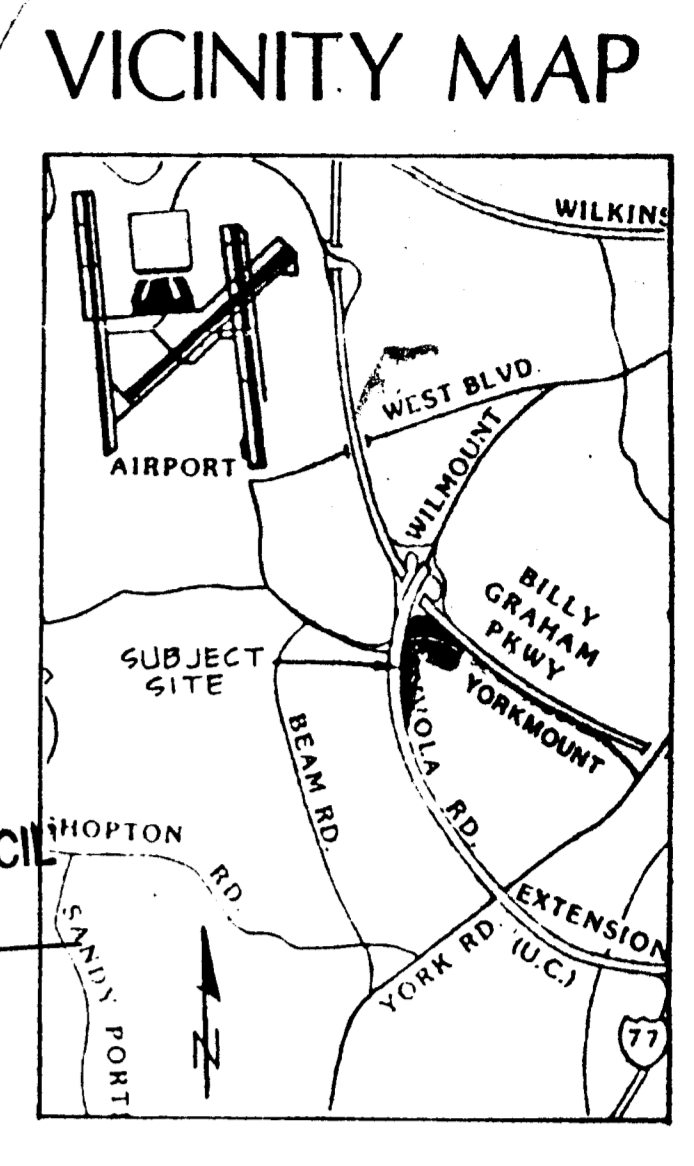
