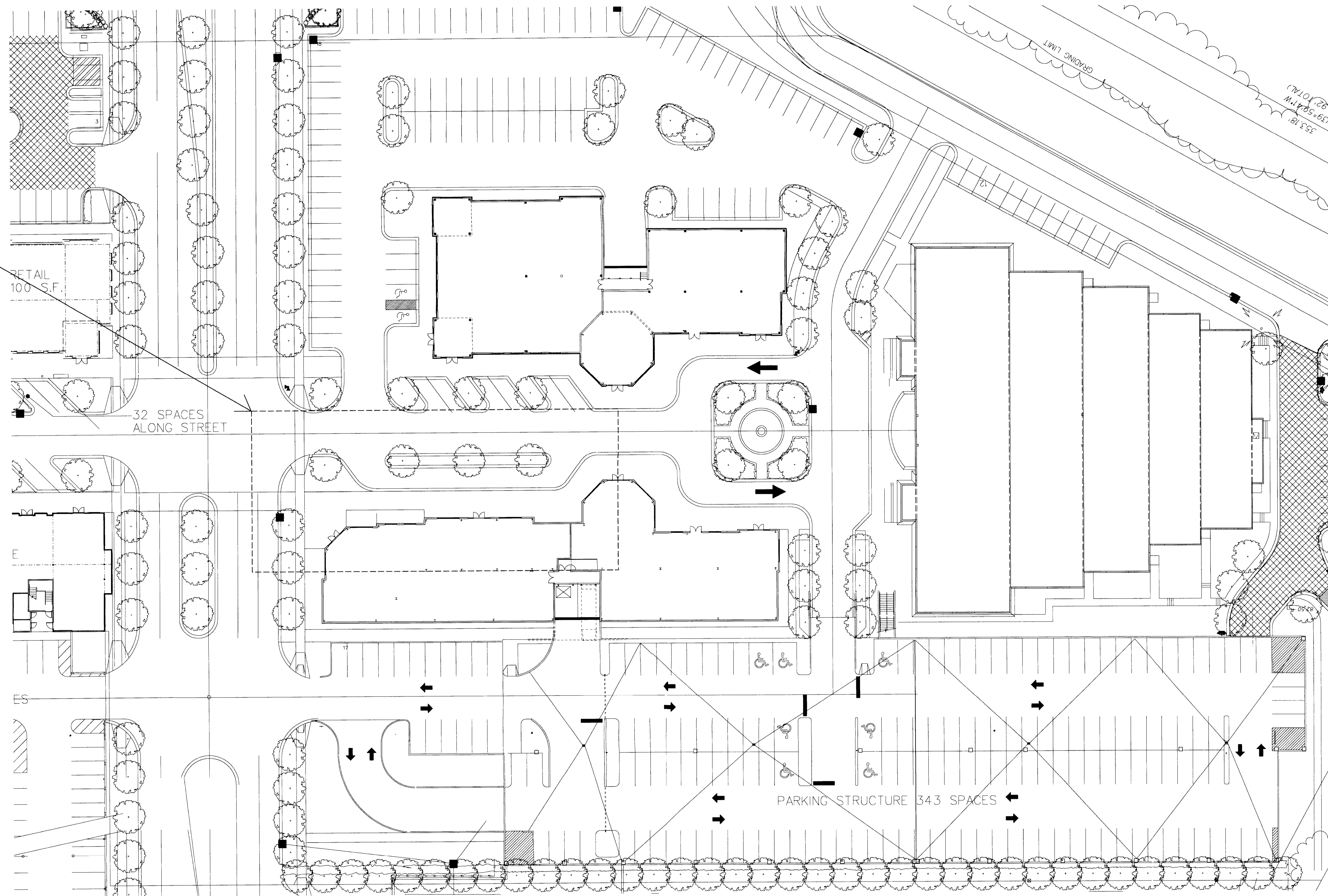


EXISTING AREA TO
BE IMPROVED PER
PROPOSED WORK



ATTACHED TO ADMINISTRATIVE
APPROVAL
DATE: *November 14, 2005*
BY: DEBRA D. CAMPBELL



LINCOLN
HARRIS

PHILLIPS PLACE EXPANSION

EXISTING SITE CONDITIONS

SCALE: 1"=20'

