

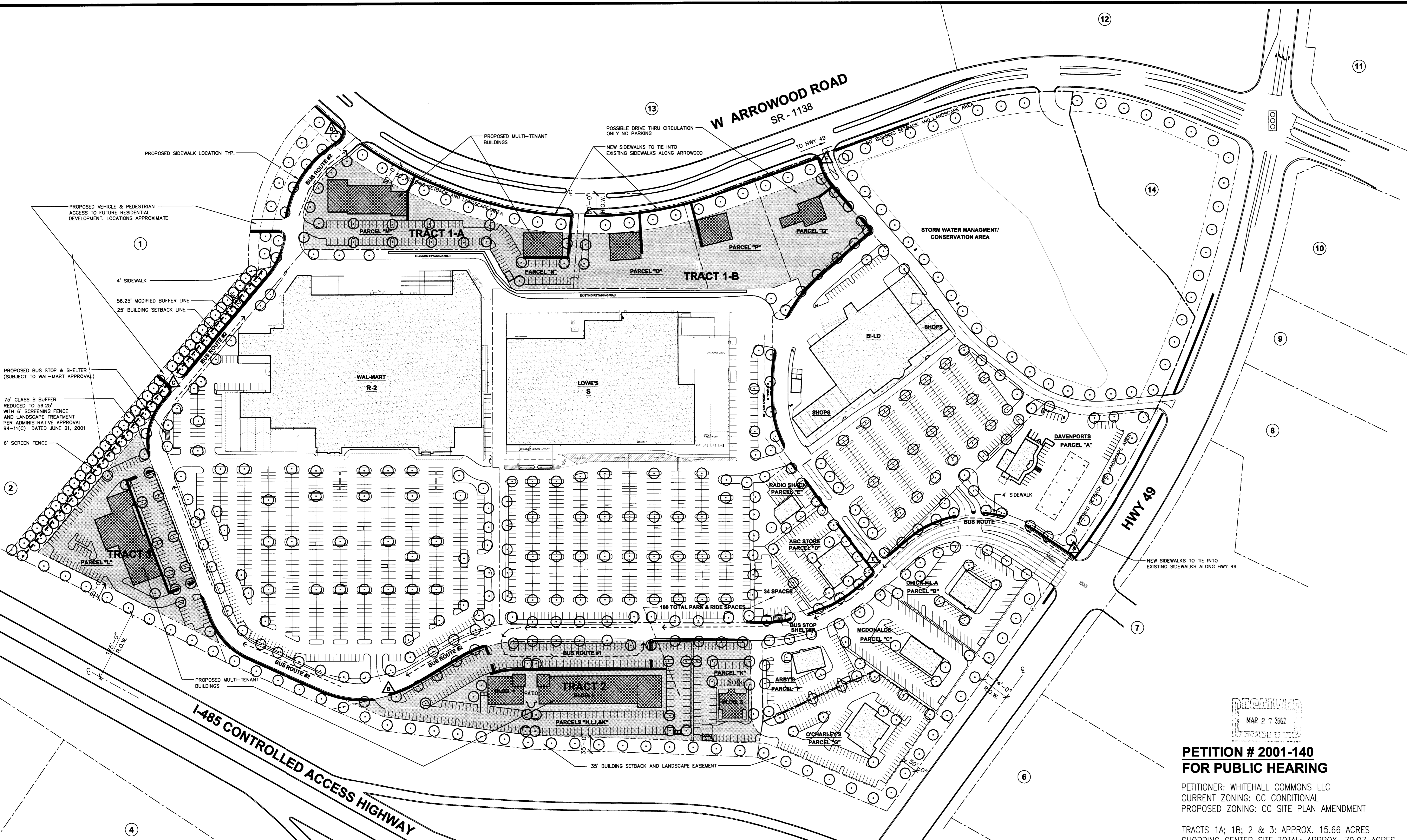
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Project: **WHITEHALL COMMONS REZONING PLAN**  
 Sheet Title: **Technical Data Sheet**

Division President: **F. GOPPOLD**  
 Project Manager: **GOPPOLD**  
 Project Architect: **G. BERRY**  
 Drawn By: **A. HARMON**  
 Date Drawn: **01/15/02**

Revisions:  
 No. 1 Date: **03/18/2002**  
 No. 2 Date: **03/22/2002**  
 No. 3 Date: **03/27/2002**

Project Number: **123-5330-01**  
 Building: **RZ-1**



**SITE TABULATIONS**

Building Area Requested for this Petition	87,500 sq. ft.
Total Building Area Currently Approved for Shopping Center Site	500,000 sq. ft.

**BUILDING AREA PER TRACT**

Tract 1A (+/- 3.11 acres)	20,100 sq. ft.
Tract 1B (+/- 3.62 acres)	16,400 sq. ft.
Tract 2 (+/- 5.65 acres)	32,000 sq. ft.
Tract 3 (+/- 3.28 acres)	19,000 sq. ft.
<b>Total</b>	<b>87,500 sq. ft.</b>

**Park & Ride Bus Routes:**  
 Bus Route #1 is preferred by CATS and will be provided by petitioner if the required bus turning radius can be accommodated within the parking areas shown.

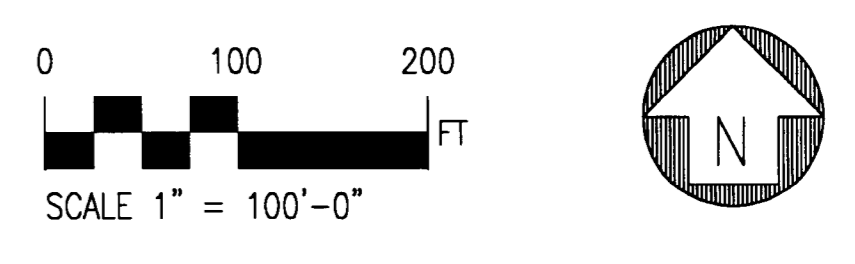
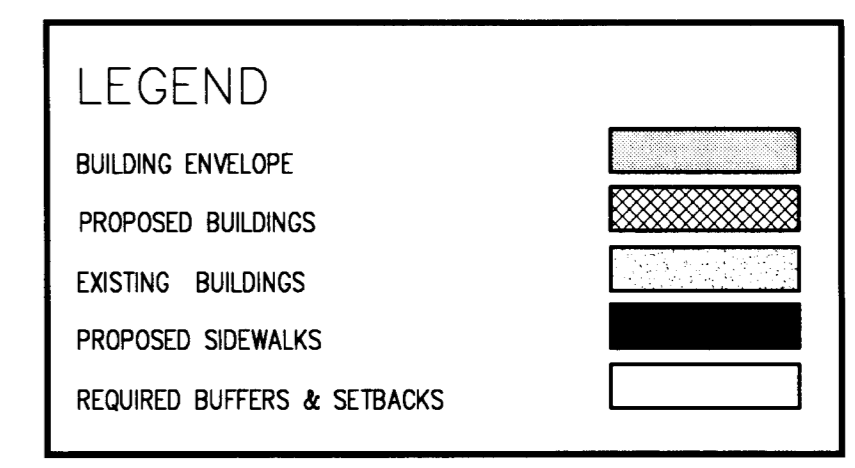
- REVISION #3**
- Added Park & Ride parking spaces
  - Located Bus Stop Shelter
  - Identified Bus Routes
  - Modified Buildings on Tract 2
  - Added sidewalks to Hwy 49
  - Identified Building Envelope
  - Modified Site Tabulation
  - Added Park and Ride Route Note

**RECEIVED**  
 MAP 2 7 2002  
**PETITION # 2001-140**  
**FOR PUBLIC HEARING**

PETITIONER: WHITEHALL COMMONS LLC  
 CURRENT ZONING: CC CONDITIONAL  
 PROPOSED ZONING: CC SITE PLAN AMENDMENT  
 TRACTS 1A; 1B; 2 & 3: APPROX. 15.66 ACRES  
 SHOPPING CENTER SITE TOTAL: APPROX. 79.07 ACRES

NOTE: THE SIZE, SHAPE AND LOCATION OF BUILDINGS, PARKING LOTS, CURB, CURB CUTS, LANDSCAPING AND OUTPARCEL PROPERTY LINES AS DEPICTED ON THE ILLUSTRATIVE SITE PLAN ARE CONCEPTUAL IN NATURE AND THE SAME MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

APPROVED BY CITY COUNCIL  
 DATE: 4/15/02



DEVELOPMENT STANDARDS FOR WHITEHALL  
REZONING PETITION NO. 2001-140

General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Commercial Center ("CC") zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses and Building Limitations

Tract 1A

(a) Up to 20,100 square feet of floor area may be constructed within Tract 1A. Notwithstanding the foregoing, in the event that less than 32,000 square feet of floor area is constructed within Tract 2 or less than 19,000 square feet of floor area is constructed within Tract 3, then a portion or all of the undeveloped square footage allocated to Tract 2 and Tract 3 may be added to the maximum floor area permitted within Tract 1A and constructed thereon.

(b) Tract 1A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the CC zoning district, provided, however, that businesses with drive-thru windows and gas/convenience stores shall not be permitted within Tract 1A.

Tract 1B

(a) Up to 16,400 square feet of floor area may be constructed within Tract 1B. Notwithstanding the foregoing, in the event that less than 32,000 square feet of floor area is constructed within Tract 2 or less than 19,000 square feet of floor area is constructed within Tract 3, then a portion or all of the undeveloped square footage allocated to Tract 2 and Tract 3 may be added to the maximum floor area permitted within Tract 1B and constructed thereon.

(b) Tract 1B may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the CC zoning district, provided, however, that restaurants with drive-thru windows and gas/convenience stores shall not be permitted within Tract 1B. Non-restaurant facilities with drive-thru windows shall be expressly permitted within Tract 1B.

Tract 2

(c) Petitioner may construct one building within Tract 1B that contains all of the square footage allocated to Tract 1B under these development standards, or, at its option, Petitioner may construct up to a maximum of three freestanding buildings within Tract 1B that together contain all of the square footage allocated to Tract 1B. Subject to the Architectural Controls set out below, the building(s) constructed on Tract 1B may be located within any portion of the building envelope for Tract 1B as depicted on the Technical Data Sheet.

Tract 2

(a) The total floor area that may be constructed within Tract 2 may not exceed 32,000 square feet.

Tract 2

(b) Tract 2 may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the CC zoning district, provided, however, that restaurants with drive-thru windows and gas convenience stores shall not be permitted within Tract 2. Non-restaurant facilities with drive-thru windows shall be expressly permitted within Tract 2.

(c) Petitioner may construct one building within Tract 2 that contains all of the square footage allocated to Tract 2 under these development standards, or, at its option, Petitioner may construct up to a maximum of three freestanding buildings within Tract 2 that together contain all of the square footage allocated to Tract 2. Subject to the Architectural Controls set out below, the building(s) constructed on Tract 2 may be located within any portion of the building envelope for Tract 2 as depicted on the Technical Data Sheet. Notwithstanding the foregoing, in the event that Petitioner constructs three buildings within Tract 2, then two of the buildings must be connected by a patio or an urban plaza space as generally depicted on the Technical Data Sheet.

Tract 3

(a) The total floor area that may be constructed within Tract 3 may not exceed 19,000 square feet.

Tract 3

(b) Tract 3 may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the CC zoning district, provided, however, that restaurants with drive-thru windows and gas/convenience stores shall not be permitted within Tract 3. Non-restaurant facilities with drive-thru windows shall be expressly permitted within Tract 3.

Buffer Area

1. The buffer area established along the western edge of the "shopping center" and more particularly depicted on the Technical Data Sheet shall be a 75 foot Class B buffer reduced to 56.25 feet by virtue of the installation of a 6 foot screening fence and landscape treatment pursuant to administrative approval 94-11(c) dated June 21, 2001.

2. The buffer area established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof. In the event that the adjacent Tract is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the "shopping center", then Petitioner may reduce or eliminate, as the case may be, the buffer area set out on the Technical Data Sheet accordingly.

3. Petitioner reserves the right to grade, install pedestrian sidewalks or pathways, walls, berms, fences, utility lines and facilities within the buffer area. Vehicular driveways may cross the buffer as depicted on the Technical Data Sheet.

4. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways, vehicular driveways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

Setbacks, Side Yards and Rear Yards.

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the CC Zoning District.

Screening and Landscaping Areas

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

2. Petitioner shall install landscaping within the 50 foot building setback and landscape area located on the Site along Arrowood Road as depicted on the Technical Data Sheet, and shall thereafter maintain or cause to be maintained all such landscaping (including replacement of dead or dying plants and trees). Petitioner shall install landscaping within the 35 foot building setback and landscape area located on the Site along Interstate 485 as depicted on the Technical Data Sheet, and shall thereafter maintain or cause to be maintained all such landscaping (including replacement of dead or dying plants and trees).

3. All dumpsters and service areas will be screened from public streets and from adjacent properties.

Parking

1. Off street parking will meet the minimum standards established under the Ordinance.

Lighting

1. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet.

2. All direct lighting within the Site (except streetlights which may be erected along Arrowood Road) shall be designed such that direct illumination does not extend past any exterior 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, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent roads and properties.

3. The lighting levels of the parking lot lighting within Tracts 1A, 1B, 2 and 3 shall not, on average, exceed 5 foot candles.

4. Any building mounted security lighting within Tracts 1A, 1B, 2 and 3 shall be low cutoff type fixtures to mitigate offsite glare.

5. The lighting levels of any canopy lighting within Tracts 1A, 1B, 2 and 3 shall not, on average, exceed 10 foot candles.

Signs

1. All signs placed on the Site will be erected in accordance with the requirements of the City of Charlotte Sign Ordinance.

Access Points (Driveways)/Sidewalks

1. The number of vehicular access points to the Site from Arrowood Road shall be limited to the three access points depicted on the Technical Data Sheet. The number of vehicular access points to the Site from Highway 49 shall be limited to the two access points depicted on the Technical Data Sheet.

2. The placement and configuration of each access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

3. Stub streets or driveways for possible future connections to the adjoining property to the west of the "shopping center" will be provided as depicted on the Technical Data Sheet.

4. Petitioner shall install those sidewalks depicted on the Technical Data Sheet in accordance with the following schedule:

(a) From Point A (located on Highway 49) to Point B (located at the western corner of Tract 2) no later than the date of the issuance of a certificate of occupancy for Building 2 on Tract 2.

(b) From Point B (located at the western corner of Tract 2) to Point C (located at the northern corner of Tract 3) no later than the date of the issuance of a certificate of occupancy for the building located on Tract 3.

(c) From Point C (located at the northern corner of Tract 3) to Point D (located on Arrowood Road) no later than the date of the issuance of a certificate of occupancy for the building to be located on Parcel M on Tract 1A.

(d) From Point E (located on Arrowood Road) to Point F (located at the eastern corner of Parcel D) no later than the date which is 365 days after the date of the approval of this Rezoning Petition.

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building to be constructed on the Site will be submitted to the Fire Marshall's office for approval before the construction of that building commences.

Park and Ride Facility

1. Subject to the terms of Section 3 below, Petitioner hereby designates a total of 100 parking spaces within the locations depicted on the Technical Data Sheet for use as "Park and Ride" parking spaces for riders on the Charlotte Area Transit System. These 100 parking spaces will be available for use as Park and Ride parking spaces on a nonexclusive basis so that customers, employees and vendors of those businesses located within the Site may also utilize these parking spaces.

2. Subject to the terms of Section 3 below, Petitioner will construct, at its sole cost and expense, a pad for a bus stop and a shelter in the general location of the "Park and Ride" parking spaces as depicted on the Technical Data Sheet, and Petitioner grants to the Charlotte Area Transit System the right to construct and maintain, at its sole cost and expense, for as long as the above described parking spaces are utilized for "Park and Ride" spaces, a bus stop and shelter on such pad.

Additionally, subject to Wal-Mart's approval, the petitioner will construct, at its sole cost and expense, a pad for a bus stop and a shelter in the general location shown on the Technical Data Sheet.

3. The 100 "Park and Ride" parking spaces and the adjacent pad for the bus stop and shelter, shall be completed by Petitioner and made available to riders on the Charlotte Area Transit system no later than the date on which a certificate of occupancy is issued for Building 2 on Tract 2.

Storm Water Management

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte.

2. No detention ponds may be located within the buffer area established on this Technical Data Sheet.

Architectural Controls

1. No parking lots shall be located between any building(s) constructed on Tracts 1A or 1B and the southern edge of the 50 foot Building Setback and Landscape Area line depicted on the Technical Data Sheet; provided, however, that the Petitioner reserves the right to locate a single lane internal circulation driveway between any building(s) constructed on Tract 1A or 1B and the southern edge of the 50 foot Building Setback and Landscape Area line depicted on the Technical Data Sheet. The elevation of each building constructed within Tracts 1A or 1B that faces Arrowood Road shall have a door and/or windows so that each such building will appear to front Arrowood Road.

2. The elevations attached to the Technical Data Sheet are intended to portray the basic character of the buildings to be developed on the Site. The scale, massing and forms of these buildings and the use of materials will be designed to address the pedestrian scale. Each building shall adhere to four sided architecture to ensure that the materials and architectural design for the front elevation is carried to the sides and rear of each building.

Amendments to Rezoning Plan

Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.



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Project  
WHITEHALL COMMONS REZONING PLAN  
CHARLOTTE, N.C.  
Sheet Title  
General Notes

Table with project details: Division President (F. GOPPOLD), Project Manager (GOPPOLD), Project Architect (G. BERRY), Drawn By (A. HARMON), Date Drawn (01/15/02), Revisions table, and Issue Date (01/18/2002).

Project Number  
123-5330-01  
Building Sheet  
RZ-2

APPROVED BY CITY COUNCIL  
DATE 1/15/02