



**Site Data**

- Site Area: 44,264 Acres (Total); 520,000-650,000 Square Feet  
 Existing Zoning: R-9 (CD)  
 Proposed Zoning: I-1 (CD)  
 Retained Usage: Those uses allowed in the I-1 District except:
1. Cemeteries - public and private
  2. Amusement, commercial, outdoors listed to part 3 golf courses, golf driving ranges and archery ranges
  3. Automobile repair garage, including engine overhaul, body and paint job and similar operations
  4. Bus passenger stations
  5. Feed, retail sales
  6. Fences and fence material, retail sales
  7. Fertilizer, package retail sales
  8. Fuel oil distribution, limited to 200,000 gallons average capacity subject to latest addition of the National Fire Protection Association
  9. Motorcycle retail sales and repair
  10. Pawn shops and secondhand goods, retail sales
  11. Tire recapping and retreading
  12. Tourist homes
  13. Trailers, houses, retail, and wholesale sales and repair
  14. Trucks, tractor and trailer units, retail and wholesale sales
  15. Utility trailer rentals
  16. Bus repair and storage
  17. Food processing, excluding poultry and animal slaughtering and dressing
  18. Amusement, commercial, outdoors such as miniature golf, fairs, rides and similar commercial enterprises except as regulated elsewhere in this plan
  19. Racetracks, raceways, drag strips as a major special-use under Section 324
  20. Demolition landfills
  21. Regional fuel storage facilities
  22. Hazardous waste dump

1. While this plan depicts a firm concept for development, modification of building shapes, sizes and locations and associated deviations in the parking lot configurations may occur as part of the final site design. In no event shall the location of the building be changed.
2. While locations are very specific, this plan depicts the maximum number of access points from the public streets by Charlotte Department of Transportation and N.C. D.O.T per the established driveway permit process.
3. Parking lots shall meet applicable zoning ordinance. In addition all parking shall be designed to provide internal landscape islands in order to avoid expansive pavement areas. Landscaping shall comply with the City of Charlotte tree ordinance.
4. All signage shall be in accordance with applicable zoning requirements. Also, detached signs shall be compatible with the architectural design and materials used on the center. Permanent project identification signs and directional signs may be designed and permitted, as allowed by the City of Charlotte Zoning Ordinance (sign regulations).
5. All proposed buildings will be designed to be architecturally compatible. "Butler" type metal building skins shall not be permitted.
6. A minimum 40 foot streetscape buffer is proposed the entire length of the property adjacent to the Interstate 77/85 interchange. This buffer will be provided using a combination of trees, shrubs, and service road buffer service road buffer plan and service road buffer section).
7. A minimum 40 foot improved buffer area will be maintained along other exterior property lines. The developer will strive to save existing features in this area. If it is necessary to remove existing features, landscaping will occur, as per the City of Charlotte zoning requirements. (See landscape buffer section).
8. Storm water detention shall be provided per Ordinance requirements.
9. In addition to the screening accomplished in the buffer areas, all other screening shall be per Zoning Ordinance requirements.
10. Fire hydrants shall be located within 500 feet from the most distant point of all buildings.

APPROVED BY CITY COUNCIL  
 DATE *January 14, 1992*  
**Spectrum**  
 PROFESSIONAL ENGINEERS  
 77/85 Interstate  
 Business Park  
*89-93*

Jenkins-Pear Architects  
 DEREK CHURCH WILLIAMS  
 Landscape Architecture  
 One Tryon Center Suite 1300  
 Charlotte, North Carolina 28204  
 704/372-6655  
 September 28, 1989  
 November 27, 1989