



ADMINISTRATIVE AMENDMENT NOTICE

May 12, 2016

This letter serves as notification that on May 12, 2016 an administrative amendment was submitted for the property illustrated and described below.

Petitioner #:2008-031

Petitioner: Mountain Island Promenade, LLC

Zoning Classification (Existing): CC (commercial center)

Acreage & Location: Approximately 111.30 acres located on the northeast quadrant of the Brookshire Boulevard/ I-485 Interchange

The amendment seeks a change to the approved Rezoning Petition to *modify the approved site layout*, in accordance with Chapter 6 Section 6.207 of the City of Charlotte Zoning Ordinance.

"Adjacent property owners within 100' (exclusive of rights-of-way) have the right to file an appeal with the Planning Director or designee within 21 days from the date of the written notification."

To view this Administrative Amendment Site Plan, visit our website at www.rezoning.org and click on "Administrative Amendments".

See map attached for area being covered by the Administrative Amendment.

If you have any questions regarding this amendment please contact me at 704-336-8326 or sfortune@charlottenc.gov

Sincerely,

Solomon Fortune, Senior Principal Planner

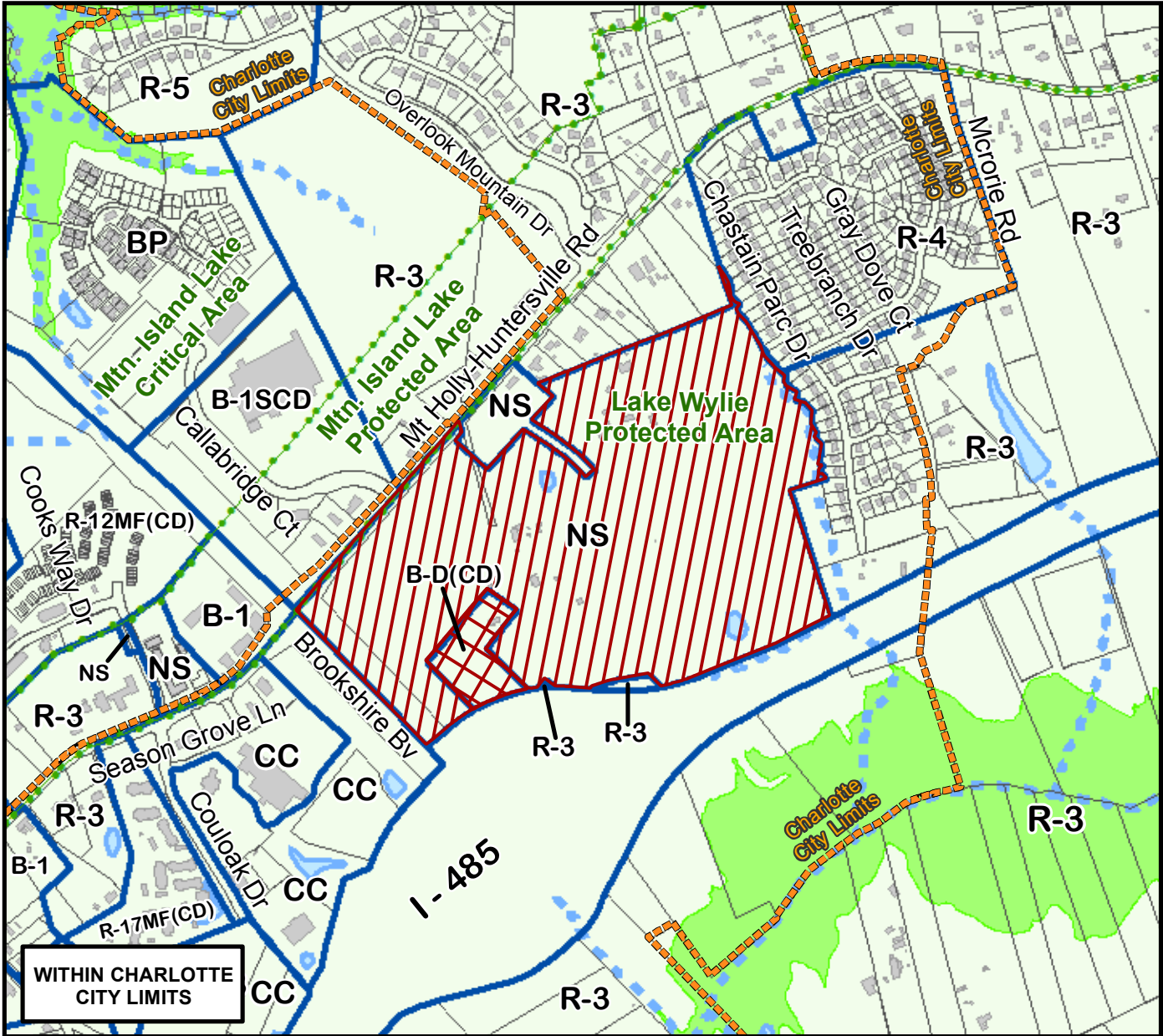
Petition #: **2008-031**

Petitioner: **Mountain Island Promenade LLC**

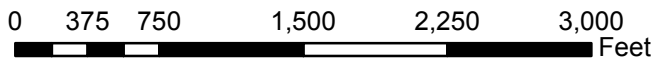
Zoning Classification (Requested): **B-D(CD) S.P.A. (LWPA) and NS S.P.A (LWPA)**

(Distributive Business, Conditional, Site Plan Amendment, Lake Wylie Protected Area and Neighborhood Services, Site Plan Amendment, Lake Wylie Protected Area)

Acreeage & Location: Approximately 111.30 acres located on the northeast quadrant of the Brookshire Boulevard / I-485 Interchange.



WITHIN CHARLOTTE CITY LIMITS



Zoning Map #(s) **48, 49**

Map Produced by the Charlotte-Mecklenburg Planning Department 5-10-2016.





Charlotte-Mecklenburg Planning Department

DATE: May 12, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2008-031 Mountain Island Promenade, 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 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.

- General layout for proposed retail buildings.
- Note modification: Elevation and review will happen prior to commercial building standards review.
- Master site development record
- Open space and green areas are tied to certain buildings being developed.
- Screening wall along proposed internal public street

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 note requirements still apply.

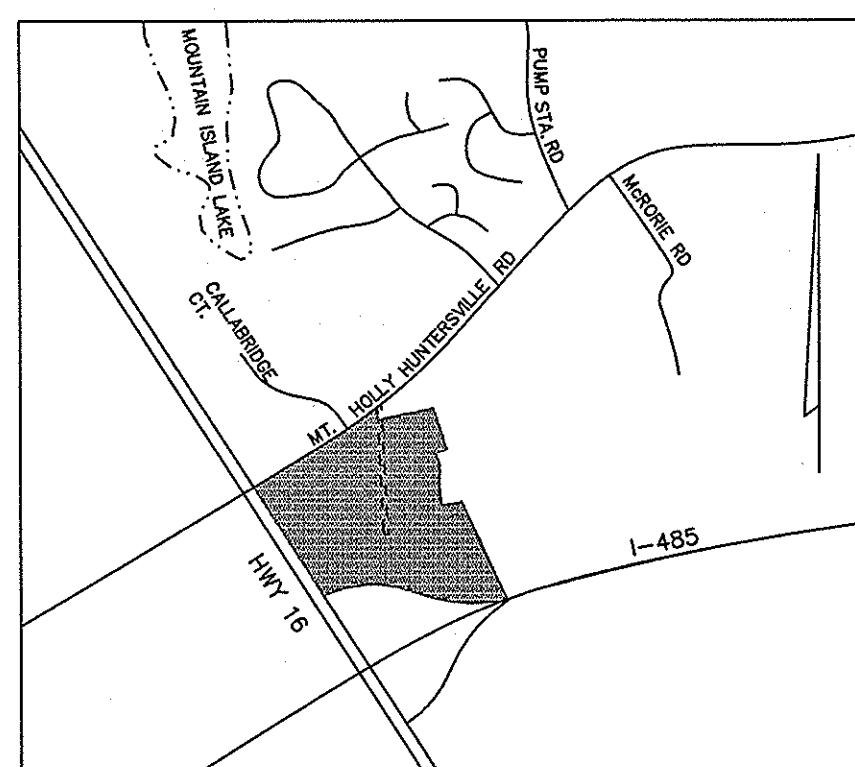
Signage was not reviewed as part of this request.

Elevations for individual buildings were not reviewed for this request.

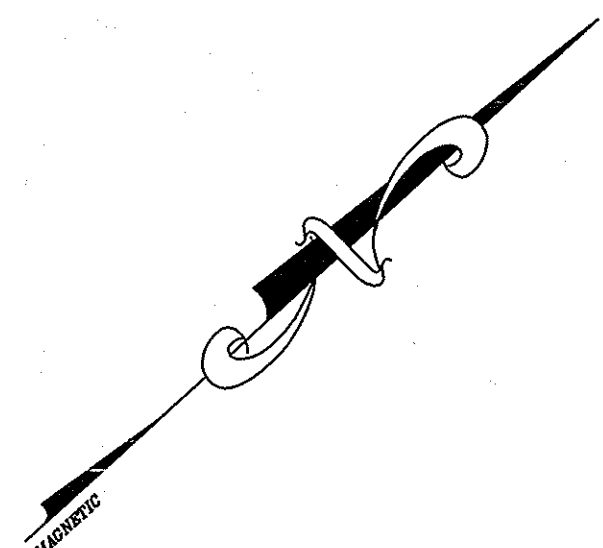
RIVERBEND MT. HOLLY-HUNTERSVILLE ROAD

Attached to Administrative
Approval

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

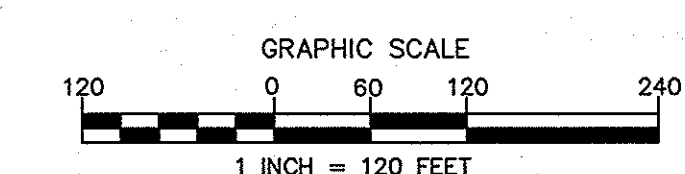
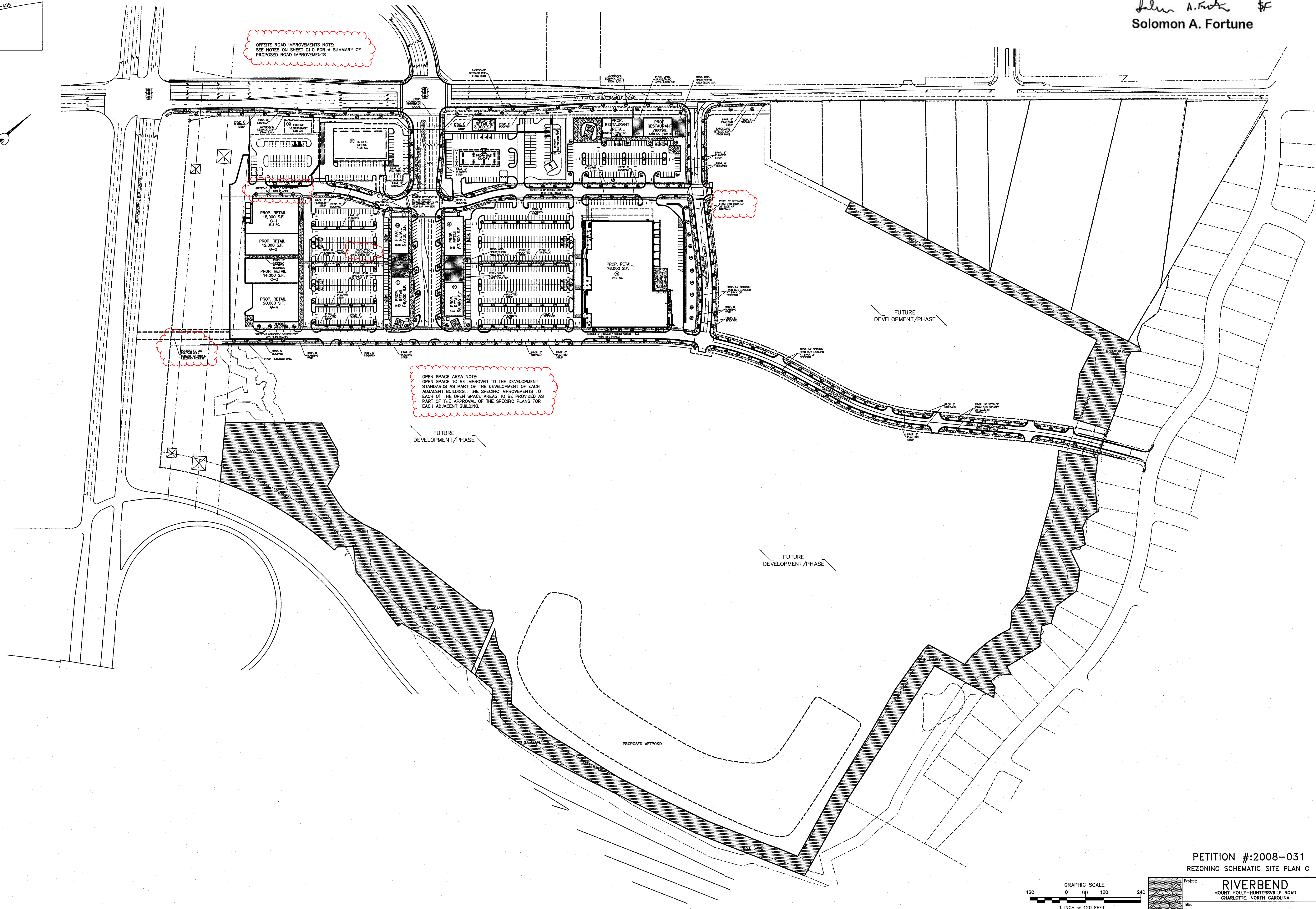


