

"FOR PUBLIC HEARING"
PETITION NO. 2005-113

SOUTHPARK SHOPPING CENTER DEVELOPMENT SUMMARY

Existing Zoning: Commercial Center (CC)
Proposed Zoning: Commercial Center SPA (CC-SPA)
Total Site Area: 7.08 +/- Acres
Floor Area Ratio:
Permitted - 1.5 (with parking structures)
Proposed - .65 +/-

PROPOSED USES AND SIZE (square feet)

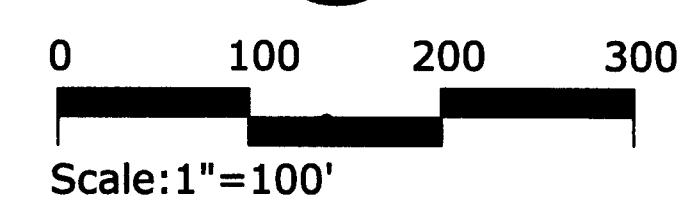
SHOPPING CENTER MALL ELEMENT			
	Existing	Change	Total
Existing Small Shops	305,208	(5,668)	299,540
New Shops, Kiosks, Food	--	133,785	133,785
Court Adjustment	807,550	393,057	1,200,607
Anchor Stores	--	--	--
MALL TOTALS:	1,112,758	521,174	1,633,932**

MIXED USE AREA ELEMENT AND USES DETACHED FROM MALL

	Existing	Change	Total
Restaurants and Retail	--	90,000	90,000
Sears Auto Service Store	28,134	--	28,134 **
Existing Convenience Center	49,882	(49,882)	--
* MIXED USE TOTALS:	78,016	40,118	118,134

SOUTHPARK SHOPPING CENTER TOTALS:			
	Existing	Change	Total
SOUTH PARK SHOPPING CENTER TOTALS:	1,190,774	561,292	1,752,066
(Includes Existing Dillard's Total):	--	--	(225,881)
Already Approved Unbuilt	--	(140,000)	--
NET CHANGE:	--	421,292	--
Dillard's Expansion:	--	--	47,506
NEW MALL TOTALS:	--	--	1,799,572

NOTE: Footage above is Gross Building Area and does not include areas used for building or equipment access, such as stairs, elevator shafts, maintenance crawl space, and mall corridors.
* In addition, up to 150 attached residential units may be developed within the mixed-use area. However, this residential component will not exceed more than 4 stories in height above retail and parking levels.
** If the Sears Auto Service Store is demolished, the square footage may be transferred to the mall.

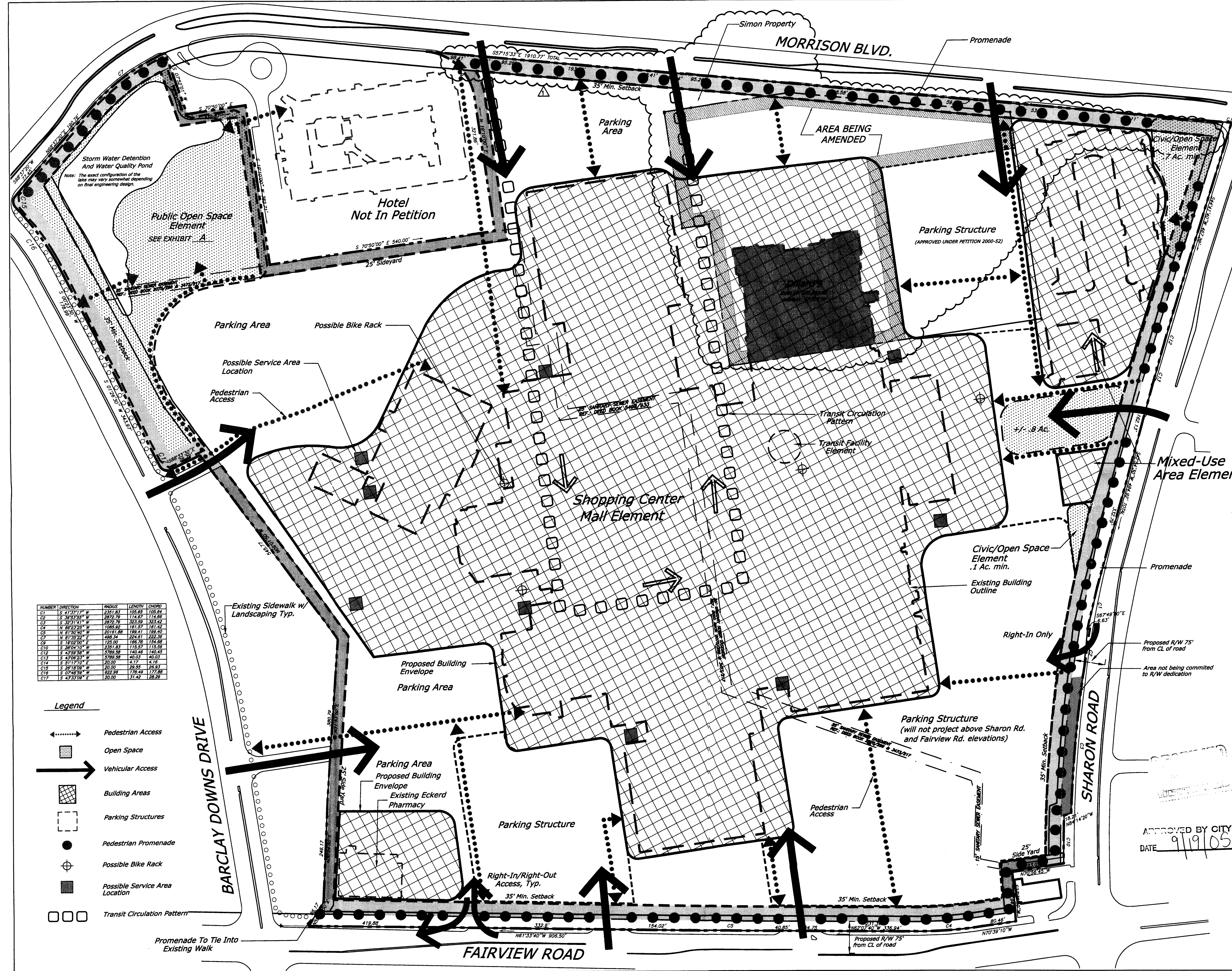


TECHNICAL DATA SHEET PETITION NO. 2000-52

Ford Design
DATE: DECEMBER 27, 1999
PROJECT NO: 18010
REVISIONS:
9-17-2000 revised per planning comments
3-23-2000 revised per planning comments
08-11-2000
09-03-2003
04-19-2005
06-10-2005 revised per planning comments

APPROVED BY CITY COUNCIL
DATE: 9/19/05

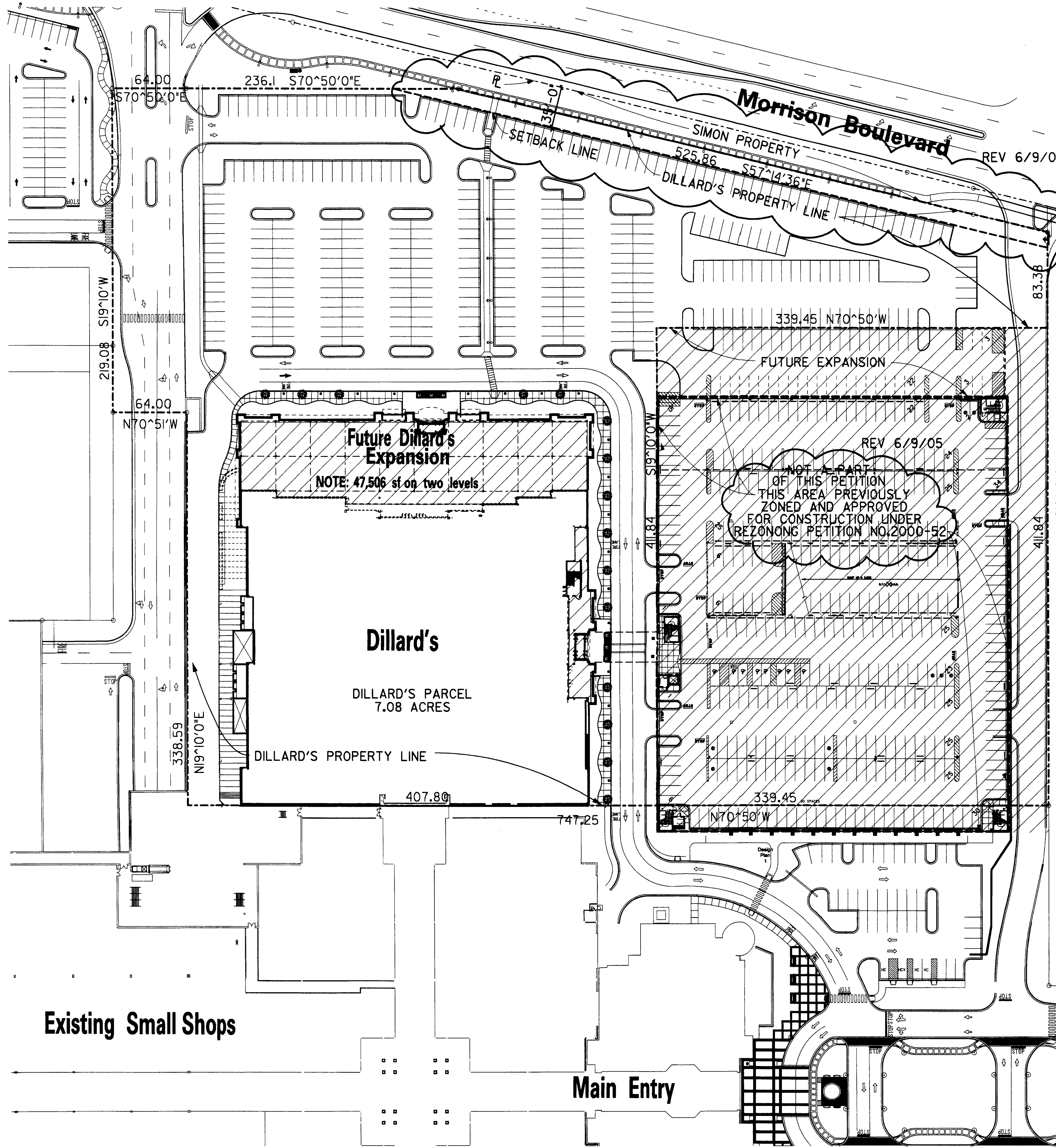
LandDesign, Inc.
Landscape Architecture Urban Design
Land Planning
SHEET NO: Z-1 OF:
FILE NAME: G:\1096148\18010\re-zone\18010zonb.dwg



