



Charlotte-Mecklenburg Planning, Design, & Development

DATE: December 11, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2020-192 White Point Partners

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

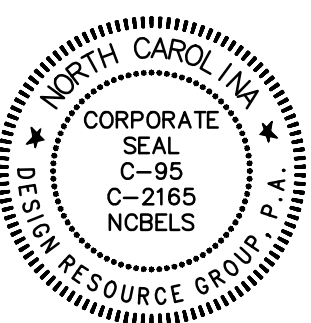
- To allow modification to the timing of the proposed green space and outdoor plaza.

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.



PETITION #2020-192
ADMINISTRATIVE
AMENDMENT

SOUTH END APARTMENTS
CHARLOTTE, NORTH CAROLINA

GREYSTAR
521 EAST MOREHEAD, SUITE 400
CHARLOTTE, NORTH CAROLINA 28202
704.379.1868

PRELIMINARY
SITE PLAN

SCALE: NTS

PROJECT #: 613-004
DRAWN BY:
CHECKED BY:

NOVEMBER 22, 2021

REVISIONS:
1. 11.22.21 ADMINISTRATIVE AMENDMENT

DEVELOPMENT DATA TABLE:

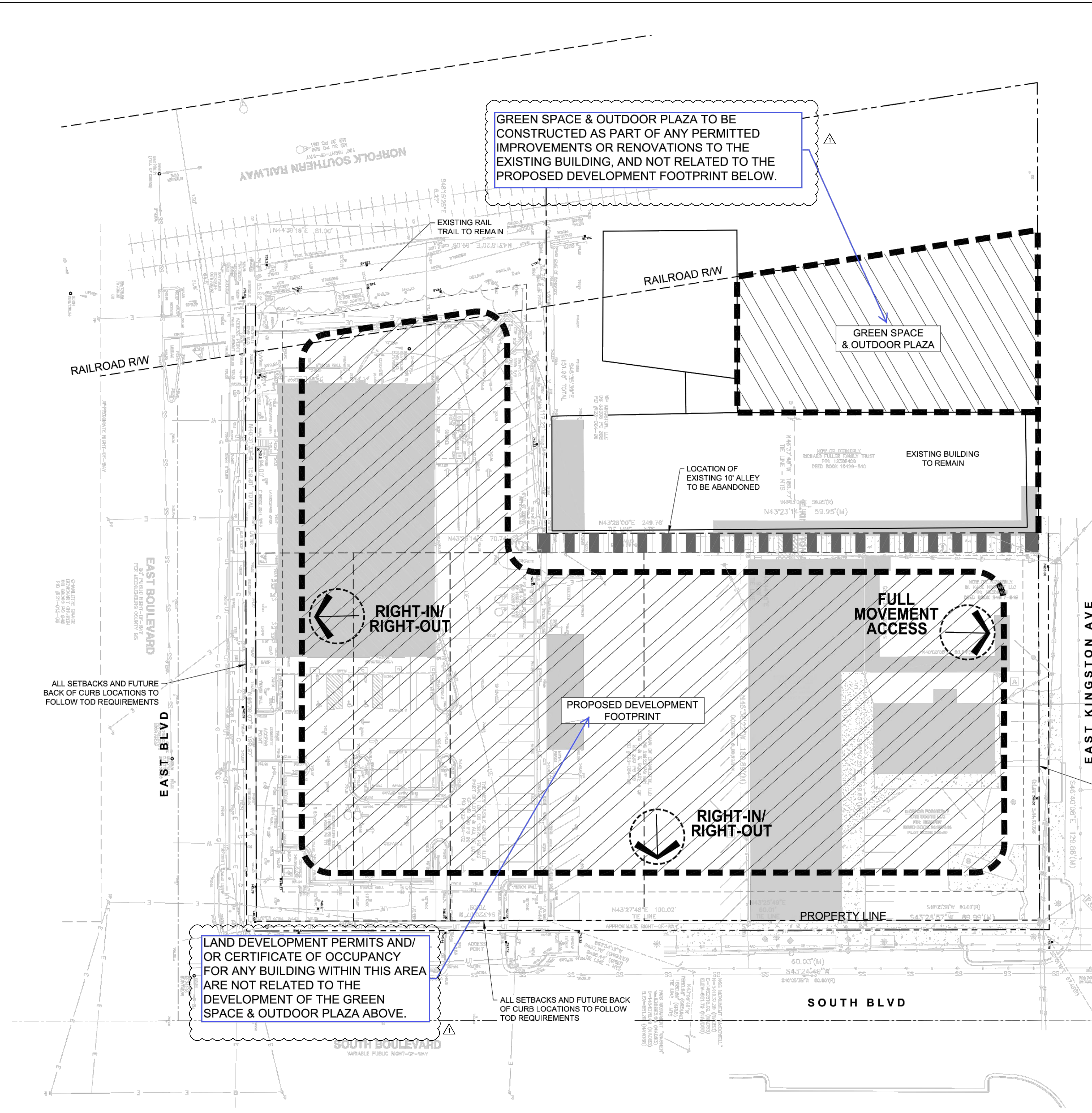
SITE AREA:	+/- 3.501 ACRES
TAX PARCEL:	123-064-09, 123-064-08, 123-064-07, 123-064-06, 123-064-05, 123-064-04, 123-064-02, 123-064-01
EXISTING ZONING:	TOD-UC
PROPOSED ZONING:	MUDD-O
EXISTING USE:	COMMERCIAL
PROPOSED USES:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN TOD-UC ZONING DISTRICT OR AS OTHERWISE PROVIDED IN THE OPTIONAL PROVISIONS.
MAXIMUM BUILDING HEIGHT:	AS PERMITTED IN TOD-UC ZONING DISTRICT
PARKING:	NOT TO EXCEED TOD-UC STANDARDS
PROPOSED MAX USE:	325 APARTMENTS 365,000 RSF OFFICE 28,000 RSF RETAIL

I. GENERAL PROVISIONS

- SITE DESCRIPTION.** THE APPROXIMATELY 3.501-ACRE PROPERTY IS BOUND BY EAST KINGSTON AVENUE, SOUTH BOULEVARD, EAST BOULEVARD, AND THE LYNX BLUE LINE LIGHT RAIL IN CHARLOTTE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 123-064-09, 123-064-08, 123-064-07, 123-064-06, 123-064-05, 123-064-04, 123-064-02, AND 123-064-01 (THE "SITE"). THE PURPOSE OF THIS REZONING REQUEST IS TO INCORPORATE THE TOD-UC DESIGN STANDARDS WHILE ALLOWING FLEXIBILITY TO PRESERVE THE EXISTING DILWORTH ARTISAN BUILDING AND PROVIDE AN INTERNALLY-LOCATED DRIVE-THROUGH ACCESSORY USE ON THE SITE.
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE **TOD-UC ZONING DISTRICT** SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS AND ADDITIONAL COMMITMENTS BELOW.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. OPTIONAL PROVISIONS & ADDITIONAL COMMITMENTS

- IT IS NOTED THAT THE STANDARDS AS CONTAINED IN THE ORDINANCE UNDER THE TOD-UC ZONING DISTRICT (CHAPTER 15) SHALL APPLY TO THIS SITE AND BE INCORPORATED HEREIN BY REFERENCE, AND THE PETITIONER HEREBY OPTS OUT OF THE MUDD ZONING DISTRICT STANDARDS. IN ADDITION, THE PETITIONER REQUESTS THE FOLLOWING:
 - THE PETITIONER SHALL PRESERVE THE EXISTING BUILDING LOCATED AT 118 E KINGSTON AVENUE FOR ADAPTIVE REUSE (UNLESS DEEMED IMPRACTICAL OR UNREASONABLE DUE TO STRUCTURAL OR ENVIRONMENTAL ISSUES AS DETERMINED BY A THIRD-PARTY ENGINEER LICENSED IN NORTH CAROLINA). THE PETITIONER ASSERTS THAT PRESERVING THE CHARACTER OF THE EXISTING BUILDING IS A PUBLIC BENEFIT AS AN ADAPTIVE REUSE PROJECT.
 - THE PETITIONER REQUESTS THE ABILITY TO PROVIDE A MAXIMUM OF ONE (1) INTERNALLY-LOCATED DRIVE-THROUGH FACILITY THAT SHALL NOT BE VISIBLE FROM PUBLIC STREETS AND THE RAIL TRAIL. THE DRIVE-THROUGH FACILITY SHALL ALSO SATISFY THE STANDARDS CONTAINED IN SECTION 15.8.4.C.1. OF THE ORDINANCE (PRESCRIBED CONDITIONS FOR ACCESSORY DRIVE-THROUGH FACILITIES AS PERMITTED IN THE TOD-TR ZONING DISTRICT).
- TRANSPORTATION**
 - WHEN THE PETITIONER FILES FOR PERMITTING, IF THE PROPOSED DEVELOPMENT ON THE SITE IS ESTIMATED BY CDOT CALCULATIONS TO EXCEED 2,500 VEHICULAR TRIPS PER DAY (BASED ON THE TRANSPORTATION ENGINEER'S TRIP GENERATION HANDBOOK OR OTHER COMMONLY ACCEPTED METHODOLOGY AT THE TIME OF PERMITTING), OR IF OTHERWISE DEEMED NECESSARY BY CDOT, THE PETITIONER WILL CONDUCT A TRAFFIC IMPACT STUDY IN COORDINATION WITH CDOT DURING THE PERMITTING PHASE OF DEVELOPMENT, TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR NEW CONSTRUCTION BUILDINGS.
 - THE PETITIONER WILL COMPLETE AND SUBMIT AN ALLEY ABANDONMENT PETITION FORM TO CDOT FOR REVIEW RELATED TO THE EXISTING ALLEYWAY THROUGH THE SITE. THE DECISION OF THIS REZONING PETITION DOES NOT CORRELATE WITH THE DECISION OF THE POSSIBLE ABANDONMENT, AS THIS DECISION IS ISSUED WITHIN THE SEPARATE RIGHT-OF-WAY ABANDONMENT PROCESS THAT IS CONTROLLED BY NORTH CAROLINA GENERAL STATUTES.



Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune