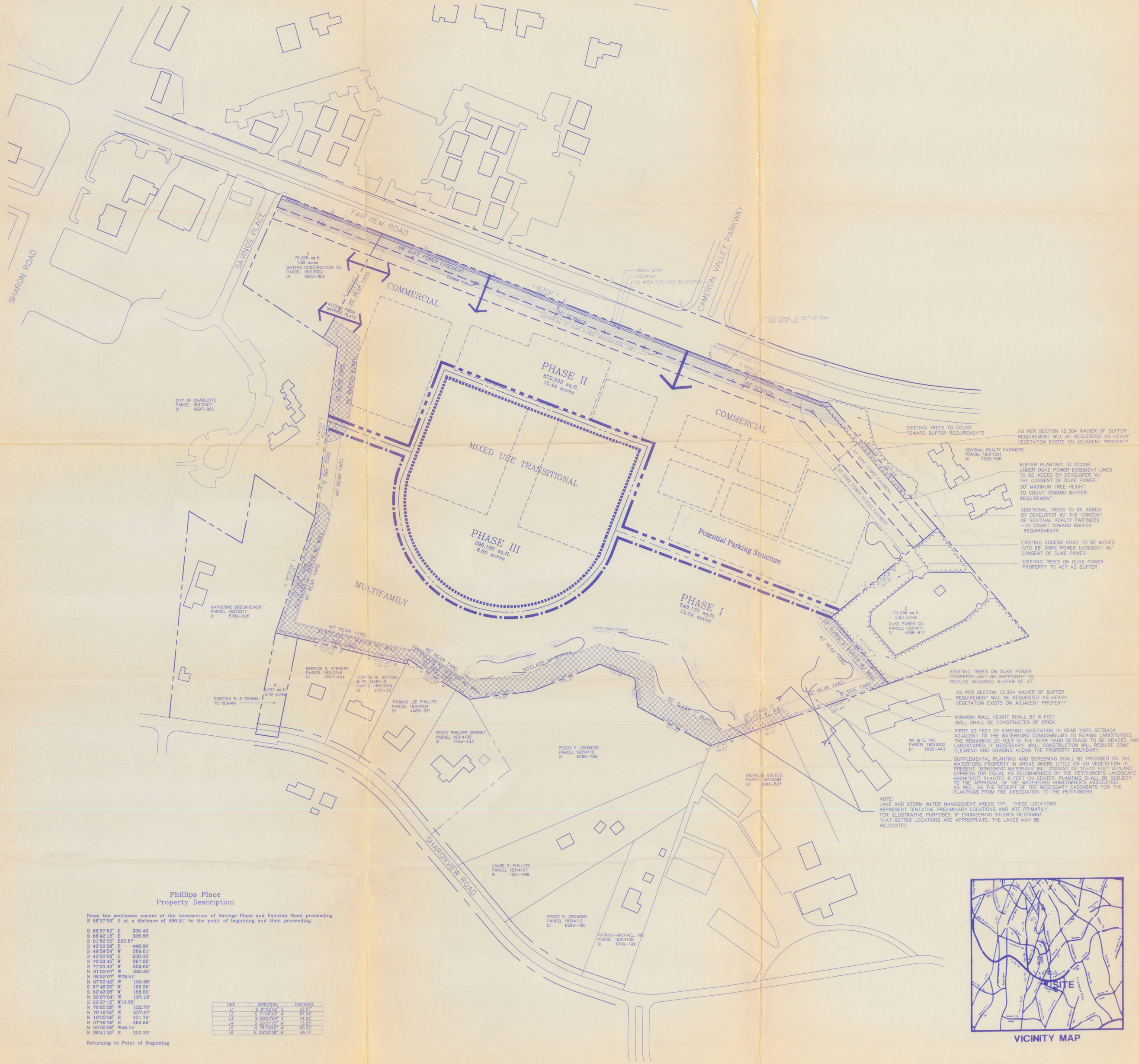

Phillips Place
Property Description

From the southeast corner of the intersection of Savings Place and Fairview Road proceeding S 68°37'52" E at a distance of 298.51' to the point of beginning and then proceeding:

S 68°37'52"	E	930.43'
S 68°42'15"	E	328.56'
S 81°52'00"	E	22.67'
S 40°00'06"	E	448.66'
S 49°59'54"	W	369.81'
S 40°00'06"	E	238.05'
S 70°58'45"	W	297.95'
S 71°05'43"	W	209.62'
N 61°23'07"	W	220.64'
N 05°52'07"	W	79.51'
N 67°53'42"	W	100.98'
S 67°46'32"	W	195.26'
S 82°42'06"	W	168.80'
N 52°27'04"	W	197.19'
S 20°27'15"	W	13.55'
N 75°25'28"	W	122.70'
N 76°19'50"	W	237.47'
N 18°35'56"	E	331.74'
N 07°46'49"	E	462.69'
N 55°55'28"	W	46.14'
N 29°41'43"	E	323.33'

Returning to Point of Beginning

LINE	DIRECTION	DISTANCE
L1	S 81°52'00" E	22.67'
L2	S 71°05'43" W	57.05'
L3	S 55°57'04" E	44.52'
L4	S 20°27'15" W	13.55'
L5	N 76°19'50" W	80.02'
L6	N 55°55'28" W	46.14'

VICINITY MAP

Phillips Place

PHILLIPS PLACE
Development Standards

1. General Provisions
   a. All development standards established by the City of Charlotte Zoning Ordinance (the 'Ordinance') for the Commercial Center District (CC) shall be followed in connection with the development to take place on this site.
   b. The building configurations, placements and sizes as shown on the Schematic Plan are conceptual in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelopes. Turning radii shall be constructed to allow emergency vehicle access.
2. Permitted Uses
   a. The total floor area of all retail facilities on the site shall not exceed 120,000 square feet. In addition, the proposed inn will contain no more than 100 rooms and the residential and mixed use transitional areas of the project will contain no more than 402 multi-family residential units.
   b. The site may be devoted to any use (including accessory uses) permitted in the CC Zoning District by the Ordinance, either as right, or under prescribed conditions, except those uses prohibited.
3. Buffers
   a. Buffers established on this Technical Data Sheet, around the perimeter of the site shall conform to the standards of Section 12.302 of the Ordinance.
   b. Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrians, access points, berms, walls, fences, drainage, utility lines and facilities.
   c. Grading may be performed and slopes may be installed within any part of the buffer area.
   d. In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walks, berms, fences, grading and utility construction, the cleared, improved areas will be landscaped as required by the Ordinance.
   e. As final plans are developed, attention shall be given to the separation of residential and non-residential uses within the project. Separation shall be achieved to the Planning Staff's satisfaction in conjunction with the Planned Multi-Family Review, which shall address the issue of separation of the residential and non-residential components of the project as well as the potential for integration of the the uses. A reduction or waiver of the buffer requirements may be requested in accordance with the provisions of the recently adopted text amendment to the CC District regulations.
4. Landscaping and Screening
   a. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
   b. Proposed landscape plantings shown on the Schematic Plan are conceptual only and subject to change based on final plans and actual site conditions.
5. Setbacks
   a. Buildings within the CC District shall maintain a minimum setback of 30 feet from the Fairview Road right-of-way as well as minimum side and rear yard setbacks of 25 feet from any exterior property line.
   b. Residential structures shall maintain a 50 foot buffer from the rear property line, a minimum side yard of 10 feet (5 feet in areas adjacent to other multi-family housing), and a minimum rear yard of 40 feet. The property owner shall have the right to reduce the Buffer requirement by 25% if a wall, fence or berm is provided that meets the standards in Section 12.302(8) of the Ordinance.
   c. Buffering along the Duke Power Company right-of-way shall be provided in accordance with the intent and requirements of the Ordinance. Alternate buffer Plan Request will be submitted.
6. Parking
   a. Each of the parking areas depicted on the Illustrative Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Ordinance.
   b. Parking areas may be constructed inside and outside building envelope areas.
   c. Parking will not be allowed within established setbacks and buffers.
7. Lighting
   a. A uniform lighting system will be employed throughout the site.
   b. All lighting within the site will be designed such that direct illumination does not extend beyond any property line. Light poles will be restricted to a maximum height of 35 feet.
   c. Consideration will be given to the impact of lighting on adjoining properties. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
8. Signs
   a. A master signage system will be adopted and implemented throughout the site.
   b. All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
   c. Permanent detached project identification signs for the unified development contemplated on the site may be erected along Fairview Road and Cameron Valley extension in the general areas depicted on the Technical Data Sheet. The shopping center identification sign shown on Fairview Road will serve as the general identification sign for uses located within the site.
   d. A temporary project sign may be located on the site along Fairview Road.
9. Fire Protection
   a. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office for approval before construction of the particular building commences.
   b. Fire hydrants will be located within 750 feet of any building constructed on the site.
10. Architectural Controls
   a. In general, buildings in the residential areas will be constructed to a height of no more than 40 feet. However, building heights in the retail and transitional areas may be increased provided the provisions of Section 11.405(5) of the Ordinance will be met.
   b. All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooden fence or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall will be substituted for the fence along each such side.
   c. All roof top equipment will be screened.
   d. The appearance of the front elevations of the retail buildings within the CC District will be generally consistent with the elevations depicted by Exhibit A accompanying this Technical Data Sheet, which was prepared by TBA Architects. Final dimensions and locations of design features may change to satisfy tenant requirements.
11. Stormwater Management
   a. Stormwater runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. No detention facilities shall be located in buffers.
12. Access Points
   a. The number of access points to the site will be limited to those shown and will be located in the general areas depicted on this Technical Data Sheet.
   b. The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs, and are further subject to approval by C.D.O.T. and the City of Charlotte Engineering Department.
   c. Internal access road to service project may be built to either public or private street standards.
   d. There shall be no vehicular access from Phillips Place to Sharonview Road.
   e. Site planning incorporates the proposed (10) feet of additional right-of-way necessary to provide an additional east-bound lane on Fairview Road. As indicated on this Technical Data Sheet, the front setback shall be taken thirty-five (35) feet from this additional right-of-way.
13. Project Phasing
   a. No work will Commence on any non-residential component of the project until at least the Phase I residential has begun, provided that grading, site preparation and installation of infrastructure improvements shall be permitted at any time on the site.
14. Transportation Improvements
   a. Widen Fairview Road along the frontage of the property to provide a separate right turn lane into Phillips Place. This widening would accommodate a future third eastbound through lane along Fairview Road.
   b. Construct a new left turn lane in the median of southbound Cameron Valley Parkway a distance of 180 feet plus taper.
   c. Extend existing westbound left turn lane along Fairview Road at Cameron Valley Parkway to 310 feet plus taper.