NUMBER	DIRECTION	ANGLE	LENGTH	CORNER
C1	S 41°17'17" W	2351.43	105.63	105.64
C2	S 36°53'55" W	2872.79	114.67	114.68
C3	S 32°31'41" W	2872.79	323.59	323.62
C4	N 65°23'22" W	1085.02	161.57	161.62
C5	N 61°50'40" W	20181.88	189.47	189.40
C6	W 81°35'22" E	498.84	124.47	122.38
C7	S 19°02'00" E	125.00	166.78	154.68
C8	S 28°04'10" W	2357.83	113.57	113.58
C9	S 43°59'30" W	5789.58	146.46	146.45
C10	S 43°05'23" W	5789.58	40.03	40.03
C11	S 43°59'30" W	20.00	4.17	4.16
C12	S 51°17'10" E	20.00	29.53	26.93
C13	S 26°14'09" W	622.96	178.49	177.88
C14	S 07°48'58" W	20.00	11.42	11.42
C15	S 47°33'09" E	20.00	11.42	11.42

- Legend**
- Pedestrian Access
 - Open Space
 - Vehicular Access
 - Building Areas
 - Parking Structures
 - Pedestrian Promenade
 - Possible Bike Rack
 - Possible Service Area Location
 - Transit Circulation Pattern

Promenade To Tie Into Existing Walk



PROJECT DATA

FLOOR AREAS	
EXISTING	225,881 SF GBA
EXPANSION	47,506 SF GBA
TOTAL	273,387 SF x .94 = 256,984 GLA

PARKING

4.5/1000 GLA PROVIDED	1156 SPACES
	388 ON GRADE
	768 ON DECK (FOR DILLARD'S USE)
	1143 SPACES

TOTAL SPACES ON PARKING DECK	1083 SPACES
DILLARD PARKING SPACES ON DECK	-755 SPACES
REMAINING DECK SPACES FOR DEVELOPER USE	314 SPACES

- NOTES:**
- Redevelopment of the Site shall comply with the Standards for the Redevelopment and Expansion of the SouthPark Mall Site (the "Standards") and the SouthPark Mall Design Guidelines (Exhibit B) (the "Design Guidelines") that are a part of Rezoning Petition No. 2000-52 which was approved by City Council on October 18, 2000, and these Standards and Design Guidelines are incorporated herein by reference.
 - Upon the redevelopment of the Site, the Site shall be brought into compliance with the bicycle parking requirements of the City of Charlotte Zoning Ordinance.

Existing Zoning: CC
 Requested Zoning: CC (SPA) Site Plan Amendment

"FOR REZONING"
 PETITION NO. 2005-113
PARTIAL SITE PLAN
 SCALE: 1" = 50'-0"

Architecture+

Clyde M. Webb, Architect
 Washington Plaza, Suite 400
 390 Washington Street
 Monroe, Louisiana 71201

