



Charlotte-Mecklenburg Planning Department

DATE: August 9, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2009-039 CATS North Davidson BOD
Facility Renovations and STS Expansion

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached shows change in the site layout to allow the construction of restroom facilities to server the Parks and Recreation field and park. The buffer is being adjusted as indicated to allow for the restroom facilities and is still required. All site plan notes and commitments approved as a part of rezoning petition 2009-039 apply (see attached). 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.

ATTACHED TO ADMINISTRATIVE
APPROVAL

AUG 9 2013

BY: DEBRA CAMPBELL



July 23, 2013

Tammie Keplinger
Charlotte Mecklenburg Planning Department
8th Floor
600 East 4th Street
Charlotte, NC 28202

Re: Rezoning Petition #2009-039 – CATS North Davidson BOD Facility Renovations and STS Expansion

Dear Ms. Keplinger:

The Charlotte Area Transit System (CATS) has been approached by the Mecklenburg County Park and Recreation Department to grant them an easement to construct a small restroom facility on CATS property that was recently rezoned in 2009. This restroom will be accessible by the public and will be managed by Mecklenburg County as part of the County's operation of Alexander Street Park. We are agreeable to the location of the restroom facility as long as it does not interfere with the construction of the CATS facility expansion as indicated on the enclosed, revised RZ-1 Rezoning Site Plan dated June 7, 2013. We intend to complete an Easement Agreement that addresses the necessary terms and conditions in the near term.

The only modifications to the site plan are the addition of the restroom building and a shift in the proposed Class 'C' Buffer to the northwest. We understand this rezoning site plan change can be approved administratively. Please advise if you require any additional information.

Thank you for your attention in this matter.

