



Charlotte-Mecklenburg Planning Department

DATE: May 16, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2010-056 Childress Klein Properties

Attached are revised notes on the technical data Sheet. The notes allow for a reduction of 15,000 square feet of retail for tract D. 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.

Reasons for Staff's support of the request:

- The reduction of the 15,000 square was required per the approval of petition 2014-012. The reduction is consistent with adopted policies.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.

Signage was note reviewed as part of this request.



ADMINISTRATIVE AMENDMENT NOTICE

May 16, 2014

This letter serves as notification that on May 16th, 2012 an administrative amendment was approved for the property illustrated and described below.

Petitioner #:2010-056

Petitioner: Childress Klein Properties

Zoning Classification (Existing): MUDD-O, mixed use development district, optional

Acreage & Location: Approximately 13.15 acres bounded by Carnegie Boulevard and Congress Street near Barclay Downs Drive.

The amendment makes a minor change to the approved Rezoning Petition to allow the reduction of 15,000 square feet of retail square footage, in accordance with Section 6.207 of the City of Charlotte Zoning Ordinance. Adjacent property owners may appeal the approval of the administrative amendment in writing to the Zoning Committee of the Planning Commission twenty-one days from the date of this notice.

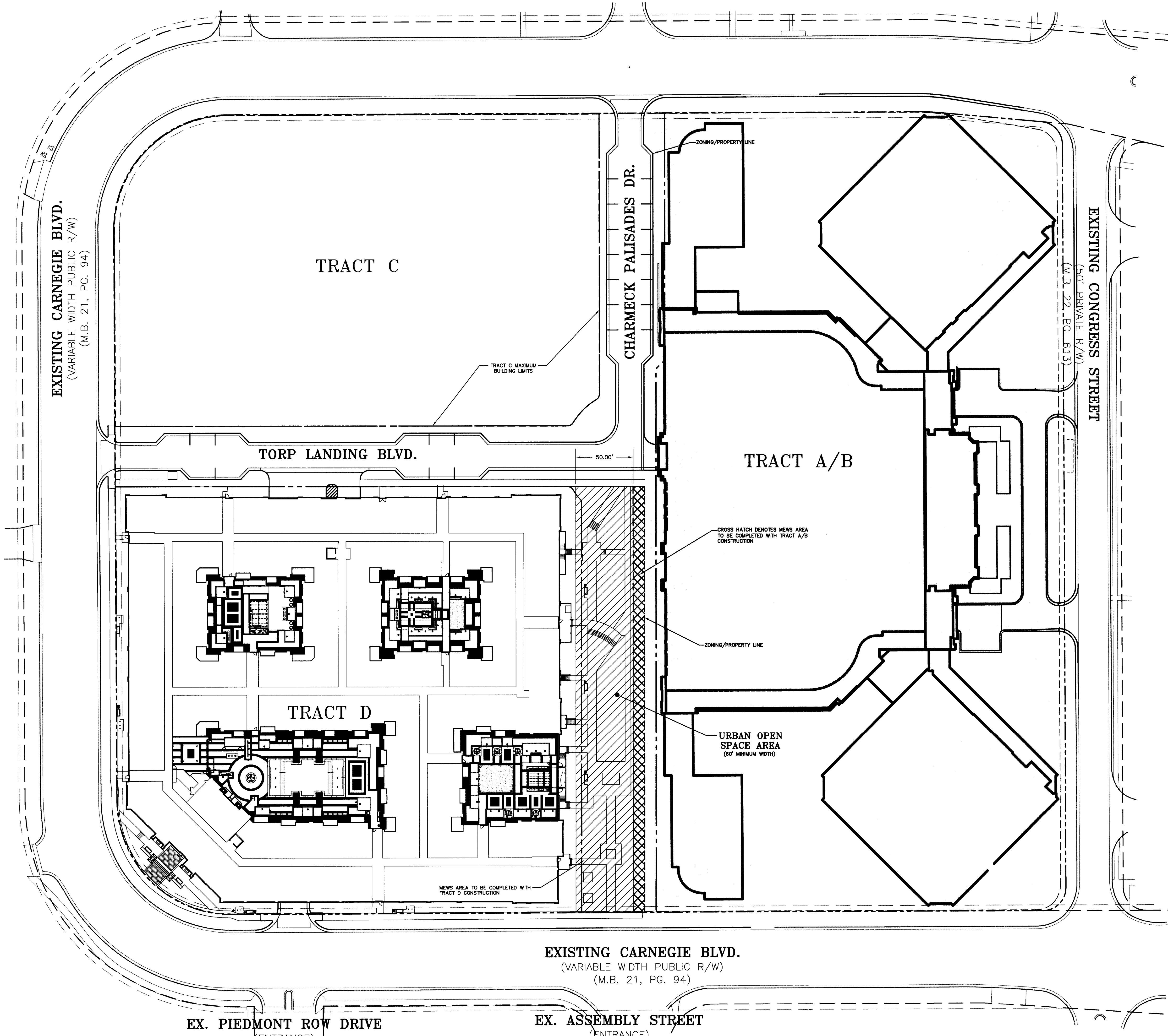
To view this Administrative Amendment Site Plan, visit our website at www.rezoning.org and click on the left side link "Administrative Amendments/ Approvals".

