

Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28217
 Phone: 704-525-6350

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Crosland Erwin Associates

CHANCELLOR PARK SHOPPING CENTER
B1(SCD) REZONING PLAN FOR PUBLIC HEARING

Project Number: **2369**
 Sheet Of: **RZ-1**

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PROPOSER: CROSLAND-ERWIN ASSOCIATES
 125 SOUTHWEST ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

DEVELOPMENT DATA:
 015(CD) ZONING TO REMAIN ON 14.545 ACRES: 110,000 S.F.
 PROPOSED ZONING: B1 (SCD) ON 11.96 ACRES: 120,000 S.F.
 (TO REMAIN EXISTING 015(CD) ZONING)
 MAXIMUM ALLOWABLE BUILDING AREA: 230,000 S.F.

PARKING PROVIDED: 480 SPACES
REQUIREMENTS: 480 SPACES
PROVIDED: (480) 507 SPACES

NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON THE 015(CD) PARCELS WILL BE PROVIDED WITHIN EACH PARCEL.

PROPOSER: CROSLAND-ERWIN ASSOCIATES
DEVELOPMENT NOTES - B1 (SCD) ZONING

All development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the B-1 (SCD) Zoning District Classification shall be followed in connection with development taking place on the Property. Subject only to the provisions set forth below under "Architectural Controls", the configuration, placement, and size of the shopping center as 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 envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

UTILITIES:

- The Property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 (SCD) Zoning District.

SETBACKS:

- Building setbacks shall be a minimum of 50' off the right-of-way for W.T. Harris Boulevard and Chancellors Park Drive and a minimum of 50' off all other property lines.
- Parking will not be permitted in any setback area.

BUFFERS:

- A 20'-0" undisturbed buffer shall be maintained at the eastern boundary of the property and a 20'-0" greenway access shall be maintained at the south boundary of the property.
- The undisturbed buffer zone imposed by and depicted on this Rezoning Plan along the eastern boundary of the property is subject to the following regulations:
 - The 20' buffer area established along the eastern property line must remain undisturbed in its natural state, except to the extent necessary to accommodate pedestrian pathways leading into the property, utility lines, the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.
 - Utility installations and driveway access may only cross undisturbed buffer areas at interior angles measured at the property line which are not less than 75 degrees and, to the extent possible, paths cleared for utility lines shall be replanted with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.

PERMISSION REQUIRED:

- The Owners will construct at their expense sidewalks along W.T. Harris Boulevard and Chancellors Park Drive within the right-of-way. Sidewalks are to be set back from the curb at least 15' on Harris Boulevard.

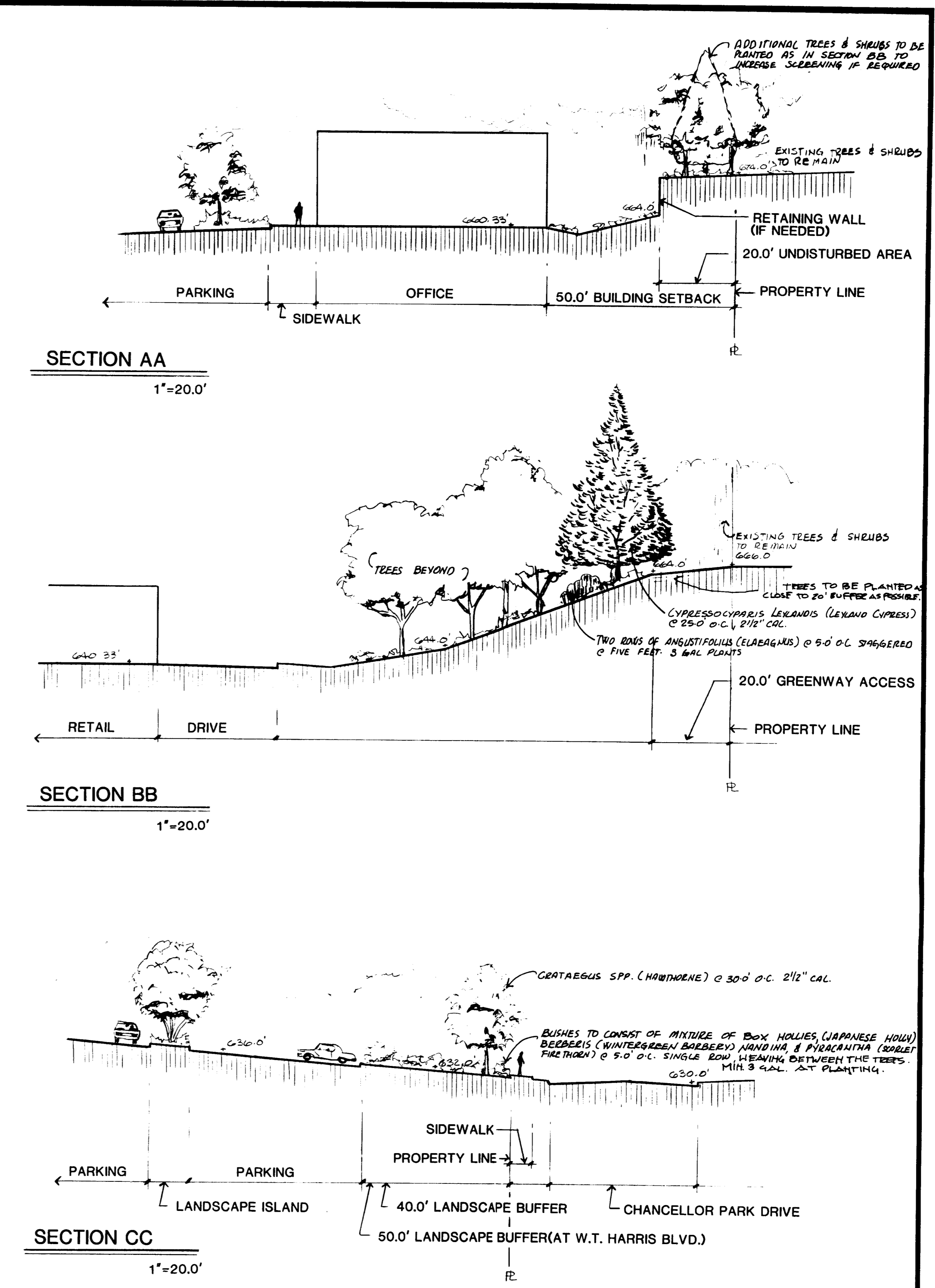
LANDSCAPING & SCREENING:

- Screening shall conform with the standards and treatment specified in Section 1601 of the City of Charlotte Zoning Ordinance.
- Landscape areas within the site will be planted and improved in sequences consistent with the development of the project and outcrops.
- All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
- Tree protection and/or planting will be required in accordance with Chapter 21 of the City Code.
- Landscaping on the sloped area adjacent to the 20' buffers at the south end east property margin shall be as follows: Two rows of Aucuba japonica (Shoebush) at 50' on centers staggered 5'. Minimum size of plant shall be three gallons at planting. Plant Cypripedium lewisianum (Leyland Cypress) at 35' on centers, minimum of 27' caliper at planting. Plant trees at close to the 20' undisturbed buffer as possible. Landscaped buffer along Chancellors Park Drive to consist of Crataegus sp. (Hawthorn) at 50' on centers, 2" minimum caliper and bushes consisting of a mixture of Box Hollies (Japanese Holly), Berberis (Wintergreen Barberry), Nandina, and Pyracantha (Scarlet Firethorn) planted at single row, 50' on center weaving between the trees. Minimum size of shrubs shall be three gallons at planting.

PARKING:

- The parking areas depicted on this Rezoning Plan may vary in size and locations, but in all events shall not be less than the minimum standards established under the Charlotte Zoning Ordinance.
- Parking areas may be constructed inside and outside the building envelopes.