LOCATION MAP
NOT TO SCALE



OFFSITE ROAD IMPROVEMENTS NOTE:
SEE NOTES ON SHEET C1.0 FOR A SUMMARY OF
PROPOSED ROAD IMPROVEMENTS

OPEN SPACE AREA NOTE:
OPEN SPACE TO BE IMPROVED TO THE DEVELOPMENT
STANDARDS AS PART OF THE DEVELOPMENT OF EACH
ADJACENT BUILDING. THE SPECIFIC IMPROVEMENTS TO
EACH OF THE OPEN SPACE AREAS TO BE PROVIDED AS
PART OF THE APPROVAL OF THE SPECIFIC PLANS FOR
EACH ADJACENT BUILDING.



NO.	BY	DATE	REVISION
1	FBL	4/5/16	PER PLANNING COMMENTS

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

PETITION #:2008-031
REZONING SCHEMATIC SITE PLAN C

Project: **RIVERBEND**
MOUNT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NORTH CAROLINA

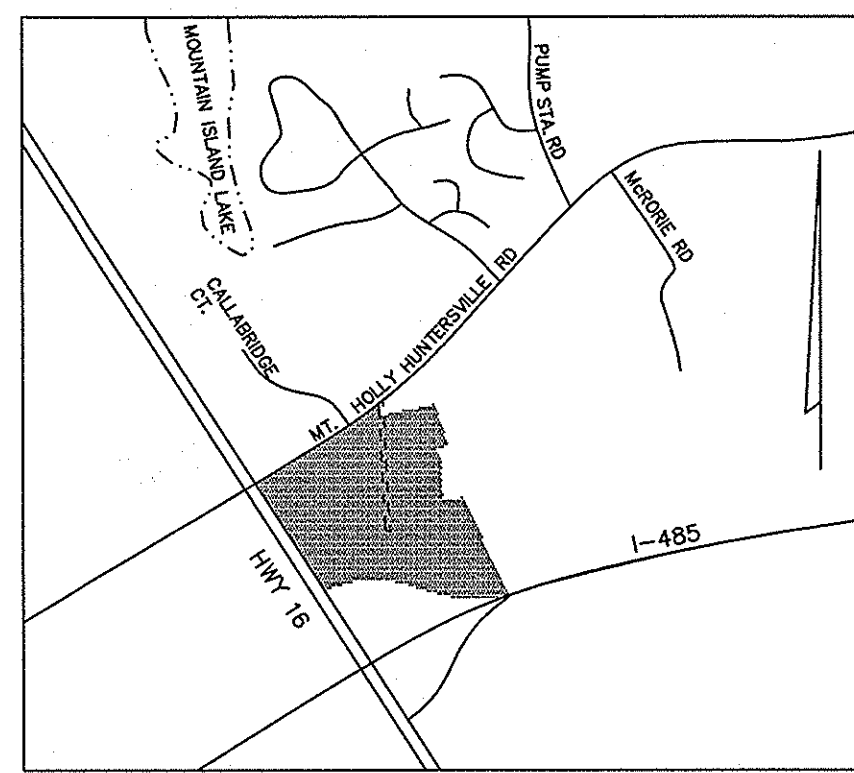
Title: **SITE PLAN FOR PHASE 1**

File #: 15023-PB.DWG | Date: 01/28/16 | Project Egr: BTU
Design By: FBL
Drawn By: FBL
Scale: 1"=120'

ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

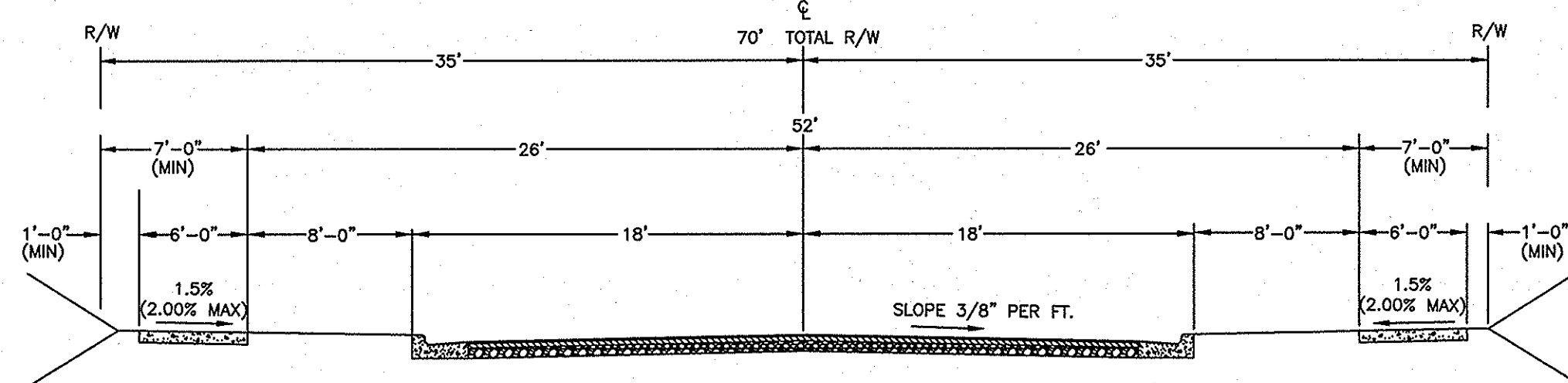
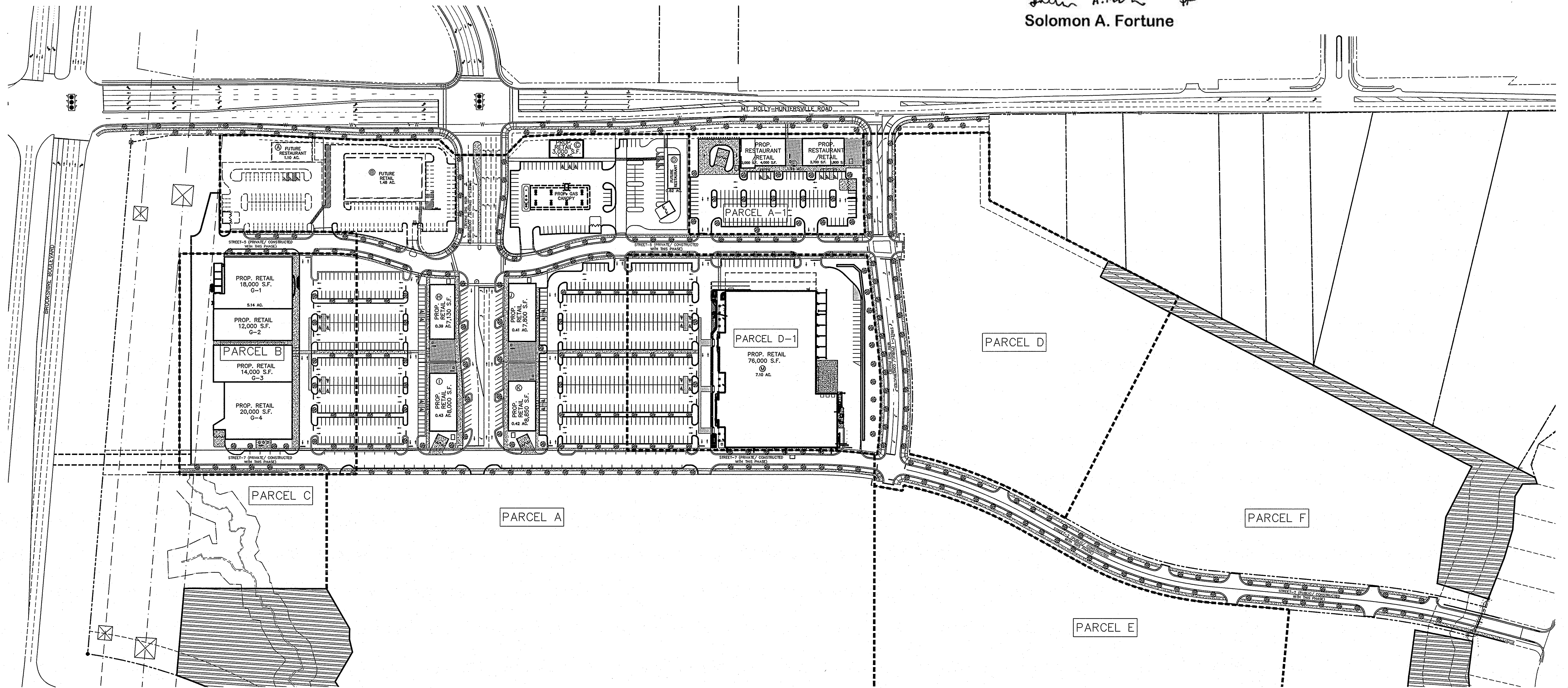
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