Sincerely,

E. D. McDonald, II.
Transit Planning Manager

ATTACHED TO ADMINISTRATIVE
APPROVAL

AUG 9 2013

Enclosures: 4 copies of revised RZ-1 dated 6/7/13

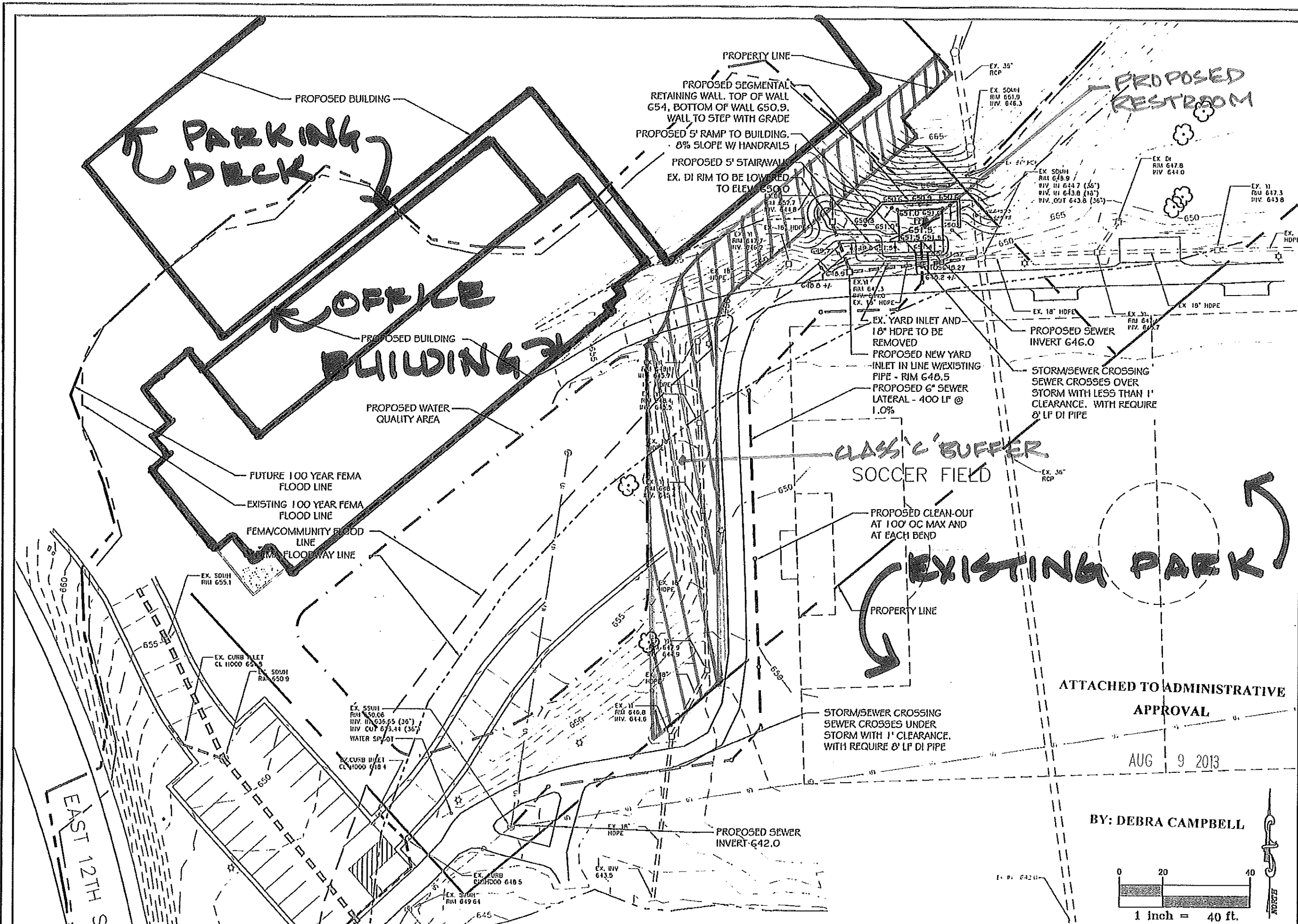
cc: Kevin Brickman

BY: DEBRA CAMPBELL




www.ridetransit.org

600 East Fourth Street
Charlotte, NC 28202
PH: 704-336-6917
FAX: 704-353-0797



PREPARED FOR:
MECKLENBURG COUNTY PARK AND RECREATION

PROJECT:
ALEXANDER STREET REST ROOM STUDY

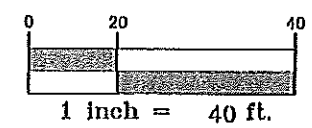
PREPARED BY:

Wirth & Associates
 LANDSCAPE ARCHITECTS AND LAND PLANNERS
 1000 N. W. 10th St., Suite 110
 Fort Lauderdale, FL 33304
 Phone: 754-577-1234 Fax: 754-577-3411
 Web: www.wirthandassociates.com

DRAWN BY: ECM
 CHECKED BY: ECM
 SCALE: 1" = 40'-0"
 DATE: 05.08.2013
 REVISIONS:
 NO. DATE DESCRIPTION BY:

ATTACHED TO ADMINISTRATIVE APPROVAL

AUG 9 2013

BY: DEBRA CAMPBELL



SHEET TITLE:
SITE PLAN OPTION C

SHEET NO.:
L-3
 PROJECT NO.:

ATTACHED TO ADMINISTRATIVE
APPROVAL

AUG 9 2013

BY: DEBRA CAMPBELL

DEVELOPMENT STANDARDS

GENERAL CONFORMANCE:

- The proposed development shall conform to the City of Charlotte's Zoning Ordinance and the City of Charlotte's Comprehensive Zoning Ordinance.
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DEVELOPMENT DATA

TOTAL SITE AREA: 100,000 SQ. FT.

PROPOSED DEVELOPMENT: 100,000 SQ. FT.

APPROVED BY CITY COUNCIL

2009-039

PETITION# 2009-039

REVISIONS

1. REVISED TO SHOW THE PROPOSED DEVELOPMENT.

2. REVISED TO SHOW THE PROPOSED DEVELOPMENT.

1 NORTHEAST ELEVATION (@ EXISTING BUS PARKING)
7/18" = 1'-0"

2 NORTHWEST ELEVATION (@ ALEXANDER STREET)
7/18" = 1'-0"

3 SOUTHWEST ELEVATION (@ 12TH STREET)
7/18" = 1'-0"

4 SOUTHEAST ELEVATION (@ PARK)
7/18" = 1'-0"

APPROVED BY CITY COUNCIL

PETITION# 2009-039

REVISIONS

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