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EVISIONS: 23.13 09.20.13 - 10.25.13 - 10.28. RE (2) (2) (4)

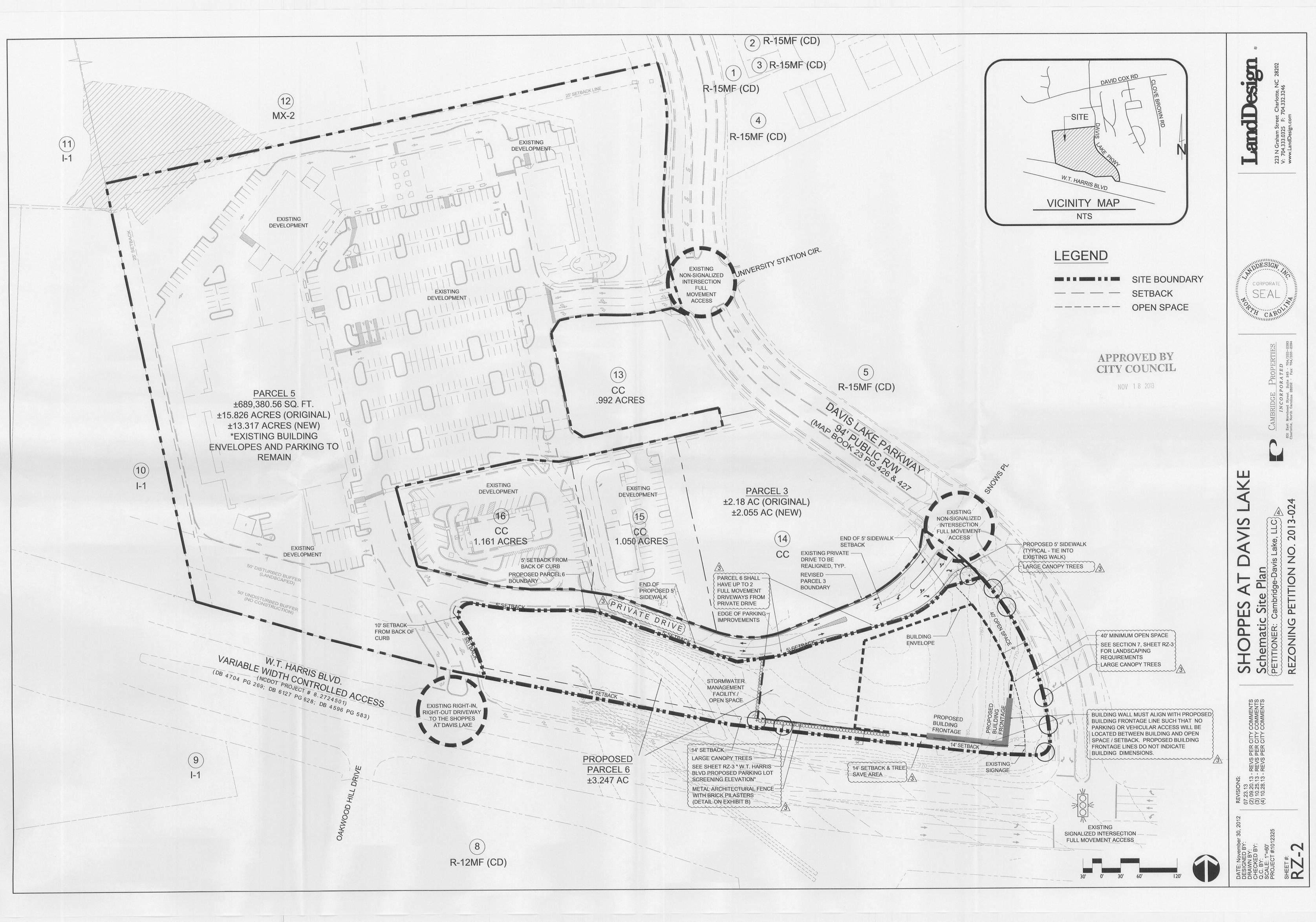


EXHIBIT A: W.T. HARRIS BOULEVARD ILLUSTRATIVE BUILDING ARCHITECTURAL ELEVATION (NOT INTENDED TO BE EXACT BUILDING AND NOT TO SCALE)

