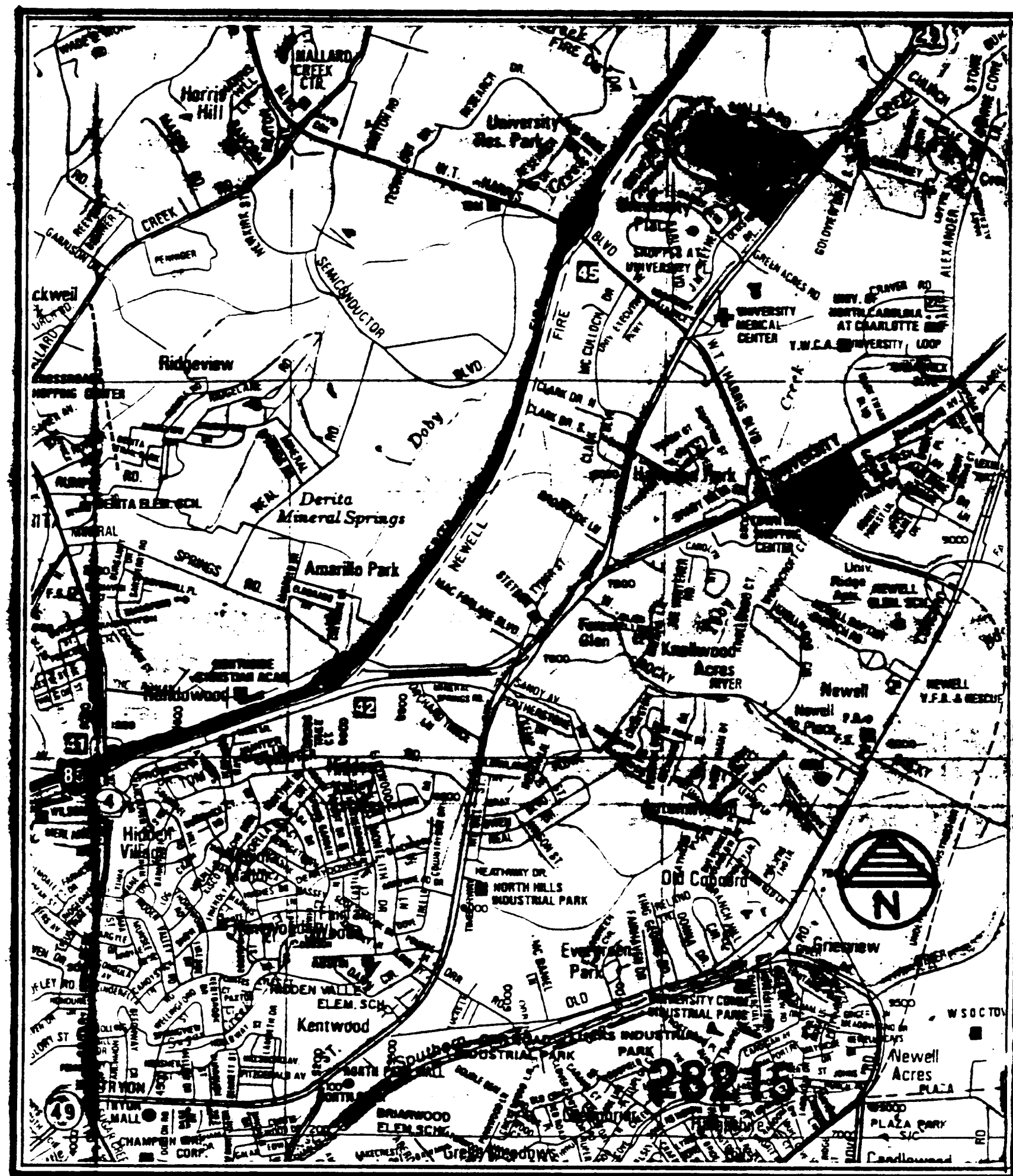


SITE UTILIZATION SUMMARY

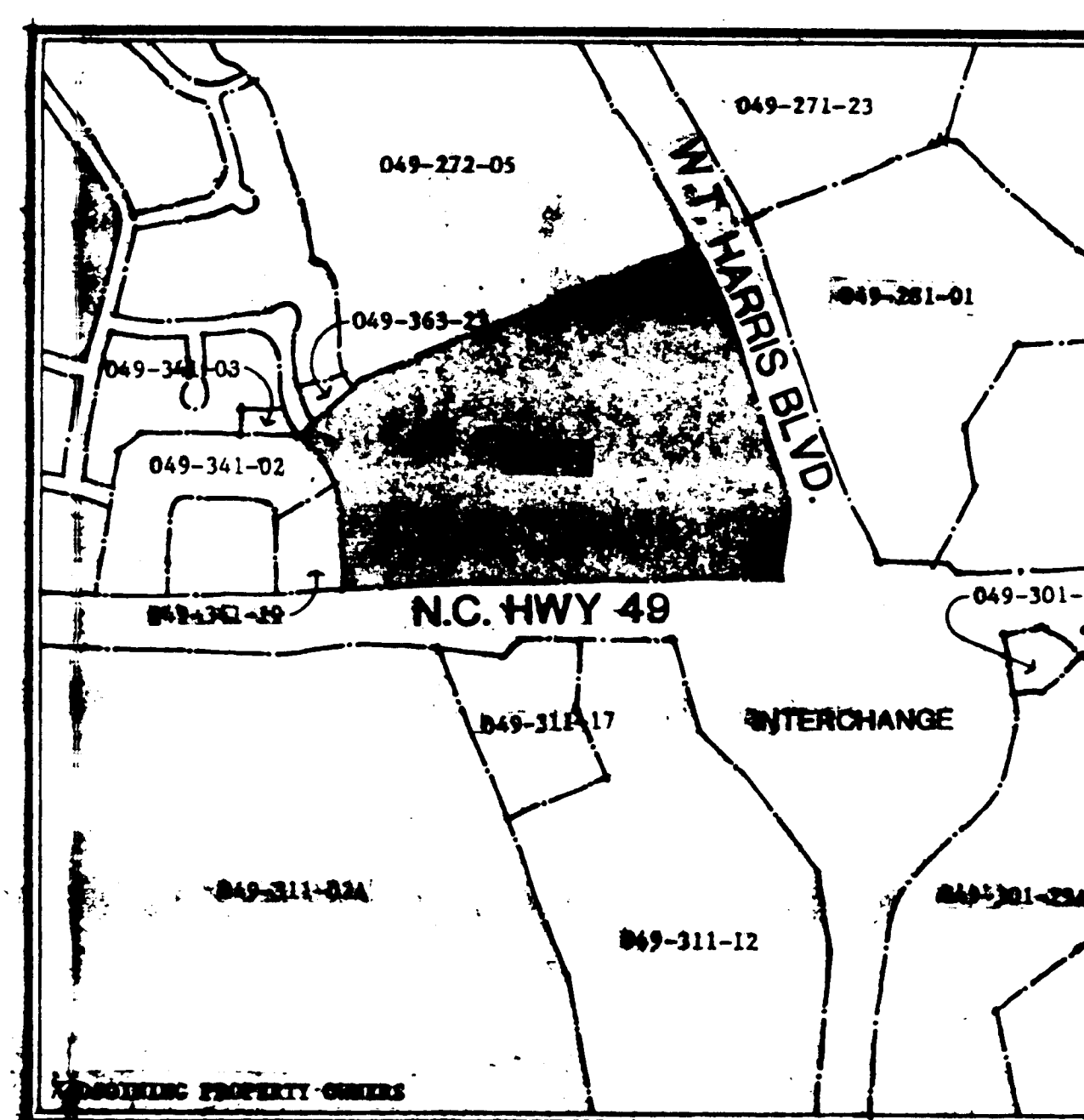
Existing Zoning	B-1 SCD
Proposed Zoning	B-1 SCD Site Plan Amendment
Existing Allowable Building Area	191,000 sf
Proposed Allowable Building Area	220,000 sf
Existing Building Area	188,286 sf
Undeveloped Approved Building Area	2,714 sf
Proposed Additional Building Area	22,000 sf
Total Building Area	220,000 sf
Total Parking Required	840 Spaces
Total Parking Provided	1,390 Spaces

NOTES

- The only intent of this site plan amendment is to permit the addition of a maximum of 29,000 sf to the approved area. All other existing site design remains intact including road access points, parking, interior circulation, and open space/landscaping details.
- The plan depicts expected locations of building additions. Some variation in dimensions, location, and configuration of the additions may occur with the approval of the Planning Commission staff. Likewise, changes in existing building and/or parking arrangement may occur subject to normal administrative processes.
- Any new signage related to the building additions shall be permitted in accordance with applicable ordinance provisions.



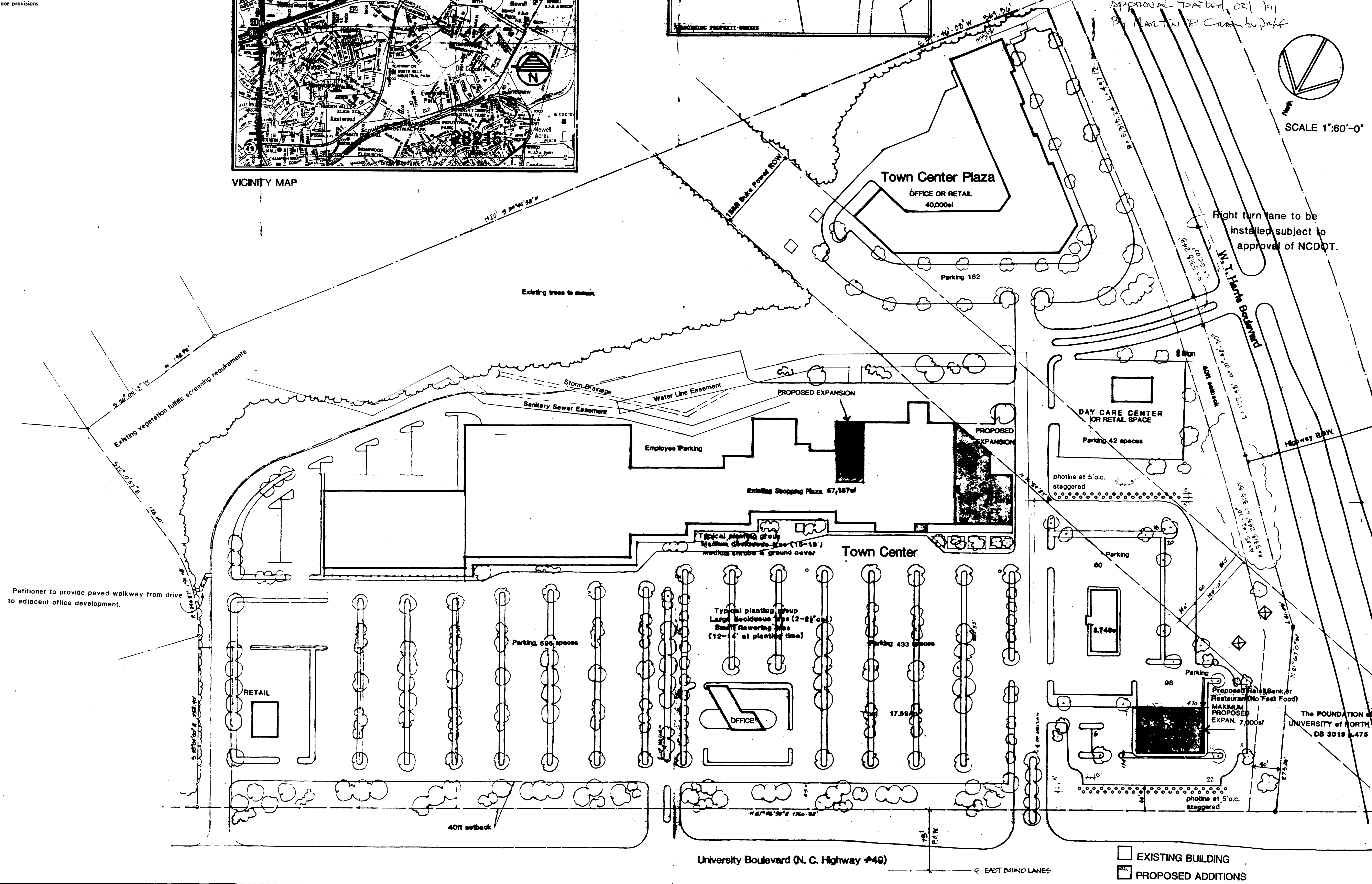
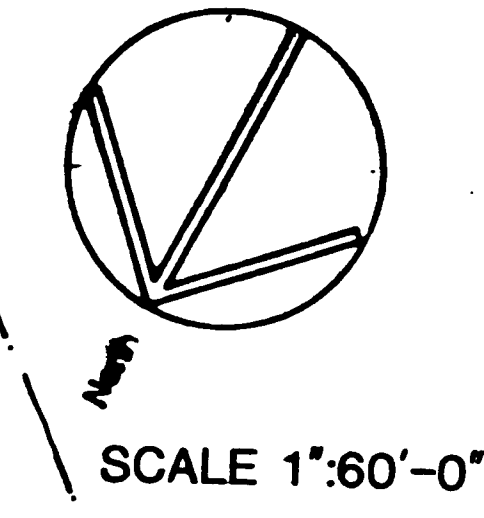
VICINITY MAP