CO.0

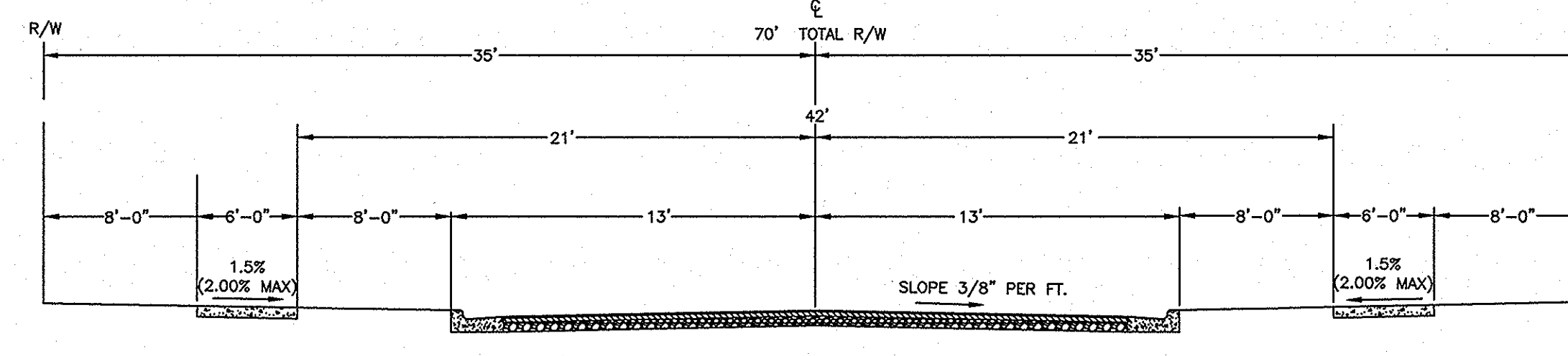


Attached to Administrative
Approval

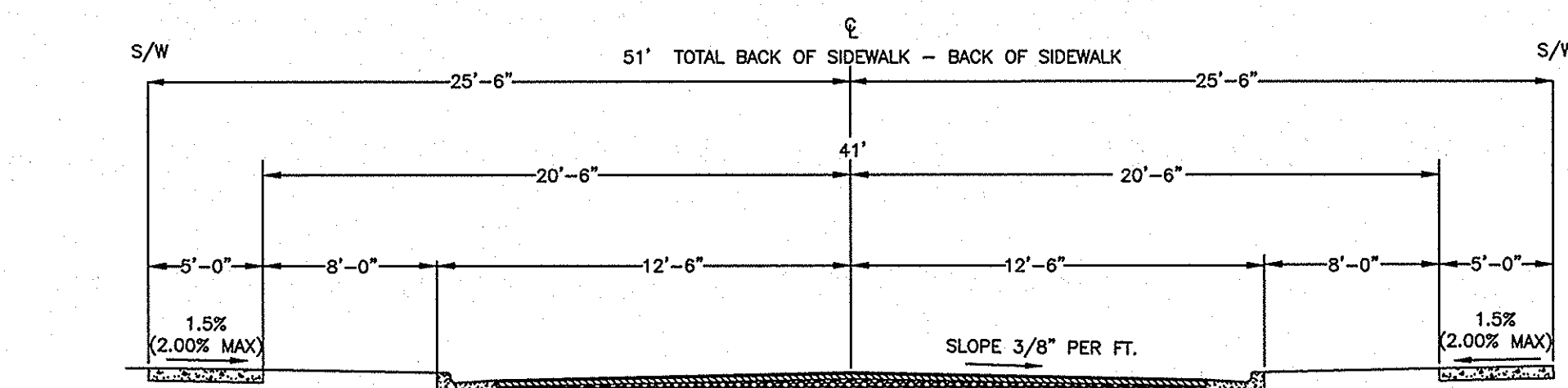
Solomon A. Fortune *SE*
Solomon A. Fortune



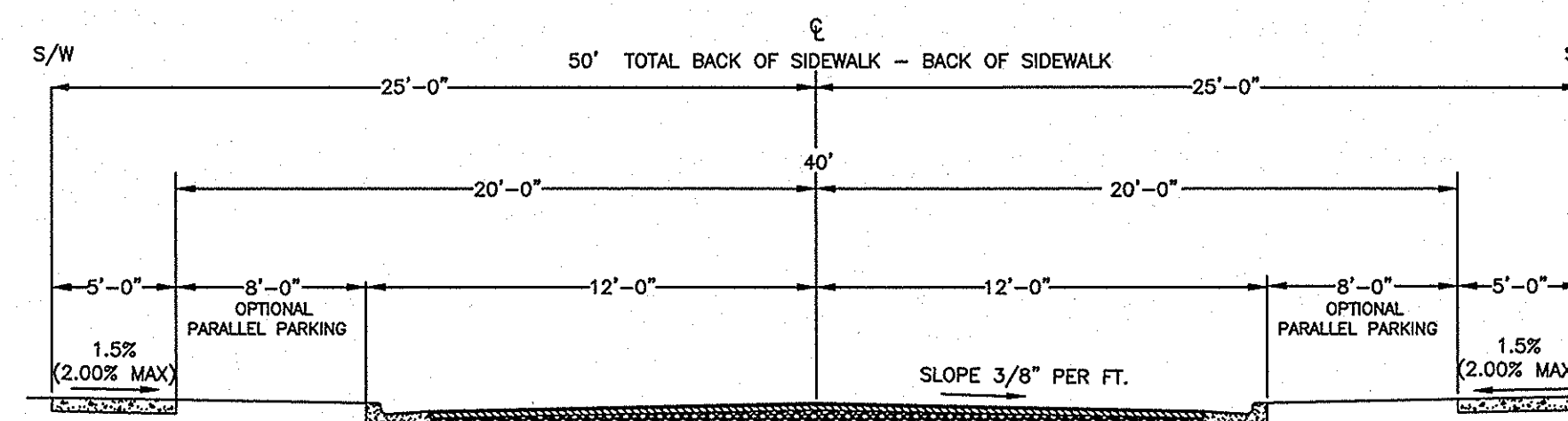
PUBLIC STREET-1 (TYP.)



PUBLIC STREET-2 (TYP.)

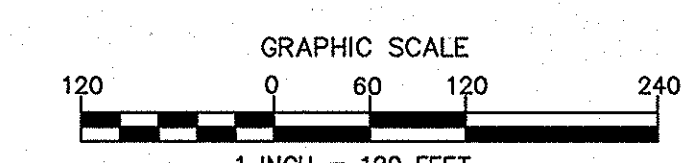


PRIVATE STREET-5 (TYP.)



PRIVATE STREET-7 (TYP.)

	Residential	Retail Allowed by Rezoning	Office	Climate Controlled Storage	Retail Proposed with this Phase
Area 1 - Residential (50 Ac.)					
Parcel E	625 units (897,500 s.f.)**				0
Parcel F	140 units (175,000 s.f.)**				0
	**See RZ-5 for specific development allowed for Parcel E and Parcel F				
Area 1 - Multi-Use (70 Ac.)					
Parcel A		245,000 s.f.			46,280 s.f.
Parcel B		72,500 s.f.			64,000 s.f.
Parcel C				127,000 s.f.	0
Parcel D, D-1		98,000 s.f.	165,000 s.f.		76,000 s.f.
Total	765 units (862,500 s.f.)	415,500 s.f.	165,000 s.f.	127,000 s.f.	181,370 s.f.



