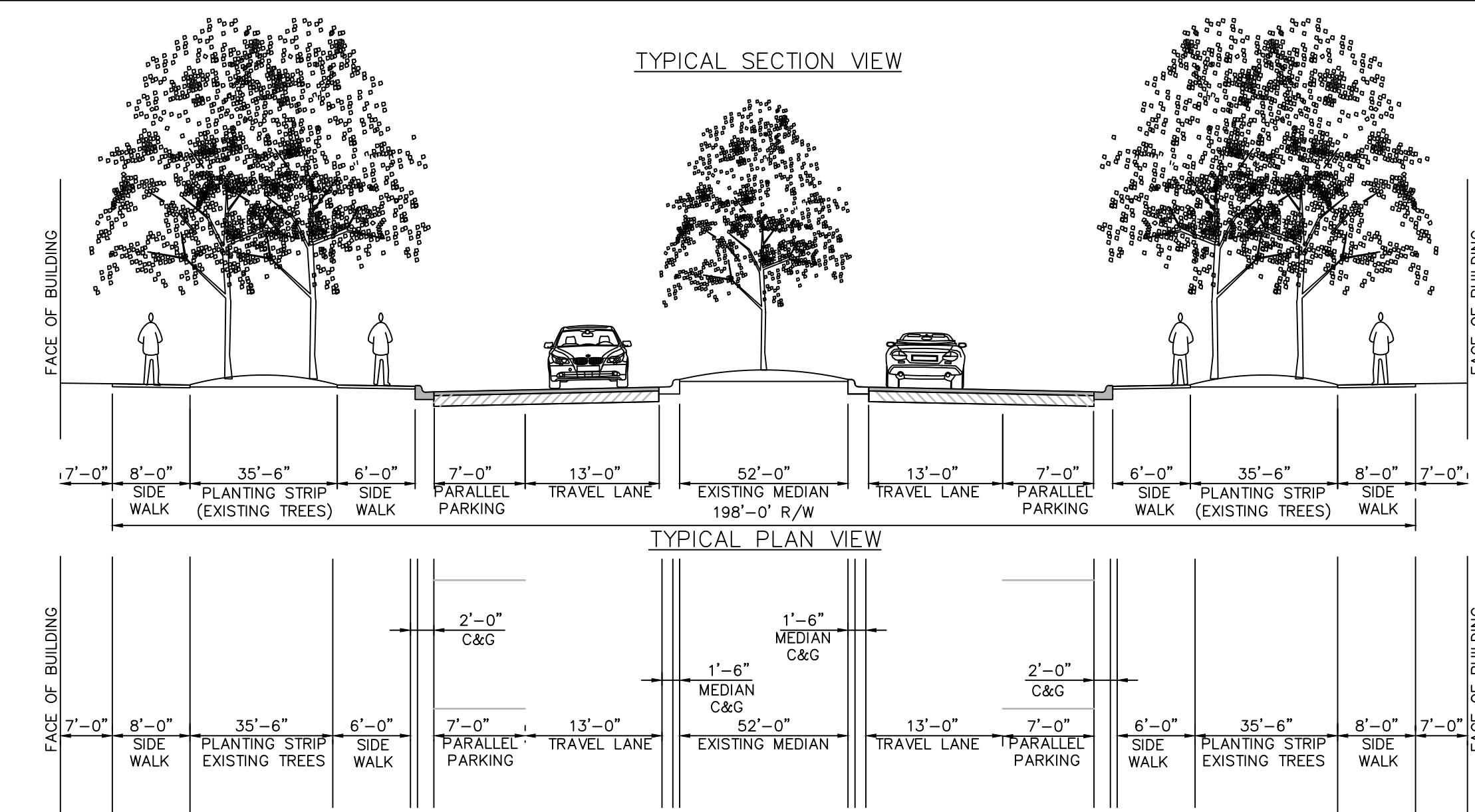
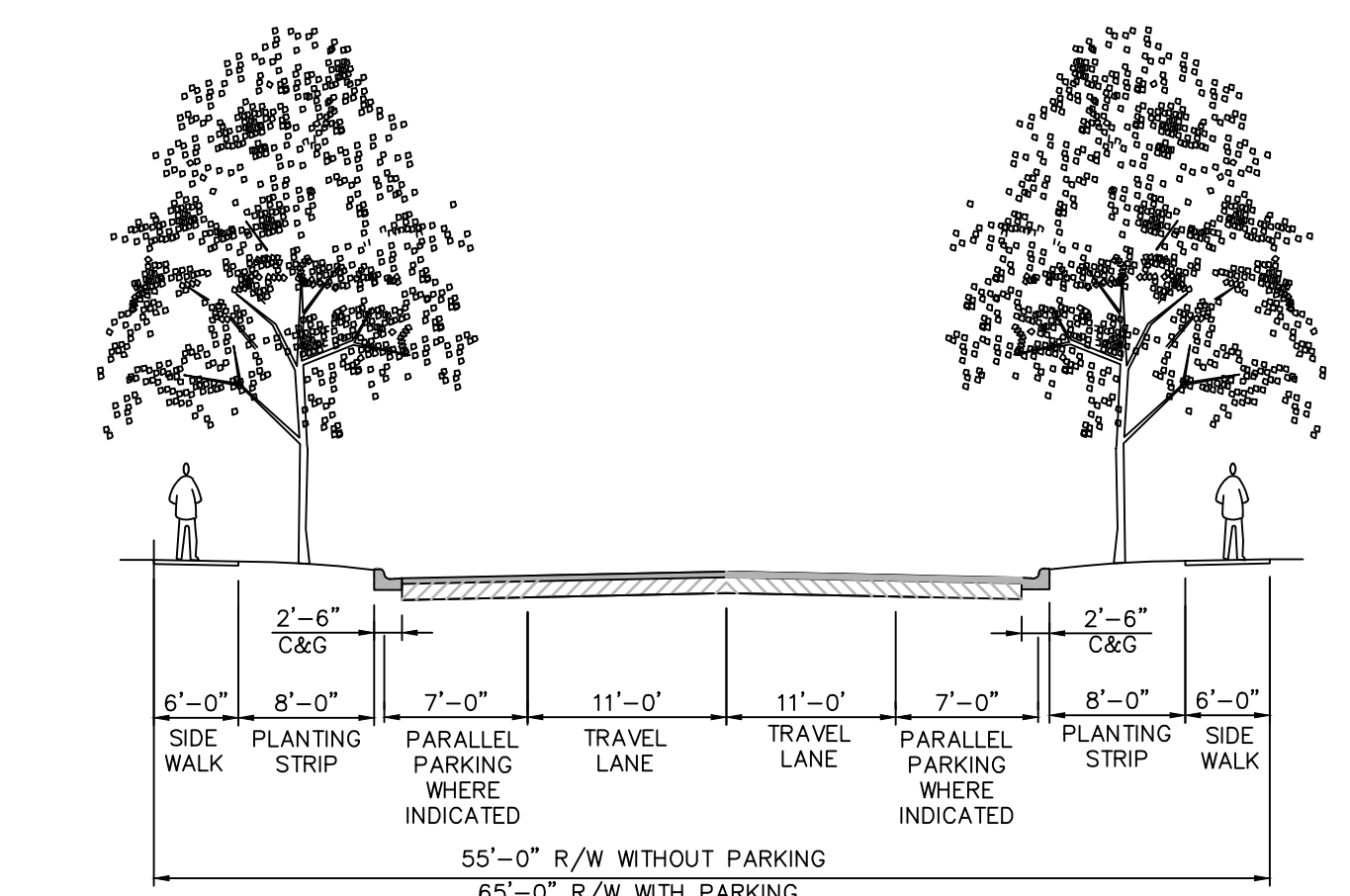
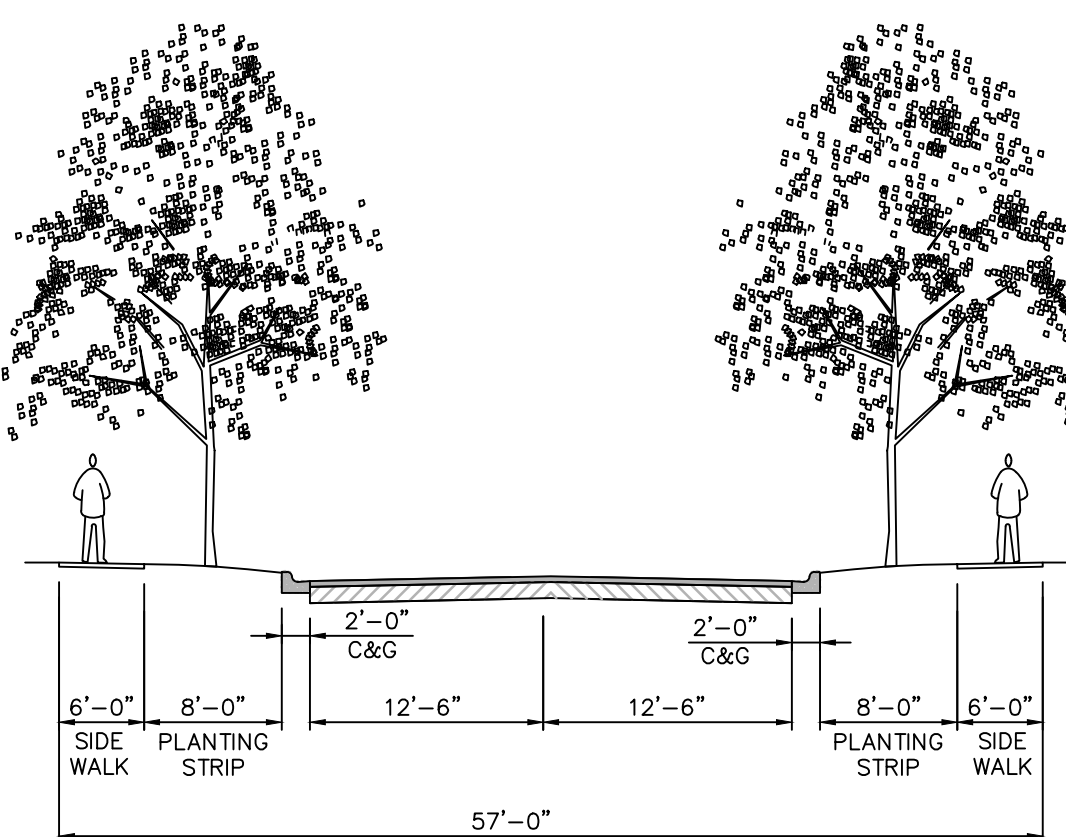
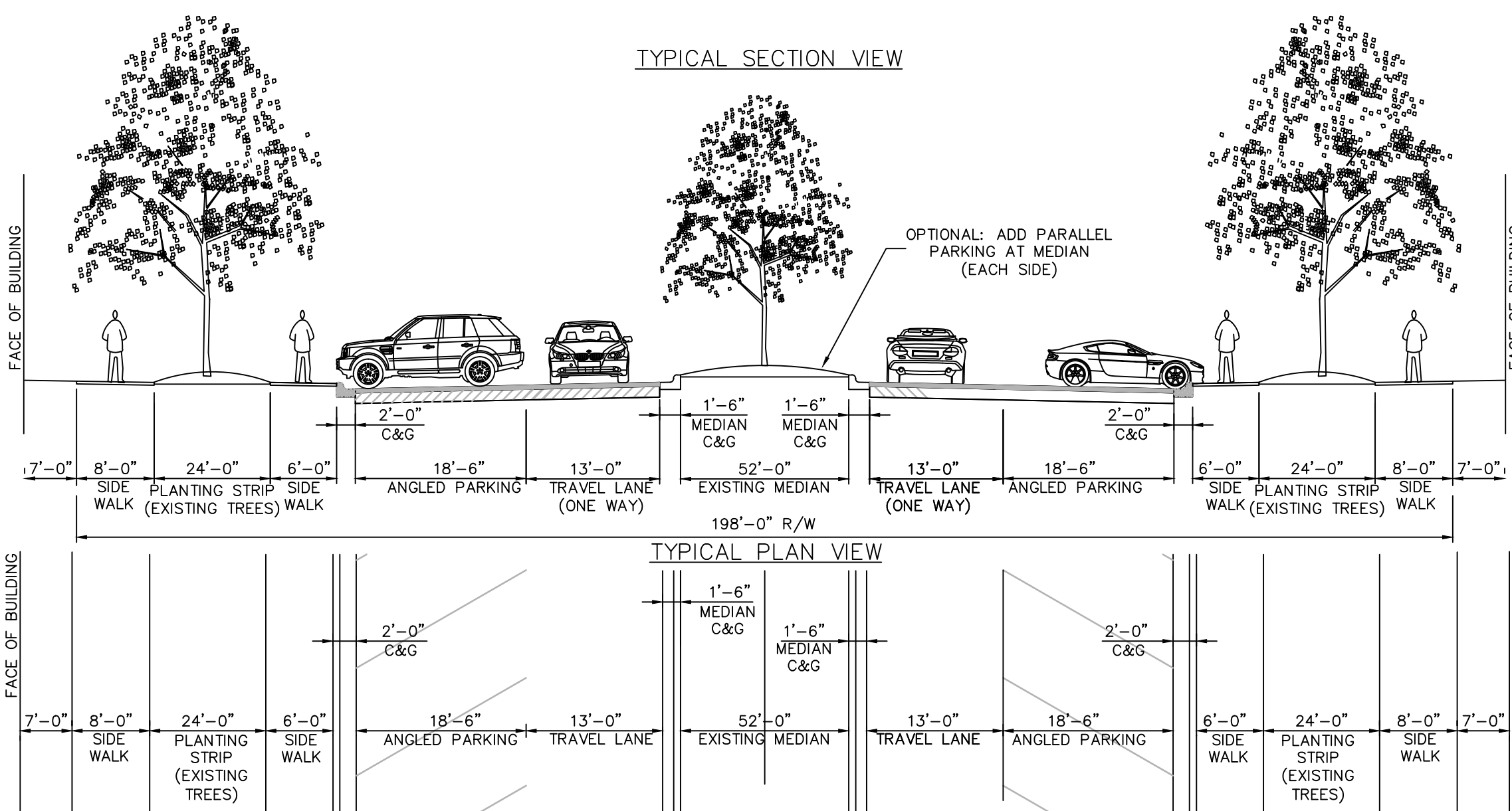
02/21/13 – ADMINISTRATIVE AMENDMENT

04/03/13 – ADMINISTRATIVE AMENDMENT-PLANNING COMMENTS

NOT TO SCALE

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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****EXISTING CONDITIONS ON TYVOLA ROAD H****PUBLIC STREET - AVENUE WITH BICYCLE LANE D****PRIVATE STREET - DIVIDED ENTRY ROAD FOR CITY PARK DRIVE AT TYVOLA ROAD K****PUBLIC STREET (LOCAL) - PARKING PERMISSIBLE ON TWO SIDES G1****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 J****PUBLIC GREEN STREET - PARKING PERMISSIBLE ON ONE SIDE F1****PRIVATE GREEN STREET - PRIVATE PARKING ONE SIDE F2****CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH PARALLEL PARKING B****PUBLIC STREET - AVENUE WITHOUT BICYCLE LANE I****PUBLIC STREET (LOCAL STREET) - PARKING PERMISSIBLE ON ONE SIDE E****CITY PARK DRIVE (MAIN STREET) - PRIVATE STREET WITH ANGLED PARKING A**