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

If you have questions regarding this amendment or the appeal process, please contact me at 704-336-8326 or sfortune@ci.charlotte.nc.us

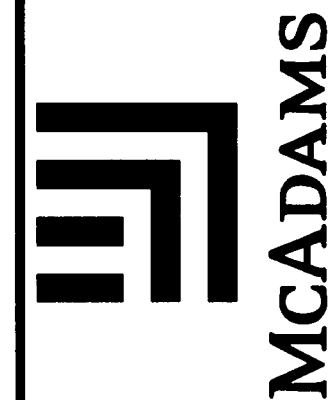
Sincerely,

Solomon Fortune, Principal Planner



APPROVED TO ADMINISTRATIVE
APPROVAL
MAY 16 2014
BY: DEBRA CAMPBELL

THE JOHN R. MCADAMS
COMPANY, INC.
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REVISIONS:

PREPARED FOR:
JLB SOUTHPARK LLC
3715 NORTHSIDE PARKWAY, NW
SUITE 4200
ATLANTA, GEORGIA 30327

CARNEGIE
6000 CARNEGIE BOULEVARD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO: JLP-11030
FILENAME: JLP11030-EX3
DESIGNED BY: BGP/RMR
DRAWN BY: RMR
SCALE: 1"=40'
DATE: 04/22/2014
SHEET NO: RZ-2



REZONING EXHIBIT

1. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PLAN GOVERNING THE DEVELOPMENT OF THE 13.15 ± ACRE TRACT ENCOMPASSED BY CARNEGIE BOULEVARD AND CONGRESS STREET (THE „ CARNEGIE SITE,) . ON MARCH 17, 2014, THE CHARLOTTE CITY COUNCIL APPROVED A SITE PLAN AMENDMENT, PETITION 2014-012, WHICH MODIFIED CERTAIN PROVISIONS OF REZONING PETITION 2010-056. HOWEVER, PETITION 2014-012 INCLUDED ONLY A PORTION OF THE CARNEGIE SITE. THEREFORE, THE PURPOSE OF THIS ADMINISTRATIVE AMENDMENT IS TO MODIFY THE ZONING CONDITIONS GOVERNING THOSE PORTIONS OF THE CARNEGIE SITE THAT WERE NOT AFFECTED BY PETITIONER 2014-012.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE „ ORDINANCE,) .

EXCEPT AS OTHERWISE PROVIDED UNDER THE MUDD-OPTIONAL PROVISIONS SET FORTH UNDER SECTION 2 HEREOF AND UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ARRANGEMENT OF THE MAXIMUM NUMBER OF BUILDINGS PROPOSED ON THE SITE. THE PETITIONER HAS ALSO PROVIDED A CONCEPTUAL SITE PLAN AND A CONCEPTUAL PERSPECTIVE RENDERING WHICH ACCOMPANY THE TECHNICAL DATA SHEET. INASMUCH AS PLANNING FOR THE PROPOSED REDEVELOPMENT OF THE SITE HAS NOT YET ADVANCED BEYOND THE FORMATIVE STAGE, THE ULTIMATE LAYOUTS OF THE DEVELOPMENT PROPOSED, THE CONFIGURATIONS AND PLACEMENTS OF OPEN SPACE AREAS AND BUILDINGS, AND THE HEIGHTS, MASSES AND NUMBER OF BUILDINGS IN EACH TRACT HAVE NOT YET BEEN DETERMINED. AS A CONSEQUENCE, THE CONFIGURATIONS, PLACEMENTS, NUMBER AND SIZES OF THE BUILDINGS AND OPEN SPACE AREAS DEPICTED ON THE TECHNICAL DATA SHEET AND THE CONCEPTUAL SITE PLAN AND THE DESIGNS OF THE ELEVATIONS DEPICTED ON THE CONCEPTUAL PERSPECTIVE RENDERING ARE SCHEMATIC IN NATURE AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY LIMITATIONS ESTABLISHED ON THE TECHNICAL DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER THE ORDINANCE FOR THE MUDD DISTRICT. HOWEVER, ANY ALTERATIONS OR MODIFICATIONS WHICH IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE CONCEPTUAL SITE PLAN OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207 (1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