ALTERATIONS AND ADDITIONS TO:
Dillard's
 SOUTHPARK SHOPPING CENTER
 CHARLOTTE, NORTH CAROLINA

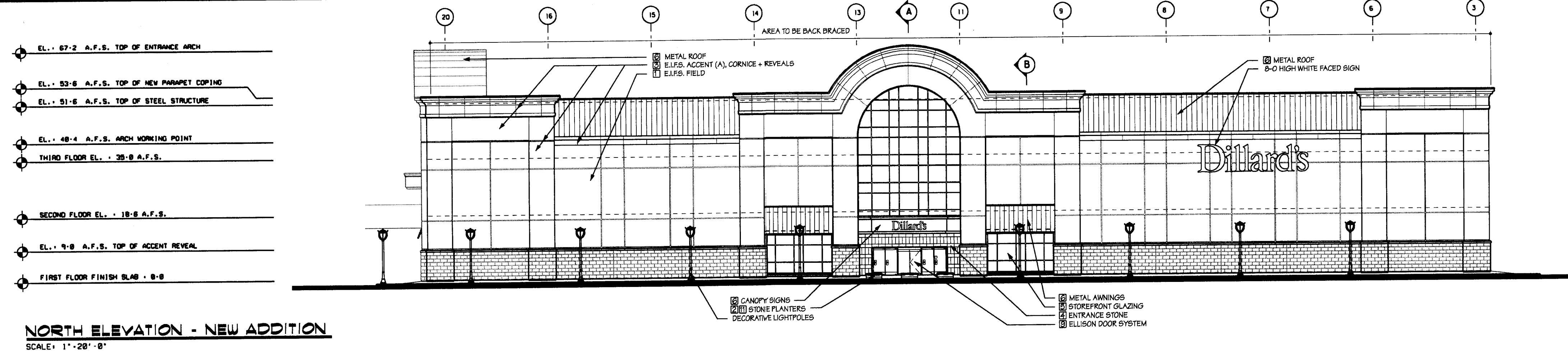


Job No. 05034
 Job Code DSOP
 Store No. XXX
 Date January 2006

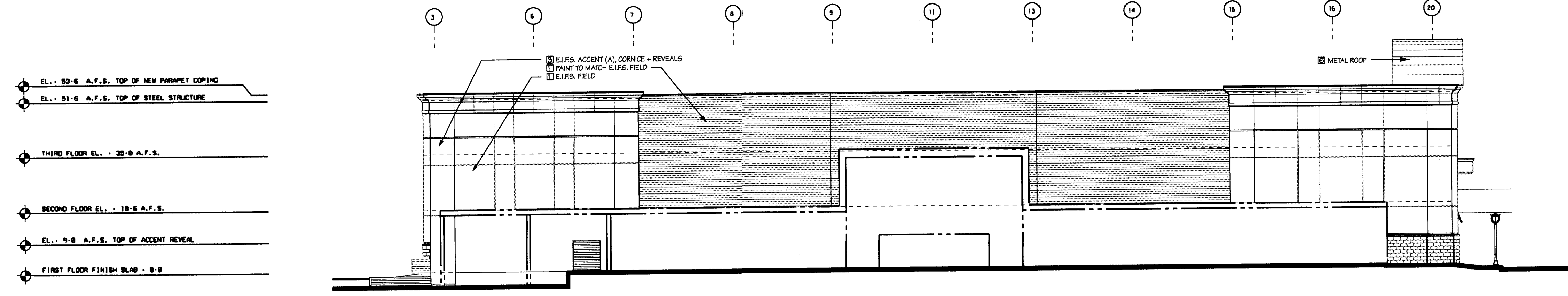
Revisions

No.	Date
1	REV 6/9/05
1	REV 6/28/05

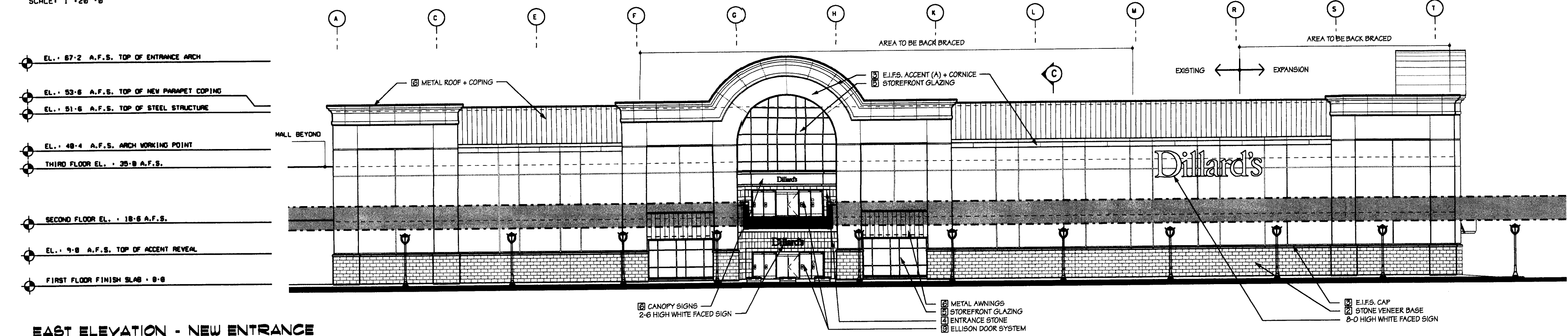
Sheet
SITE PLAN
 Drawn by
 Checked by



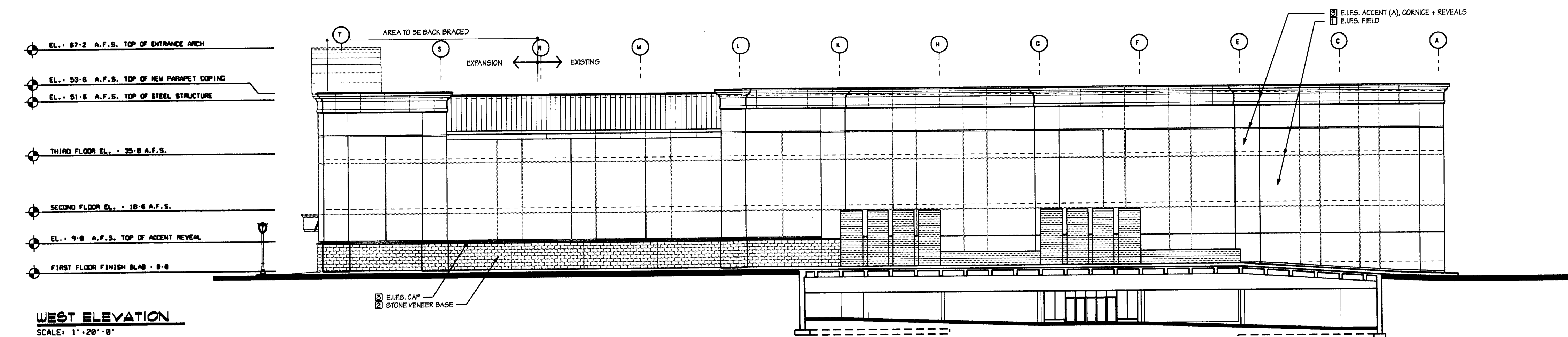
NORTH ELEVATION - NEW ADDITION
SCALE: 1" = 20' - 0"



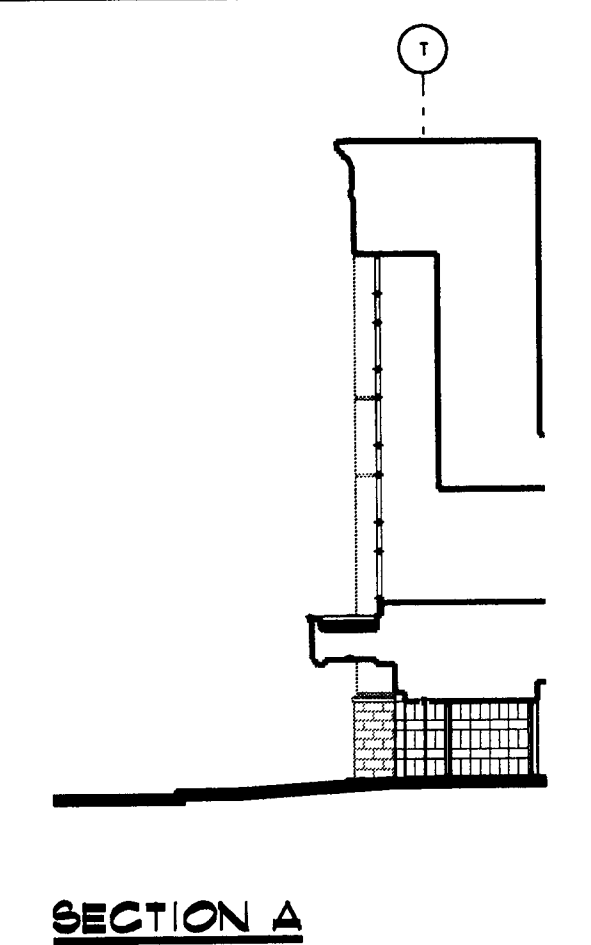
SOUTH ELEVATION
SCALE: 1" = 20' - 0"



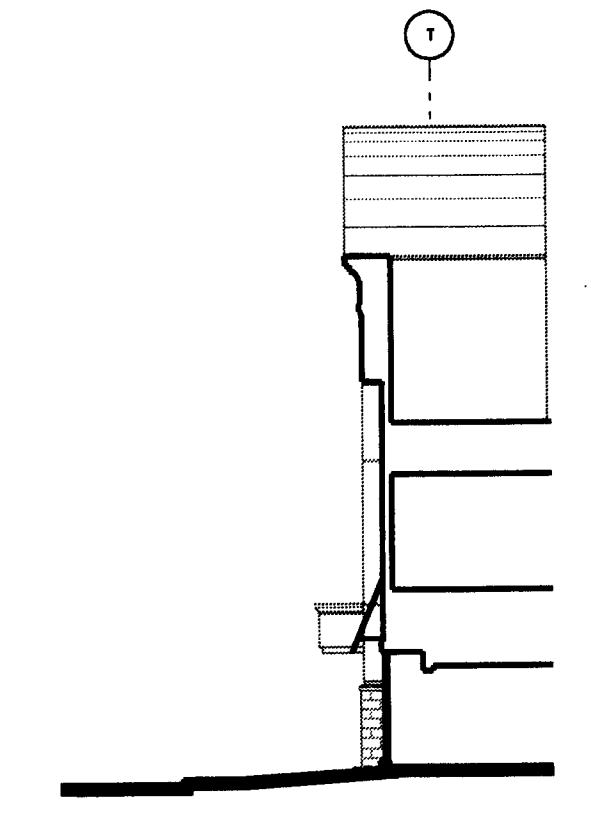
EAST ELEVATION - NEW ENTRANCE
SCALE: 1" = 20' - 0"



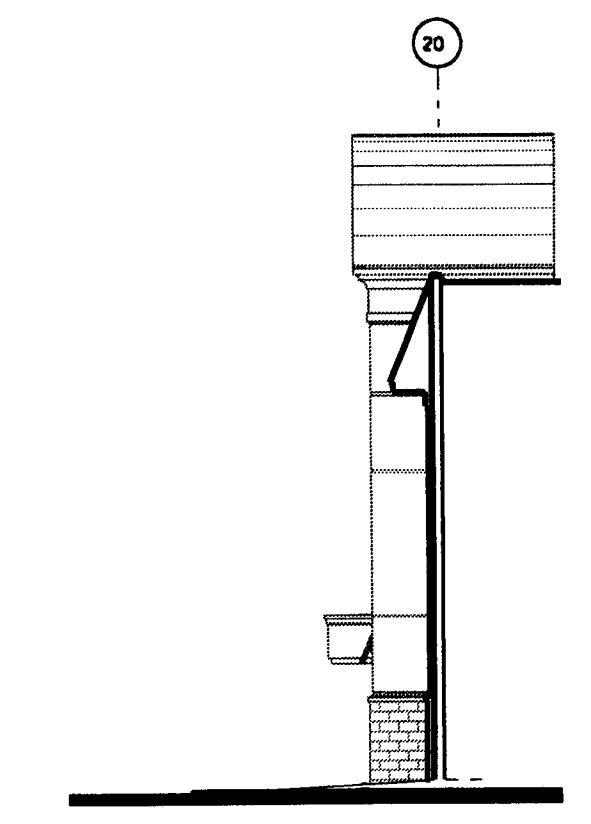
WEST ELEVATION
SCALE: 1" = 20' - 0"



SECTION A

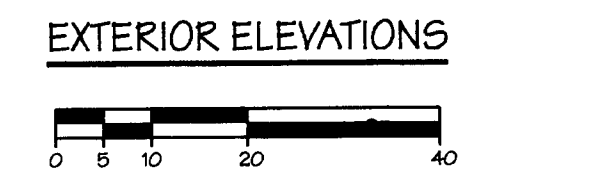


SECTION B



SECTION C

NOTE:
THE BUILDING MATERIALS AND COLORS TO BE USED ON THE EXTERIOR DESIGN ELEVATIONS WILL CONFORM TO THE MATERIALS AND COLORS SHOWN ON THE PALLETTE BOARD SUBMITTED TO THE CHARLOTTE - MACKLEBERG PLANNING COMMISSION.

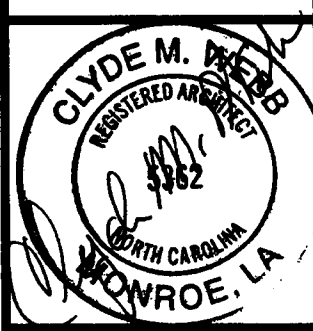


EXTERIOR ELEVATIONS
"FOR PUBLIC HEARING"
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Architecture+

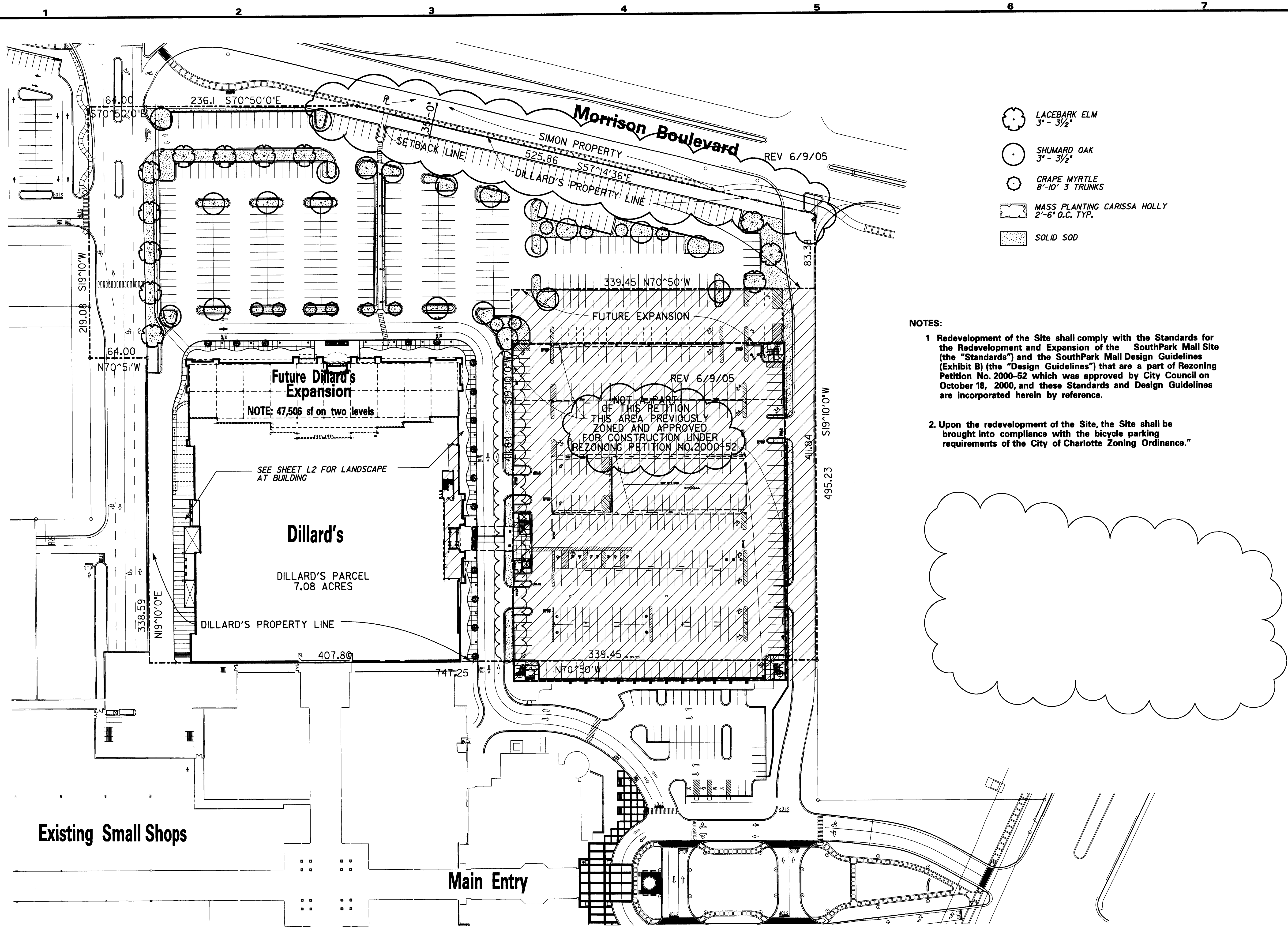
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300 Washington Street
Monroe, Louisiana 70501

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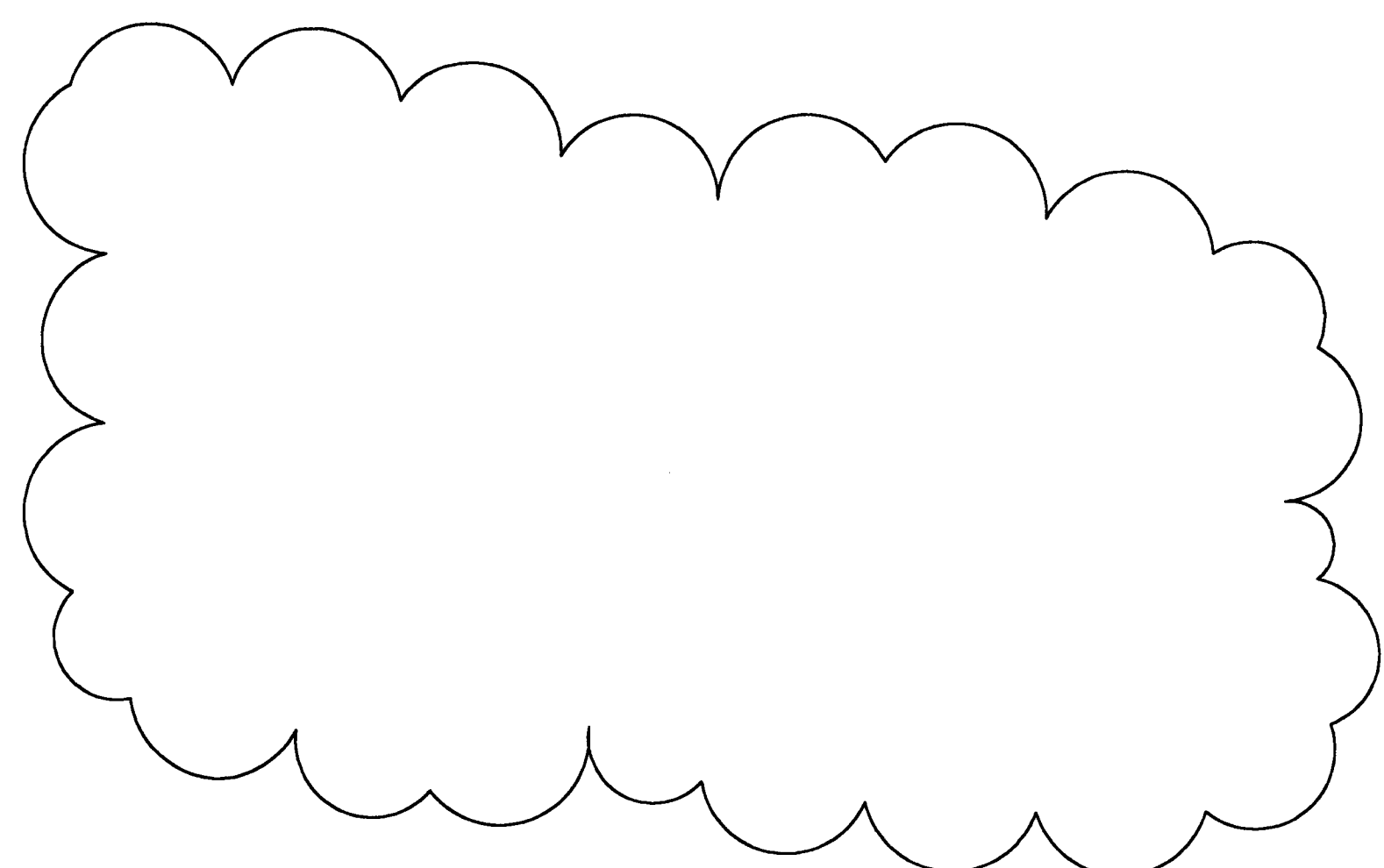
Job No.	05034
Job Code	DSOP
Store No.	XXX
Date	January 2005
Revisions	
No.	Date
1	MAY 2, 2005
2	JUNE 16, 2005
3	SEPTEMBER 6, 2005

Sheet
Design Elevations Scheme T
Drawn by
Checked by



- LACEBARK ELM
3' - 3 1/2'
- SHUMARD OAK
3' - 3 1/2'
- GRAPE MYRTLE
8'-10" 3 TRUNKS
- MASS PLANTING CARISSA HOLLY
2'-6" O.C. TYP.
- SOLID SOD

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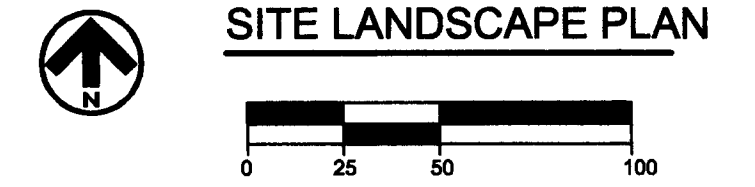
Existing Small Shops

Main Entry

Future Dillard's Expansion
NOTE: 47,506 sf on two levels

Dillard's
DILLARD'S PARCEL
7.08 ACRES

Existing Zoning: CC
Requested Zoning: CC (SPA) Site Plan Amendment



SITE LANDSCAPE PLAN

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Architecture+

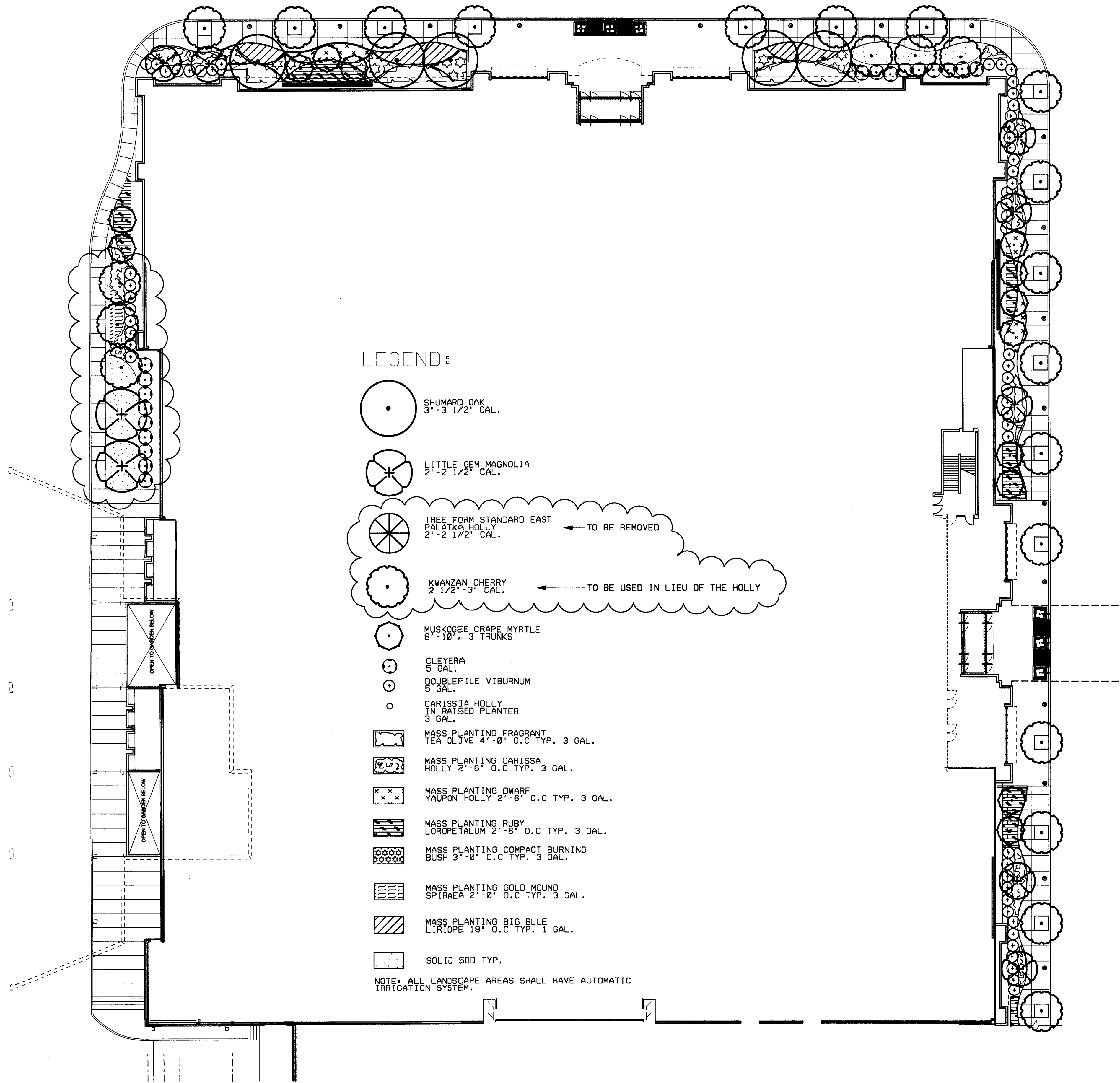
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ALTERATIONS AND ADDITIONS TO:
Dillard's
SOUTHPARK SHOPPING CENTER
CHARLOTTE, NORTH CAROLINA



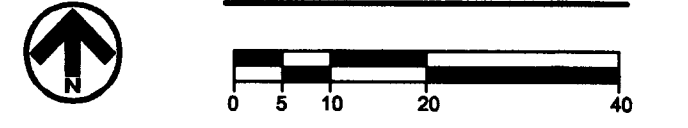
Job No.	00034
Job Code	DSOP
Store No.	XXX
Date	January 2005
Revisions	
No.	Date
1	JUNE 16, 2005
1	JUNE 28, 2005

Sheet
L1
Drawn by
Checked by



- LEGEND:
- SHUMARD OAK
3'-3 1/2" CAL.
 - LITTLE GEM MAGNOLIA
2'-2 1/2" CAL.
 - TREE FORM STANDARD EAST
PALATKA HOLLY
2'-2 1/2" CAL. ← TO BE REMOVED
 - KWANZAN CHERRY
2 1/2"-3" CAL. ← TO BE USED IN LIEU OF THE HOLLY
 - MUSKOGEE CRAPE MYRTLE
8'-10", 3 TRUNKS
 - CLEYERA
5 GAL.
 - DOUBLEFILE VIBURNUM
5 GAL.
 - CARISSIA HOLLY
IN RAISED PLANTER
3 GAL.
 - MASS PLANTING FRAGRANT
TEA OLIVE 4'-0" O.C TYP. 3 GAL.
 - MASS PLANTING CARISSA
HOLLY 2'-6" O.C TYP. 3 GAL.
 - MASS PLANTING DWARF
YAUPON HOLLY 2'-6" O.C TYP. 3 GAL.
 - MASS PLANTING RUBY
LOROPETALUM 2'-6" O.C TYP. 3 GAL.
 - MASS PLANTING COMPACT BURNING
BUSH 3'-0" O.C TYP. 3 GAL.
 - MASS PLANTING GOLD MOUND
SPIRAEA 2'-0" O.C TYP. 3 GAL.
 - MASS PLANTING BIG BLUE
LITRHOPE 18" O.C TYP. 1 GAL.
 - SOLID SOD TYP.
- NOTE: ALL LANDSCAPE AREAS SHALL HAVE AUTOMATIC IRRIGATION SYSTEM.

Existing Zoning: CC
 Requested Zoning: CC (SPA) Site Plan Amendment



LANDSCAPE PLAN

"FOR PUBLIC HEARING"
 PETITION NO. 2005-113



Job No.	06034
Job Code	DSOP
Store No.	1001
Date	January 2005
Revisions	
No.	Date
1	JAN 10, 2005