



ZONING PLAN
1" = 60.0'

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Charlotte, NC 28217
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APPROVED BY CITY COUNCIL
DATE: January 18, 1994
93-118

CHANCELLOR PARK SHOPPING CENTER
"CC" REZONING PLAN
FOR PUBLIC HEARING

Project Number
2963
Sheet
RZ-1

CHANCELLOR PARK SHOPPING CENTER
REZONING PLAN

PETITIONER: Lowe's Companies, Inc.
P. O. Box 1111
N. Wilkesboro, NC 28656
(919) 651-4000

DEVELOPMENT DATA:
PROPOSED ZONING: CC
(TO AMEND EXISTING O-15 (CD) AND B1 (SCD))
MAXIMUM ALLOWABLE BUILDING AREA: 140,000 SF
TOTAL PROPOSED "CC" ACREAGE: 15.64 ACRES
PARKING REQUIRED:
RETAIL (140,000 / 250) 560 SPACES

DEVELOPMENT NOTES - CC ZONING
All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC 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.

PERMITTED USES
1. 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 CC Zoning District.

SETBACKS
1. Building setbacks shall be a minimum of 50' off the rights-of-way for W. T. Harris Boulevard and 40' off of right-of-way for Chancellor Park Drive and a minimum of 50' off Greenway and minimum of 75' off south and east property lines (residential).
2. Parking will not be permitted in any setback area.

BUFFERS
1. A 75'-0" buffer shall be maintained at the eastern boundary of the property and a 75'-0" buffer shall be maintained at the south boundary of the property.
2. 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:
a. The 75' buffer area established along the eastern property line must remain undisturbed and 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.
b. Utility installations and driveway access may only cross undisturbed buffer areas at interior angles measured to the property lines 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.
3. An alternate buffer plan shall be submitted in accordance with Section 12.304 of the Zoning Ordinance prior to submitting grading plans.

LANDSCAPING AND SCREENING
1. Screening shall conform with the standards and treatment specified in Section 12.302 of the City of Charlotte Zoning Ordinance.
2. Landscaping areas within the site will be planted and improved in sequences consistent with the development of the project and outparcels.
3. All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
4. Tree protection and/or planting will be required in accordance with Chapter 21 of the City Code.

PARKING
1. The parking areas depicted on this Rezoning Plan may vary in size and locations, but in all events, off-street parking will meet the minimum standards established under the Charlotte Zoning Ordinance.
2. Parking areas may be constructed inside and outside the building envelopes.

LIGHTING
1. A uniform lighting system will be employed throughout the site.
2. All direct lighting within the site (except street lights which may be erected along W. T. Harris Boulevard or Chancellor 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.
3. Maximum light fixture height will be 33 feet.

ACCESS POINTS (DRIVEWAYS)
1. The number of vehicular access points to the shopping center site shall be limited to two on Chancellor Park Drive.
2. The configuration 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
1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before the construction of any building commences.
2. Fire hydrants shall be located within 500 feet of any buildings constructed on the property.

ARCHITECTURAL CONTROLS
1. The front elevation of the building will be constructed substantially in accordance with the rendering (sheet RZ-1, dated 9/30/93) which accompanies this Rezoning Plan.
2. No building constructed on the property will exceed one story in height.

STORM WATER MANAGEMENT
1. 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 detention pond will not be located in the buffers.

GREENWAY MAINTENANCE
1. Petitioner will allow access for maintenance of the greenway in the northeast corner of the parking lot.

"PEDESTRIAN WALKWAYS"
1. The Owners will construct at their expense sidewalk along Chancellor Park Drive within the rights-of-way.

SIGNS
1. A master signage and graphic system will be adopted and implemented throughout the property and the adjoining office complex.
2. All signs placed on the property will be erected in accordance with the requirements of the Zoning Ordinance.
3. Permanent project identification signs and directional signs may be located in the general areas depicted on this Rezoning Plan along W. T. Harris Boulevard and Chancellor Park Drive.
4. All signs must be fixed and may not move, rotate, or flash.
5. Temporary project signs may be located within the buffer areas established on this Rezoning Plan along W. T. Harris Boulevard and Chancellor Park Drive, but must be removed no later than 60 days after issuance of the first certificate of occupancy for space within the shopping center.

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