



McAdams

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CLIENT

GENSLER
101 SOUTH TRYON STREET, SUITE 2100
CHARLOTTE, NC 28280



THE BALLANTYNE QUAD

SITE PLAN AMENDMENT
14019 CONLAN CIRCLE

(RZP-2025-121)
CHARLOTTE, NORTH CAROLINA, 28277

REVISIONS

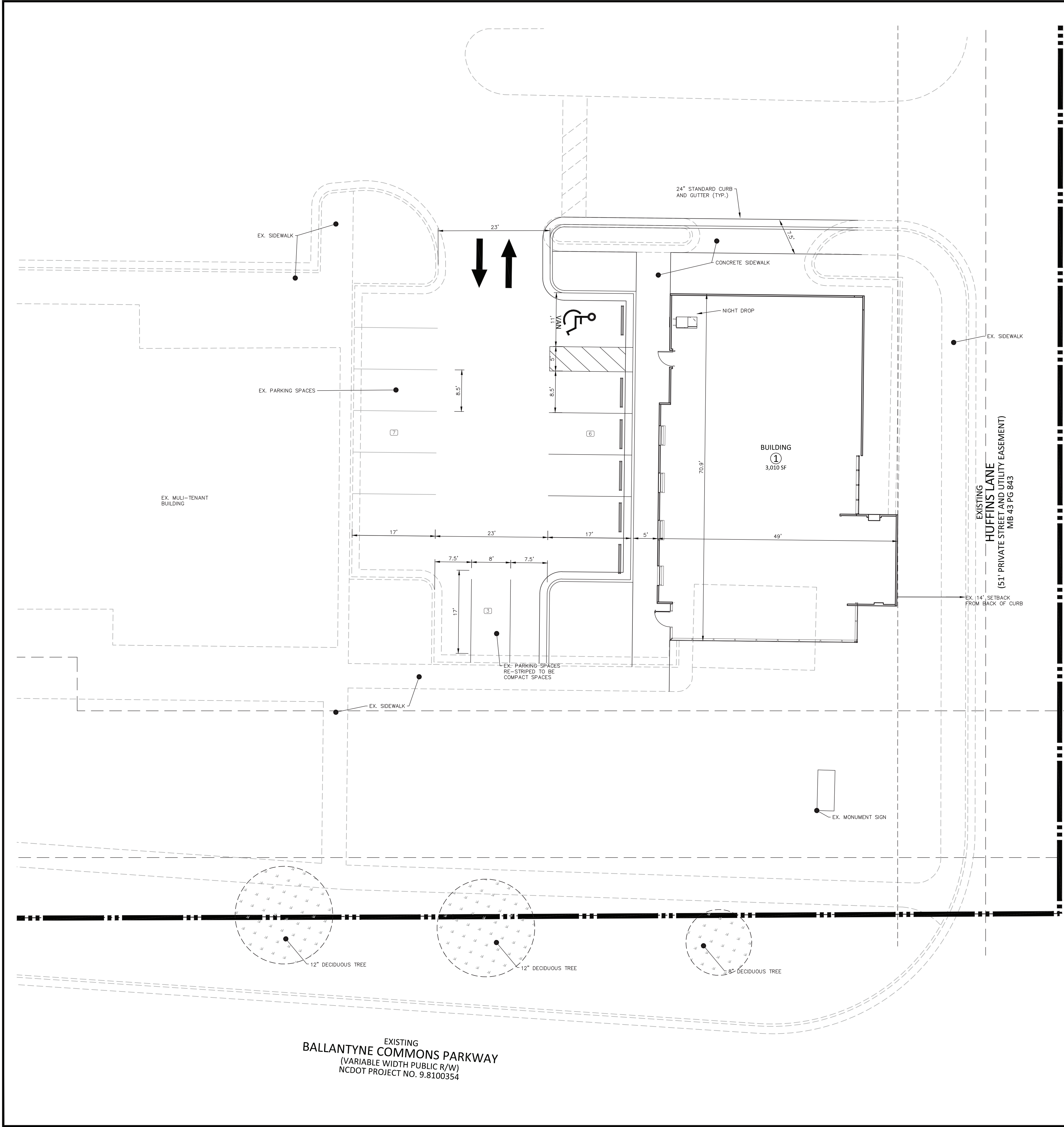
NO.	DATE	STAFF COMMENTS
1	2026-01-12	STAFF COMMENTS
2	2026-02-12	REVISION

PLAN INFORMATION

PROJECT NO.	GNL25036
FILENAME	GNL25036-SPA
CHECKED BY	EM
DRAWN BY	JH
SCALE	1" = 20'
DATE	11. 14. 2025

SHEET

SPA.01



THE BALLANTYNE QUAD
SITE PLAN AMENDMENT (SPA) DEVELOPMENT STANDARDS
REZONING PETITION NO. ~~(2025-121)~~

1. GENERAL PROVISIONS:

a. PARCEL ID 22315612 CONSISTING OF +- 3.671 ACRES.

b. EXISTING NS ZONING AND APPROVED REZONING CONDITIONS AND ADMINISTRATIVE APPROVALS FOR 2004-126 WILL REMAIN IN EFFECT FOR THE SITE.
2. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:

a. PURPOSE OF THE PROPOSED SPA IS TO INCREASE THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FROM 30,500 SQUARE FEET TO 35,100 SQUARE FEET FOR THE REDEVELOPMENT OF THE SITE.

b. APPROVED LAND USES FOR 2004-126 INCLUDE OFFICE, RETAIL, AND RESTAURANT. IN 2006, AN ADMINISTRATIVE AMENDMENT ADDED FINANCIAL INSTITUTION AS A PERMITTED USE IN ADDITION TO THE USES APPROVED IN THE REZONING FOR 2004-126.
3. PARKING:

a. PER 11.506 OF THE ZONING ORDINANCE, MINIMUM PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES WITHIN THE NS ZONING DISTRICT IS 1 SPACE PER 600 SQUARE FEET.

• 35,100 SQUARE FEET / 600 SQUARE FEET TOTALS 59 REQUIRED PARKING SPACES.

• BASED ON PREVIOUS DEVELOPMENT OF THE BALLANTYNE QUAD AND PROPOSED DEVELOPMENT FOR THE SITE, 152 PARKING SPACES WILL BE PROVIDED BASED ON THE FOLLOWING PARKING BREAKDOWN:

• 7 ACCESSIBLE SPACES

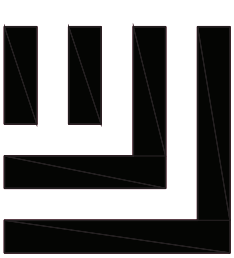
• 23 COMPACT SPACES

• 122 STANDARD PARKING SPACES
4. BUILDING SETBACKS:

a. 14' FRONT YARD (MEASURED FROM BACK OF EXISTING CURB ON HUFFINES LANE AND BALLANTYNE COMMONS PARKWAY)

b. 10' SIDE YARD

c. 10' REAR YARD



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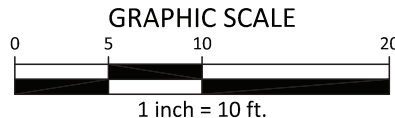
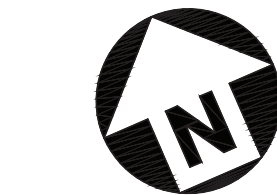
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THE BALLANTYNE QUAD

CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL

DATE

2004-126

APPROVED BY CITY COUNCIL

DATE

1/18/05

VICINITY MAP (N.T.S.)

ZONING CODE SUMMARY

PROJECT NAME: THE BALLANTYNE QUAD
TAX PARCEL #: 223-156-12, 203-156-11 & A PORTION OF 203-156-13
OWNER/AGENT: YORK DEVELOPMENT GROUP
PLANS PREPARED BY: THE ISAACS GROUP, PC
EXISTING ZONING: BP JURISDICTION: CITY OF CHARLOTTE
PROPOSED ZONING: NS

RE-ZONING PETITION NO.: 2004-126
PROPOSED USE: OFFICE, RETAIL & RESTAURANT-FINANCIAL INSTITUTION

LOT SIZE: 130,474 / 3,133.50 FEET/ACRES 159,908.76 / 3.671 SQUARE FEET/ACRES

PARKING DATA: CITY OF CHARLOTTE ORDINANCE
RETAIL: 1 SPACE PER 250 S.F. = 10,376/250 = 42
OFFICES: 1 SPACE PER 300 S.F. = 1,033/300 = 3

REQUIRED: 132
TOTAL: 132
CONTRACT: 32
HANDICAP: 5

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

LOADING SPACE CALCULATION PER TABLE 12.214 OF CHARLOTTE ORDINANCE
RETAIL: 1 SPACE PER 250 S.F. = 10,376/250 = 42
RETAIL S.F. = 13,811 = 1-10'x30' SPACE

REZONING NOTES:

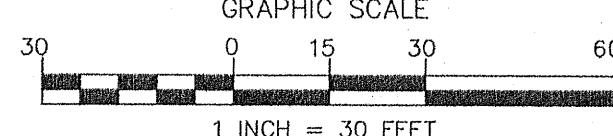
1. THE DEVELOPMENT FOR THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED AND MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.02(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A RETAIL CENTER. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE SHALL BE 30,500 S.F.
4. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
5. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WHERE DIRECT ILLUMINATION IS SHIELDED AWAY FROM RESIDENTIAL AREAS. LIGHTING SHOULD BE CAPPED AND A MAXIMUM OF 30' IN HEIGHT.
6. WALL PACK LIGHTING SHALL BE PROHIBITED.
7. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
8. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND/OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING OR THE ARCHITECTURAL/DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME. COMPATIBILITY OF BUILDING DESIGN FOR THE SITE STAFF TO REVIEW PROPOSED BUILDING ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE PROPOSED BUILDING ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIAL REQUIREMENTS. PETITIONER WILL PROVIDE TO THE CHARLOTTE PLANNING COUNCIL BUILDING ELEVATIONS PRIOR TO HEARING OF PLAN BY CITY COUNCIL.
9. THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF THE STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF THE STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
10. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
11. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY/STATE MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT/NCOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT/NCOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.
12. IN ORDER TO ENCOURAGE BICYCLE USAGE IN THE AREA, THE APPLICANT WILL PROVIDE TWO INVERTED-U TYPE BICYCLE RACK, EACH OF WHICH WILL ACCOMMODATE TWO BICYCLES.
13. FLOATING SIGNS SHALL BE RESTRICTED TO GROUND MOUNTED 4' HIGH AND 32 S.F. OF AREA MAX. WITH ONE PER STREET FRONT. PETITIONER RESERVES THE RIGHT TO OBTAIN BUILDING MOUNTED SIGNS UNDER REGULATIONS OF THE CHARLOTTE ZONING ORDINANCE.
14. PETITIONER RESERVES THE RIGHT TO OBTAIN A CROSS PARKING EASEMENT ON TRACT P.L.D. #22315006. ALL PARKING WITHIN THIS EASEMENT SHALL COUNT TOWARDS REQUIRED PARKING RATIOS.
15. EXISTING SIDEWALKS ALONG BALLANTYNE COMMONS PARKWAY, JOHN J. DELANEY BLVD., AND CONLAN CIRCLE SHALL SERVICE PROPOSED DEVELOPMENT. NO SIDEWALK IMPROVEMENTS ALONG THESE ROADS WILL BE REQUIRED.
16. BUILDING HEIGHTS TO BE LIMITED TO 2 STORIES MAXIMUM.
17. WHEREVER POSSIBLE, THE PETITIONER WILL PROVIDE ACCESS TO ADJACENT PROPERTY TO THE EAST OF SITE.
18. STORM WATER RETENTION TO SERVE THIS PROJECT IS PROVIDED IN AN OFFSITE MASTER DETENTION BASIN ON THE WEST SIDE OF JOHN J. DELANEY BLVD.
19. PROPOSED BUILDINGS WILL HAVE FOUR SIDED ARCHITECTURE WITH WINDOWS AND DOORS.
20. PROPOSED RETAIL BUILDING WALLS WILL BE BRICK OR OF SIMILAR ELEMENT TO MATCH THE REST OF THE CENTER.
21. THE ABANDONMENT OF THE EXISTING LANDSCAPE EASEMENT AREA AND PROPOSED PATIO EASEMENT ARE EXPRESSLY SUBJECT TO PETITIONERS BEING ABLE TO OBTAIN WRITTEN APPROVAL TO DO SO FROM THE CURRENT OWNER OF THE PROPERTY AND THE BALLANTYNE CORPORATE BUSINESS PARK ASSOCIATION.

LEGEND

- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED COMPACT SPACE
- EXIST. SAN. SEWER
- EXIST. WATER LINE
- EXIST. UNDERGROUND ELECTRIC
- PROPOSED LARGE MATURING TREE
- EXIST. STORM PIPE
- EXIST. LAMP POST
- EXISTING TREES LEGEND
- MAPLE TREE
- CREPE MYRTLE
- HOLLY TREE

SIGN SCHEDULE

- RESERVED PARKING-MAX PENALTY \$250 (MUTCD R7-8 & R7-8D)
- NO PARKING-DISABLED PASSENGER LOADING SIGN (MUTCD R7-1)(STD. NO. 260.100)
- VAN ACCESSIBLE HANDICAPPED PARKING SIGN (MUTCD R7-8, R7-8A, & R7-8D)
- STOP SIGN (30"x30") (MUTCD R1-1)
- THIS ROUTE NOT HANDICAPPED ACCESSIBLE



14120 BALLANTYNE CORPORATE PLACE, SUITE 160
CHARLOTTE, N.C. 28277
PHONE (704) 542-7773
FAX (704) 542-5854

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

FOR PUBLIC HEARING
PETITION NO. 2004-126

NO.	BY	DATE	REVISION
1	CBH	10/14/04	PER CMPC COMMENTS
2	ABC	10/29/04	PATIO ESM. IN TRACT 223-156-13
3	ABC	11/22/04	PER CMPC COMMENTS
4	ABC	11/29/04	INCORPORATED LOT B INTO REZONING
5	REH	01/17/05	REVISED BUS. & R. HINGED STREET PARKING
6	REH	1/18/05	REVISED BLDG. AREA DISCREPANCY NOTE 3
7	REH	03/09/05	INCREASE ALLOWABLE FOOTAGE AREA
8	REH	03/15/05	PER CMPC COMMENTS
9	REH	03/22/05	RELOCATE CONC. WALK
10		11/14/05	SPA
11		01/12/06	SPA - Staff Comments

Project: THE BALLANTYNE QUAD INTERSECTION OF BALLANTYNE COMMONS PARKWAY & JOHN J. DELANEY BLVD.	
Title: REZONING PLAN	
File #: 04230000	Date: 01/28/05
Design By: RER	Project Eng: AHC
Drawn By: RER	Scale: 1"=30'
Checked By: RER	
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	C1.0

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: January 18, 2006

FROM: Debra Campbell
Planning Director

TO: Katrina Young
Interim Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2004-126 by Habitant Capital.

Attached are copies of the revised signage package for the above rezoning petition. This package is required by the conditional rezoning notes. Since this signage package meets the intent of the conditional plan, I am administratively approving this package. Please use this revised package when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: March 28, 2005

FROM: Debra Campbell
Planning Director

TO: Katrina Young
Interim Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 2004-126 by Habitant Capital.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to relocate a driveway and sidewalk and to increase the allowable square footage to 30,500. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.
Note all other ordinance requirements still apply.