- Lighting**
- A uniform lighting system will be employed throughout the site.
 - All direct lighting within the site (except street lights which may be erected along W.T. Harris Boulevard or Chancellors Park Drive) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to avoid glare towards adjacent properties.
 - Maximum light fixture heights will be 38 feet.
- ACCESS POINTS (DRIVEWAYS)**
- The number of vehicular access points to the shopping center site shall be limited to two on Chancellors Park Drive.
 - The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.
- FIRE PROTECTION**
- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.
 - Fire hydrants shall be located within 500 feet of any buildings constructed on the property.
- ARCHITECTURAL CONTROLS**
- The front elevation of the building to be located on Track I and will be constructed substantially in accordance with the rendering (sheet RZ-3), dated 4/15/91 which accompanies this Rezoning Plan.
 - The front elevation of the buildings located on Tracks II and III shall be in keeping with the architectural character of the building located on Track I.
 - No building constructed on the property will exceed one story in height.
- STORM WATER MANAGEMENT**
- Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the Charlotte Engineering Department. The retention pond will not be located in the buffers.
- PERMITS**
- Building permits may not be issued for the construction of the building on the B1 (SCD) site until that portion of Chancellors Park Drive which is not currently built is under construction.
 - No certificate of occupancy will be issued until the road construction is completed.
- OFFSITE NOTES**
- Petitioner agrees to install a left turn lane on W.T. Harris Boulevard and a left turn lane on Highway 49 as shown on the attached site plan, prior to issuance of certificate of occupancy for the building.
- GREENWAY MAINTENANCE**
- Petitioner will allow access for maintenance of the greenway in the northeast corner of the parking lot.
- DEVELOPMENT NOTES:**
- 015(CD) ZONING:**
- This site plan is intended to show only general development character. Minor modifications to the circulation, parking and building configurations may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively by the Planning Commission Staff as long as the overall intent of this plan, and the internal and external relationships shown here are maintained. No building shall be located outside of the building development line. Parking may be placed inside building development line.
 - All development standards for the 0-15 District as set forth in the Mecklenburg County Zoning Ordinance shall be met or exceeded.
 - Special care will be taken to provide a high quality development with emphasis on landscaping, building architecture and site arrangement design.
 - Building shall meet or exceed the required setbacks, rear yards and side yards as established in the Mecklenburg County Zoning Ordinance.
 - All signage provided shall be in accordance with the Mecklenburg County Zoning Ordinance.
 - Vehicular access points are limited to the number shown on the plan. Configuration of driveways and access points are subject to minor modifications as necessary to accommodate final site and architectural construction plans, as well as D.O.T. standards.
 - As indicated on this plan, land along Toby Creek shall be dedicated to Mecklenburg County for Greenway purposes within two years of the date of approval of this proposal.
 - The roadway shown on the plan connecting NC 49 to Harris Boulevard is part of the proposed 49/Graben Street Connector (currently under EIS review by NC D.O.T.) designed to improve overall traffic flow in this area. This road will be built to commercial street standards. Right-of-way dedication will be accomplished through an agreement with the adjoining property owner. Chancellors Boulevard within the property will be built by the developer.
 - Screening will conform to Section 1601.
 - 8% of the parking lot area will be landscaped.
 - No parking will be within 40 feet of the eastern or southern property lines.
 - All uses in the 0.15 district will be allowed except the following: Arcadium, Auction Sales, Domineries, Dwellings (all types) Farms, Fraternal Organizations, Group Homes, Orphanages, Trailers, Overnight Camping, Cemeteries, Churches, Convent and Monasteries, Custodial Home Occupations, Golf Courses, Hospitals, Nursing Homes, Riding Stables, Rooming Houses, Schools, Sewage Treatment Plants, Turkey Sheds, Quarries.



- CONSTRUCTION SEQUENCE**
- Petitioner may not obtain a certificate of occupancy for any building constructed on the site until:
- A directional crossover in the median on Harris Boulevard has been installed limiting movements to rights of ways onto Harris Boulevard from Chancellors Park Drive and Town Center and left turns only from Harris Boulevard through the median crossover.
 - Chancellors Park Drive has been extended to N.C. 49.
 - A right-turn lane has been installed at Chancellors Park Drive on northbound N.C. 49.
 - A left-turn lane has been installed at Chancellors Park Drive on southbound N.C. 49.
 - The first driveway on Chancellors Park Drive from Harris Boulevard has been relocated to a point approximately 318 feet west of the intersection.
 - Should the Petitioner elect to design and construct any of these improvements prior to the scheduled NCDOT Projects, then all plans must be submitted to CDOT and NCDOT for their advance review and approval.

