

# Development Requirements

## SETBACKS

- 1) Building setbacks shall be 50 feet off Independence Blvd.
- 2) Building setbacks shall be 50 feet off Sardis Road North.
- 3) Building setbacks shall be 25 feet off all side and rear property lines.

## PARKING

- 1) No parking shall be permitted within the 50 foot setback off Independence Blvd.
- 2) Parking will be permitted within the rear or side setback.
- 3) No parking shall be permitted within 25 feet of the - Sardis Road North Right-of-Way.
- 4) All off street parking shall comply with Article 5 of the City of Charlotte Zoning Ordinance.
- 5) All parking areas shall be paved and lighted.
- 6) All parking areas shall be landscaped in accordance with the City of Charlotte Tree Ordinance.

## MAXIMUM BUILDING HEIGHT

- 1) All buildings shall be limited to three (3) stories in height.

## MAXIMUM BUILDING COVERAGE

- 1) The gross ground floor area of all buildings shall not exceed 25% of the net land area of the project.

## ACCESS POINTS

- 1) This project shall be limited to one access point along Independence Blvd. and three (3) access points along Sardis Road North.
- 2) Any median cuts or access points along Sardis Road North will be subject to NC DOT approval.

## SCREENING & BUFFER ZONES

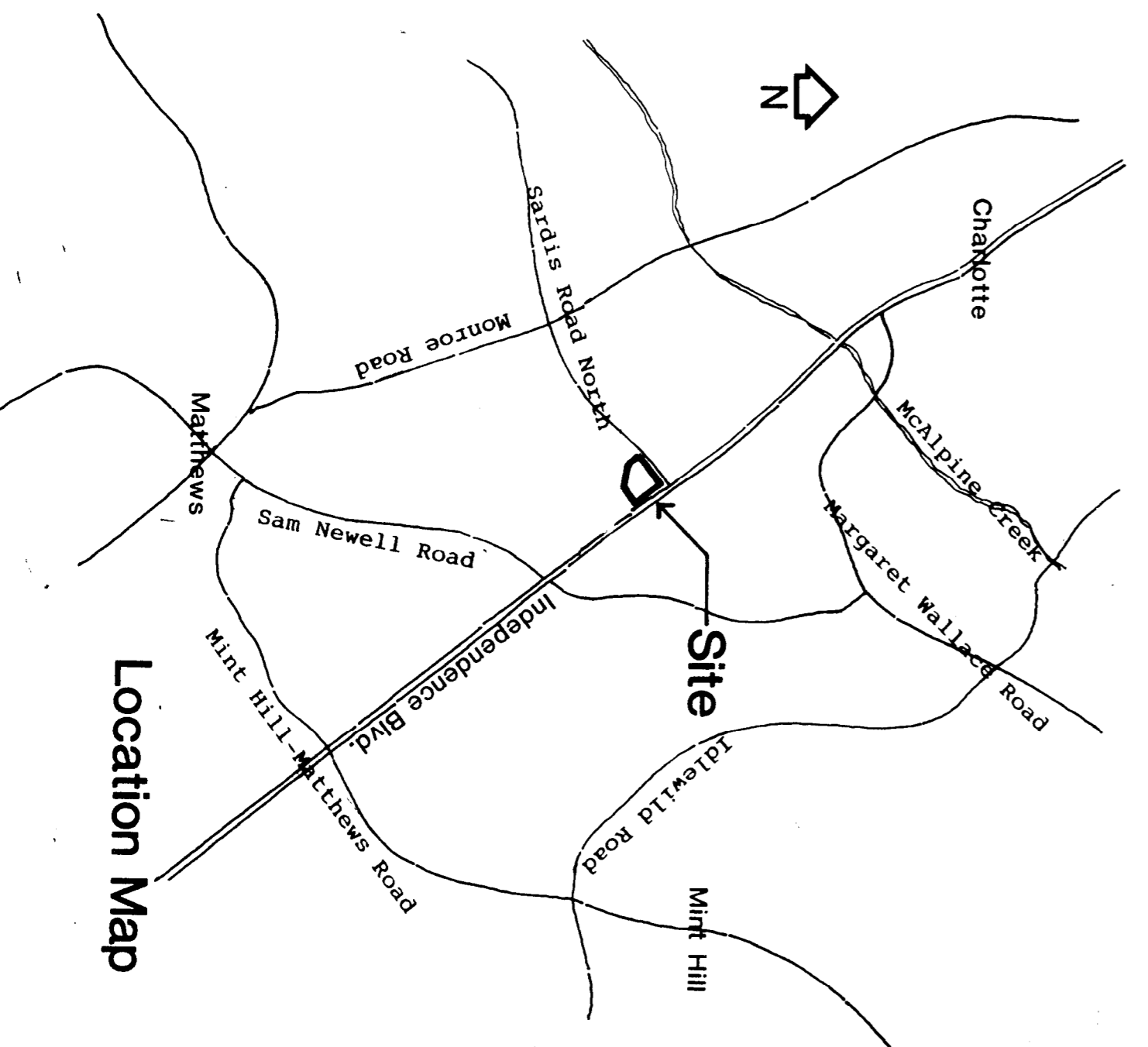
- 1) Screening of service areas and loading docks shall conform to the City of Charlotte zoning ordinance standards.
- 2) One perimeter project zone along Independence Blvd. buffer and one within the Sardis Road buffer. These signs shall be illuminated with maximum face area of 100 SF. Additional detached signs will be permitted for each detached parcel.

## PERMITTED USES

- 1) Uses shall be as permitted within the B1-SCD zoning of the City of Charlotte Zoning Ordinance.

## NOTES

- (1) The five (5) detached parcels shown shall consist of either financial institutions, restaurants, retail or office, library, post office or theater. Exact site plans of all detached parcels will be submitted for review and approval. The detached parcels will contain a maximum gross building area of 32,000 SF.
- (2) The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.
- (3) The Developer shall maintain Architectural compatibility between the proposed project and the attached parcels.



Location Map

DATE	BY	REVISION
11-9-84	JA	1
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193-201-06  
Ms. Rosalind F. Campbell  
by Marilisa  
1016 Queens Road  
Charlotte, NC 28207

193-201-05  
Mr. Bobby G. Greene and  
Betty B.  
2063 Eaton Road  
Charlotte, NC 28205

193-201-03  
Spanky's, Inc.  
c/o George Hollingsworth  
727 Fugate Avenue  
Charlotte, NC 28205

193-201-01  
Mr. Lee A. Griffin and  
Ruth H. Wife  
727 Fugate Avenue  
Charlotte, NC 28205

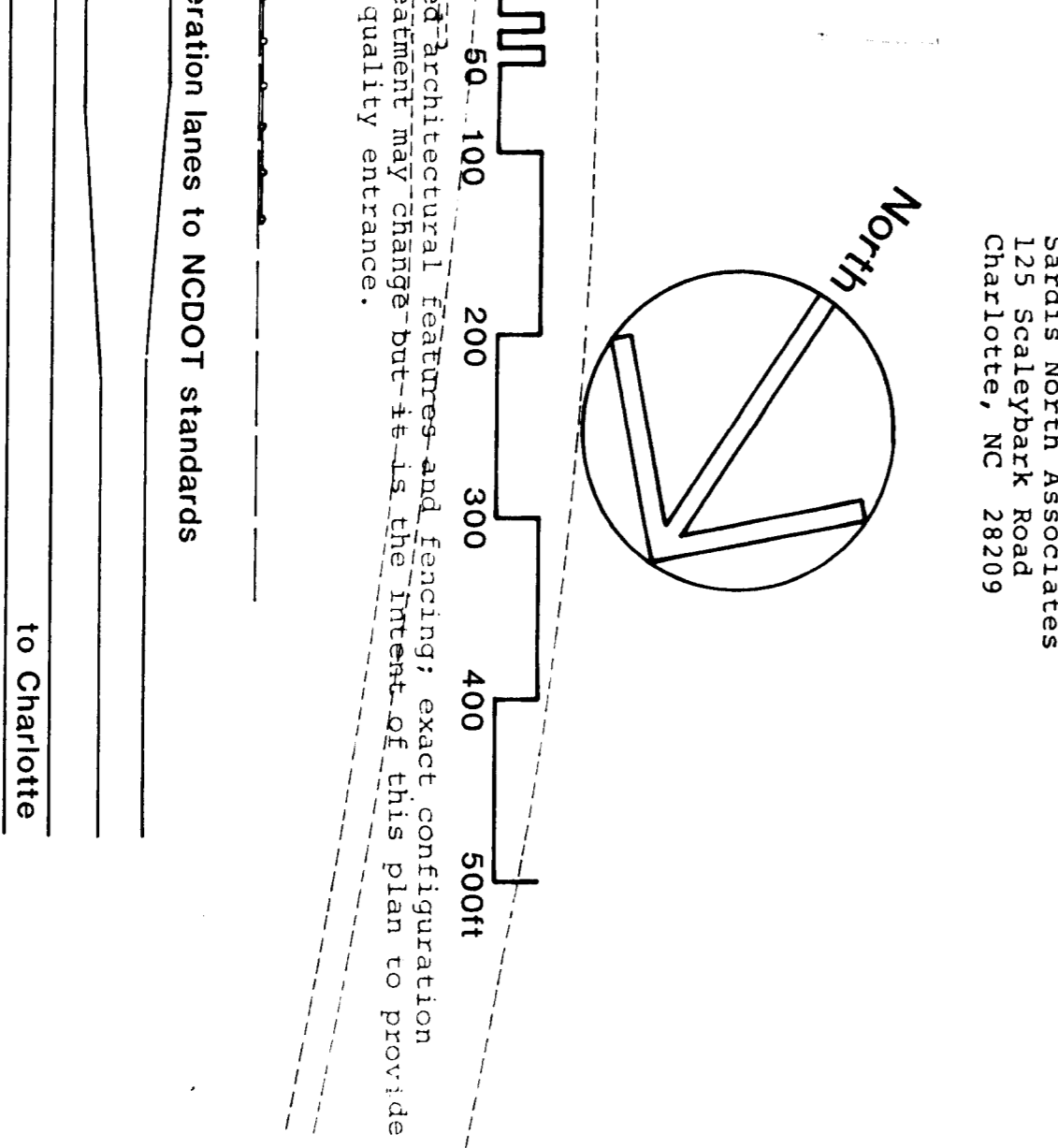
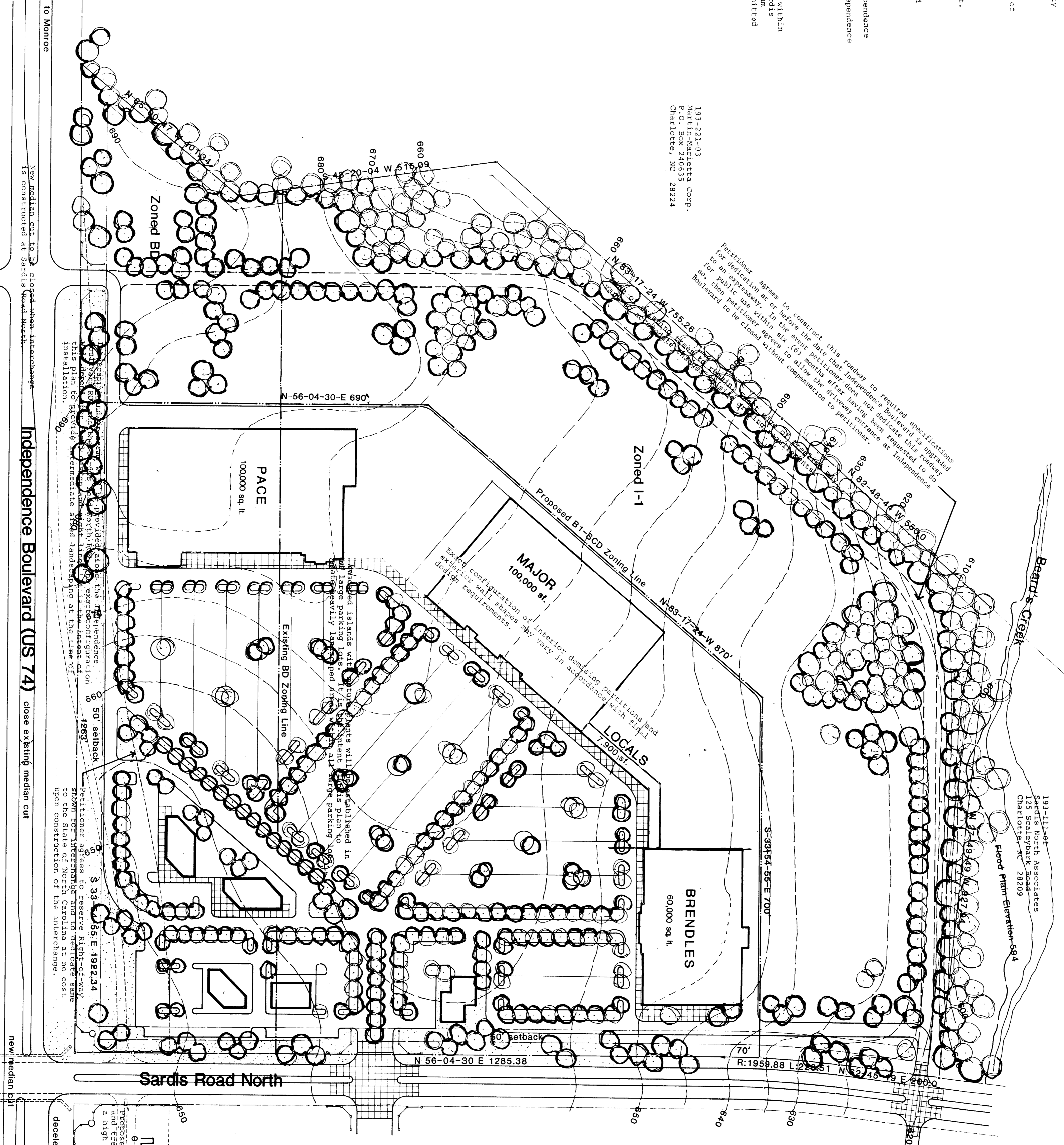
193-204-23  
Mr. Triston G. Stegall and  
Mr. O. Overcash & Wives  
Charlotte, NC 28212

**LITTLE & ASSOCIATES**  
ARCHITECTS ENGINEERS PLANNERS  
NORTH CAROLINA

Proposed Land Use and Zoning Plan

**CrownPoint**  
by John Crosland & Associates

CORPORATE SEAL  
1507  
1

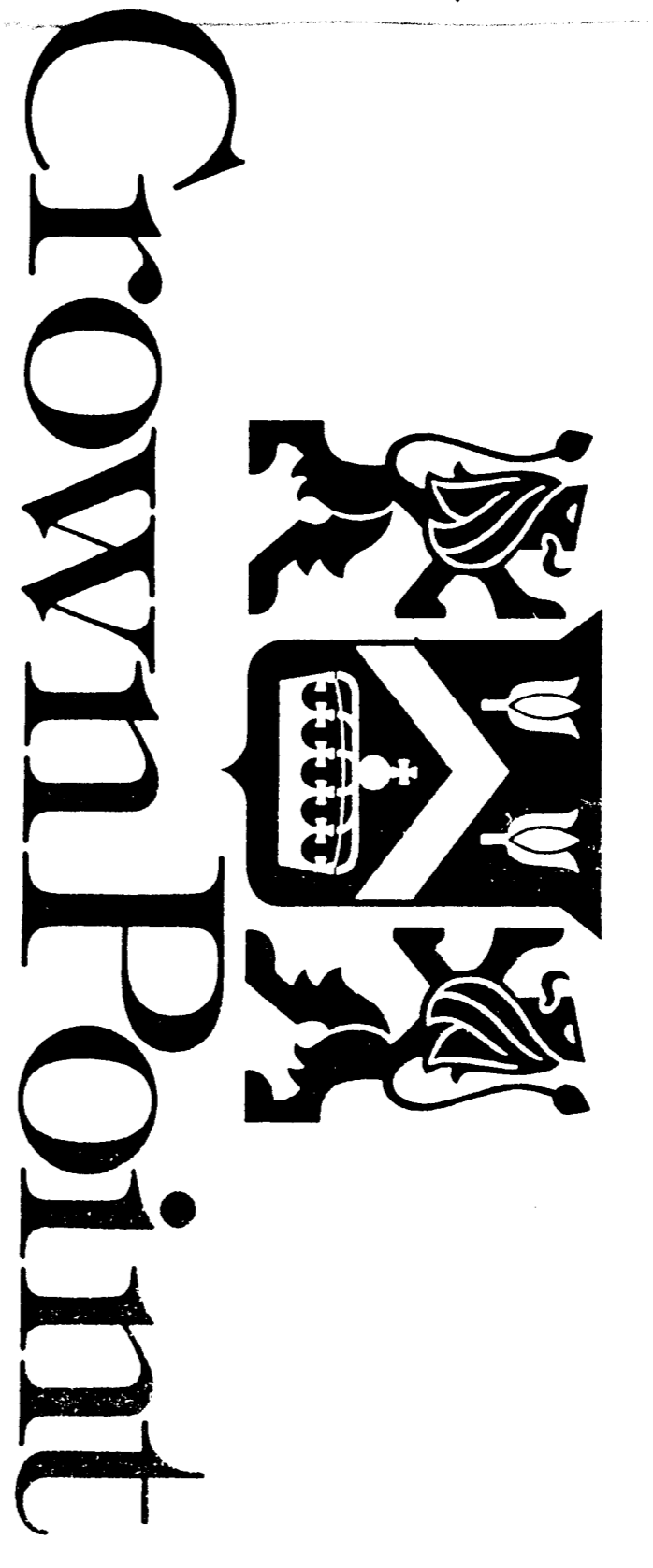


193-11-01  
Sardis North Associates  
125 Scalespark Road  
Charlotte, NC 28209

**Project Summary**

EXISTING ZONING	B0 & I-1
PROPOSED ZONING	B1-SCD
SITE AREA TO BE REZONED B1-SCD	34.92 Acres
BUILDING AREA (excluding detached parcels)	247,700 SF (gross)
DETACHED PARCELS	132,000 SF (gross)
PARKING SPACES (as drawn)	1095 Spaces
For Retail Sales	175 Spaces
Net Retail Area, 219,000 SF	330 Spaces
350 Employees at 1 Space/Employee	1600 Spaces
For Detached Parcels	1600-1800 Spaces
Total Spaces Provided	

The configuration and shape of buildings and adjacent parking and circulation arrangements may be altered depending on individual design, but their general location will be as shown.



ATTACHED TO ADMINIS. STATEMENT  
APPROVAL FORMS (10/10/80 BY  
MICHAEL R. CRAWFORD, JUDGE.