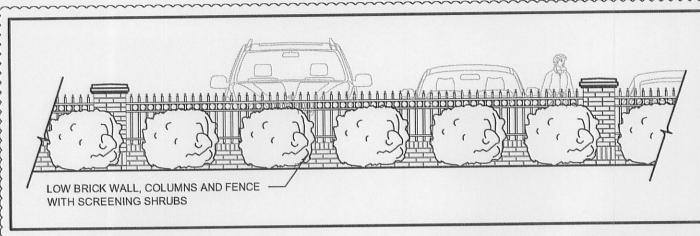


EXHIBIT B: W.T. HARRIS BLVD PROPOSED PARKING LOT SCREENING - ELEVATION (NOT TO SCALE)

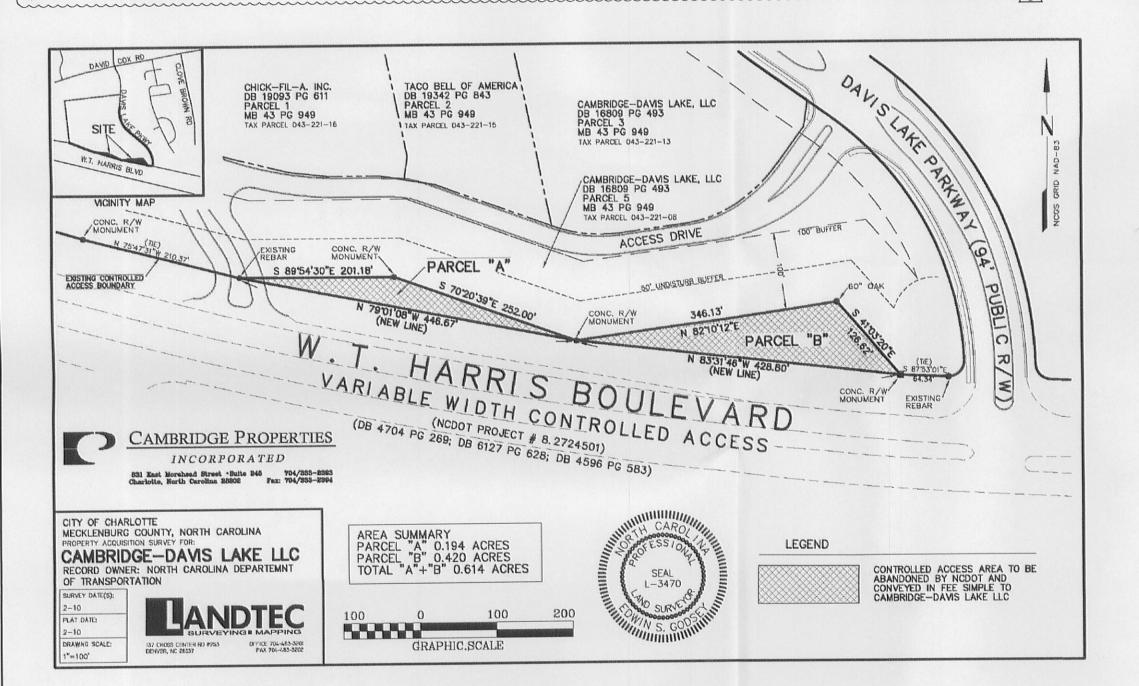
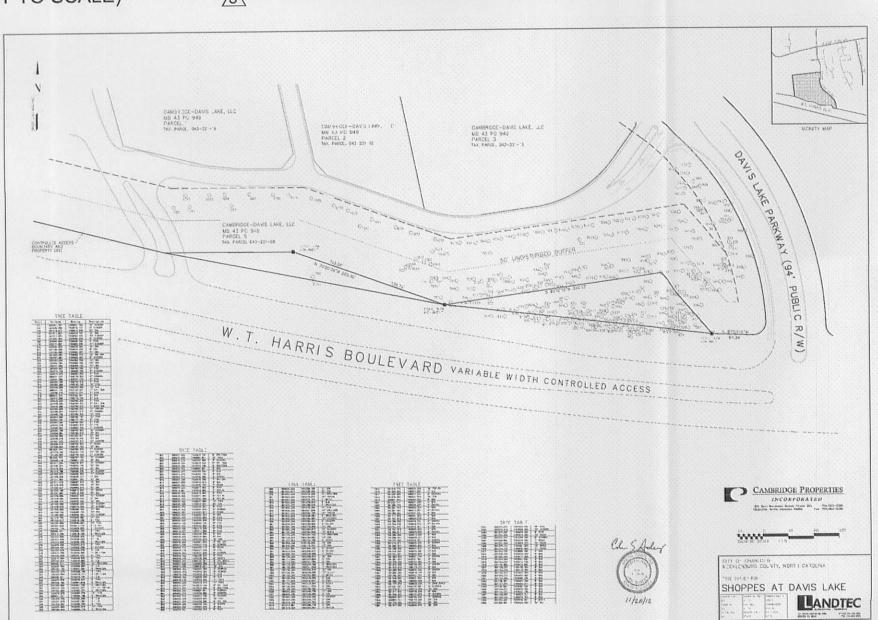