ADJOINING PROPERTY OWNERS

049-281-01	Chancellor Park Ltd. Partnership c/o Crossland-Erwin Associates 125 Scalespark Road Charlotte, NC 28209	049-311-02A	University of North Carolina at Charlotte UNC Station Charlotte, NC 28213
049-271-23	Parsons Ridge Joint Venture c/o Strammell Crow Co. Residential 1700 One Lac Union Center Charlotte, NC 28202	049-311-02B	Southern Bell Telephone & Telegraph Co. P. O. Box 2211, Burr Building Atlanta, GA 30301
049-272-05	John E. Kirk and Wife 1201 Malstead Creek Church Road Charlotte, NC 28213	049-311-17	State Employees Credit Union P. O. Box 261128 Charlotte, NC 28256
049-363-23	Odell McLendon and Wife 8800 Mottoway Drive Charlotte, NC 28213	049-311-12	State of North Carolina P. O. Box 629 Raleigh, NC 27602
049-341-03	Ann H. Spence 8801 Mottoway Drive Charlotte, NC 28213	049-301-23A	State of North Carolina P. O. Box 629 Raleigh, NC 27602
049-341-02	University Professional Park Associates 455 W. Henderson Road Charlotte, NC 28211	049-301-23B	Mecklenburg County 1720 East 4th Street Charlotte, NC 28204
049-341-19	American Commercial Savings Bank Inc. 1000 East Blvd. Charlotte, NC 28203	049-301-22	Alvin Harmon and Wife 8717 Shady Hill Circle Charlotte, NC 28213

ATTACHED TO ADMINISTRATIVE APPROVAL DATED 05/11/91 BY MARTIN E. CRANDALL JR.



Petitioner to provide paved walkway from drive to adjacent office development.

Right turn lane to be installed subject to approval of NCDOT.

