LS3P
CHARLESTON • CHARLOTTE

Phillips Place

ADMINISTRATIVE REVISION TO REZONING
15 NOVEMBER 2005

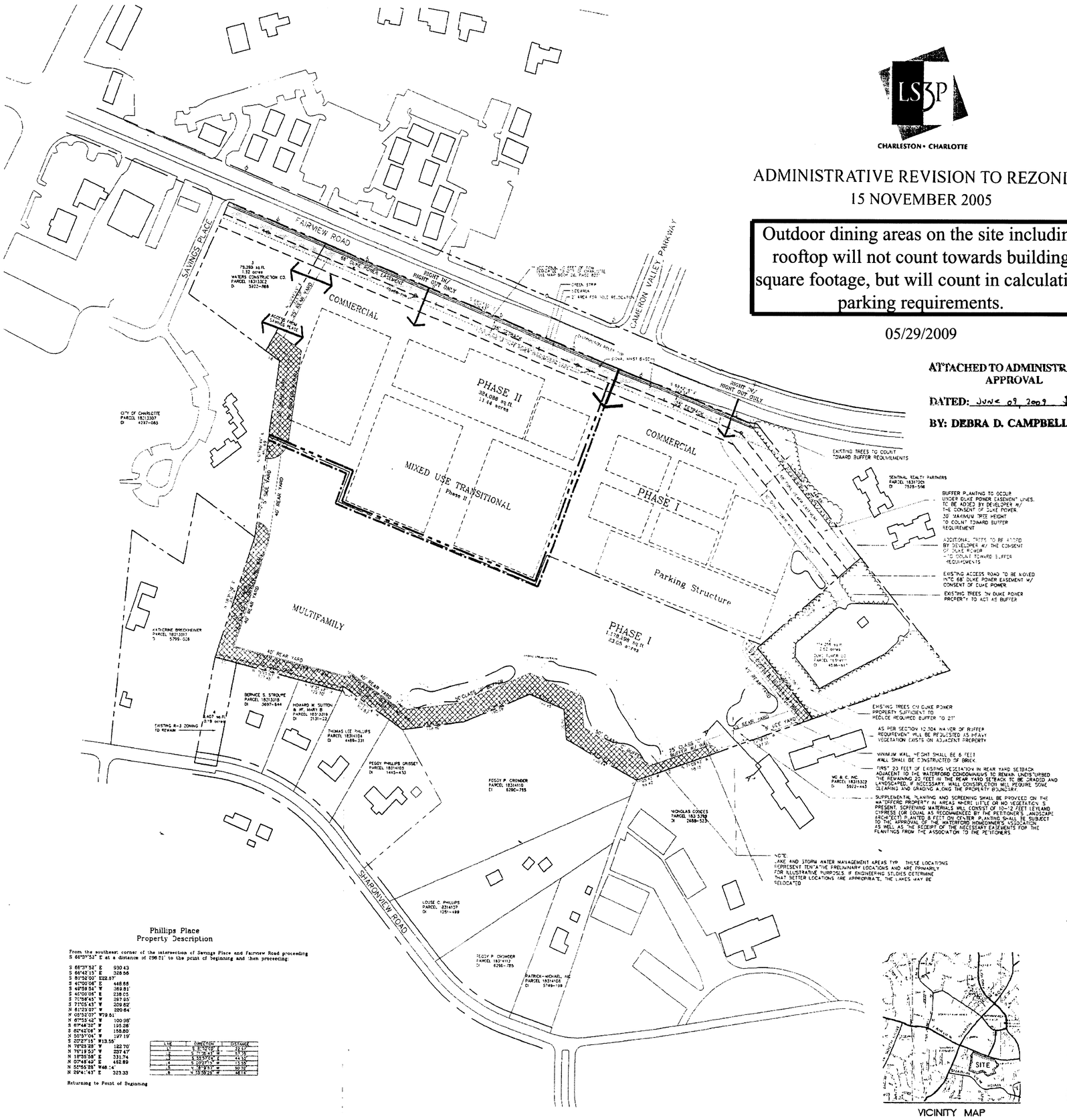
Outdoor dining areas on the site including rooftop will not count towards building square footage, but will count in calculating parking requirements.

