

1541 West Blvd

Charlotte, North Carolina 28208

AVAILABLE



SITE

19,000 VPD

13,500 VPD

PROPERTY OVERVIEW

Acreage	0.709 AC
Zoning	CG Drive-Thru Permitted

Traffic Counts

West Blvd - 19,000 VPD

FOR MORE INFORMATION, CONTACT:

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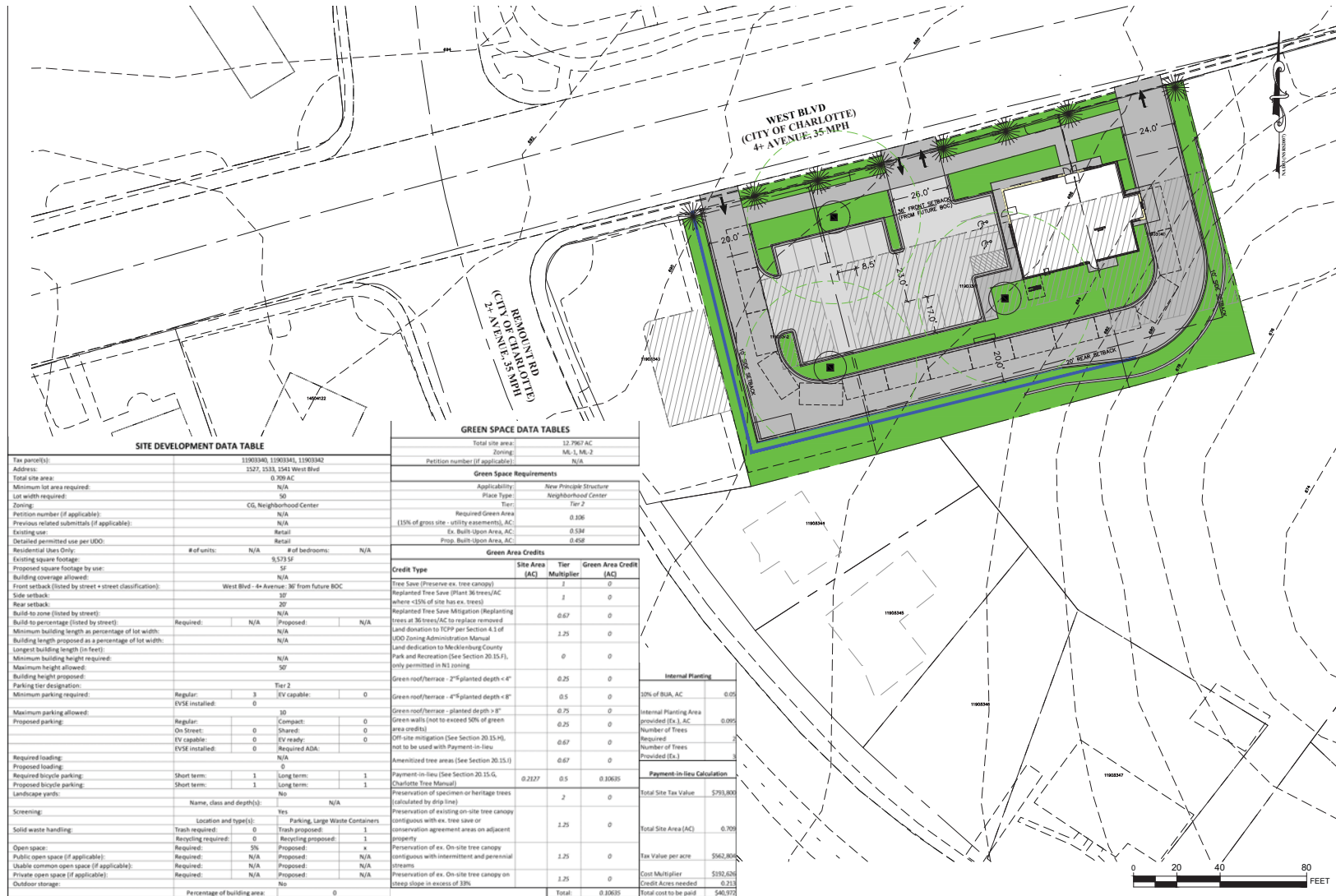
(704) 533-3783

L A M B E R T

BROKERAGE • INVESTMENT • DEVELOPMENT

CONCEPTUAL SITE PLAN - OPTION A

2,800 SF Drive-Thru Prototype (19 Parks)



SITE DEVELOPMENT DATA TABLE			
Tax parcel(s)	1900340, 1900341, 1900342		
Address	1527, 1533, 1541 West Blvd		
Total site area:	0.706 AC		
Minimum lot area required:	N/A		
Lot width required:	50		
Zoning:	CG, Neighborhood Center		
Parcel number (if applicable):	N/A		
Previous related submittals (if applicable):	N/A		
Existing use:	Retail		
Detailed permitted use per UDD:	Retail		
Residential Uses Only	# of units:	N/A	# of bedrooms:
Existing square footage:	5,573 SF		
Proposed square footage by use:	50		
Building coverage allowed:	N/A		
Front setback (listed by street + street classification):	West Blvd - 4+ Avenue: 30' from Future BOC		
Side setback:	30'		
Rear setback:	20'		
Build to zone (listed by street):	N/A		
Build to percentage (listed by street):	Required:	N/A	Proposed:
Minimum building length as a percentage of lot width:	N/A		
Building length proposed as a percentage of lot width:	N/A		
Longest building length (in feet):	N/A		
Minimum building height required:	N/A		
Maximum height allowed:	50'		
Building height proposed:	N/A		
Parking Tier designation:	Tier 2		
Minimum parking required:	Regular:	3	EV capable:
	EVSE installed:	0	0
Maximum parking allowed:	30		
Proposed parking:	Regular:	0	Compact:
	On Street:	0	Shared:
	EV capable:	0	EV ready:
	EVSE installed:	0	Required ADA:
		N/A	0
Required loading:	0		
Proposed loading:	0		
Required bicycle parking:	Short term:	1	Long term:
	Long term:	1	1
Proposed bicycle parking:	Short term:	1	Long term:
	Long term:	1	1
Landscaping yards:	No		
	Name, class and depth(s):	No	
Screening:	Yes		
Solid waste handling:	Location and type(s):	Parking, Large Waste Containers	
	Trash required:	0	
	Recycling required:	0	
Open space:	Required:	5%	
Public open space (if applicable):	Required:	N/A	
Usable common open space (if applicable):	Required:	N/A	
Private open space (if applicable):	Required:	N/A	
Outdoor storage:	Percentage of building area:	No	

GREEN SPACE DATA TABLES			
Total site area:	12.7607 AC		
Parcel number (if applicable):	N/A		
Green Space Requirements			
Applicability:	New Principle Structure		
Place Type:	Neighborhood Center		
Tier:	Tier 2		
Required Green Area (10% of gross site - utility easements), AC:	0.306		
Retail Ex. Built-Up Area, AC:	0.534		
Prop. Built-Up Area, AC:	0.458		
Green Area Credits			
Credit Type	Site Area (AC)	Tier Multiplier	Green Area Credit (AC)
Tree Save (Preserve ex. tree canopy)	7	1	0
Replanted Tree Save (Plant 30 trees/AC where <10% of site has ex. trees)	0.67	0	0
Replanted Tree Save Mitigation (Replanting trees at 30 trees/AC to replace removed trees at 30 trees/AC)	1.25	0	0
Land dedication to TCPF per Section 4.1 of UDD Zoning Administration Manual	0	0	0
Land dedication to Mecklenburg County Park and Recreation (See Section 20.15.F), only permitted in N1 zoning	0.25	0	0
Green roof/terrace - 2" planted depth < 4"	0.5	0	0
Green roof/terrace - 4" planted depth < 8"	0.75	0	0
Green roof/terrace - planted depth > 8"	0.25	0	0
Green walls (not to exceed 50% of green area credits)	0.67	0	0
Off-site mitigation (See Section 20.15.H), not to be used with Payment-in-lieu	0.67	0	0
Amenitized tree area (See Section 20.15.I)	0.2127	0.5	0.10635
Payment-in-lieu (See Section 20.15.G, Charlotte Tree Manual)	2	0	0
Preservation of specimen or heritage trees (calculated by drip line)	2.25	0	0
Preservation of existing on-site tree canopy (adjacent to ex. tree save or conservation agreement areas on adjacent property)	1.25	0	0
Preservation of ex. On-site tree canopy contiguous with intermittent and perennial streams	1.25	0	0
Preservation of ex. On-site tree canopy on steep slope in excess of 10%	1.25	0	0
Total:	0.10635		0.10635

INTERNAL PLANTING			
10% of BUA, AC	0.05		
Internal Planting Area provided (Ex.) AC	0.090		
Number of Trees Required			
Number of Trees Provided (Ex.)			
PAYMENT-IN-LIEU CALCULATION			
Total Site Tax Value	\$793,800		
Total Site Area (AC)	0.700		
Tax Value per acre	\$562,800		
Cost Multiplier	\$192,624		
Credit Acres needed	0.211		
Total cost to be paid	\$40,972		

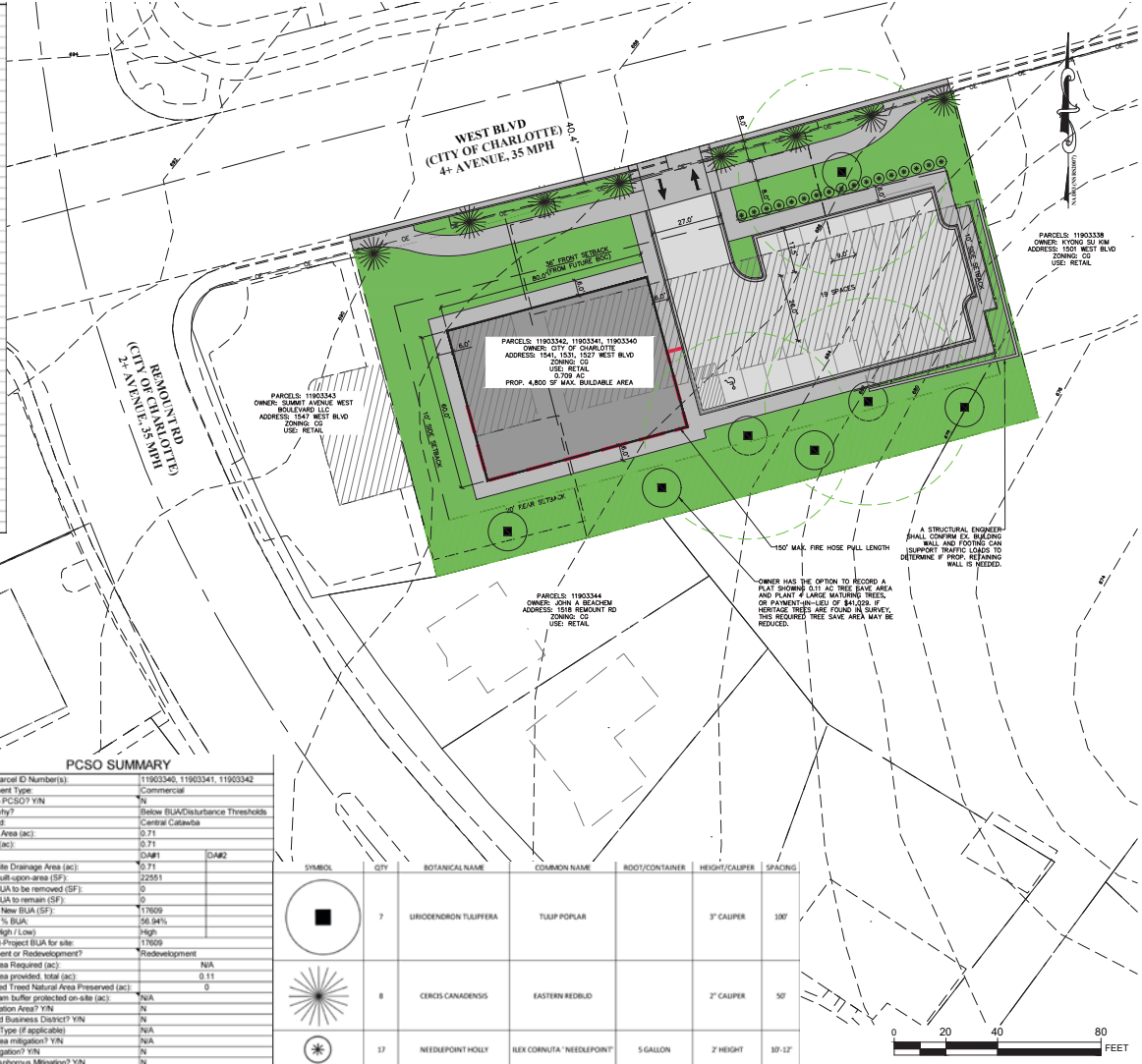
CONCEPTUAL SITE PLAN - OPTION B

4,800 SF Retail Shell Building (19 Parks or 3.95 Parks/1,000 SF)

Tax parcel(s)	11903340, 11903341, 11903342		
Address	1527, 1533, 1541 West Blvd		
Total site area:	0.709 AC		
Minimum lot area required:	N/A		
Lot width required:	50		
Zoning:	CG, Neighborhood Center		
Petition number (if applicable):	N/A		
Previous related submittals (if applicable):	N/A		
Existing use:	Retail		
Detailed permitted use per UOD:	Retail		
Residential Uses Only:	# of units:	N/A	# of bedrooms:
Existing square footage:	5,573 SF		
Proposed square footage by use:	N/A		
Building coverage allowed:	N/A		
Front setback (listed by street + street classification):	West Blvd - 4+ Avenue: 30' from Future BOC		
Side setback:	20'		
Rear setback:	20'		
Build to zone (listed by street):	N/A		
Build to percentage (listed by street):	Required:	N/A	Proposed:
Minimum building length as percentage of lot width:	N/A		
Building length proposed as a percentage of lot width:	N/A		
Longest building length (in feet):	N/A		
Minimum building height required:	N/A		
Maximum height allowed:	50'		
Building height proposed:	N/A		
Parking tier designation:	Tier 2		
Minimum parking required:	Regular:	5	EV capable:
	EVSE installed:	0	
Maximum parking allowed:	Regular:	19	Compact:
Proposed parking:	On Street:	0	Shared:
	EV capable:	0	EV ready:
	EVSE installed:	0	Required ADA:
Required loading:	N/A		
Proposed loading:	0		
Required bicycle parking:	Short term:	1	Long term:
Proposed bicycle parking:	Short term:	1	Long term:
Landscape yards:	No		
Screening:	Yes		
Solid waste handling:	Location and type(s): Parking, Large Waste Containers		
	Trash required:	0	Recycling proposed:
	Recycling required:	0	Recycling proposed:
Open space:	Required:	5%	Proposed:
Public open space (if applicable):	Required:	N/A	Proposed:
Usable common open space (if applicable):	Required:	N/A	Proposed:
Private open space (if applicable):	Required:	N/A	Proposed:
Outdoor storage:	No		
	Percentage of building area:	0	

Green Area Credits			
Credit Type	Site Area (AC)	Tier Multiplier	Green Area Credit (AC)
Tree Save (Preserve ex. tree canopy)	0	1	0
Replanted Tree Save (Use 30 trees/AC where <15% of site has ex. trees)	0.22	1	0.22
Replanted Tree Save Mitigation (Replanting trees at 30 trees/AC to replace removed)	0.67	0	0
Land donation to TCPD per Section 4.1 of UOD Zoning Administration Manual	1.25	0	0
Land donation to Mecklenburg County Park and Recreation (See Section 20.15.F), only permitted in M1 zoning	0	0	0
Green roof/terrace - 2"± planted depth < 4"	0.25	0	0
Green roof/terrace - 4"± planted depth < 8"	0.5	0	0
Green roof/terrace - planted depth > 8"	0.75	0	0
Green walls (not to exceed 50% of green area credits)	0.25	0	0
Off-site mitigation (See Section 20.15.H), not to be used with Payment-in-lieu	0.67	0	0
Amended tree areas (See Section 20.15.I)	0.67	0	0
Payment-in-lieu (See Section 20.15.G, Charlotte Tree Manual)	0.15	0	0
Preservation of specimen or heritage trees (calculated by drip line)	2	0	0
Preservation of existing on-site tree canopy contiguous with ex. tree save or conservation agreement areas on adjacent property	1.25	0	0
Preservation of ex. On-site tree canopy contiguous with intermittent and perennial streams	1.25	0	0
Preservation of ex. On-site tree canopy on steep slope in excess of 3%	1.25	0	0
Total:	0.22		0.22

PCSO SUMMARY			
Original Parcel ID Number(s)	11903340, 11903341, 11903342		
Development Type	Commercial		
Subject to PCSO? Y/N	N		
If NO, why?	Below BUA/Disturbance Thresholds		
Watershed	Central Catawba		
Internal Planting Area provided (E+X, AC)	0.71		
Site Area (ac)	0.71		
Number of Trees Required	17609	10481	10482
Total on-site Drainage Area (ac)	0		
Existing BUA to be removed (SF)	22551		
Existing BUA to remain (SF)	0		
Proposed New BUA (SF)	17609		
Proposed % BUA:	56.94%		
Density (High / Low)	High		
Total Post-Project BUA for site:	17609		
Development or Redevelopment?	Redevelopment		
Natural Area Required (ac)	N/A		
Natural Area provided, total (ac)	0.11		
Undisturbed Traced Natural Area Preserved (ac)	0		
Total stream buffer protected on-site (ac)	N/A		
Transit Station Area? Y/N	N		
Distressed Business District? Y/N	N		
Cost Multiplier	\$192.62		
Natural Area mitigation? Y/N	N/A		
Credit Acres needed	0.21 (Buffer Mitigation) Y/N		
Total Phosphorous Mitigation? Y/N	N		
Total	\$41,624	Total cost to be paid	

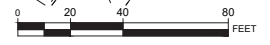


SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/CALIPER	SPACING
■	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR		3" CALIPER	100'
☀	8	CERCIS CANADENSIS	EASTERN REDBUD		2" CALIPER	50'
☀	17	NEEDEPONT HOLLY	HEX CORNUTA 'NEEDEPONT'	5-GALLON	2' HEIGHT	10'-12'

A STRUCTURAL ENGINEER SHALL DESIGN BUILDING WALL AND FOOTING CAN (SUPPORT) TRAFFIC LOADS TO DETERMINE IF PROP. RETAINING WALL IS NEEDED.

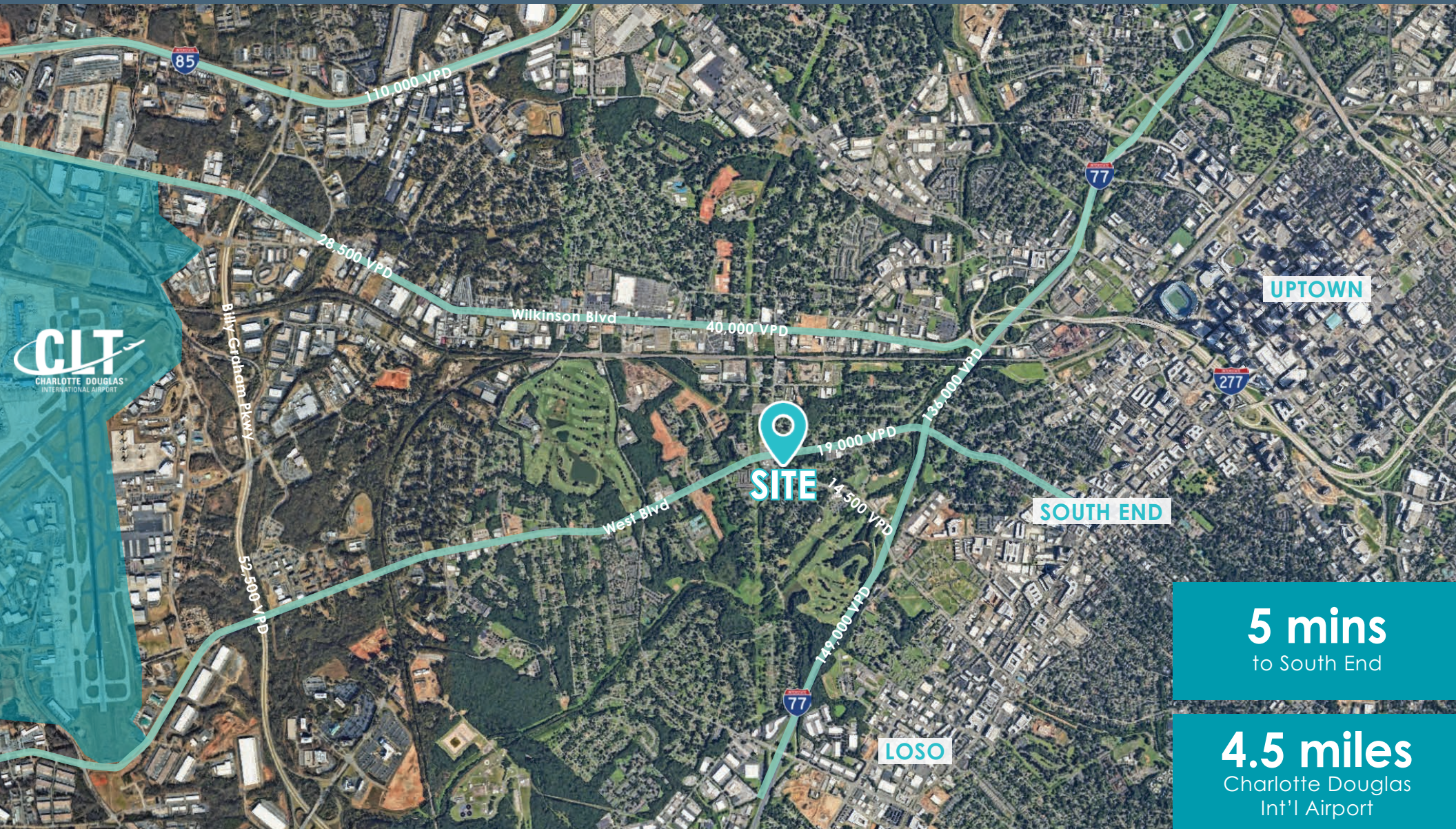
OWNER HAS THE OPTION TO RECORD A PLAT SHOWING 0.11 AC TREE SAVE AREA AND PLANT 4 LARGE MATURING TREES. OR PAYMENT-IN-LIEU OF \$41,020. IF HOWEVE, TREES ARE FOUND IN SURVEY, THE REQUIRED TREE SAVE AREA MAY BE REDUCED.

150' MAX. FIRE HOSE PULL LENGTH



MARKET OVERVIEW

Within 5-Mile Radius



2023 POPULATION

220,513

HOUSEHOLDS

103,880

DAYTIME POPULATION

251,015

AVG HOUSEHOLD INCOME

\$117,090

BUSINESSES

16,632