CHARLOTTE, NC

15 NOVEMBER 2005



CHARLESTON • CHARLOTTE



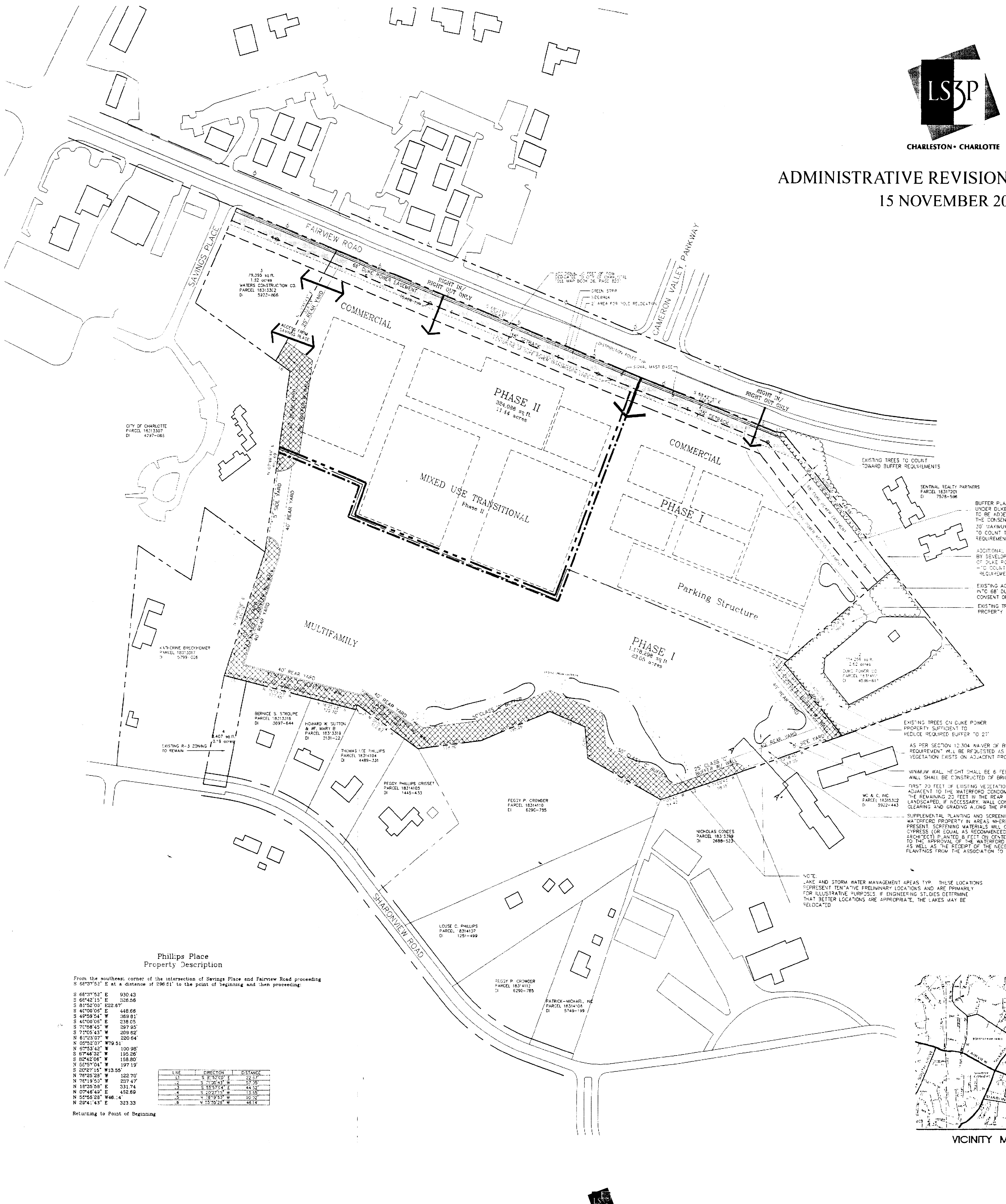
CHARLESTON • CHARLOTTE

ADMINISTRATIVE REVISION TO REZONING
15 NOVEMBER 2005

Phillips Place

PHILLIPS PLACE Development Standards

- General Promotions**
 - All development standards established by the City of Charlotte shall apply to this project.
 - The building configurations, materials and colors shall be in accordance with the City of Charlotte's design guidelines.
 - Signage shall be in accordance with the City of Charlotte's design guidelines.
 - Landscaping shall be in accordance with the City of Charlotte's design guidelines.
- Permitted Use**
 - The proposed use shall be in accordance with the City of Charlotte's zoning ordinance.
 - The proposed use shall be in accordance with the City of Charlotte's zoning ordinance.
 - The proposed use shall be in accordance with the City of Charlotte's zoning ordinance.
- Setbacks**
 - Setbacks shall be in accordance with the City of Charlotte's zoning ordinance.
 - Setbacks shall be in accordance with the City of Charlotte's zoning ordinance.
 - Setbacks shall be in accordance with the City of Charlotte's zoning ordinance.
- Landscaping and Screening**
 - Landscaping shall be in accordance with the City of Charlotte's design guidelines.
 - Screening shall be in accordance with the City of Charlotte's design guidelines.
 - Screening shall be in accordance with the City of Charlotte's design guidelines.
- Access**
 - Access shall be in accordance with the City of Charlotte's zoning ordinance.
 - Access shall be in accordance with the City of Charlotte's zoning ordinance.
 - Access shall be in accordance with the City of Charlotte's zoning ordinance.
- Signage**
 - Signage shall be in accordance with the City of Charlotte's design guidelines.
 - Signage shall be in accordance with the City of Charlotte's design guidelines.
 - Signage shall be in accordance with the City of Charlotte's design guidelines.
- Fire Protection**
 - Fire protection shall be in accordance with the City of Charlotte's zoning ordinance.
 - Fire protection shall be in accordance with the City of Charlotte's zoning ordinance.
 - Fire protection shall be in accordance with the City of Charlotte's zoning ordinance.
- Stormwater Management**
 - Stormwater management shall be in accordance with the City of Charlotte's zoning ordinance.
 - Stormwater management shall be in accordance with the City of Charlotte's zoning ordinance.
 - Stormwater management shall be in accordance with the City of Charlotte's zoning ordinance.
- Other**
 - Other standards shall be in accordance with the City of Charlotte's zoning ordinance.
 - Other standards shall be in accordance with the City of Charlotte's zoning ordinance.
 - Other standards shall be in accordance with the City of Charlotte's zoning ordinance.



SITE DATA

Existing Zoning:	CC
Total Area:	34.49 AC
Total Retail Area:	131,000 Square Feet
Total Residential Area:	402 Units
Project Phasing:	
Phase I - Move Theater:	30,000 Square Feet
Retail:	25,000 Square Feet
Multi-Family Residential:	294 Units
Phase II - Retail:	66,000 Square Feet
Retail:	100 Rooms
Multi-Family Residential:	108 Units
Total Minimum Parking:	1,350 Spaces
Retail:	623 Spaces
Multi-Family Residential:	150 Spaces
Residential:	577 Spaces

The FAR will not exceed that allowed by the Zoning Ordinance for the CC District.

APPROVED BY CITY COUNCIL
DATE: July 20, 1996

LEGEND

- ACCESS: Solid arrow
- BUFFER: Dashed line
- SETBACK: Dotted line
- EXISTING TREES: Wavy line
- RETENTION POND: Wavy line with dots
- FENCE: Dashed line with dots
- BUILDABLE AREA: Solid line
- MULTI-FAMILY / COMMERCIAL (PHASE I): Dashed line
- COMMERCIAL/MIXED USE TRANSITIONAL (PHASE II): Dotted line

VICINITY MAP

Scale: 1" = 100'

0 100 200 300



TECHNICAL DATA SHEET

DATE: 09-16-94

PROJECT NO.: 14972

08-16-94 FOR PUBLIC HEARING

11-29-94 PKG. STRUCT. LOC. & DEVEL. NOTES

11-29-94 LINES 144-150 TO DEVEL. NOTES

01-29-95 FOR REZONING AMENDMENT

01-29-95 FOR ADMINISTRATIVE PLAN

01-16-95 FOR PUBLIC HEARING

ATTACHED TO ADMINISTRATIVE

DATE: March 7, 2005

BY: DEBRA B. CAMPBELL

Land Design Inc.
Landscape Architecture • Planning
Urban Design • Civil Engineering

CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

November 16, 2005

Charlotte-Mecklenburg Planning Commission
600 East 4th Street
8th Floor
Charlotte, N.C. 28202

Attention: Mr. Tim Manes
Principal Planner

Reference: Phillips Place
Charlotte, N.C.

DATE: November 14, 2005

FROM: Debra Campbell
Planning Director

TO: Katrina Young
Interim Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 1996-29 by Peter A. Pappas/Harris Group Partners

Dear Tim:

On behalf of Phillips Place Partners, LLC, the owners of Phillips Place, we are submitting this request for an Administrative Revision to the Conditional Zoning Petition Number 96-29 for Phillips Place. We are also forwarding a check for \$330.00 to cover your review costs.

This revision entails the addition of 1,000 S.F. to the existing Upstream Restaurant building within the Phase I quadrant of this project. It also reworks the existing valet drop-off area to provide increased area of outdoor dining.

You may remember, several weeks ago, Johnny Harris and Charles Jaminig from Lincoln Harris and I met with you, Keith and Bridget to discuss this request. At the time, we explained that this revision would allow Upstream to continue to thrive at Phillips Place and with the increased outdoor dining, further enhance the already vibrant street life the project has fostered.

Tim, as you begin your review of this project, please feel free to contact me with any questions or concerns at (704) 333-6686.

Sincerely,
LS3P ASSOCIATES, LTD.
James M. Williams, Jr., AIA
Vice President/Principal

Cc: John W. Harris
Charles Jaminig

Attached is a revised plan with elevations for the above petition. The plan has been revised to allow a one time increase of 1,000 square feet or 131,000 square feet total. This increase will allow the existing Upstream Restaurant located in phase I to expand. Note the proposed outdoor dining area does not count toward additional square footage. Since this change does not alter the intent of the development and is minor, I am administratively approving this revised plan and elevations. Please use this revised plan and elevations when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.

Phillips Place
Property Description

From the southeast corner of the intersection of Sainsbury Place and Fairview Road proceeding S 88°27'52" E at a distance of 296.61' to the point of beginning and then proceeding:

S 68°27'52" E	930.43
S 68°42'11" E	336.56
S 81°52'00" E	222.81
S 48°00'00" E	448.66
S 49°08'24" W	358.81
S 42°00'00" E	338.05
S 71°08'42" W	397.85
S 71°04'41" W	284.62
N 81°23'07" W	320.64
N 50°57'04" W	197.19
N 07°43'42" W	100.95
S 87°46'21" W	150.26
S 82°42'04" W	158.80
N 52°57'04" W	197.19
S 02°07'18" W	113.55
N 78°52'38" E	322.70
N 74°18'53" W	237.47
N 18°30'00" E	331.74
N 07°46'42" E	312.69
N 82°58'39" W	146.14
N 28°41'43" E	323.33

Returning to Point of Beginning