EXISTING BUILDING
PROPOSED ADDITIONS

Little & Associates Architects

Crosland-Erwin Associates

APPROVED BY COUNTY COMMISSION
DATE 1/22/91

REZONING PLAN FOR PUBLIC HEARING
SITE PLAN AMENDMENT

Project Number 2264
Sheet RZ-1

VRETTOS
GOPPOLD
Date Drawn 9-27-90

Revisions
12/21/90

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: May 15, 1991

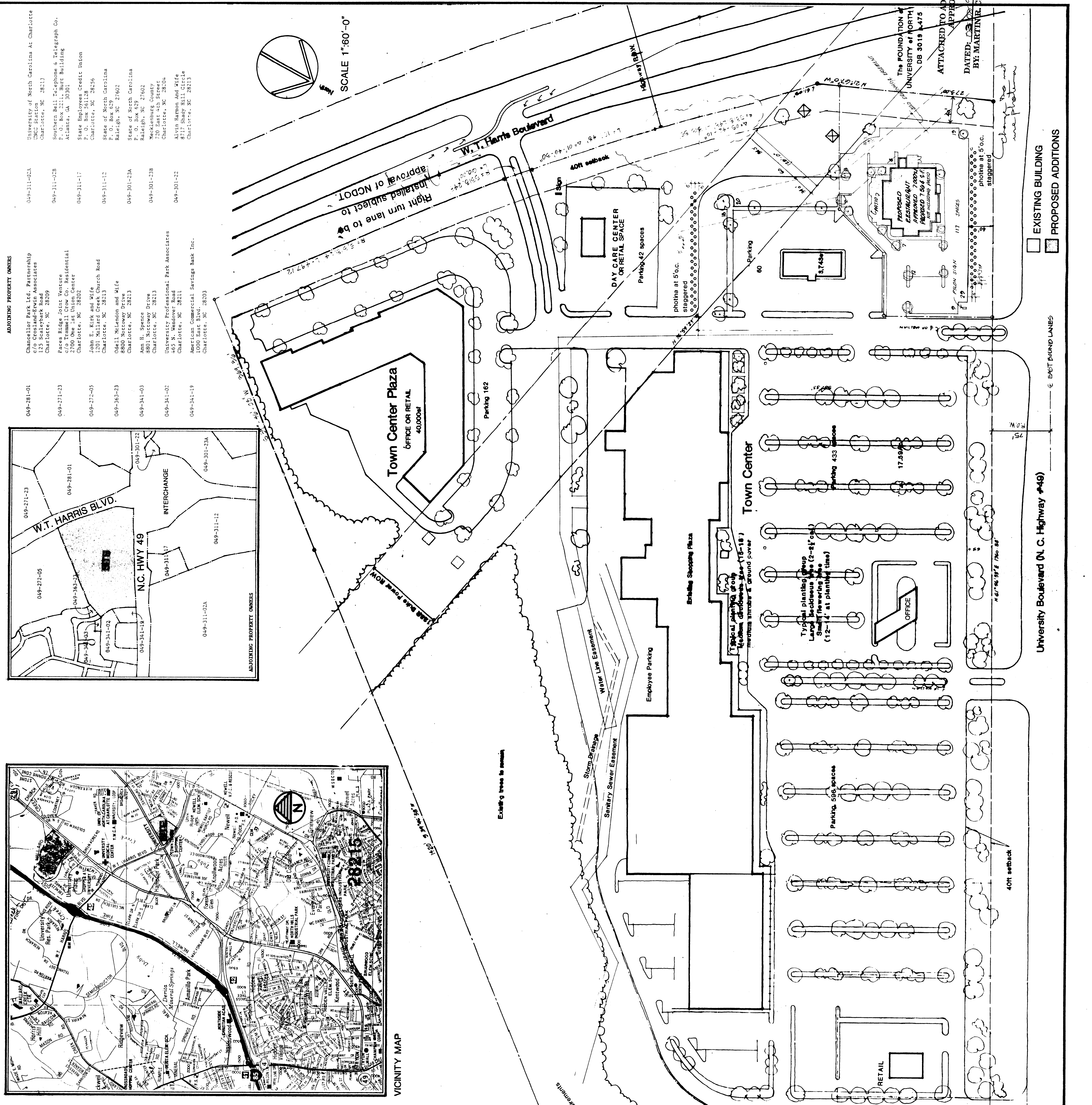
TO: Robert Brandon, Zoning Administrator

FROM: Martin E. Crandall, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 90-551(e) by Town Center Associates Tax Parcel Nos. 049-282, 01-10, 98, 99

Attached is a revised plan for the Town Center. The plan has been revised to add a wooden deck along the southern property line. This deck cannot be located any closer than 25 feet to the exterior property line. Since this is a minor change that does not increase the intensity of the site, I am administratively approving this plan. Please use this plan when evaluating requests for building permits.

MRC/RM:mlj
Attachment



SITE UTILIZATION SUMMARY

Existing Zoning	B-1 SCD Site Plan Amendment
Proposed Zoning	19,000 sf
Existing Allowable Building Area	220,000 sf
Proposed Allowable Building Area	188,236 sf
Existing Building Area	220,000 sf
Proposed Building Area	220,000 sf
Total Building Area	880 Spaces
Total Parking Required	1,390 Spaces
Total Parking Provided	

NOTES

- The only intent of this site plan amendment is to permit the addition of a maximum of 188,236 square feet of building area, including road access points, parking, interior circulation, and open space/landscaping details.
- The plan depicts expected locations of building additions. Some variation in dimensions, location, and configuration of the additions may occur with the approval of the Planning Commission. The location and configuration of the additions and/or parking arrangement may occur subject to normal administrative processes.
- Any new signage related to the building additions shall be permitted in accordance with applicable ordinance provisions.

SITE PLAN REVISION REV # 5, DATED 2.8.83

MAXIMUM ALLOWABLE BUILDING AREA	220,000 S.F.
EXISTING BUILDING AREA	220,000 S.F.
PROPOSED RESTAURANT ON PARCEL #14 (NOT INCLUDING PATIO AREA)	7,584 S.F.
BUILDING AREA AVAILABLE FOR OFFICE EXPANSION	11,490 S.F.

THE APPROVED SITE PLAN DATED 8-12-80 REVISED AS DATED 8-18-82 INDICATES THE BUILDING ADDITIONS TO BE MADE TO THE BUILDING AREA OF 220,000 S.F. THIS PLAN REQUESTS A CHANGE TO THE BUILDING AREA FROM 220,000 S.F. TO 227,584 S.F. ONLY. ALL OTHER CONDITIONS REMAIN THE SAME.

VICINITY MAP

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: March 2, 1993
FROM: Martin W. Mecklenburg, Jr., Planning Director

TO: Robert Brandon, Zoning Administrator

SUBJECT: Administrative approval for Petition No. 90-55(c) by Town Center Associates, Inc. Parcel #049-282-01-10, 98, 99

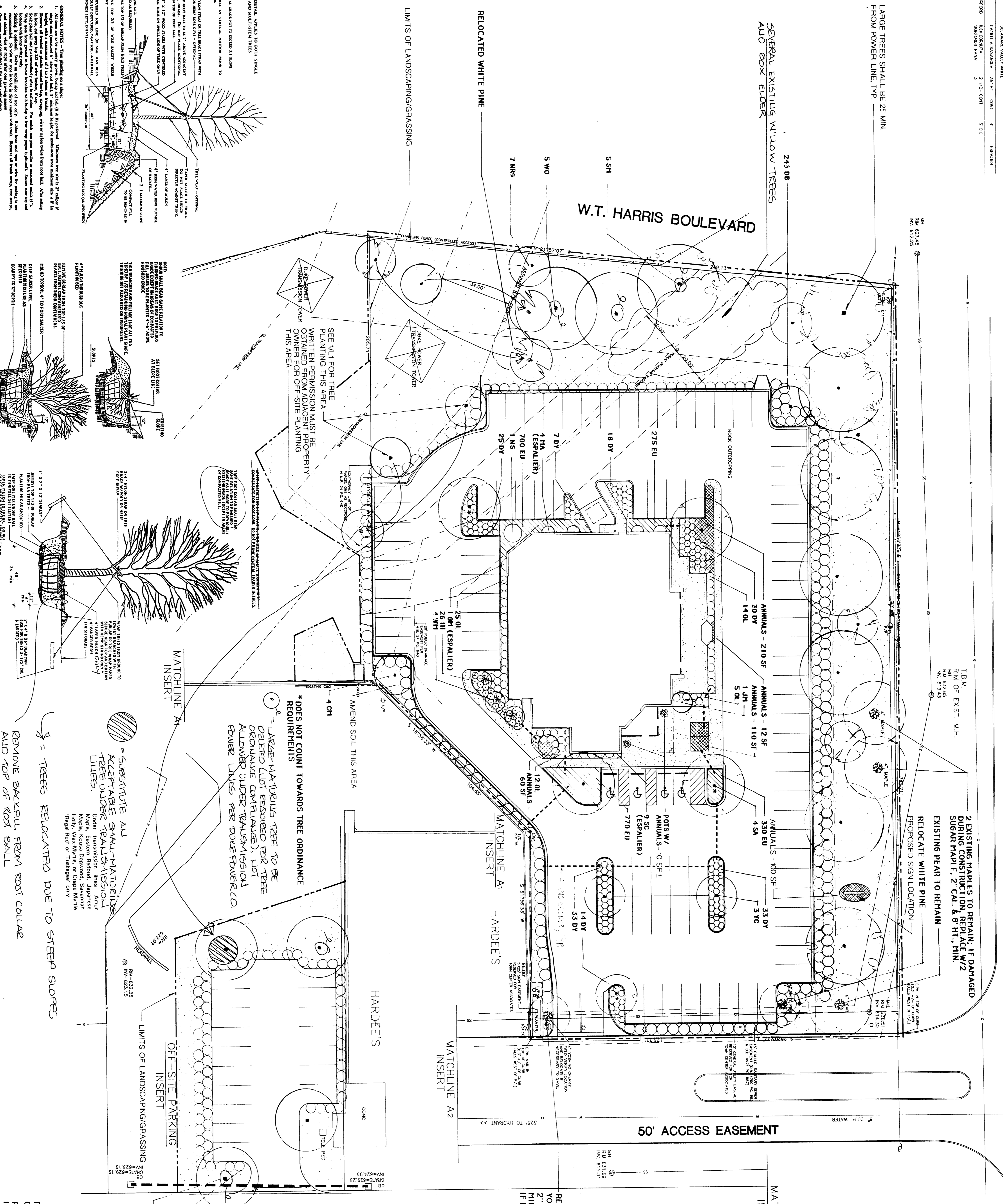
Attached is a revised plan of the above mentioned rezoning petition. The plan has been revised to change the all other mentioned rezoning petition. The rezoning petition at the northwest corner of the site. This rezoning was originally submitted to the Planning Commission, bank and/or retail space. The rezoning petition requires 7,584 square feet of building area. The overall shopping area requires 7,584 square feet of building area. The rezoning petition requires 7,584 square feet of building area, including the 7,000 sq. ft. restaurant at 7,584 sq. ft. will bring the total built square footage to 227,584 sq. ft. below the existing allowed square footage for the center. Since this is below the existing allowed square footage for the center, I am administratively approving this plan when evaluating requests for building permits and certificates of occupancy.