2. MUDD-OPTIONAL PROVISIONS

THIS PETITION PROPOSES UTILIZATION OF THE MUDD-O PROVISIONS TO ALLOW FOR THE FOLLOWING OPTIONAL DEVIATIONS:

- DEVIATIONS THAT WOULD ALLOW SHORT-TERM SURFACE LEVEL PARKING AND DRIVES WITHIN AREAS BETWEEN PUBLIC OR PRIVATE STREETS AND BUILDINGS FRONTING THESE STREETS TO ALLOW DROP OFF AREAS IN FRONT OF OFFICE BUILDINGS, PICK-UP AND DROP OFF AREAS IN FRONT OF RESTAURANTS AND RESIDENTIAL BUILDINGS, VALET PARKING; AND SERVICE AREAS FOR USES SUCH AS MAIL DELIVERY, LOADING AND DELIVERY;

3. PERMITTED USES

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION 4, TRACT C OF THE SITE MAY BE DEVOTED TO MULTI-FAMILY DWELLINGS TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION 4, TRACT D OF THE SITE MAY BE DEVOTED TO MULTI-FAMILY DWELLINGS TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

4. MAXIMUM DEVELOPMENT

A) TRACT C MAY BE DEVELOPED WITH UP TO 200 MULTI-FAMILY DWELLING UNITS AND ACCESSORY AMENITIES.

B) TRACT D MAY BE DEVELOPED WITH UP TO 391 MULTI-FAMILY DWELLING UNITS AND ACCESSORY AMENITIES.

C) NOTWITHSTANDING THE FOREGOING PROVISIONS OF THIS SECTION, IF TRACT C OR TRACT D IS DEVELOPED WITHOUT USING ALL OF THE MULTI-FAMILY DWELLING UNITS ALLOCATED TO THE PARTICULAR TRACT INVOLVED, THE UNUSED NUMBER OF MULTI-FAMILY UNITS MAY BE TRANSFERRED TO THE OTHER TRACT SO LONG AS THE TOTAL NUMBER OF MULTI-FAMILY DWELLING UNITS ON TRACT C AND TRACT D DOES NOT EXCEED, IN THE AGGREGATE, 591.

5. SETBACKS, SIDE YARDS AND REAR YARDS

THE DEVELOPER MAY SUBDIVIDE ANY OF THE TRACTS AND CREATE LOTS WITHIN THE INTERIORS OF THE TRACTS WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

6. WAIVER OF SIGHT TRIANGLE REQUIREMENTS

IN ADDITION TO THE DEVIATIONS ALLOWED UNDER THE MUDD OPTIONAL PROVISIONS SET FORTH UNDER SECTION 2, THE PETITIONER RESERVES THE RIGHT TO REQUEST THE DIRECTOR OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) TO WAIVE ALL OR PART OF THE SIGHT TRIANGLE REQUIREMENTS OF THE ORDINANCE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12.109 (7) THEREOF.

7. INTERNAL STREET SYSTEMS

(A) THE SITE'S INTERNAL STREET SYSTEM SHALL BE COMPOSED OF PRIVATE STREETS BUILT TO PUBLIC STREET STANDARDS AND THE MINIMUM REQUIREMENTS OF THE *URBAN STREET DESIGN GUIDELINES*.

(B) THE PETITIONER RESERVES THE RIGHT TO DEVIATE FROM THE STREET ALIGNMENTS DEPICTED ON THE TECHNICAL DATA SHEET, PROVIDED ANY PROPOSED CHANGE IN ALIGNMENT IS APPROVED IN ADVANCE BY CDOT.

(C) ALL PRIVATE STREETS MAY BE CONVERTED TO PUBLIC STREETS AT THE PETITIONER'S OPTION, PROVIDED THEY ARE DESIGNED TO PUBLIC STREET STANDARDS.

8. VEHICULAR ACCESS AND ROADWAY RIGHT-OF-WAY

(A) VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL. THE PETITIONER WILL BE RESPONSIBLE FOR THE GEOMETRY DEPICTED ON ALL INTERNAL INTERSECTIONS, INCLUDING TURN LANES AS DEEMED NECESSARY BY CDOT.

9. DESIGN AND PERFORMANCE STANDARDS

- THE INTENT OF THE REDEVELOPMENT CONCEPT IS TO CREATE A VARIETY OF ARCHITECTURAL EXPERIENCES. THE REDEVELOPMENT WILL UTILIZE PRIMARILY GLASS, STONE, BRICK, STUCCO, ARCHITECTURAL PRE-CAST CONCRETE PANELS, AND/OR ARCHITECTURAL FACE BLOCK CONSTRUCTION MATERIALS. THE CONCEPTUAL PERSPECTIVE RENDERING IS INTENDED TO DESCRIBE THE CONCEPTUAL ARCHITECTURAL THEME PROPOSED FOR THE SITE. HOWEVER, AS NOTED IN SECTION 1, THE RENDERING IS CONCEPTUAL IN NATURE. ACCORDINGLY, THE ARCHITECTURAL CONCEPT MAY BE ALTERED OR SIMPLIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. SUBJECT, HOWEVER, TO THE PROVISIONS OF SUBSECTION 6.207 (1) OR (2) OF THE ORDINANCE AS APPLICABLE.
- EXCEPT AS OTHERWISE PROVIDED UNDER SECTION 2, ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL CONFORM TO THE MUDD URBAN DESIGN AND DEVELOPMENT STANDARDS OUTLINED IN SECTION 9.8506 OF THE ORDINANCE.
- ANY LIGHTING ATTACHED TO AN EXTERIOR BUILDING WALL FACING A RESIDENTIAL COMPONENT SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
- ALL STREET AND PARKING LOT LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
- WALL-PAK LIGHTING WILL BE PROHIBITED THROUGHOUT THE SITE.
- PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED WITHIN THE SITE ALONG ALL INTERIOR STREETS.
- DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
- INTERNAL AREAS OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

- EXPANSIONS OF BLANK WALLS EXCEEDING 20 FEET IN LENGTH WILL BE ELIMINATED THROUGH USE VARIOUS DESIGN ELEMENTS, INCLUDING ONE OR MORE OF THE FOLLOWING DESIGN ELEMENTS:

AWNINGS,
DISPLAY WINDOWS,
ART,
SCULPTURES,
MOSAICS
ORNAMENTATION,
MOLDING,
STRING COURSES,
BELT COURSES,
FOUNTAINS,
STREET FURNITURE,
LANDSCAPING AND GARDEN AREAS, OR
DISPLAY AREAS.

PROVIDED, HOWEVER, THAT THE USE OF OPAQUE OR REFLECTIVE GLASS MAY NOT BE UTILIZED AS A MEANS FOR ADDRESSING BLANK WALLS.

- METER BOXES, BACK FLOW PREVENTORS, AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.

- EXCEPT AS OTHERWISE PROVIDED IN THESE DEVELOPMENT STANDARDS, THE STREETScape TREATMENT ALONG THE CARNEGIE BOULEVARD AND CONGRESS STREET FRONTAGES WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS OF AT LEAST SIX FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH. SIDEWALKS MAY MEANDER TO PRESERVE EXISTING TREES.

- OFF-STREET PARKING MAY BE PROVIDED EITHER THROUGH SURFACE LOTS OR THROUGH PARKING STRUCTURES.

- WHILE THE LOCATION OR LOCATIONS OF URBAN OPEN SPACES HAVE NOT YET BEEN DETERMINED, THE CARNEGIE SITE SHALL CONTAIN A MINIMUM OF 10,800 SQUARE FEET OF URBAN OPEN SPACE, AS THAT TERM IS DEFINED IN THE ORDINANCE.