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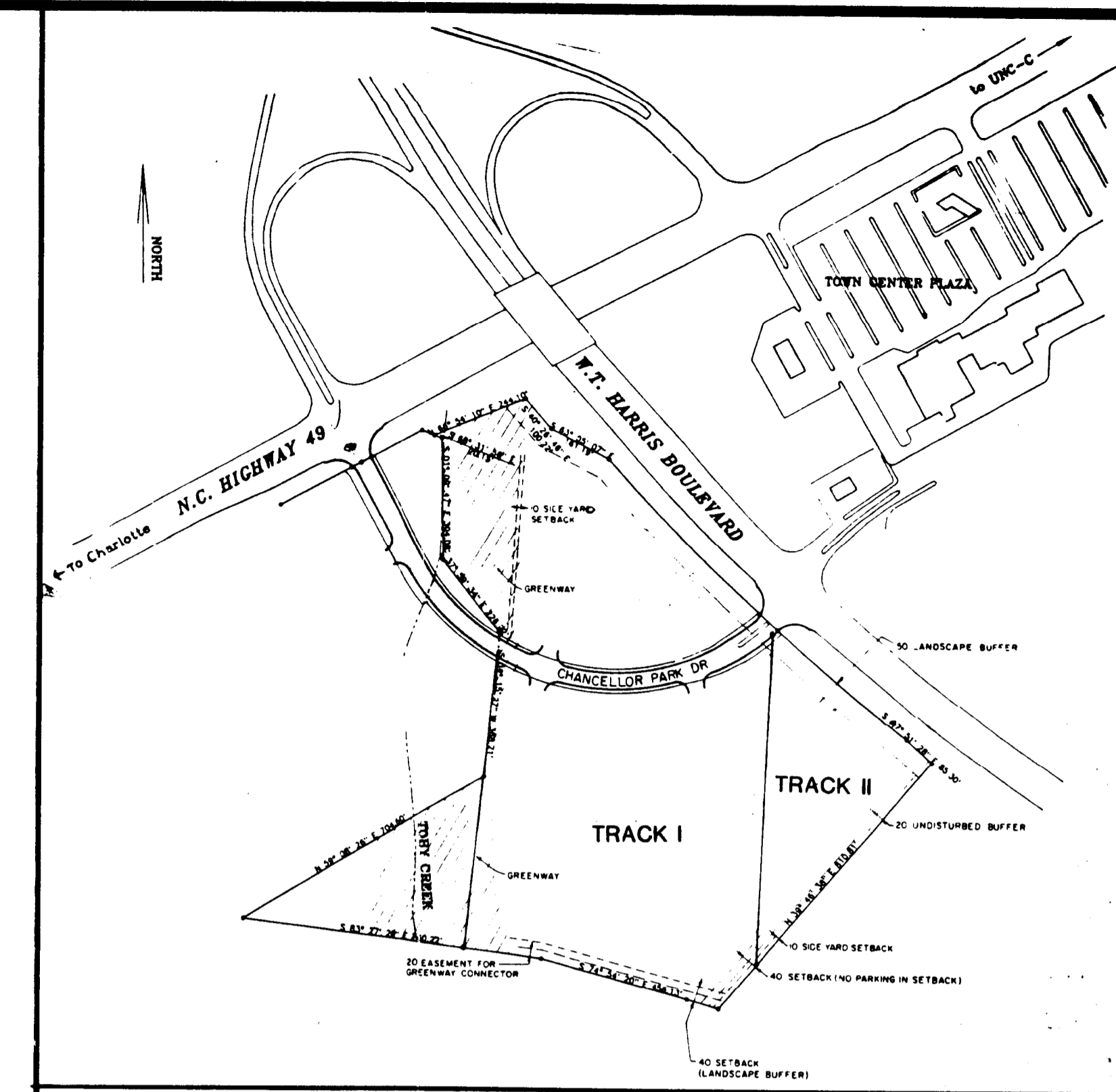
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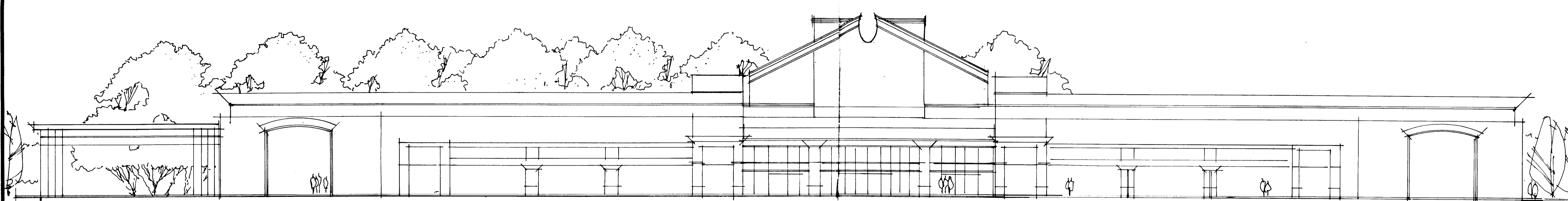
CHANCELLOR PARK SHOPPING CENTER
B1(SCD) REZONING PLAN FOR PUBLIC HEARING

Project Number: **2369**
 Sheet Of: **RZ-2**

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ENLARGED VICINITY MAP



Building at
CHANCELLOR PARK
 Charlotte North Carolina 1/16" = 1'-0"

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Project **CHANCELLOR PARK SHOPPING CENTER**
 Sheet Title **B1 (SCD) REZONING PLAN FOR PUBLIC HEARING**

Partner In Charge

Project Architect

Drawn By *[Signature]*

Date Drawn

Revisions

No. 1	Date 8-14-91
No.	Date
No.	Date
No.	Date

Issue Date 4-15-91

Project Number **2369**
 Sheet **RZ-3** of 1