MWC/RRH/als
Attachment

PLANT SCHEDULE

Table with 4 columns: ITEM #, COMMON NAME, BOTANICAL NAME, SIZE. Lists various tree and shrub species and their dimensions.

N.C. HIGHWAY 49 - UNIVERSITY CITY BOULEVARD



- 1 TREE PLANTING ON A SLOPE
2 SHRUB PLANTING
3 TREE PLANTING

* DOES NOT COUNT TOWARDS TREE ORDINANCE REQUIREMENTS
* LAYER-NATIVE TREES TO BE PLANTED (UNTIL RELOCATED FOR TREE OBTAINMENT CONTRACT) MUST ALLOW UNDER-TAKEN SPECIAL POWER LINES PER DAVE EDWARDS CO

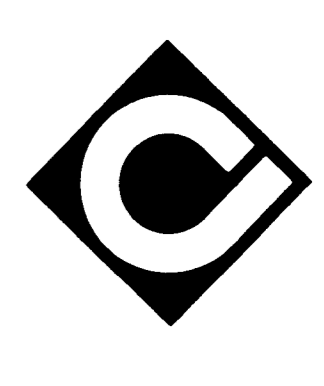
PLANT ALL TREES & SHRUBS ACCORDING TO CITY OF CHARLOTTE ENGINEERING DEPARTMENT STANDARDS. REFER TO STAKING PLAN, SHEET 1 OF 4, FOR PLANTING IS, AND DIMENSIONS

SITE TABULATION

Table with 3 columns: PREVIOUS AREA, PERMITTED PLANTING AREA, INTERNAL LANDSCAPE AREA. Includes values for area and cost.

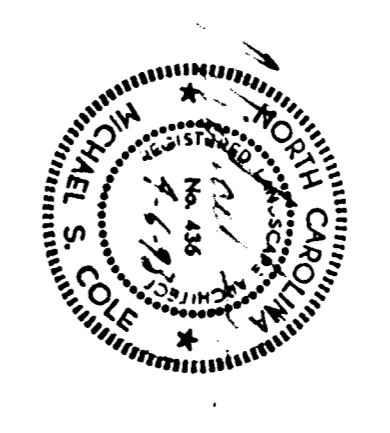
PLANTING SUMMARY

Table with 3 columns: PERMITTED PLANTING, INTERNAL LANDSCAPE AREA, INTERNAL TREES. Lists required and provided quantities.



Colecrest

Land Planning
Landscape Architecture



CHARLOTTE-MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: November 8, 1993
TO: Robert Brunden
FROM: Martin R. Cannon, Jr., Planning Director

SUBJECT: Administrative Approval for petition 90-516 by Town Center Assoc. Tax Parcel 1 049-265-0110-1919

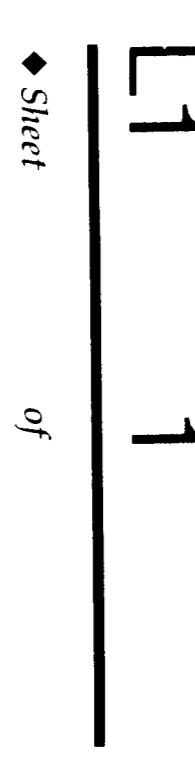
Attached is a specific landscaping plan for a portion of the above mentioned zoning petition. This specific landscaping plan for the Red Robin is in compliance with the intent of the approved conditional plan. Please use this plan when evaluating request for building permits and certificates of occupancy.



PLANTING PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 10/28/93
BY: MARTIN R. CANNON, JR.

Table with 3 columns: Date, Status, Description. Lists revision history for the plan.



1 of 1 sheet