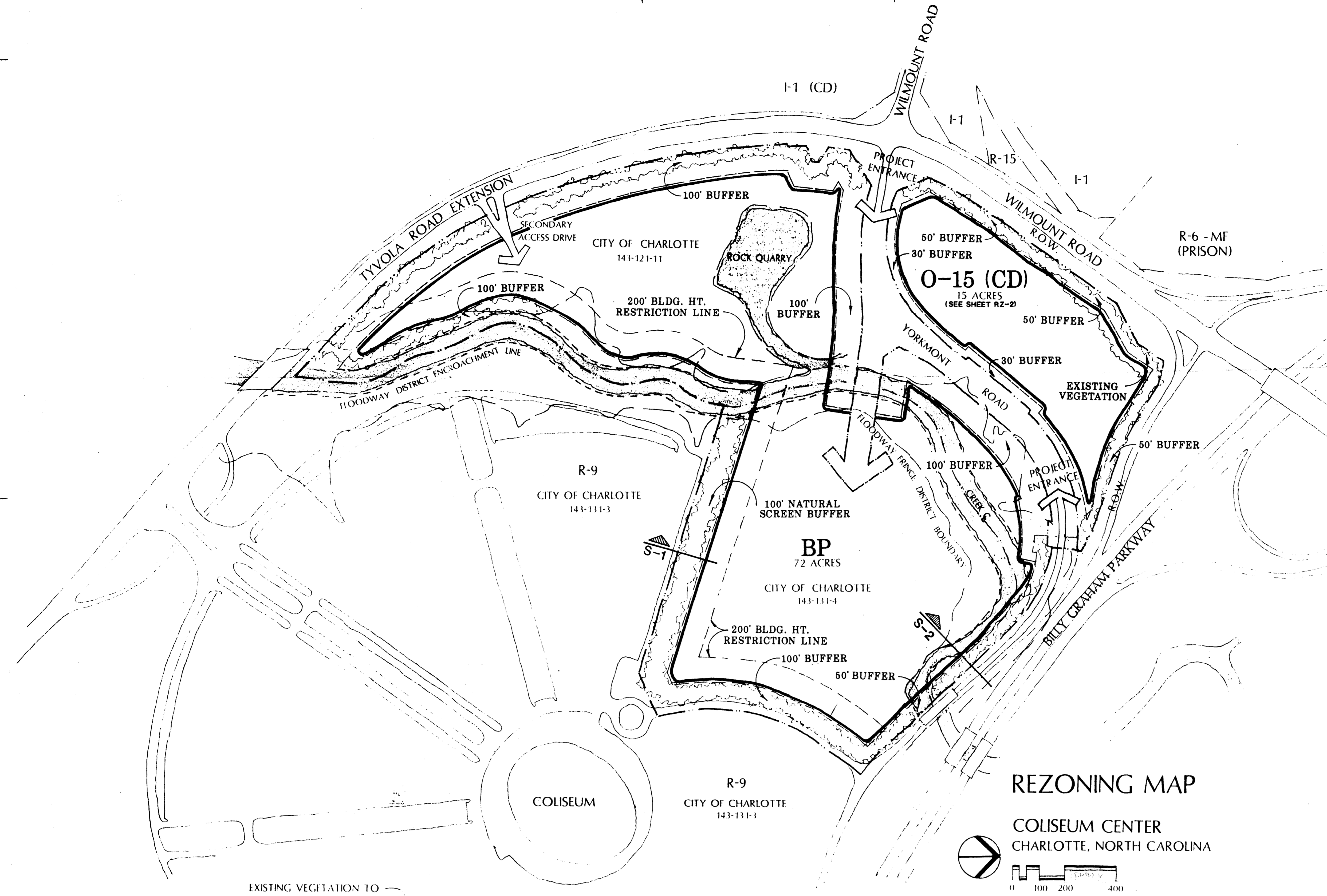


Revisions	Date
1. 2/1/88	29 FEB 1988
	JOB NO: HKS #3374
	SHEET NO: RZ-1
	OF TWO



APPROVED BY CITY COUNCIL
DATE 5/16/88
PK # 88-31
City of Charlotte

DEVELOPMENT DATA

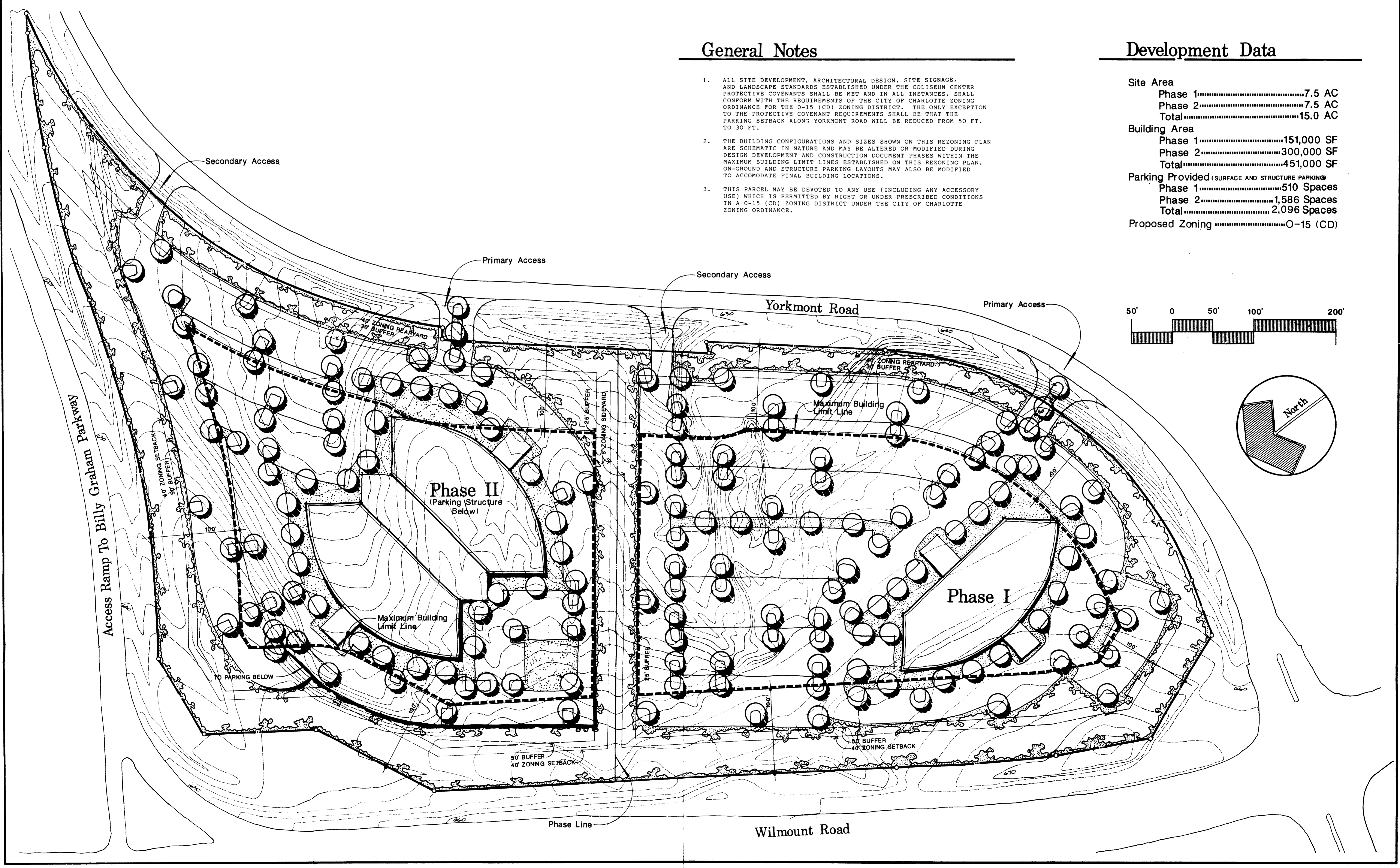
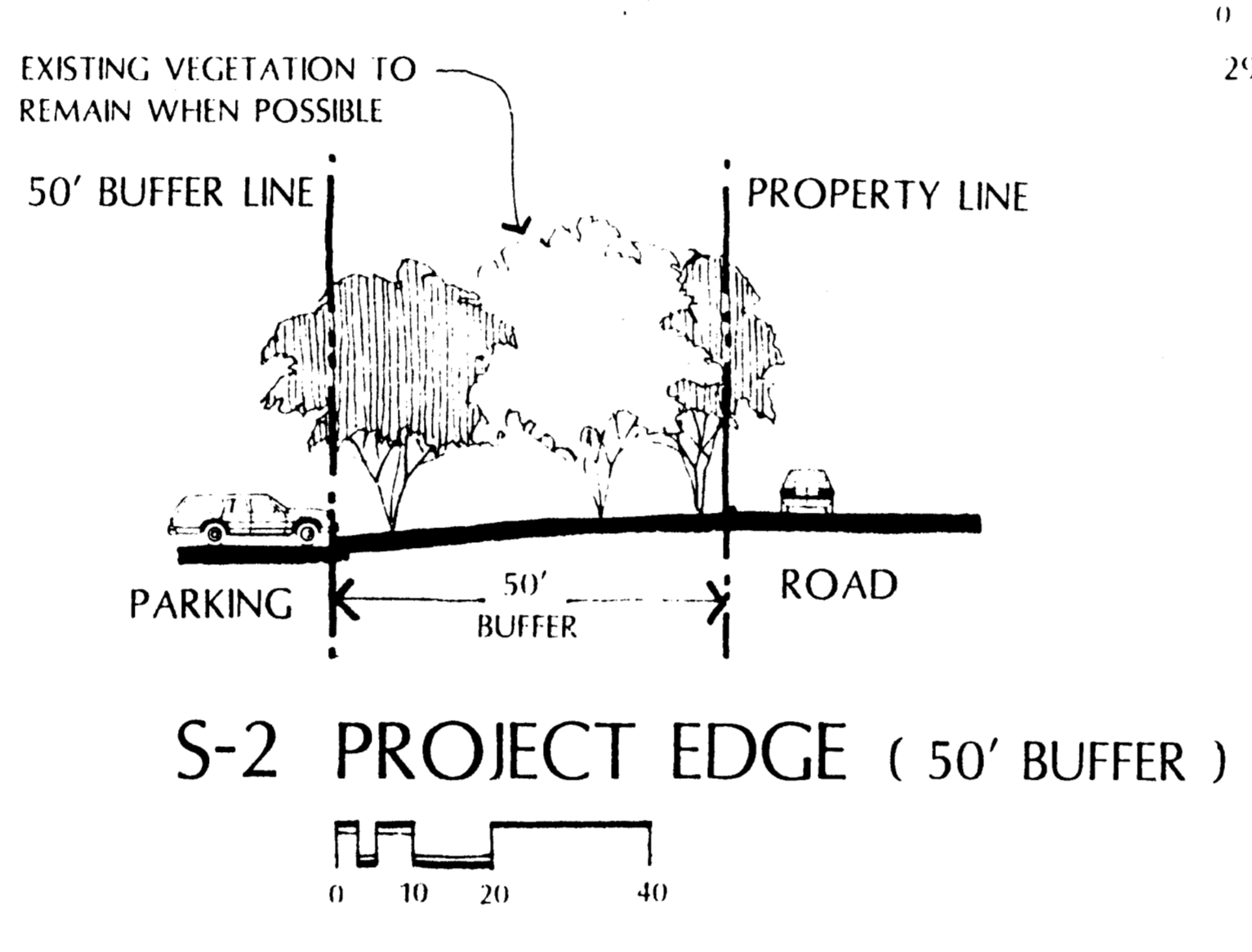
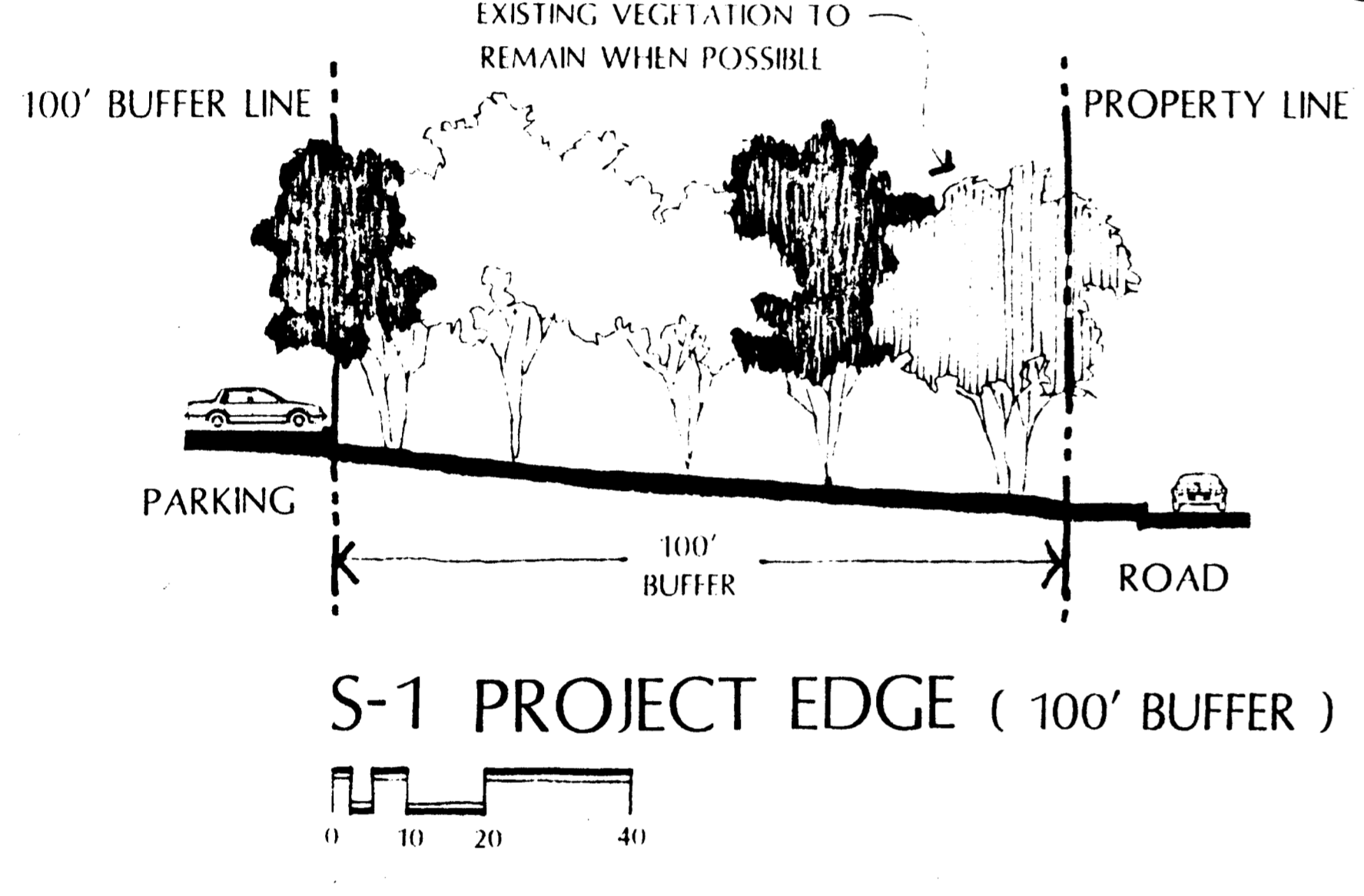
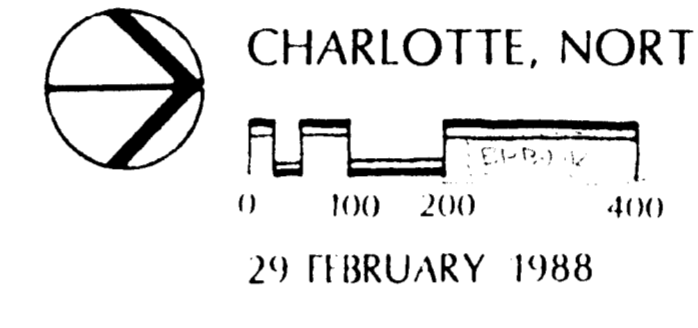
TOTAL SITE AREA	87 ACRES
EXISTING ZONING	F-1 (CD) & R-15
PROPOSED ZONING	BP & O-15 (CD)
PROPOSED USES	ANY ALLOWED WITHIN BP DISTRICT
MIN. PERMANENT OPEN SPACE	20%