10. PEDESTRIAN FRIENDLY CORRIDOR

THE TECHNICAL DATA SHEET CONTEMPLATES A LANDSCAPED/PEDESTRIAN FRIENDLY CORRIDOR RUNNING IN A GENERALLY SOUTHERLY TO NORTHERLY DIRECTION FROM CARNEGIE BOULEVARD THROUGH TRACT D AND EXTENDING, AS A STREET CORRIDOR, THROUGH TRACT C TO CARNEGIE BOULEVARD (THE „ CORRIDOR,) WHICH IS FRONTED ON BOTH SIDES ONLY BY GROUND FLOOR COMMERCIAL USES OR MULTI-FAMILY DWELLING UNITS.

IN ORDER TO ENSURE THE ORDERLY DEVELOPMENT OF THESE USES ALONG THE CORRIDOR, THE PETITIONER MAKES THE FOLLOWING COMMITMENT:

- 1) THE URBAN OPEN SPACE AREA OF THE CORRIDOR WITHIN TRACT D WILL BE AT LEAST SIXTY FEET WIDE AND SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY MULTI-FAMILY UNITS WITHIN TRACT D. HOWEVER, IN ORDER TO FACILITATE THE PROPOSED DEVELOPMENT ADJACENT TO THE EASTERN MARGIN OF THE CORRIDOR, PETITIONER SHALL NOT BE REQUIRED TO COMPLETE THE EASTERNMOST PORTION OF THE CORRIDOR IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT WITHIN TRACT D.

11. SIGNS

NO BUILDING SIGN MOUNTED OVER FORTY FEET ABOVE AVERAGE GRADE ON ANY BUILDING ELEVATION WHICH FACES IN A WESTERLY DIRECTION SHALL BE PERMITTED.

12. STORMWATER

(A) THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND IN ADDITION, PROVIDE FOR A REDUCTION OF THE PEAK FLOW IN A 100-YEAR STORM EVENT BY 50 % OR MORE OVER THE CONDITIONS OF THE SITE AS THEY EXIST AT THE TIME THIS REZONING PETITION IS APPROVED.

(B) IF THE PETITIONER ELECTS TO SATISFY THE REQUIREMENTS OF PARAGRAPH (A) OF THIS SECTION WITH ON-SITE ABOVE-GROUND DETENTION FACILITIES EACH SUCH FACILITY MUST BE DESIGNED AS A PERMANENT WATER FEATURE AMENITY FOR THE SITE.

13. PARKING

(A) OFF-STREET PARKING SPACES PROVIDED ON TRACT C AND TRACT D SHALL SATISFY OR EXCEED THE PARKING REQUIREMENTS OF THE O-1 ZONING DISTRICT.

14. TRANSPORTATION

PRIOR TO ISSUANCE OF BUILDING PERMITS FOR VERTICAL DEVELOPMENT ON ANY TRACT WITHIN THE CARNEGIE SITE OTHER THAN TRACT D, PETITIONER SHALL CONTRIBUTE TO THE CITY OF CHARLOTTE THE SUM OF \$366,000. IN THE EVENT THAT THE FUNDS HAVE NOT BEEN DEDICATED TO STREET IMPROVEMENTS WITHIN THE BOUNDARIES OF THE SOUTHPARK SMALL AREA PLAN WITHIN SEVEN (7) YEARS OF THE CONTRIBUTION THEY SHALL BE REFUNDED TO THE PETITIONER BY THE CITY.

15. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

16. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS „ PETITIONER, AND „ OWNER, OR „ OWNERS, SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

17. VESTED RIGHTS PROVISION

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

ATTACHED TO ADMINISTRATIVE
APPROVAL

MAY 16 2014

BY: DEBRA CAMPBELL

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COMPANY, INC.
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Durham, North Carolina 27713
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MCADAMS

REVISIONS:	05-13-14 PER STAFF COMMENTS
1	
2	
3	
4	

PREPARED FOR:
JLB SOUTHPARK LLC
3715 NORTHSIDE PARKWAY, NW
SUITE 4-200
ATLANTA, GEORGIA 30327

CARNEGIE
6000 CARNEGIE BOULEVARD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

PROJECT NO.	JLP-11030
FILENAME	JLP11030-AA
DESIGNED BY	BGP
DRAWN BY	BGP
SCALE	NTS
DATE	04/22/2014
SHEET NO.	RZ-1

MCADAMS

PRELIMINARY – NOT FOR CONSTRUCTION



Charlotte-Mecklenburg Planning Department

DATE: May 16, 2014

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2010-056 Childress Klein Properties

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