

Project Summary

Zoning & Proposed Use
Total Site Area
Building Area

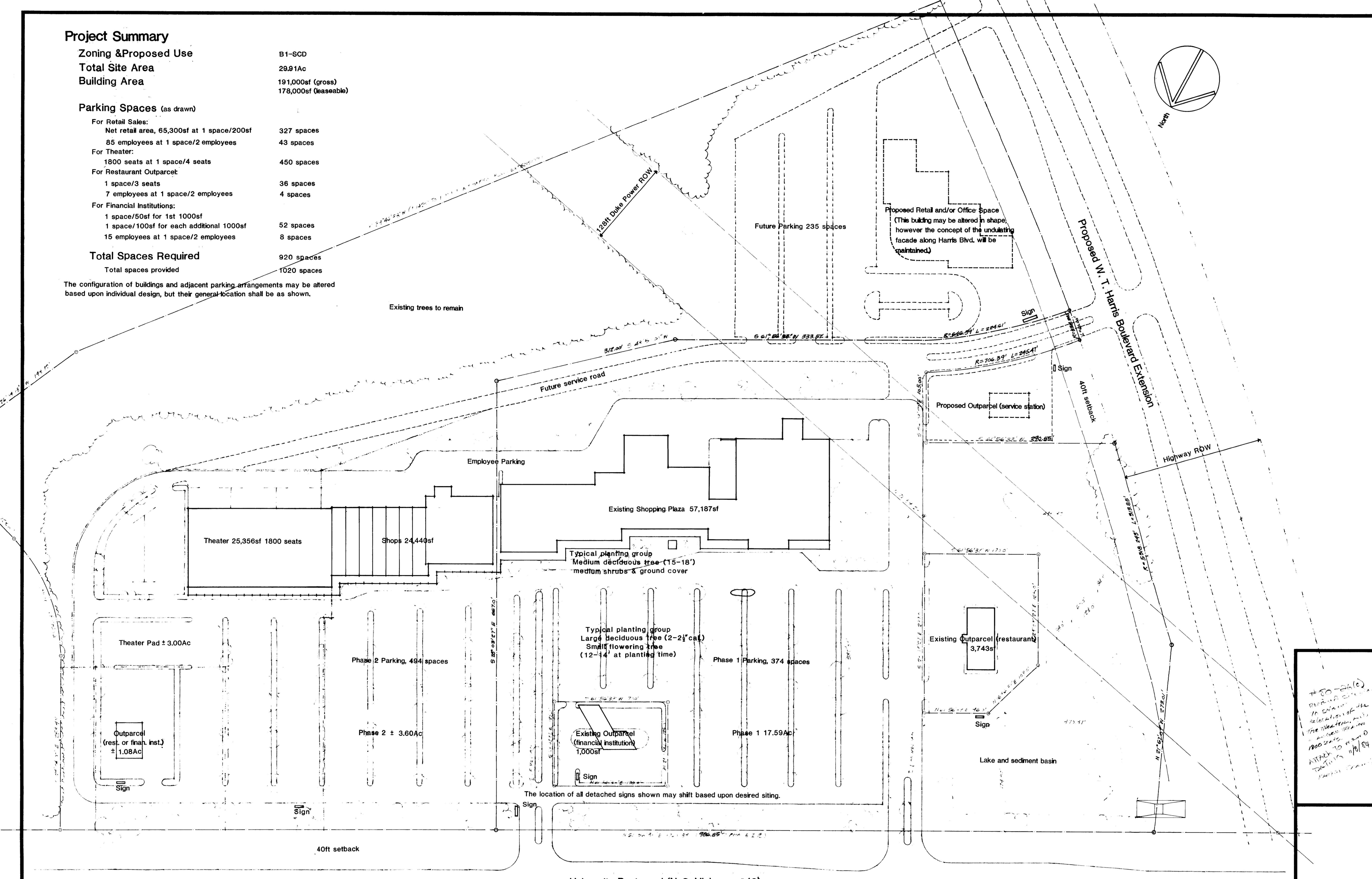
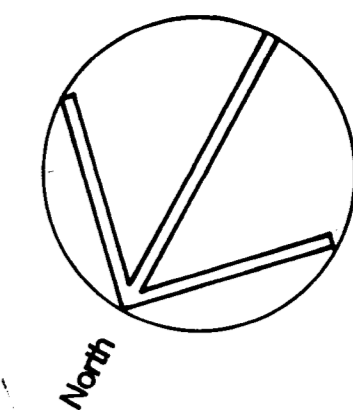
B1-SCD
 29.91Ac
 191,000sf (gross)
 178,000sf (leaseable)

Parking Spaces (as drawn)

For Retail Sales:
 Net retail area, 65,300sf at 1 space/200sf 327 spaces
 85 employees at 1 space/2 employees 43 spaces
For Theater:
 1800 seats at 1 space/4 seats 450 spaces
For Restaurant Outparcel:
 1 space/3 seats 36 spaces
 7 employees at 1 space/2 employees 4 spaces
For Financial Institutions:
 1 space/50sf for 1st 1000sf 52 spaces
 1 space/100sf for each additional 1000sf 8 spaces
 15 employees at 1 space/2 employees

Total Spaces Required 920 spaces
Total spaces provided 1020 spaces

The configuration of buildings and adjacent parking arrangements may be altered based upon individual design, but their general location shall be as shown.



80-26(c)
 RELOCATED THE
 THEATRE FROM THE
 1800 SEAT THEATRE
 TO THE NEW 1800
 SEAT THEATRE
 TOGETHER WITH
 THEATRE

University Boulevard (N. C. Highway #49)

DATE	REVISIONS
7/26/84	8/1/84
	8/2/84
	8/3/84
	8/9/84

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LITTLE & ASSOCIATES
 ARCHITECTS • ENGINEERS • PLANNERS
 CHARLOTTE 4000 PARK ROAD (704) 525-6350 NORTH CAROLINA

Proposed Site Plan
 Scale 1" = 60'

Town Center Plaza Phase II
 for John Crosland & Associates

JOB NO. 1199 SHEET 1

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: November 8, 1984
 TO: Mr. Dale Long, Zoning Administrator
 FROM: Martin W. Grant, Jr., Planning Director
 SUBJECT: Site Plan Amendment - 80-26(c) by University City Property, Inc.

Please find attached a revised site plan for the above-referenced rezoning petition. Please use it when evaluating requests for building permits.

You will note that the change involves a relocation of the theatre use from the building located in the southwesterly corner to one of the main buildings as shown on the plan. Further, the size of the theatre has been increased to 1800 seats, but the overall retail space in the center has dropped. Accordingly there has also been a drop in the total amount of parking spaces provided to a total of 1,020. Inasmuch as the theatre was an already approved use, we have no problem with the relocation and, further, the resulting loss of retail space and parking spaces makes it a less intense development on the site. Much of the parking associated with the theatre could be expected to occur at off-peak hours and on weekends.

Let me know if I can provide further information if necessary.

MRCJr.:RGY/dab
 Enclosure
 cc: Mr. T. Burke Robertson, Project Development Manager
 John Crosland and Associates
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