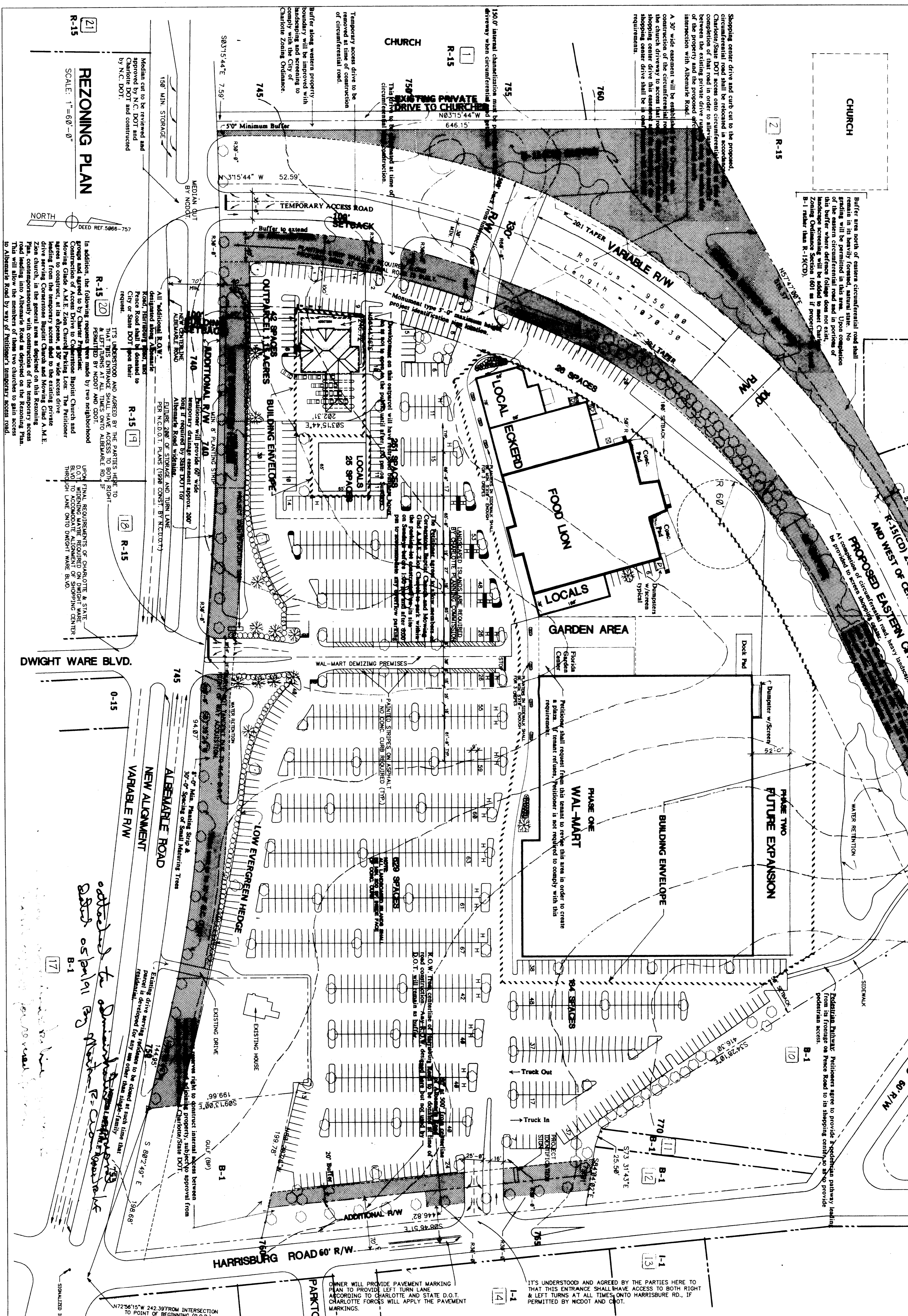


**DEVELOPMENT DATA**

Existing Zoning	R-15 (CD)
Proposed Zoning	B-1 (SCD)
Area of R-15 (CD) Buffer	300 Acres
Area of B-1 (SCD) Buffer	300 Acres
Area of R-15 (CD) Buffer	300 Acres
Area of B-1 (SCD) Buffer	300 Acres
Area of R-15 (CD) Buffer	300 Acres
Area of B-1 (SCD) Buffer	300 Acres



**GENERAL NOTES**

- All development standards established under the Charter Zoning Ordinance (the "Ordinance") shall apply to this rezoning plan.
- The rezoning plan is a preliminary plan and is subject to change without notice.
- The rezoning plan is not a guarantee of any specific action by the City.
- The rezoning plan is not a contract.
- The rezoning plan is not a license.
- The rezoning plan is not a franchise.
- The rezoning plan is not a partnership.
- The rezoning plan is not a joint venture.
- The rezoning plan is not a trust.
- The rezoning plan is not a partnership.
- The rezoning plan is not a joint venture.
- The rezoning plan is not a trust.

- REZONING PLAN**
- SCALE: 1" = 60' - 0"
- REZONING PLAN**
- SCALE: 1" = 60' - 0"
- REZONING PLAN**
- SCALE: 1" = 60' - 0"

Project: **ALBEMARLE ROAD CENTER**  
 CHARTER PROPERTIES

Sheet Title: **B-1 (SCD) REZONING PLAN**  
 SITE PLAN AMENDMENT

**CHARTER PROPERTIES INC.**

Project Number: **2355**

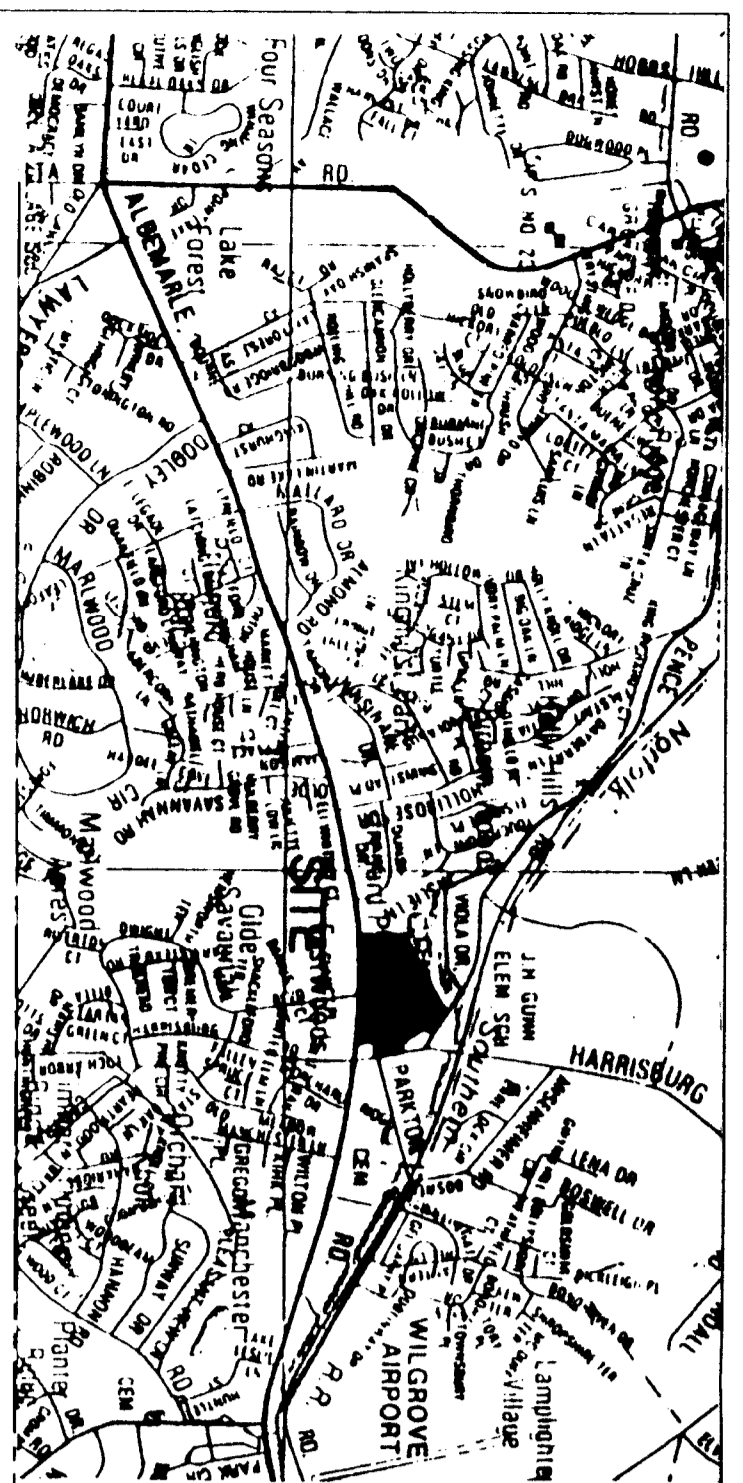
Sheet: **RZ-1**

DATE: May 29, 1993

TO: Robert Beaton  
 Zoning Administrator

FROM: *[Signature]*  
 Planning Director

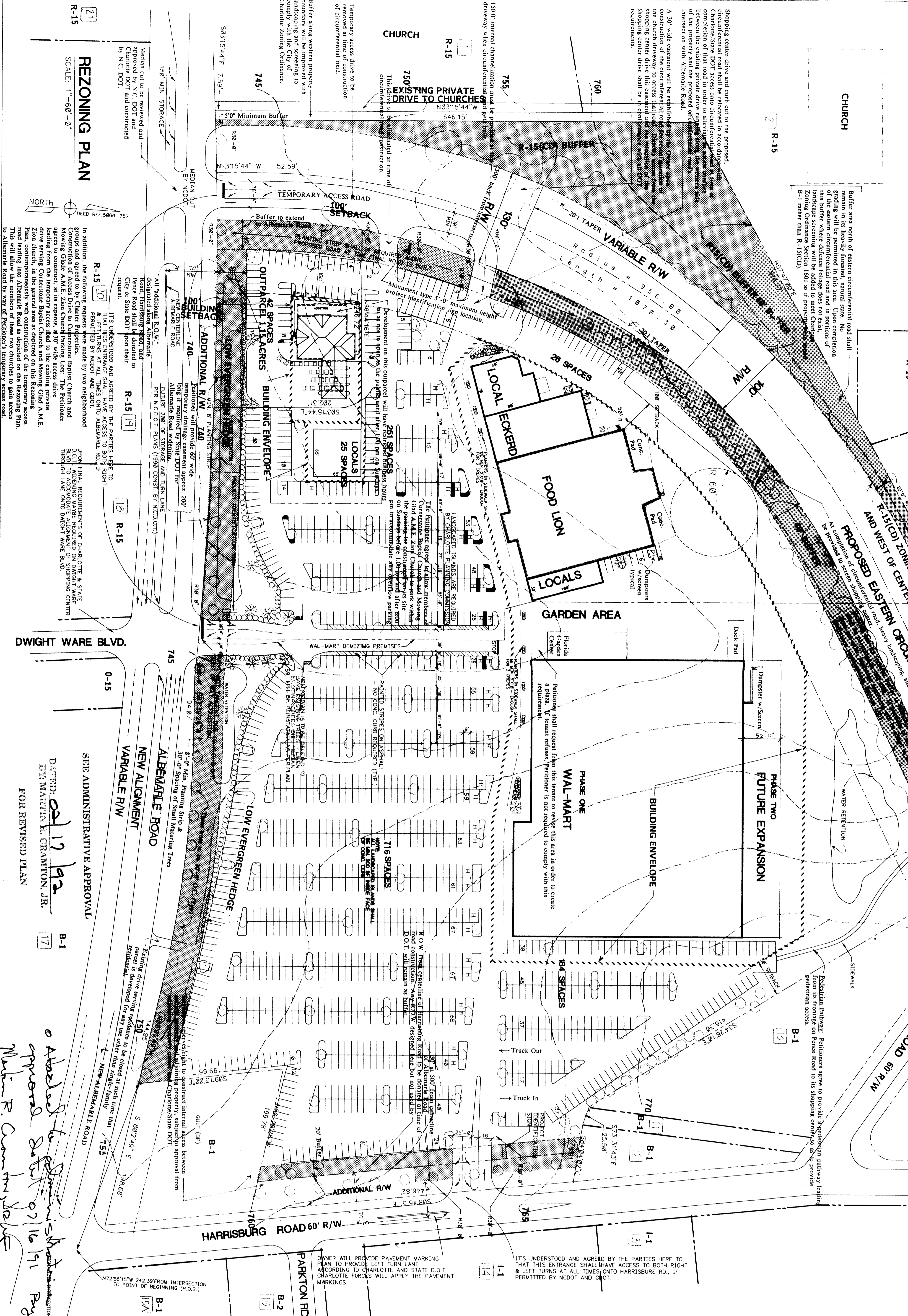
Attached is a rezoning plan for the above-referenced rezoning plan. The rezoning plan is a preliminary plan and is subject to change without notice. The rezoning plan is not a guarantee of any specific action by the City. The rezoning plan is not a contract. The rezoning plan is not a license. The rezoning plan is not a franchise. The rezoning plan is not a partnership. The rezoning plan is not a joint venture. The rezoning plan is not a trust. The rezoning plan is not a partnership. The rezoning plan is not a joint venture. The rezoning plan is not a trust.



PLANS AND AGREEMENTS OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTH ON SHEETS B-1 THROUGH B-17. THE PROPERTY IS SHOWN WITH THE PROPOSED REZONING PLAN. NUMBERS DESIGNATED AROUND THE PERIMETER OF THIS REZONING PLAN.

ARCHITECT: LITTLE & ASSOCIATES ARCHITECTS, INC. 515 WEST PARK DRIVE, CHARLOTTE, NC 28217

RETENTION: CHARTER PROPERTIES, INC. 119 WEST TRADE STREET, CHARLOTTE, NC 28202



Development Data	R-15 B-1	R-15 (CD)
Available Gross Floor Building Area	193,000 SF	185,199 SF
Current Zoning	R-15	R-15 (CD)
Proposed Zoning	R-15	R-15 (CD)
Prime Acres	30,200 Acres	18,006 SF
Average of R-15 (CD) Buffer	2.27 Acres	1,686 SF
Current Zoning	3.59 Acres	1,109 SF
Outparcel Medium Green Building Area	192,800 SF	152,800 SF
Current Zoning	1,109 SF	152,800 SF
Outparcel Medium Green Building Area	192,800 SF	152,800 SF
Maximum Allowable Gross Floor Area Combined	193,000 SF	152,800 SF
Maximum Allowable Green Floor Area	193,000 SF	152,800 SF
Allowed Under Original Zoning	853 Spaces	1,276 Spaces
Parking Required per Zoning	853 Spaces	1,276 Spaces
Parking Provided	1,276 Spaces	1,276 Spaces

**GENERAL REQUIREMENTS**

All development standards established under the Ordinance shall apply to the rezoning plan, including but not limited to: building setbacks, parking, landscaping, and signage.

**SETBACKS**

- Buildings shall be set back from the street a minimum of 10' for all public streets and a minimum of 5' for all private streets.
- Parking is permitted in the setbacks, but not within the building area.

**LANDSCAPING & SCREENING**

- Landscaping shall be provided on all streets and parking areas.
- Screening shall be provided for all buildings and parking areas.

**PARKING**

- The parking area shall be provided in accordance with the Ordinance.
- The parking area shall be paved and marked.
- The parking area shall be accessible to all persons.

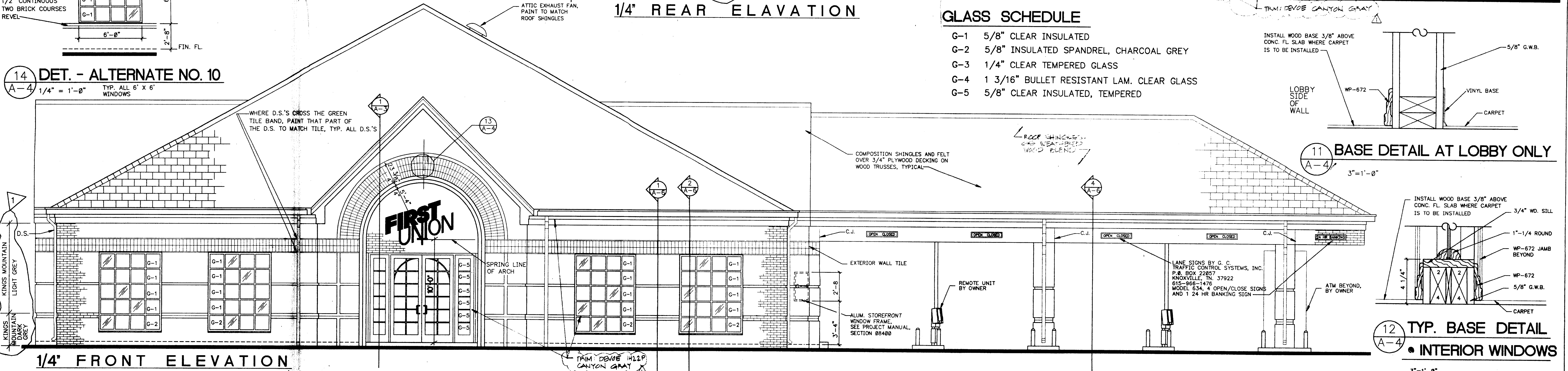
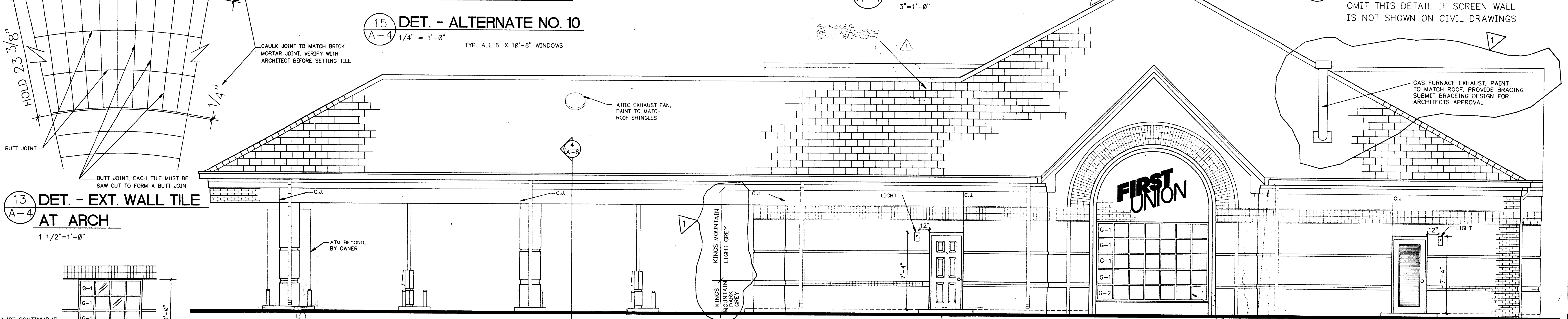
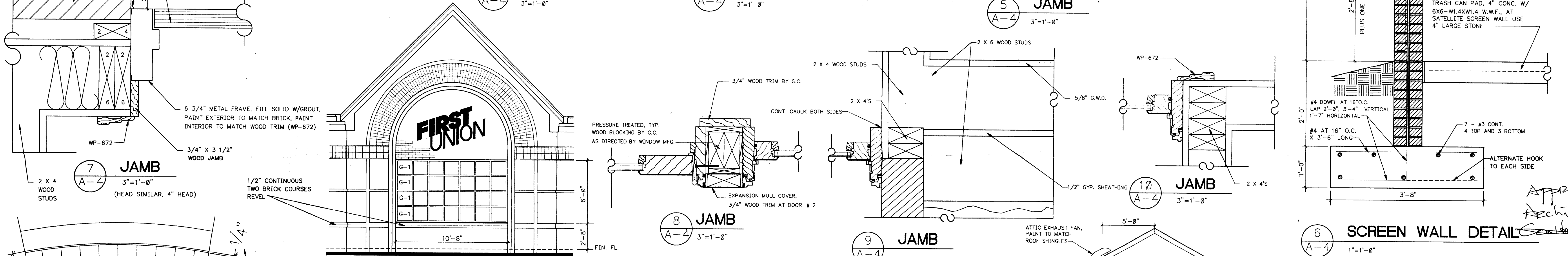
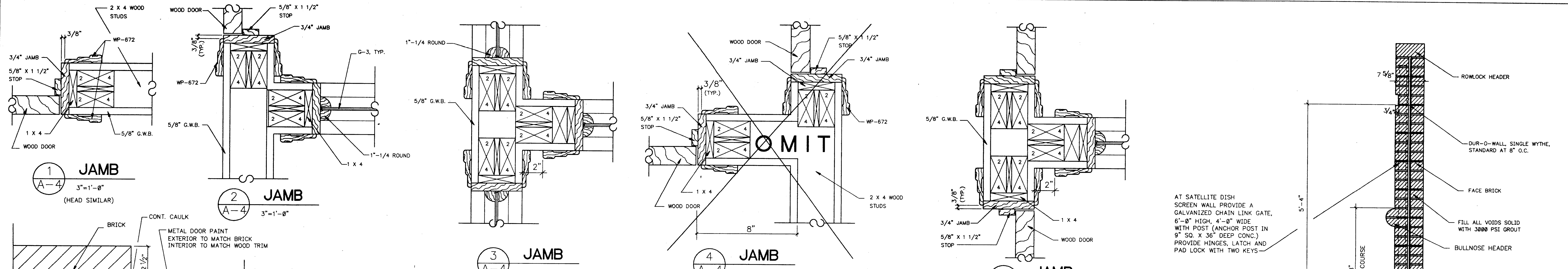
**ACCESS RIGHTS (EASEMENTS)**

- The number of vehicular access points to Albemarle Road shall be limited to three (3).
- The number of vehicular access points to Harrisburg Road shall be limited to two (2).

**ARCHITECTURAL CONTROLS**

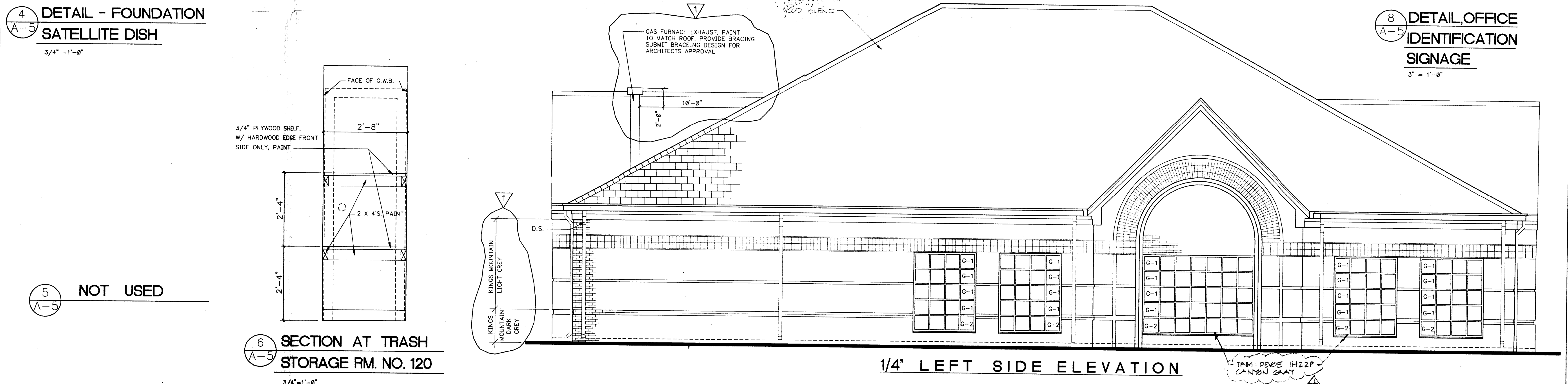
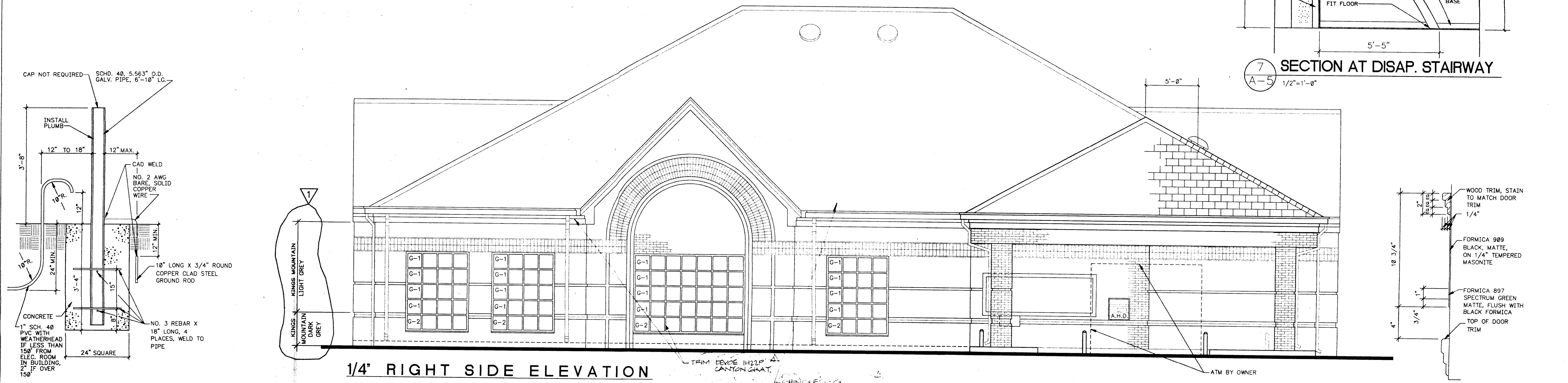
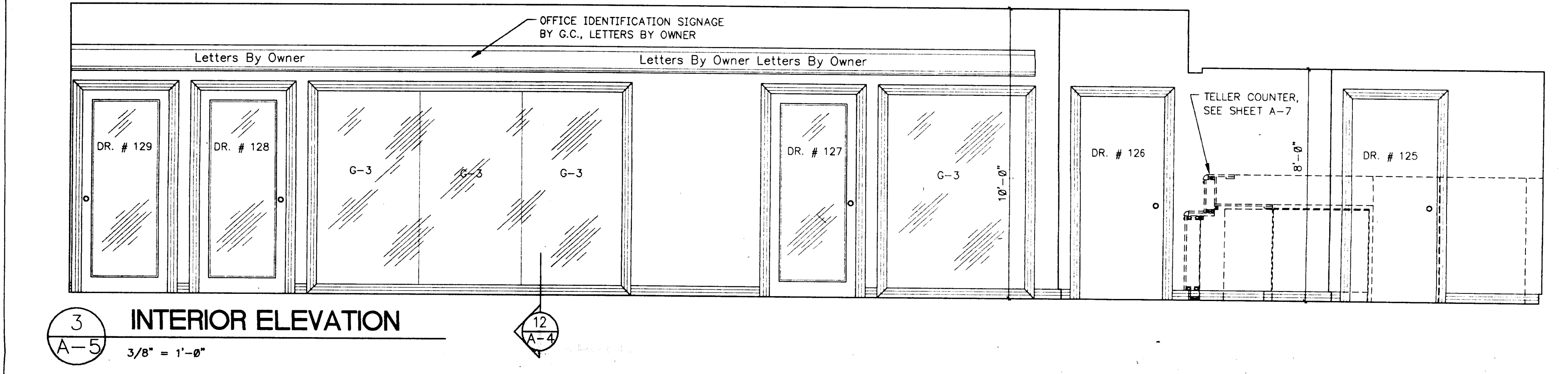
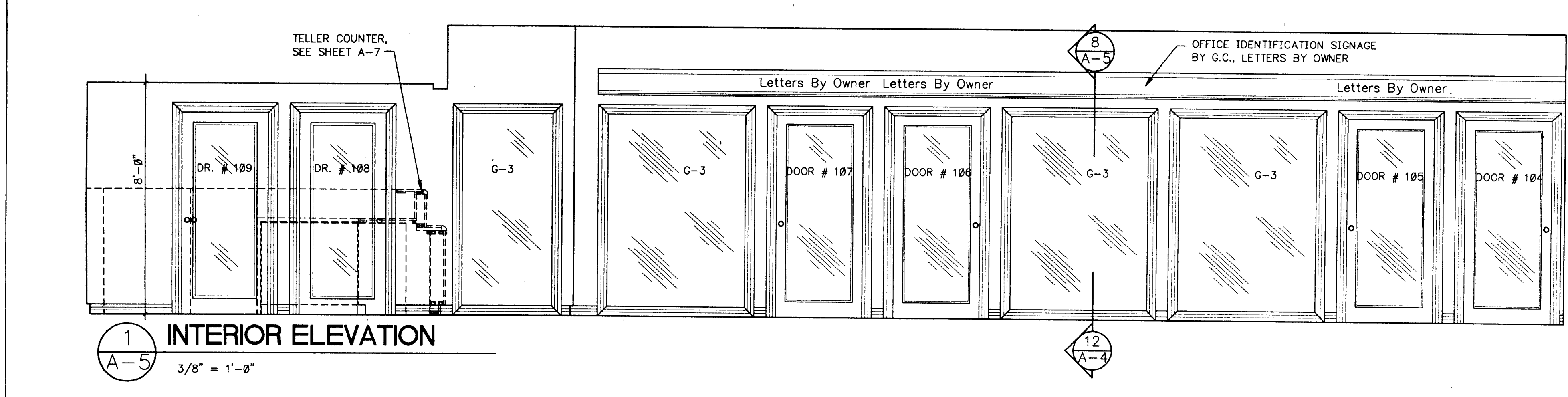
- The rezoning plan shall be subject to the approval of the City of Charlotte.
- The rezoning plan shall be subject to the approval of the Board of Zoning Adjustments.

<p><b>ALBEMARLE ROAD CENTER</b> CHARTER PROPERTIES</p> <p>B-1 (SCD) REZONING PLAN SITE PLAN AMENDMENT</p> <p>Sheet Title</p>		<p><b>CHARTER PROPERTIES INC.</b></p> <p>119 WEST TRADE STREET CHARLOTTE, NC 28202</p>
<p>DATE: MAY 17, 2011</p> <p>FROM: MICHAEL B. TRANTON, JR., Planning Director</p>	<p>TO: ROBERT BRANTON, Planning Administrator</p>	<p>REVISIONS: 2355</p>



SCALE: 1/4" = 1'-0" REVISION - 14

Project Number: 2306  
Sheet: A-4 of 9  
ELEVATIONS



SCALE: 1/4" = 1'-0" REVISION - 11

Project Number: 2306  
Sheet: A-5 of 9  
ELEVATIONS

Littleton Architects  
2811 Westgate Drive  
Charlotte, NC 28207  
Tel: 704-366-7800 Fax: 704-366-7801

Project: FIRST UNION NATIONAL BANK  
ALBEMARLE SQUARE BRANCH  
CHARLOTTE, NORTH CAROLINA

Project Number: 2306  
Sheet: A-5 of 9  
ELEVATIONS

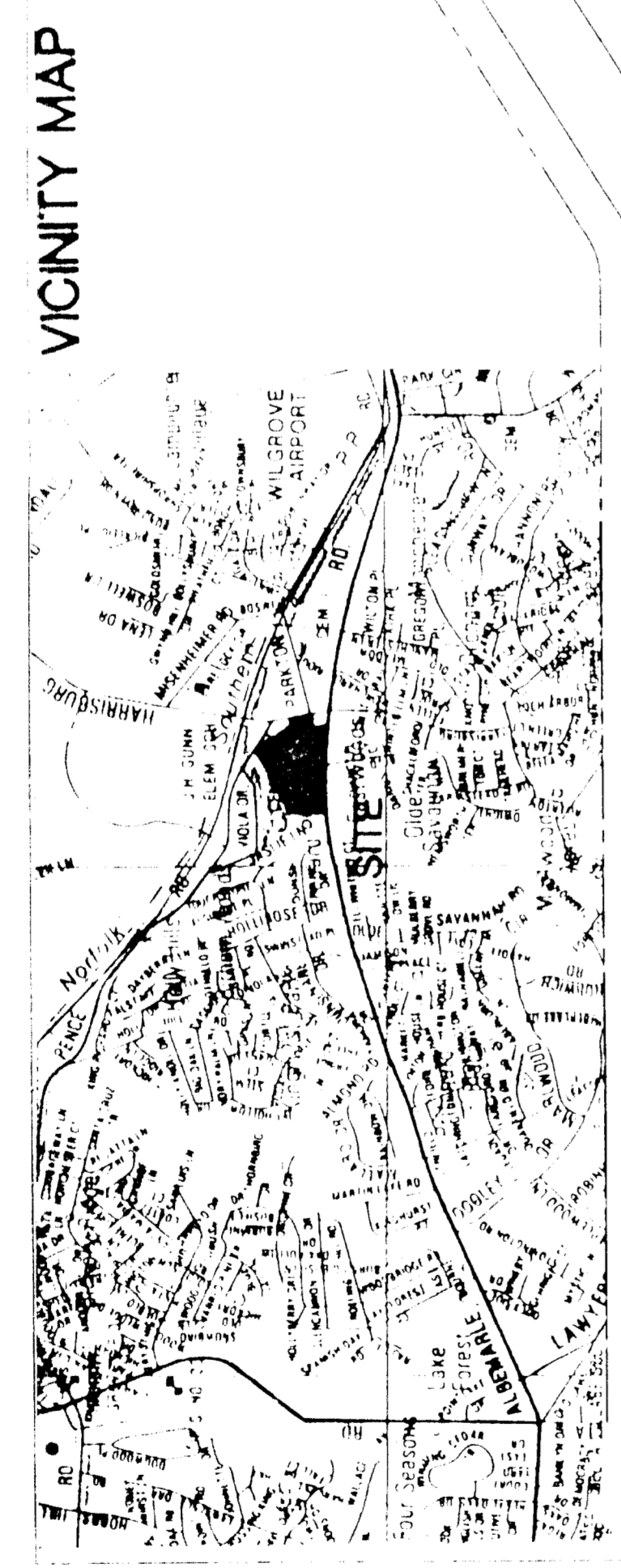
Approved for:  
Architectural  
Compatibility  
Stamp

Issue Date: \_\_\_\_\_

Revision:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
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10. \_\_\_\_\_

V. P. in Charge  
H. WILLIAMS  
Project Architect/Job Captain  
H. WILLIAMS/M. GOODWIN  
Drawn By  
M. GOODWIN  
Date Drawn  
JUNE 28, 1991  
CAD Draw Name  
2321A5.dwg  
Revision:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
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10. \_\_\_\_\_

89-84



**NAME AND ADDRESS OF ALL SHOWN PROPERTY OWNERS ARE SET FORTH ON ATTACHED EXHIBIT 'A' IN THE ORDER WHICH CORRESPONDS WITH THE PARCEL NUMBERS REFLECTED AROUND THE PERIMETER OF THIS REZONING PLAN.**

**PETITIONER:**  
CHARTER PROPERTIES, INC.  
129 WEST TRADE STREET  
CHARLOTTE, NC 28202

**ARCHITECT:**  
LITTLE & ASSOCIATES ARCHITECTS, INC.  
818 W. WALKER AVENUE  
CHARLOTTE, NC 28207

Buffer area north of eastern circumferential road shall remain in its heavily forested, natural state. No structures, paved areas, or other man-made improvements shall be permitted within the buffer area. The buffer area shall be maintained in its natural state and shall be subject to the same restrictions as the R-15(1CD) zoning district. The buffer area shall be subject to the same restrictions as the R-15(1CD) zoning district. The buffer area shall be subject to the same restrictions as the R-15(1CD) zoning district.

**CHARTER PROPERTIES, INC.**

**B-1 (SCD) REZONING PLAN**

**ALBEMARLE SQUARES**

**CHARTER PROPERTIES**

**SITE PLAN AMENDMENT**

Project Number: **235C**

Sheet: **RZ-1**

**GENERAL PROVISIONS**

All development standards established under the Charter Zoning Ordinance (the "Ordinance") for the R-15(1CD) Zoning District shall be followed in connection with this rezoning plan. The rezoning plan shall be subject to the same restrictions as the R-15(1CD) zoning district. The rezoning plan shall be subject to the same restrictions as the R-15(1CD) zoning district.

**PERMITTED USES**

- The property may be devoted to "retail use".
- The retail gross floor area within the property which may be devoted to "retail" uses cannot exceed 100,000 square feet.
- Signage shall be subject to the same restrictions as the R-15(1CD) zoning district.

**SETBACKS**

- Buildings shall have a minimum of 10 feet of all public streets and a minimum of 5 feet off all other property lines, and 5 feet off Harbison Road.
- Setbacks shall be uniform on all sides of the property, but not within the buffer areas.

**UTILITIES**

- All development within the site will be subject to the buffer areas imposed by and depicted on this rezoning plan.
- The buffer areas extending around the eastern and southern boundaries of this site are to be heavily forested, natural state. No structures, paved areas, or other man-made improvements shall be permitted within the buffer area.

**LANDSCAPING & SCREENING**

- Landscaping and screening shall conform with the standards and treatments specified on this Rezoning Plan and, in all instances, shall meet or exceed the requirements of the Ordinance.
- Landscaping areas within the site will be planted and improved in sequences which are keyed to the development taking place in phases.
- All driveway and service areas will be heavily screened from public streets and from adjacent properties.

**PARKING**

- The parking area depicted on this Rezoning Plan may vary in size and location, but in all cases, off-street parking will meet the minimum standards established under the City of Charlotte Zoning Ordinance.
- Off-street parking shall be located within the buffer areas.
- Off-street parking shall be located within the buffer areas.

**LIGHTING**

- A uniform lighting system will be employed throughout the site.
- All direct lighting will be designed in a manner which minimizes glare towards adjacent streets and properties.

**SCREENS**

- All signs erected on the project shall comply with the City of Charlotte Sign Ordinance.
- Signage shall be located within the buffer areas.
- Signage shall be located within the buffer areas.

**ACCESS POINTS (DRIVEWAYS)**

- The number of vehicular access points to Albemarle Road shall be limited to three (3) and the number of Harbison Road access points shall be limited to two (2).
- Access points shall be located within the buffer areas.
- Access points shall be located within the buffer areas.

**MINIMUM BUILDING HEIGHT**

- The structures to be erected on this site shall not exceed one story, and their height may not exceed 40 feet.

**FIRE PROTECTION**

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.
- Fire hydrants shall be installed to serve the site and shall not have to travel more than 500 feet from the street to any building on the site.

**ARCHITECTURAL CONSIDERATIONS**

- The Petitioner intends to achieve compatibility of visual aesthetics and architectural character with the surrounding area by maintaining the existing building stock and by introducing new buildings which are compatible with the surrounding area.
- Architectural features shall be consistent with the overall character in their use of color, material, texture, architectural features, rooflines, building mass, etc.
- Roofs of buildings shall be constructed of finished materials compatible with the design and appearance of the building stock in the area.

**STORM WATER MANAGEMENT**

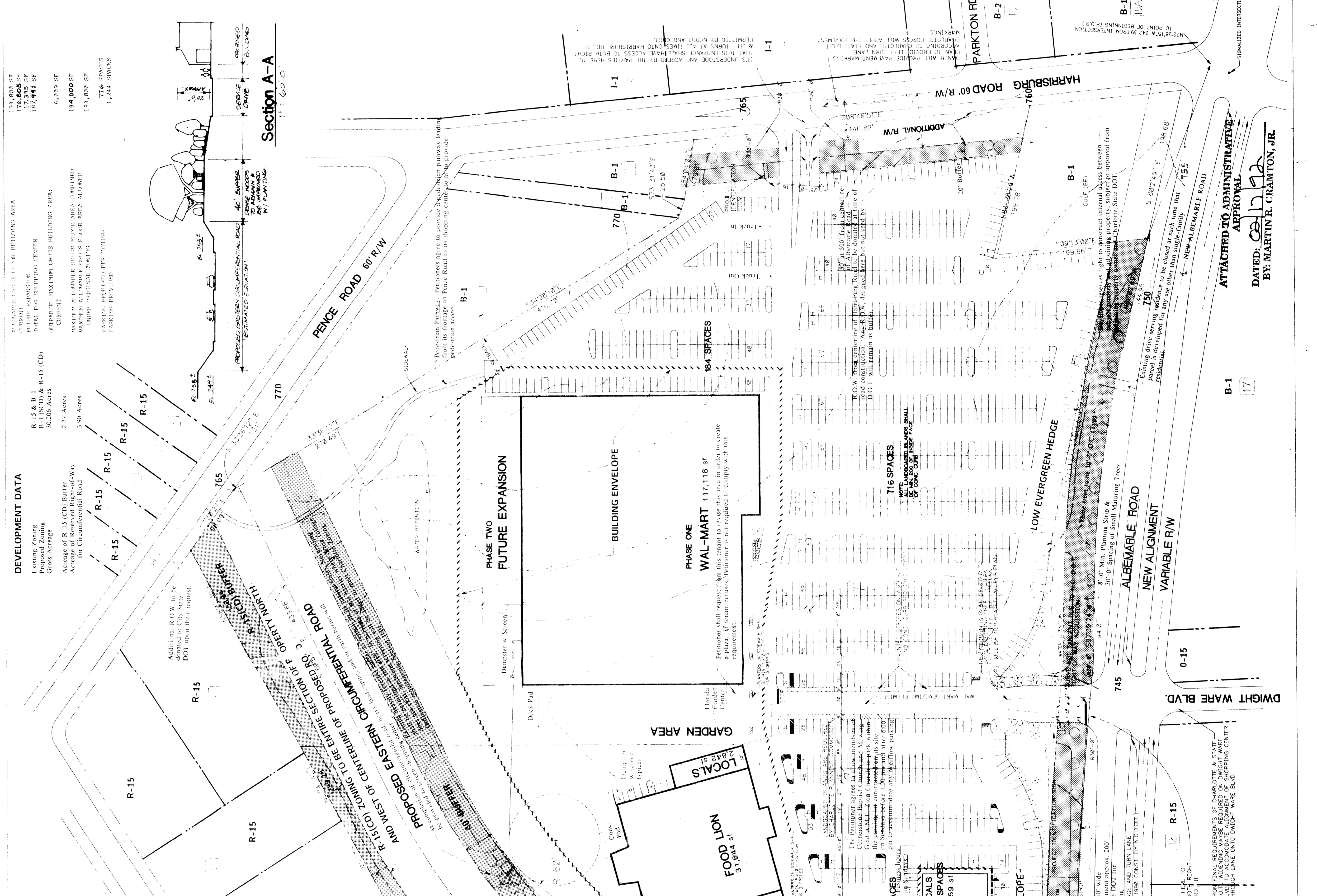
- Storm water will be managed by the use of retention ponds and/or other means allowable under the City of Charlotte Zoning Ordinance.
- Retention ponds shall be designed in accordance with the City of Charlotte Engineering Department.

**CIRCUMFERENTIAL ROAD**

- The Petitioner agrees to accept title of the site shown for rezoning. Charter Properties, Inc. shall dedicate such site as to Charlotte State DOT upon request at any time after this rezoning plan has been filed.
- If the approval for the Charter Circumferential Road, as ultimately placed on the City's transportation plan, does not occur within the time period specified in the rezoning plan, the rezoning plan shall be void and the site shall be returned to the City of Charlotte for a reconfiguration of the development proposed by means of a site plan amendment.

**PLANS**

- Construction of the site improvements may not commence until two months after the rezoning plan is approved by the City of Charlotte Planning Commission and the rezoning plan is approved by the N.C. Department of Transportation for construction of the Albemarle Road widening project which occurs at this property and has already been funded.



**DEVELOPMENT DATA**

Existing Zoning: R-15(1CD)

Proposed Zoning: B-1 (SCD) & R-15(1CD)

Gross Acreage: 2.27 Acres

Maximum Allowable Building Footprint: 194,000 SF

Maximum Allowable Building Height: 40 Feet

Minimum Lot Area: 3,500 Sq. Ft.

**SECTION A-A**

Section A-A shows the building envelope and setbacks for the proposed development.

**SECTION B-B**

Section B-B shows the building envelope and setbacks for the proposed development.

**SECTION C-C**

Section C-C shows the building envelope and setbacks for the proposed development.

**SECTION D-D**

Section D-D shows the building envelope and setbacks for the proposed development.

**SECTION E-E**

Section E-E shows the building envelope and setbacks for the proposed development.

**SECTION F-F**

Section F-F shows the building envelope and setbacks for the proposed development.

**SECTION G-G**

Section G-G shows the building envelope and setbacks for the proposed development.

**SECTION H-H**

Section H-H shows the building envelope and setbacks for the proposed development.

**SECTION I-I**

Section I-I shows the building envelope and setbacks for the proposed development.

**SECTION J-J**

Section J-J shows the building envelope and setbacks for the proposed development.

**SECTION K-K**

Section K-K shows the building envelope and setbacks for the proposed development.

**SECTION L-L**

Section L-L shows the building envelope and setbacks for the proposed development.

**SECTION M-M**

Section M-M shows the building envelope and setbacks for the proposed development.

**SECTION N-N**

Section N-N shows the building envelope and setbacks for the proposed development.

**SECTION O-O**

Section O-O shows the building envelope and setbacks for the proposed development.

**SECTION P-P**

Section P-P shows the building envelope and setbacks for the proposed development.

**SECTION Q-Q**

Section Q-Q shows the building envelope and setbacks for the proposed development.

**SECTION R-R**

Section R-R shows the building envelope and setbacks for the proposed development.

**SECTION S-S**

Section S-S shows the building envelope and setbacks for the proposed development.

**SECTION T-T**

Section T-T shows the building envelope and setbacks for the proposed development.

**SECTION U-U**

Section U-U shows the building envelope and setbacks for the proposed development.

**SECTION V-V**

Section V-V shows the building envelope and setbacks for the proposed development.

**SECTION W-W**

Section W-W shows the building envelope and setbacks for the proposed development.

**SECTION X-X**

Section X-X shows the building envelope and setbacks for the proposed development.

**SECTION Y-Y**

Section Y-Y shows the building envelope and setbacks for the proposed development.

**SECTION Z-Z**

Section Z-Z shows the building envelope and setbacks for the proposed development.

**REZONING PLAN**

SCALE: 1"=60'-0"

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATE: 01/17/12

BY: MARTIN R. CHAMTON, JR.

**REZONING PLAN**

SCALE: 1"=60'-0"

**REZONING PLAN**

SCALE: 1"=60'-0"

**SECTION A-A**

Section A-A shows the building envelope and setbacks for the proposed development.

**SECTION B-B**

Section B-B shows the building envelope and setbacks for the proposed development.

**SECTION C-C**

Section C-C shows the building envelope and setbacks for the proposed development.

**SECTION D-D**

Section D-D shows the building envelope and setbacks for the proposed development.

**SECTION E-E**

Section E-E shows the building envelope and setbacks for the proposed development.

**SECTION F-F**

Section F-F shows the building envelope and setbacks for the proposed development.

**SECTION G-G**

Section G-G shows the building envelope and setbacks for the proposed development.

**SECTION H-H**

Section H-H shows the building envelope and setbacks for the proposed development.

**SECTION I-I**

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Section M-M shows the building envelope and setbacks for the proposed development.

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Section N-N shows the building envelope and setbacks for the proposed development.

**SECTION O-O**

Section O-O shows the building envelope and setbacks for the proposed development.

**SECTION P-P**

Section P-P shows the building envelope and setbacks for the proposed development.

**SECTION Q-Q**

Section Q-Q shows the building envelope and setbacks for the proposed development.

**SECTION R-R**

Section R-R shows the building envelope and setbacks for the proposed development.

**SECTION S-S**

Section S-S shows the building envelope and setbacks for the proposed development.

**SECTION T-T**

Section T-T shows the building envelope and setbacks for the proposed development.

**SECTION U-U**

Section U-U shows the building envelope and setbacks for the proposed development.

**SECTION V-V**

Section V-V shows the building envelope and setbacks for the proposed development.

**SECTION W-W**

Section W-W shows the building envelope and setbacks for the proposed development.

**SECTION X-X**

Section X-X shows the building envelope and setbacks for the proposed development.

**SECTION Y-Y**

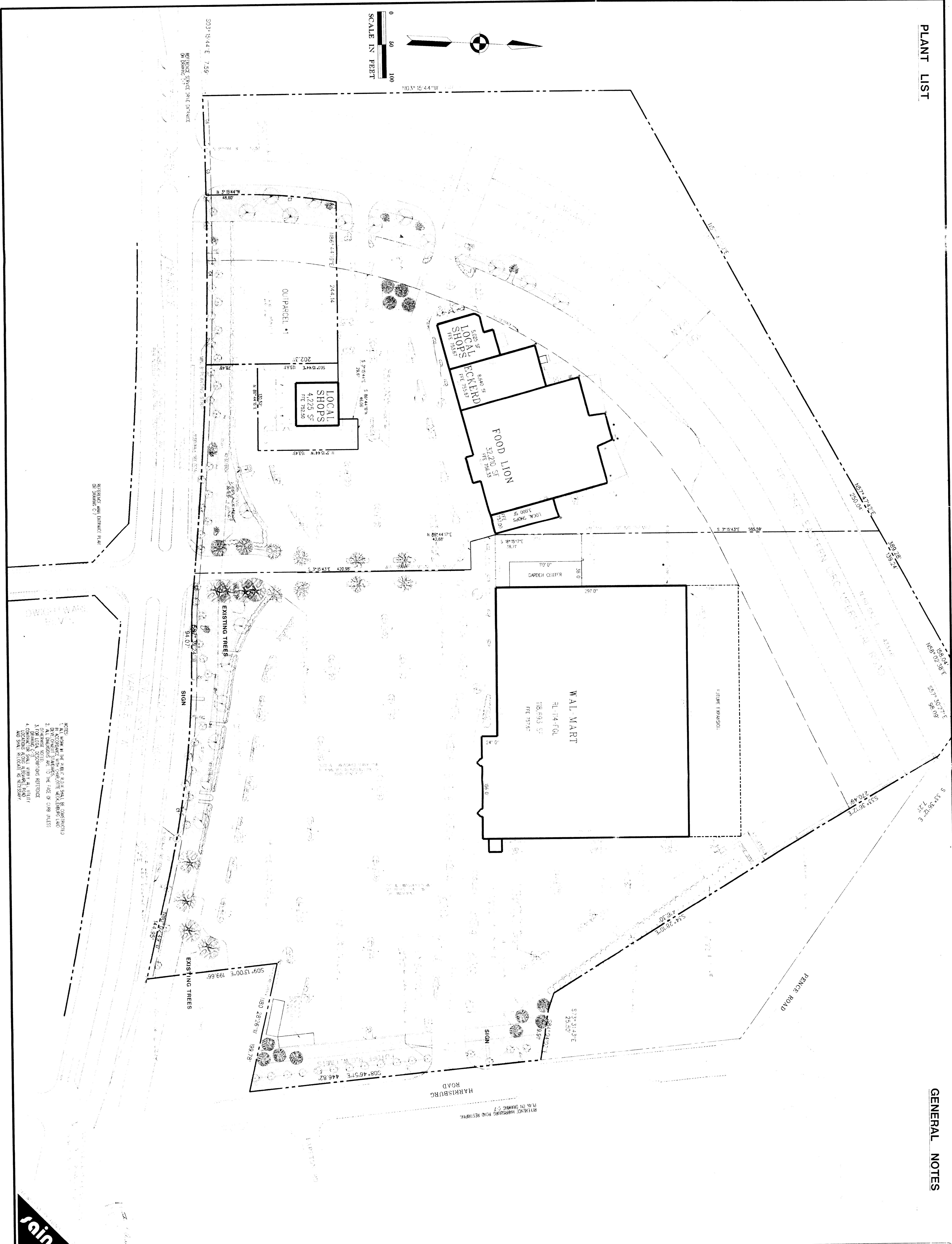
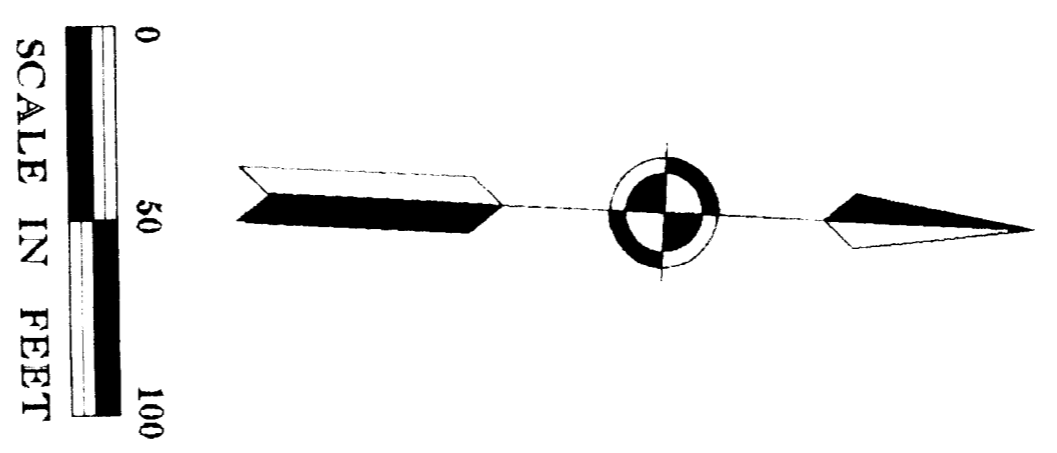
Section Y-Y shows the building envelope and setbacks for the proposed development.

**SECTION Z-Z**

Section Z-Z shows the building envelope and setbacks for the proposed development.

**REZONING PLAN**

SCALE: 1"=60'-0"



NOTES:  
 1. WORK IN THE FIELD TO BE COMPLETED BY THE CONTRACTOR.  
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.  
 3. DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.  
 4. LOCATIONS AND TYPES OF PLANTS TO BE PLANTED AS SHOWN ON THIS PLAN.  
 5. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.



**LANDSCAPE PLAN**  
 ALBEMARLE SQUARE  
 CHARLOTTE, NORTH CAROLINA  
 FOR  
 CHARTER PROPERTIES  
 CHARLOTTE, NORTH CAROLINA

L1


LANDSCAPE SERVICE, INC.  
 Kathy S. Andersen  
 LANDSCAPE ARCHITECTURE  
 1000 W. HARRISBURG ROAD, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28203  
 PHONE: 704.375.1111  
 FAX: 704.375.1112  
 WWW.KSALANDSCAPE.COM