

Charlotte-Mecklenburg Planning, Design, & Development

DATE: April 29, 2021

TO: Sonja Sanders Zoning Supervisor FROM: Taiwo Jaiyeoba Planning Director

SUBJECT: Administrative Approval for Petition No. 2020-007 Woodland Beaver LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 <u>Alterations to Approval</u>, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

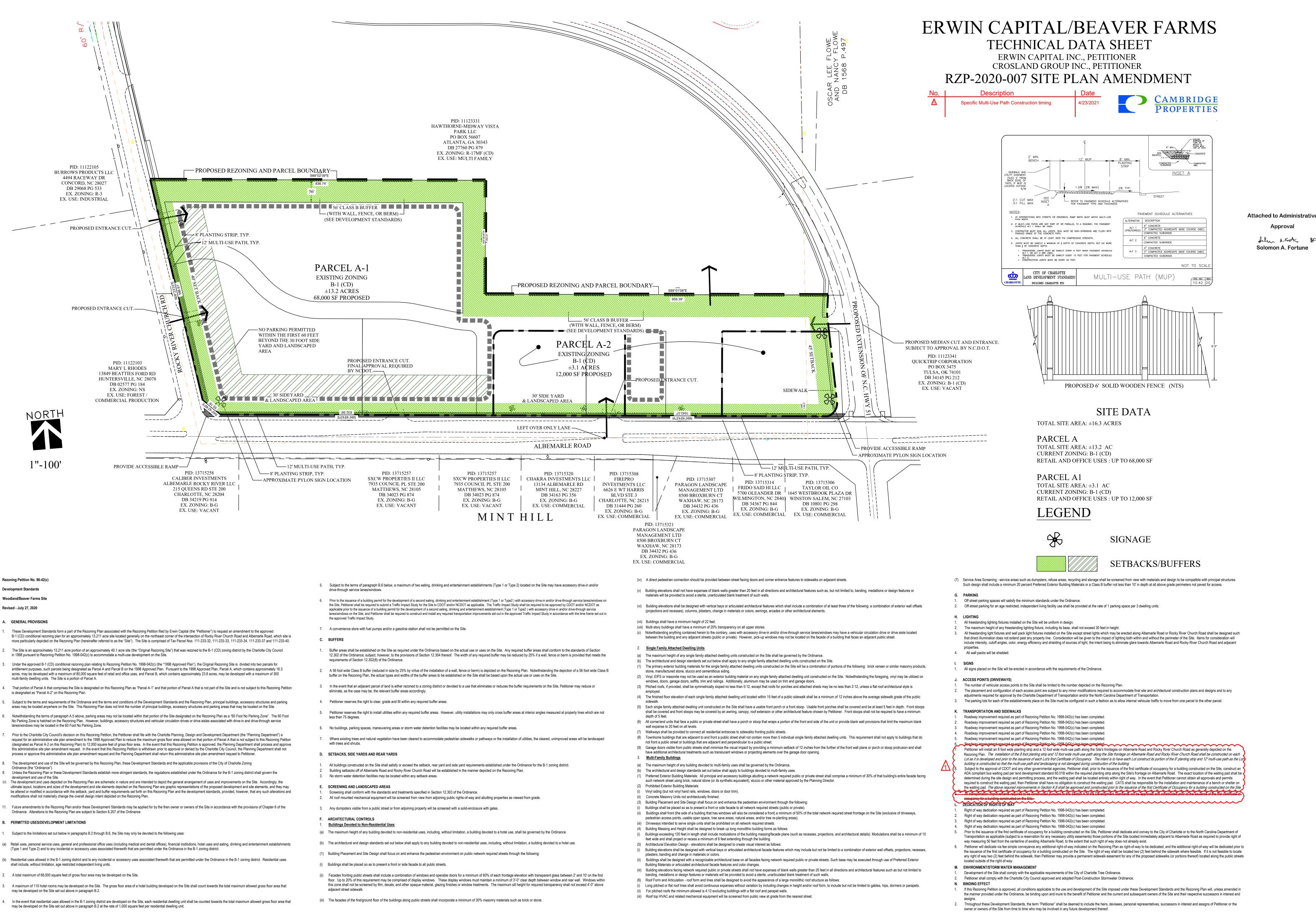
• To modify timing and requirement for the proposed multi-use path.

Staff supports of the request because:

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

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

Signage was not reviewed as part of this request.



- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Erwin Capital (the "Petitioner") to request an amendment to the approved more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 111-233-32, 111-233-33, 111-233-34, 111-233-37 and 111-233-40.
- in 1998 pursuant to Rezoning Petition No. 1998-042(c) to accommodate a multi-use development on the Site
- acres, may be developed with a maximum of 80,000 square feet of retail and office uses, and Parcel B, which contains approximately 23.8 acres, may be developed with a maximum of 300 multi-family dwelling units. The Site is a portion of Parcel A.

- Notwithstanding the terms of paragraph A.5 above, parking areas may not be located within that portion of the Site designated on the Rezoning Plan as a "60 Foot No Parking Zone". The 60 Foot No Parking Zone is hatched on the Rezoning Plan. However, buildings, accessory structures and vehicular circulation drives or drive aisles associated with drive-in and drive-through service lanes/windows may be located in the 60 Foot No Parking Zone.
- this administrative site plan amendment request. In the event that this Rezoning Petition is withdrawn prior to approval or denied by the Charlotte City Council, the Planning Department shall not process or approve this administrative site plan amendment request and the Planning Department shall return this administrative site plan amendment request to Petitioner.
- development and use of the Site.
- modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- 11. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance

- (Type 1 and Type 2) and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district
- (b) Residential uses allowed in the B-1 zoning district and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-1 zoning district. Residential uses shall include, without limitation, age restricted independent living units.
- 2. A total maximum of 68,000 square feet of gross floor area may be developed on the Site.
- In the event that residential uses allowed in the B-1 zoning district are developed on the Site, each residential dwelling unit shall be counted towards the total maximum allowed gross floor area that