SITE DATA

Existing Zoning:	R-3
Proposed Zoning:	CC
Total Area:	34.78 AC
Total Retail Area:	120,000 Square Feet
Total Residential Area:	402 Units
Project Phasing:	
Phase I-Movie Theater	30,000 Square Feet
Retail	24,500 Square Feet
Multi-Family Residential	242 Units
Phase II-Retail	40,500 Square Feet
Inn (100 Rooms)	
Phase III-Retail	25,000 Square Feet
Residential/Apartments	160 Units
Mixed Use Area (100 units)	
Crescent Residential (60 units)	
Total Parking to be Provided:	1,326 Spaces *
Retail (5 Spaces per 1,000 Square Feet)	590 Spaces
Inn (100 Rooms)	100 Spaces
Residential (1.5 Spaces per Unit)	636 Spaces
Phase II Multi-Family Residential (396 Spaces)	
Phase IV Mixed Use and Crescent Residential (240 Spaces)	

Parking Decks to provide a total 280 Spaces (Included in above Calculations) * A one-story parking deck may be added in the general location shown as "Potential Parking Structure" to contain up to 200 additional spaces. F.A.R. will not exceed that allowed by the Zoning Ordinance for the CC District.

LEGEND

ACCESS
BUFFER
SETBACK
EXISTING TREES
RETENTION POND
FENCE
BUILDABLE AREA
MULTI-FAMILY (PHASE-I)
COMMERCIAL (PHASE-II)
MIXED USE TRANSITIONAL (PHASE-III)

0 100 200 300
Scale: 1"=100'

APPROVED BY CITY COUNCIL
DATE December 19 1994

TBA² Architects

THE HARRIS GROUP

TECHNICAL DATA SHEET

Final Design

DATE: 09-16-94
PROJECT NO.: 14072
REVISIONS: REVISIONS 09-16-94
FOR PUBLIC HEARING
11-28-94 PARKING STRUCTURE LOCATIONS & NOTES
11-29-94 ADDITION OF LINE 14 (a.-c.) TO DEVEL. NOTES

94-89(A)

1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1216 Prince Street, Alexandria, VA 22314 703/549-7784

Land Design Inc.
Landscape Architecture Land Planning
Urban Design Civil Engineering

SHEET NO: 1 OF: 1