PETITION #:2008-031
REZONING SCHEMATIC SITE PLAN C

Project: **RIVERBEND**
MOUNT HOLLY-HUNTERSVILLE ROAD
CHARLOTTE, NORTH CAROLINA

SITE PLAN FOR PHASE 1

File #: 15023-PB-DWG Date: 01/28/16 Project Egr: BTU

Design By: FBI

Drawn By: FBI

Scale: 1"=120'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

CO.1

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



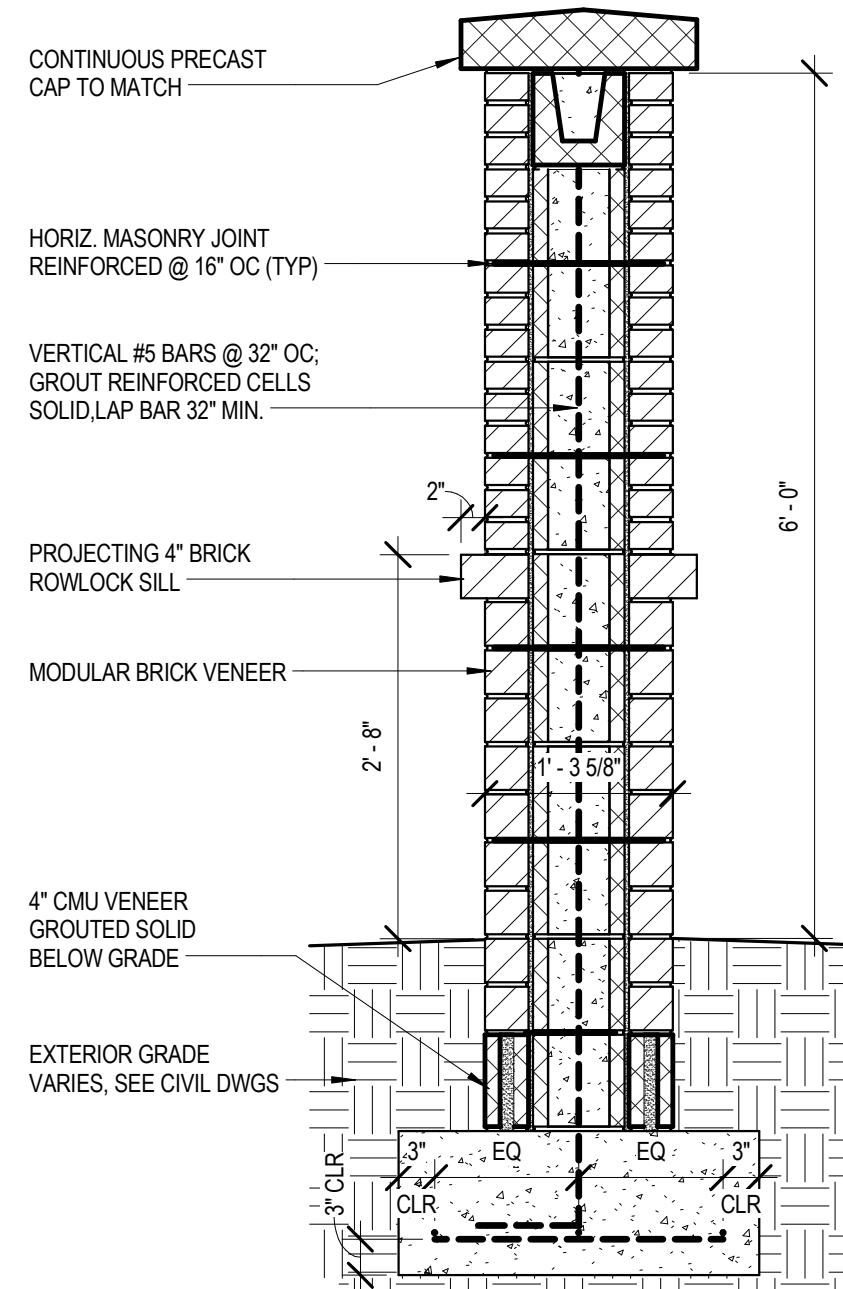
REAR ELEVATION



REAR PERSPECTIVE A



REAR PERSPECTIVE B



TYPICAL WALL SECTION

Attached to Administrative
Approval
Solomon A. Fortune
Solomon A. Fortune

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