NOTES

- SPECIAL CARE SHALL BE TAKEN TO PROVIDE A HIGH QUALITY OF DESIGN FOR BUILDINGS, SITE ARRANGEMENT AND SITE IDENTITIES WITHIN THIS COORDINATED DEVELOPMENT AREA.
- ALL DETAILED DEVELOPMENT STANDARDS OF THE BP DISTRICT AS SET FORTH IN SECTION 3402 OF THE CHARLOTTE ZONING ORDINANCE SHALL BE MET.
- NO STRUCTURE TALLER THAN 40' WILL BE LOCATED WITHIN 200' OF ANY RESIDENTIAL DISTRICT.
- ALL UTILITY LINES TO SERVE THIS PROJECT SHALL BE UNDERGROUND AS SPECIFIED BY SECTION 3402.7.2 OF THE "BP" ORDINANCE.
- ANY OUTDOOR STORAGE WILL BE LIMITED TO 20% OF EACH LOT AREA AND WILL BE SCREENED FROM ADJOINING DEVELOPMENT AND FROM THE GENERAL PUBLIC AS SPECIFIED BY SECTION 3402.7.3 OF THE "BP" ORDINANCE.
- THIS DEVELOPMENT SHALL HAVE RESTRICTIVE COVENANTS WHICH MEET THE REQUIREMENTS OF SECTION 3402.7.4 OF THE "BP" ORDINANCE.
- STREET TREES SHALL BE PLANTED ALONG ALL PUBLIC AND PRIVATE STREETS WITHIN AND ADJOINING THIS DEVELOPMENT. TREE PLANTING SHALL BE IN ACCORDANCE WITH THE CHARLOTTE STREET TREE PLANTING PROGRAM AND THE CHARLOTTE TREE ORDINANCE (CHAPTER 21).
- SPECIAL EMPHASIS SHALL BE GIVEN TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ENTRANCE AS DESCRIBED IN SECTION 3402.7.7 OF THE "BP" ORDINANCE.
- SIGNAGE SHALL MEET ALL THE REQUIREMENTS OF THE CHARLOTTE SIGN ORDINANCE AND IN ADDITION, SIGNS SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTION 3402.8 OF THE "BP" ORDINANCE.
- ALL PARKING AND LOADING SHALL CONFORM TO SECTIONS 2200 AND 3402.9 OF THE CHARLOTTE ZONING CODE. PARTICULAR ATTENTION IS CALLED TO THE REQUIREMENT TO PROVIDE VISUAL SEPARATION FROM STREETS BY LANDSCAPING AND TREE PLANTING/PRESERVATION, AND THE REQUIREMENTS FOR LANDSCAPING 10% OF THE PAVED AREA OF A LOT CONTAINING MORE THAN 20 SPACES.
- STREET ALIGNMENTS ARE INTENDED TO SHOW GENERAL CIRCULATION PATTERN ONLY. STREET ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE SPECIFIC USES AND DESIRED LOT SIZES.

REZONING MAP

COLISEUM CENTER
CHARLOTTE, NORTH CAROLINA



General Notes

- ALL SITE DEVELOPMENT, ARCHITECTURAL DESIGN, SITE SIGNAGE, AND LANDSCAPE STANDARDS ESTABLISHED UNDER THE COLISEUM CENTER PROTECTIVE COVENANTS SHALL BE MET AND IN ALL INSTANCES, SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE O-15 (CD) ZONING DISTRICT. THE ONLY EXCEPTION TO THE PROTECTIVE COVENANT REQUIREMENTS SHALL BE THAT THE PARKING SETBACK ALONG YORKMONT ROAD WILL BE REDUCED FROM 50 FT. TO 30 FT.
- THE BUILDING CONFIGURATIONS AND SIZES SHOWN ON THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THIS REZONING PLAN. ON-GROUND AND STRUCTURE PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.
- THIS PARCEL MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A O-15 (CD) ZONING DISTRICT UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE.

Development Data

Site Area	
Phase 1	7.5 AC
Phase 2	7.5 AC
Total	15.0 AC
Building Area	
Phase 1	151,000 SF
Phase 2	300,000 SF
Total	451,000 SF
Parking Provided (SURFACE AND STRUCTURE PARKING)	
Phase 1	510 Spaces
Phase 2	1,586 Spaces
Total	2,096 Spaces
Proposed Zoning	O-15 (CD)

Project Manager	GER
Drawn By	GER/LL
Checked By	GER
Date	3-30-88
Project Number	8803

Revisions	
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DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
2036 East Seventh Street
Charlotte, NC 28204
704/332-1204

Phases I & II Rezoning Plan • Petition No.
Coliseum Center Lincoln Property Company
Charlotte, North Carolina
Scale 1"=50'
Sheet Number RZ-2
Of Two Total Two