EXHIBIT C: FORMER NCDOT EXCESS RIGHT-OF-WAY -(NOT TO SCALE)



**EXHIBIT D: Tree Survey Depicting Existing Buffer Vegetation** 

(Not to Scale)

# SHOPPES AT DAVIS LAKE SHOPPING CENTER **DEVELOPMENT STANDARDS**

#### 1. Development Data

a. Total Site Rezoning Acreage: ±16.56 ac Existing Parcel 5 - Shopping Center Tract: ±15.826 ac Added Acreage - NCDOT excess R/W: ±0.614 ac Added Acreage - a portion of Parcel 3: ±.125 ac Less Subdivided Parcel 6: ±3.247 ac Revised Parcel 5 area: ±13.317 ac

NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac.) are hereinafter referred to as the "Property".

- b. Tax Parcels included in Rezoning: 04322108
- c. Existing Zoning (including overlays and vesting): CC
- d. Proposed Zoning (including overlays and vesting) CC-SPA
- e. Existing and Proposed Uses: COMMERCIAL/RETAIL
- f. Number of Residential Units by Housing Type: N/A
- g. Residential Density: N/A h. Square footage of Non-Residential Uses by Type (retail, office, industrial, etc.):
- Approved Retail: 160,000 SF

Existing Retail: 90,844 sf Proposed Parcel 6 Retail: +/-15,000 sf (as Part of Approved Retail SF above)

- i. Floor Area Ratio: .22
- j. Maximum Building Height: 40' max.
- k. Parking:
- Parcel 5: No Change
- Parcel 6: Per Ordinance Req.
- I. Amount of open space: per ordinance
- m. Setbacks (Proposed Parcel 6 only):
- WT Harris Blvd.- 14 foot minimum setback Davis Lake Pkwy- 40 foot minimum Open Space
- Access drive from W.T. Harris Blvd.: 10 foot Back of Curb Setback
- Existing Private Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb

Setback

#### 2. General Provisions

a. Development of Parcel 6 will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses of Parcel 6, but the exact configuration placement, and size of the individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning

b. Development of Parcel 6 will comply, as it applies, with Section 11.405(7)(a)(c)(d) and (e) provided however that Petitioner reserves the right to request a variance(s) to eliminate the doors on the building and the sidewalk within the 14-ffoot setback along W.T. Harris Boulevard and if such variance(s) is/are approved the 14-foot setback will also be a Tree Save Area as set forth in Section 8.a. If such variance(s) are not granted, the Petitioner/developer will install a 6-foot sidewalk with an 8-foot planting strip within the 14-foot setback along the sites fromtage on W.T. Harris Blvd. In addition, the building frontage along W.T. Harris Blvd. will contain doors in compliance with Section 11.405(7)(a)(c)(d)(e).

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners", shall, with respect to Parcels 5 and 6, be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in it development from time to time.

This Rezoning Application requests three (3) changes to the existing CC Zoning of the property:

- Combine 0.614 acres of former NCDOT excess W. T. Harris Blvd, Right-of-Way to Parcel 5 (#04322108).
- b. Rezone the new combined Parcel 5 acreage to CC-SPA in order to allow subdivision of proposed Parcel 6 (3..247 ac) from the enlarged Parcel 5 area to allow development of a retail building up to 15,000 square feet as depicted on the Schematic Site Plan attached.
- Amend the Undisturbed and Disturbed Buffer Area along W.T. Harris Boulevard and Davis Lake Parkway to the condition of existing vegetation that currently exists as depicted on the Tree Survey attached plus additional streetscape and landscape plantings

These three (3) requests are not mutually exclusive and therefore can be considered independently.