05/29/2009

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 09, 2009 SAF

BY: DEBRA D. CAMPBELL



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 the 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 envelopes later established on this Technical Data Sheet. Parking spaces may also be modified to accommodate final building locations. Minor modifications may occur in the building envelopes. Parking lots shall be configured to allow emergency vehicle access.
2. **Permitted Uses**
   a. The total floor area of all retail facilities on the site shall not exceed 130,000 square feet. In addition, the planned mixed use will contain no more than 130 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 lawful uses and accessory uses permitted in the CC Zoning District by the Ordinance, either by right or under prescribed conditions, except Drive-thru Restaurants.
3. **Buffers**
   a. Buffers established on this Technical Data Sheet around the perimeter of the site shall conform to the provisions of Section 12.302 of the Ordinance.
   b. Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian access points, access points, berms, walls, fences, drainage, utility lines and facilities.
   c. Trenching may be performed and slopes may be created within any part of the buffer area.
   d. In buffer areas where existing trees and natural vegetation have been cleared to accommodate walks, berms, fences, grading and utility installation, the cleared, disturbed areas will be landscaped as required by the Ordinance.
   e. A site plan has been submitted to the Planning Staff, in conjunction with the Planned Multi-Family Review, which addresses the issue of separation of the residential and non-residential components of the project as well as the integration of the uses.
4. **Landscaping and Screening**
   a. Screening shall conform to 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 20 feet from the Fairview Road right-of-way as well as minimum side and rear yard setbacks of 20 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 in areas adjacent to other multi-family buildings and a minimum rear yard of 40 feet. The adjacent street yard here has been set to reflect the buffer requirement, or 25% of a lot. Yards set forth in previous Technical Data Sheets shall remain in effect.
   c. Adjacent along the Duke Power easement setbacks shall be provided in accordance with the zoning requirements for the adjacent zoning district which have been established by and approved by the Duke Power Company.
6. **Parking**
   a. Each of the parking areas required on the Schematic Plan may vary in size and location but in all cases off street parking will meet the minimum standards of the Ordinance.
   b. Parking areas may be constructed inside and outside building envelopes.
   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. Yard poles will be permitted to a maximum height of 30 feet.
   c. Consideration will be given to the impact of lighting on adjacent properties. Plans for site development will include detailed photometric angles and design specifications and drawings of illumination of the site to demonstrate no adverse 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 overall development contemplated on the site shall be erected in accordance with the provisions of the Ordinance.
9. **Fire Protection**
   a. 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 construction of the particular building commences.
   b. Fire hydrants will be located within 750 feet of each building constructed on the site.
10. **Architectural Controls**
   a. All external buildings in the residential areas will be constructed to a height of no more than 40 feet within the provisions of Section 9.303(17) of the Ordinance. Building heights in the retail and traditional areas may be increased beyond the provisions of Section 9.303(17) of the Ordinance.
   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 and will have a hinged gate. If one or more sides of the dumpster area adjacent to a building, the rear wall will be substituted for one fence along each such side.
   c. All roof top equipment will be screened.
   d. The appearance of the front elevation of the retail buildings within the CC District will be generally consistent with the elevations of the building to be prepared by TBA2 Architects which accompanies the original Rezoning Documents. Final elevations and elevations 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 adopted for the City of Charlotte by detention facilities that are located in buffer or setback areas.
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 the Technical Data Sheet.
   b. The configuration 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 CDOT and the City of Charlotte Engineering Department.
   c. The internal access plan to service the project is to be built in accordance with standards for private streets.
   d. There shall be no vehicular access from Phillips Place to Sharonview Road.
13. **Project Phasing**
   a. Phase I: Construction of the retail pads fronting Fairview Road will commence on the multi-family portion of the site. However, certain of the retail pads will be built in conjunction with the multi-family units in Phase I.
   b. Phase II: Construction of the retail pads fronting Fairview Road will commence on the multi-family portion of the site. However, certain of the retail pads will be built in conjunction with the multi-family units in Phase I.
14. **Off-Site Improvements**
   a. The Petitioner will widen Fairview Road along the frontage of the property to provide a minimum right turn lane into Phase II. This widening will accommodate a future share roadway through lane along Fairview Road.
   b. The Petitioner will construct a new left turn lane at the median of Fairview Road at Cameron Valley Parkway to provide at 150 feet total taper.
   c. The Petitioner will extend the existing westbound left turn lane along Fairview Road at Cameron Valley Parkway to 150 feet total taper.

SITE DATA

Existing Zoning:	CC
Total Area:	34.49 AC
Total Retail Area	131,000 Square Feet
Total Residential Area:	402 Units
Project Phasing:	
Phase I-Movie Theater	20,000 Square Feet
Retail	25,000 Square Feet
Multi-Family Residential	294 Units
Phase II-Retail	86,000 Square Feet
Inn	130 Rooms
Multi-Family Residential	108 Units
Total Minimum Parking	1,350 Spaces
Retail	823 Spaces
Inn	130 Spaces
Residential	597 Spaces

The F.A.R. will not exceed that allowed by the Zoning Ordinance for the CC District.

TBA² Architects

THE HARRIS GROUP

TECHNICAL DATA SHEET

Land Design

DATE	09-16-94
	4372
08-16-94	FOR PUBLIC HEARING
11-23-94	PKG. STRUCT. LOC. & LEVEL NOTES
11-29-94	LINES 146-E TO DEVEL. NOTES
01-09-95	FOR REZONING AMENDMENT
01-19-95	FOR ADMINISTRATIVE PLAN
02-15-95	FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE May 20, 1996
96-29

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: November 14, 2005
BY: DEBRA D. CAMPBELL

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

LEGEND

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

0 100 200 300
Scale: 1"=100'

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 296.51' to the point of beginning and then proceeding:

S 68°37'52" E	930.43
S 66°42'15" E	328.56
S 81°52'00" E	228.07
S 40°00'06" E	448.88
S 40°59'54" W	369.81
S 40°00'06" E	238.05
S 71°58'45" W	267.05
S 71°05'43" W	209.82
N 61°23'07" W	280.64
N 05°52'07" W	79.91
N 67°53'42" W	100.98
S 87°48'32" W	195.26
S 82°42'06" W	158.80
N 50°37'04" W	197.19
S 20°27'15" W	13.55
N 76°25'28" W	122.70
N 76°19'03" W	237.47
N 18°35'58" E	331.74
N 07°48'42" E	462.89
N 55°55'28" W	48.14
N 29°41'43" E	323.33

LINE	DIRECTION	DISTANCE
L1	S 8°37'08" E	28.67
L2	S 77°26'41" E	37.38
L3	S 33°37'54" E	44.35
L4	S 00°07'15" W	13.55
L5	N 18°35'57" W	50.00
L6	N 29°50'28" W	48.14

Returning to Point of Beginning

VICINITY MAP

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: June 09, 2009

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SAF

SUBJECT: Administrative Approval for Petition No. 1996-029 by Peter A. Pappas/Harris Group Partners

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the conditional notes to allow Roof top dining at the Cantina in which the rooftop dining will not count towards building square footage. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements and conditional notes still apply.