# 4. Permitted uses

a. Uses allowed on the Property included in this Petition are those uses that are permitted in the CC district except as may be further limited or amended by the specific provisions of the Parcel 6 site

### 5. Transportation

- a. The Site will continue to have two full access intersections along Davis Lake Parkway and one right in/right out access imtersection along W.T. Harris Boulevard at their existing locations. b. Surface parking areas are generally depicted on the concept plan for the site.
- c. Parcel 6 will have up to two (2) full access points on the Private Drive within Parcel 5 as depicted on RZ-2 plan

### 6. Architectural Standards

- a. The attached Illustrative Building Architectural Elevation (Exhibit A) for the proposed building located in Parcel 6 represents substantially the architecture design and materials, but not the specific building dimensions, that will be used for the building on Parcel 6 except that windows shall be added.
- b. The building matterials shall be all masonry with accent EFIS. General Shale Phoenix Tumbled shall be used as the primary brick with General Shale Palmetto .25 Greystone brick used for accent. The pre-cast concrete shall be white Arriscraft smooth face, or comparable.
- c. All HVAC units will be screened from the view of W.T. Harris Boulevard and Davis Lake Parkway. d. Any loading docks and/or dumpster/recycling areas shall be screened with masonry walls using the same materials as used on the building.
- e. All building materials, colors and architectural design for a building on Parcel 6 will match the existing Shoppes att Davis Lake Shopping Center and other outparcel buildings.

### 7. Streetscape and Landscaping

- a. The 40 foot Open Space along Davis Lake Parkway shall be subject to the following minimum planting requirements for areas disturbed by grading or other construction activities. As depicted on the Schematic Landscape Plan attached as Exhibit E, for every 2,000 square feet of Buffer or
- Landscape area there shall be:
- 1. Two Large Canopy Trees of 4 inch caliper minimum 2. Two Understory Trees of 6-foot height minimum
- 3. Two Evergreen Trees of 4 to 5 feet minimum
- 4. Eight Evergreen Shrubs at 3 gallon pot size minimum
- 5. Six Deciduous Shrubs at 3 gallon pot size minimum If existing vegetation to remain meets or exceeds the above standards, no additional planting will be provided; otherwise, supplemental plantings will be installed. Where existing vegetation is to remain, vines, weedy plants, and other scrub growth may be removed to provide proper landscape appearance.
  - b. A landscape hedge row and metal architectural fence with brick pilasters (to match building) will be installed in front of the parking area that fronts W.T. Harris Boulevard (see details on Exhibit B); Large Canopy Trees (4 inch in caliper) will be planted in front of parking area that fronts W. T. Harris Boulevard and along Davis Lake Parkway as depicted on Exhibit E.

#### 8. Environmental Features

a. Treesave: Reserved The existing trees over 3 inch caliper that are located completely within the 14 foot Setback and Tree Save Area along W.T. Harris Boulevard and within the 40 foot Open Space Area along Davis Lake Parkway as they are depicted and noted on Exhibit F shall be preserved.

#### b. PCCO treatment:

1. Stormwater detention will not be located in any setback or buffer.

# 9. Open Space

a. Reserved

#### 10. Fire Protection a. Reserved

# 11. Signage

a. Parcel 6 will have signage as allowed per the Ordinance for an outparcel.

### 12. Lighting

- a. Lighting will be fully shielded and downward facing.
- b. Exterior lighting for business and retail areas will be directed or shielded to prevent glare on nearby residential properties. The maximum fixture height will be 25 feet.

## 13. Other

a. Reserved

APPROVED BY CITY COUNCIL

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PETITIONER: CE

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EXHIBIT E: SCHEMATIC LANDSCAPE PLAN (NOT TO SCALE)

W.T HARRIS BLVD

SHOPPES AT DAVIS LAI

Development Notes

PETITIONER: Cambridge-Davis Lake, LLC

REZONING PETITION NO. 2013-024

LandDesign

EXHIBIT F: EXISTING TREES AND TREESAVE PLAN

(NOT TO SCALE)

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Development Notes
PETITIONER: Cambridge-Davis Lal

REZONING PETITION NO.

REVISIONS: (3) 10.25.13 - REVS PER CITY COMMENTS (4) 10.28.13 - REVS PER CITY COMMENTS

CHECKED BY:
Q.C. BY:
SCALE:
PROJECT #:1012325
SHEET #: