



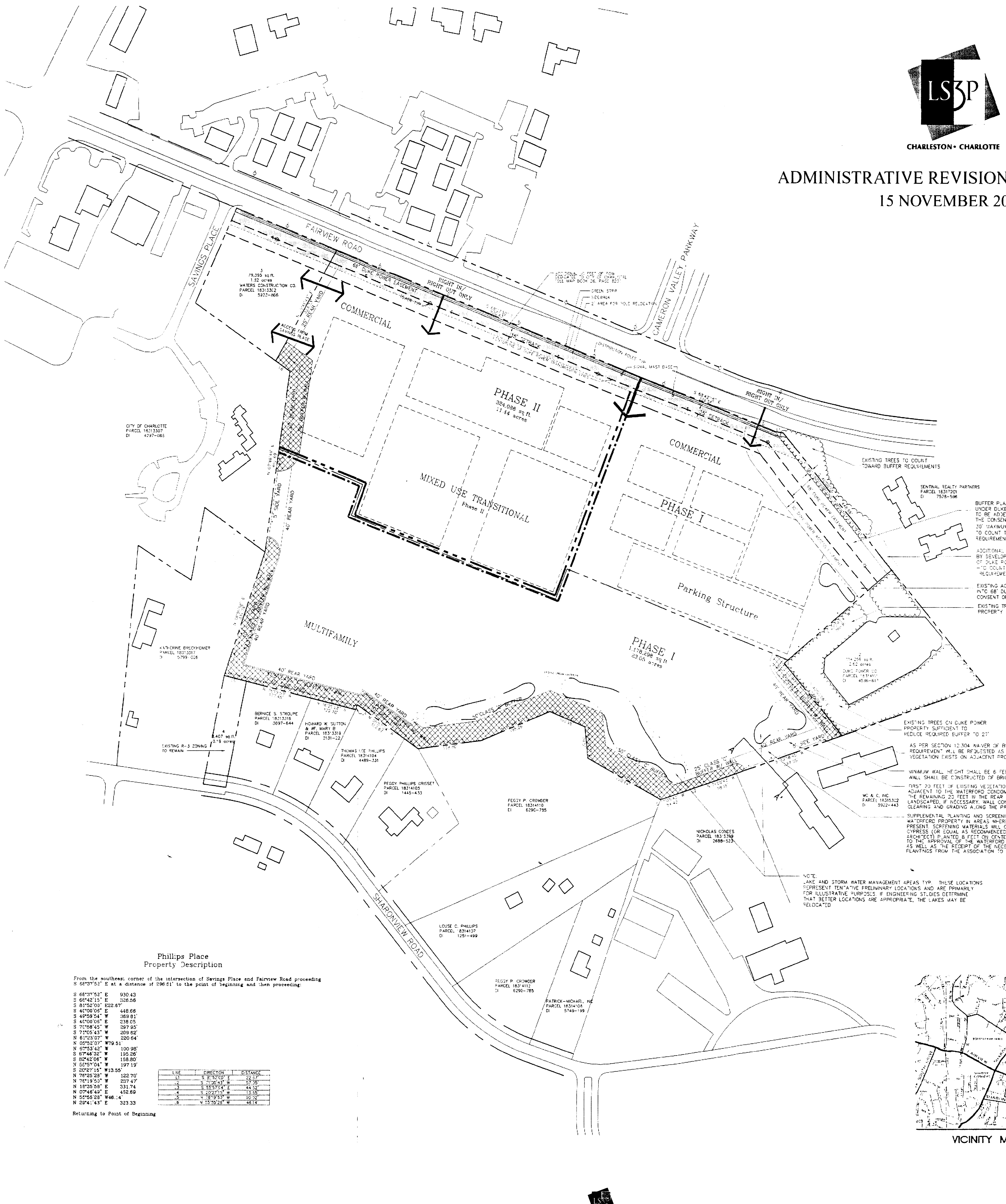
CHARLESTON • CHARLOTTE

ADMINISTRATIVE REVISION TO REZONING  
15 NOVEMBER 2005

# Phillips Place

## PHILLIPS PLACE Development Standards

- General Promotions**
  - All development standards established by the City of Charlotte shall apply to this project.
  - The existing site plan shall be revised to reflect the proposed development.
  - The existing site plan shall be revised to reflect the proposed development.
- Permitted Use**
  - The proposed use shall be consistent with the zoning ordinance.
  - The proposed use shall be consistent with the zoning ordinance.
- Setbacks**
  - Setbacks shall be consistent with the zoning ordinance.
  - Setbacks shall be consistent with the zoning ordinance.
- Landscaping and Screening**
  - Landscaping and screening shall be consistent with the zoning ordinance.
  - Landscaping and screening shall be consistent with the zoning ordinance.
- Access**
  - Access shall be consistent with the zoning ordinance.
  - Access shall be consistent with the zoning ordinance.
- Signage**
  - Signage shall be consistent with the zoning ordinance.
  - Signage shall be consistent with the zoning ordinance.



## 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 - Move Theater:	30,000 Square Feet
Retail:	25,000 Square Feet
Multi-Family Residential:	294 Units
Phase II - Retail:	66,000 Square Feet
Retail:	100 Rooms
Multi-Family Residential:	108 Units
Total Minimum Parking:	1,350 Spaces
Retail:	623 Spaces
Multi-Family Residential:	150 Spaces
Residential:	577 Spaces

APPROVED BY CITY COUNCIL  
DATE: July 20, 1996

LEGEND

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

VICINITY MAP

Scale: 1" = 100'



**THE HARRIS GROUP**

TECHNICAL DATA SHEET

DATE: 09-16-94

ATTACHED TO ADMINISTRATIVE

DATE: March 7, 2005

BY: DEBRA B. CAMPBELL

Land Design Inc.  
Landscape Architecture  
Urban Design  
Civil Engineering

Phillips Place Property Description

From the southeast corner of the intersection of Sainsbury Place and Fairview Road proceeding S 88°27'52" E at a distance of 296.61' to the point of beginning and then proceeding:

S 68°07'45" E	930.43
S 66°42'11" E	336.56
S 81°50'00" E	222.81
S 45°08'04" W	358.81
S 42°00'00" E	338.05
S 71°08'45" W	397.85
S 71°04'41" W	289.82
N 81°23'07" W	320.64
N 02°02'00" W	179.51
N 07°43'42" W	100.95
S 87°46'20" E	150.26
S 82°42'00" W	158.80
N 52°57'01" W	197.15
S 02°07'18" W	113.55
N 78°52'30" E	122.70
N 74°18'53" W	237.47
N 18°30'00" E	331.74
N 07°46'42" E	312.69
N 28°53'39" W	146.14
N 28°41'43" E	323.33

November 16, 2005

Charlotte Mecklenburg Planning Commission  
600 East 4<sup>th</sup> Street  
8<sup>th</sup> Floor  
Charlotte, N.C. 28202

Attention: Mr. Tim Manes  
Principal Planner

Reference: Phillips Place  
Charlotte, N.C.

Dear Tim:

On behalf of Phillips Place Partners, LLC, the owners of Phillips Place, we are submitting this request for an Administrative Revision to the Conditional Zoning Petition Number 96-29 for Phillips Place. We are also forwarding a check for \$330.00 to cover your review costs.

This revision entails the addition of 1,000 S.F. to the existing Upstream Restaurant building within the Phase I quadrant of this project. It also reworks the existing valet drop-off area to provide increased area of outdoor dining.

You may remember, several weeks ago, Johnny Harris and Charles Jaminigan from Lincoln Harris and I met with you, Keith and Bridget to discuss this request. At the time, we explained that this revision would allow Upstream to continue to thrive at Phillips Place and with the increased outdoor dining, further enhance the already vibrant street life the project has fostered.

Tim, as you begin your review of this project, please feel free to contact me with any questions or concerns at (704) 333-6686.

Sincerely,  
LS3P ASSOCIATES, LTD.  
James M. Williams, Jr., AIA  
Vice President/Principal

Cc: John W. Harris  
Charles Jaminigan

DATE: November 14, 2005

FROM: Debra Campbell  
Planning Director

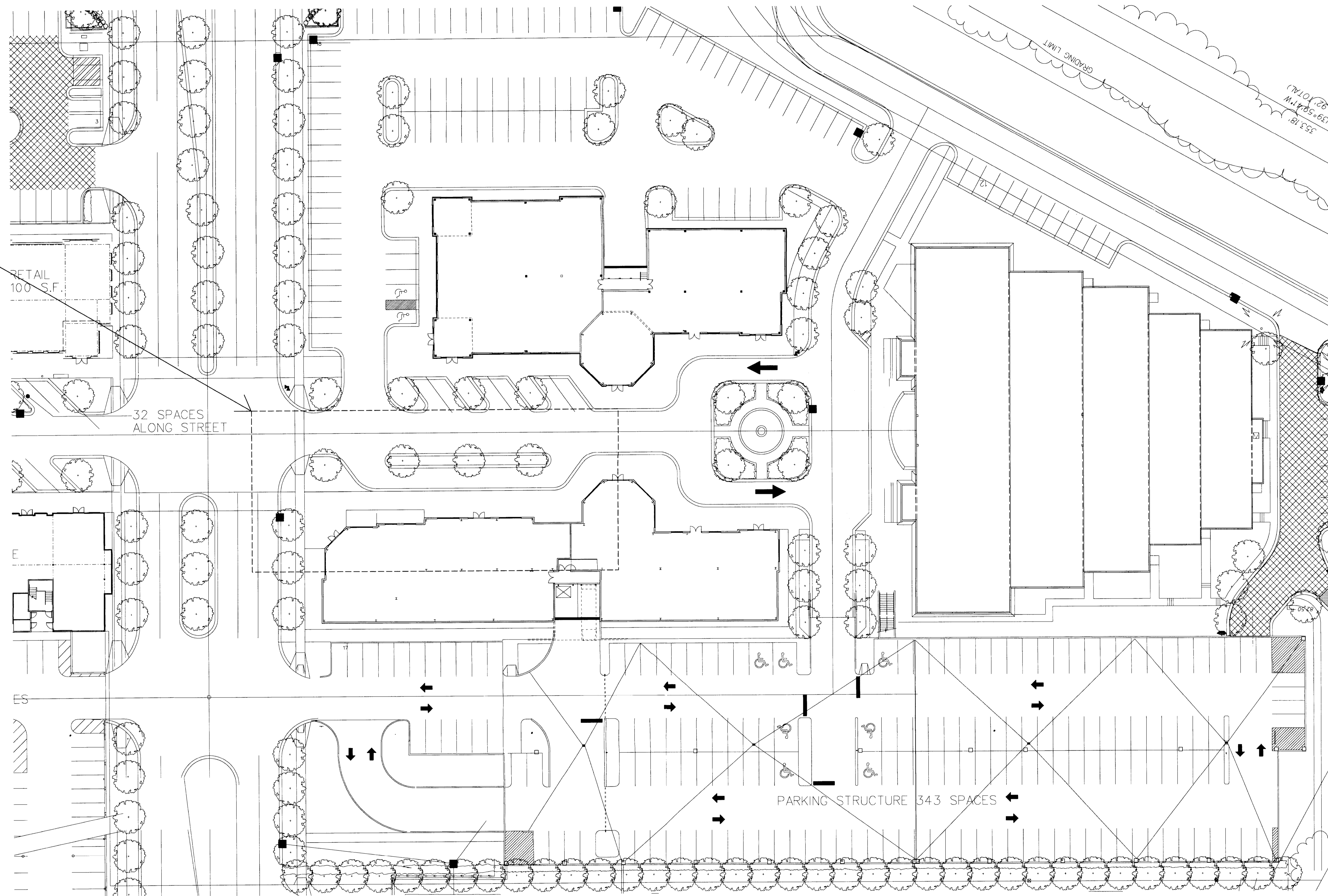
SUBJECT: Administrative Approval for Petition No. 1996-29 by Peter A. Pappas/Harris Group Partners

Attached is a revised plan with elevations for the above petition. The plan has been revised to allow a one time increase of 1,000 square feet or 131,000 square feet total. This increase will allow the existing Upstream Restaurant located in phase I to expand. Note the proposed outdoor dining area does not count toward additional square footage. Since this change does not alter the intent of the development and is minor, I am administratively approving this revised plan and elevations. Please use this revised plan and elevations when evaluating requests for building permits and certificates of occupancy.

**Note that all other ordinance requirements still apply.**



EXISTING AREA TO  
BE IMPROVED PER  
PROPOSED WORK



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



LINCOLN  
HARRIS

# PHILLIPS PLACE EXPANSION

## EXISTING SITE CONDITIONS

SCALE: 1"=20'

CHARLOTTE, NC

15 NOVEMBER 2005



CHARLESTON • CHARLOTTE



CHARLESTON • CHARLOTTE

# Phillips Place

ADMINISTRATIVE REVISION TO REZONING  
15 NOVEMBER 2005

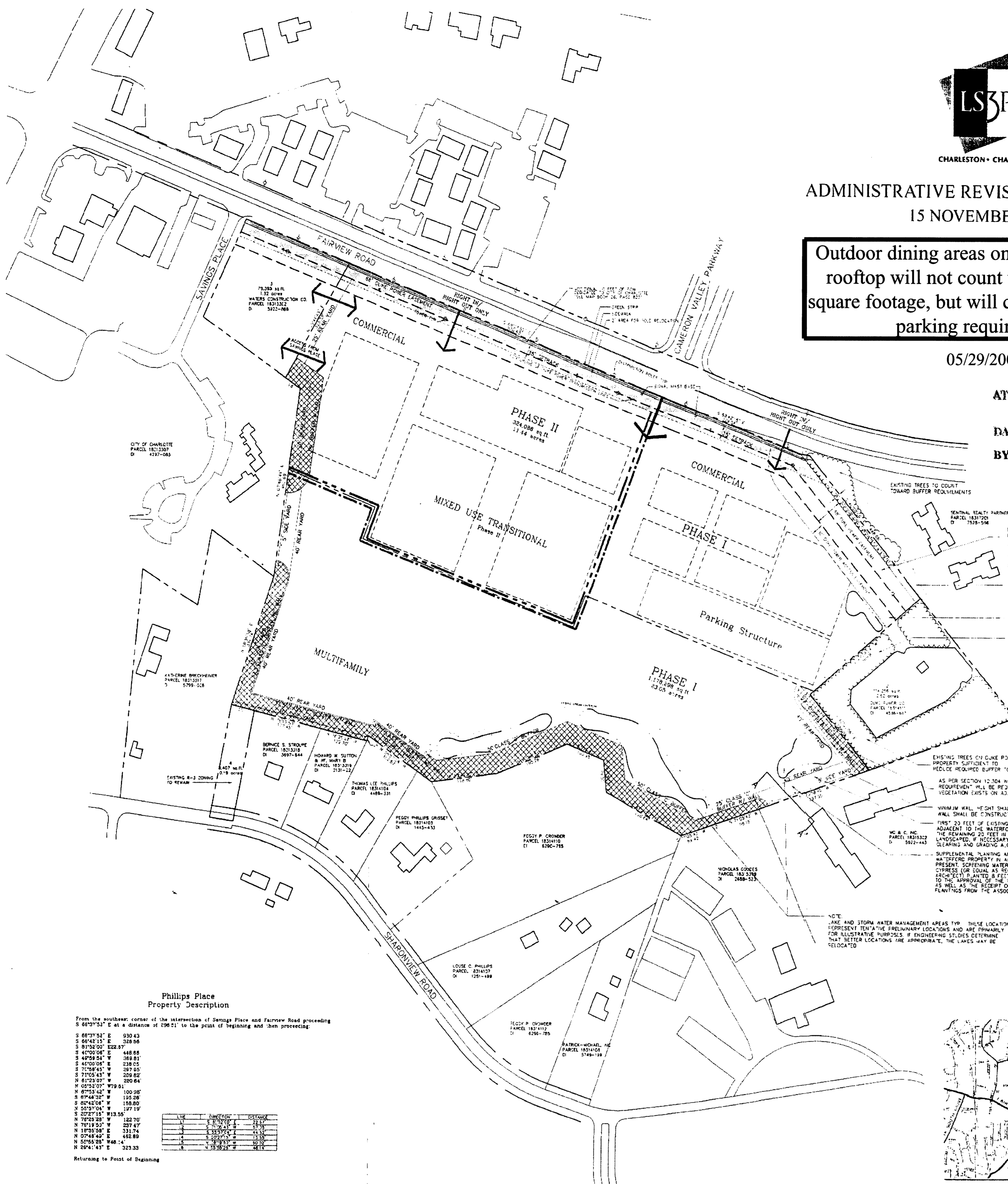
Outdoor dining areas on the site including rooftop will not count towards building square footage, but will count in calculating parking requirements.

05/29/2009

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 09, 2009

BY: DEBRA D. CAMPBELL



### PHILLIPS PLACE

#### Development Standards

- General Provisions**
  - All development standards established by the City of Charlotte shall apply to this project.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Permitted Uses**
  - The site shall be used for the purposes of the zoning ordinance.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Setbacks**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Landscaping and Screening**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Parking**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Lighting**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Signage**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Stormwater Management**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Access Easements**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Front Porches**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
- Off-site Impacts**
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.
  - The applicant shall be responsible for obtaining all necessary permits from the City of Charlotte.

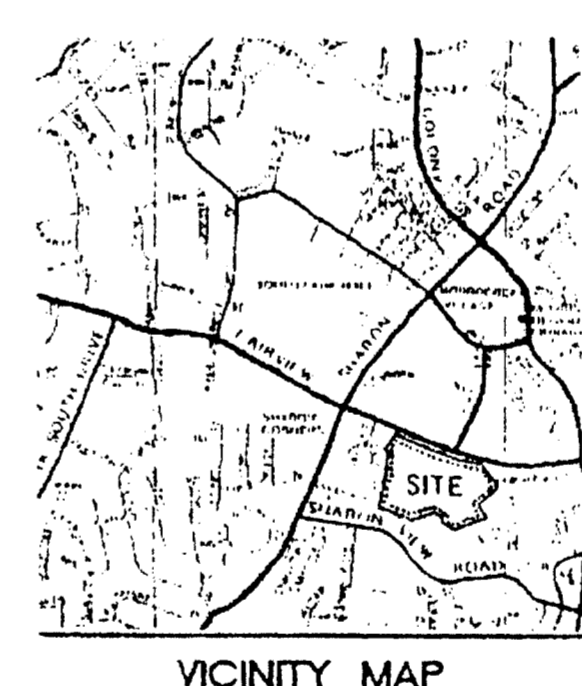
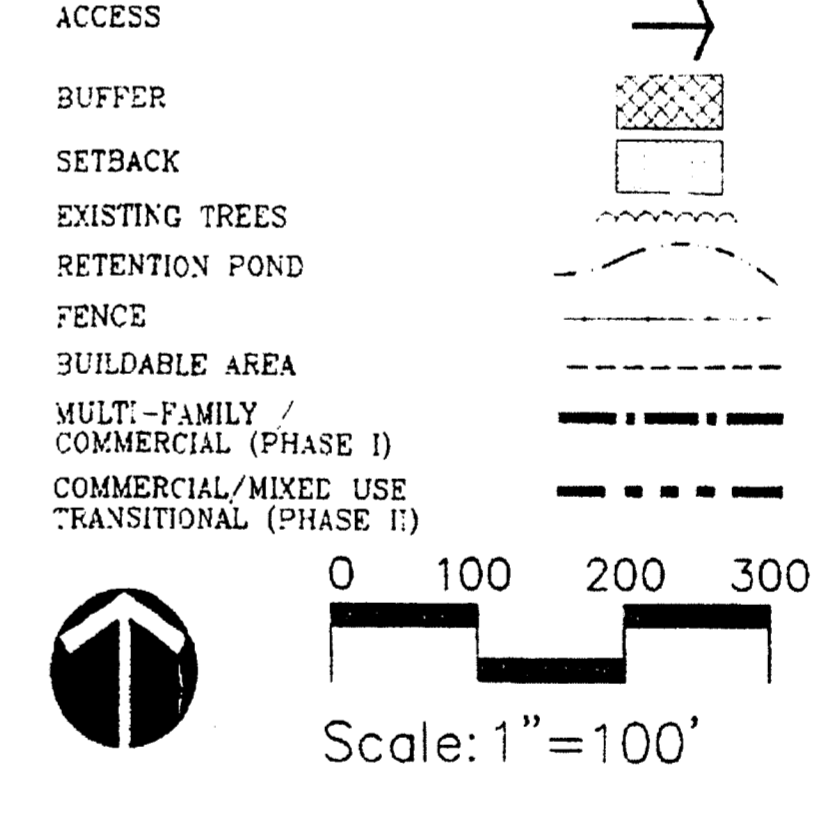
### SITE DATA

Existing Zoning	UC
Total Area	34.49 AC
Total Retail Area	131,000 Square Feet
Total Residential Area	402 Units
Project Phasing	
Phase I - Move Theater	30,000 Square Feet
Retail	25,000 Square Feet
Multi-Family Residential	294 Units
Phase II - Retail	66,000 Square Feet
Retail	100 Spaces
Multi-Family Residential	108 Units
Total Minimum Parking	1,350 Spaces
Retail	623 Spaces
Residential	100 Spaces
Multi-Family Residential	597 Spaces

The P.A.R. will not exceed that allowed by the Zoning Ordinance for the UC District.

APPROVED BY CITY COUNCIL  
DATE: May 26, 2009

### LEGEND



Phillips Place Property Description

From the southern corner of the intersection of Savings Place and Fairview Road proceeding S 64°10'21" E at a distance of 296.21 to the point of beginning and then proceeding:

S 68°17'51" E	930.43
S 64°45'15" E	326.86
S 81°32'00" E	828.67
S 42°00'04" E	448.86
S 49°59'01" W	389.81
S 42°00'04" E	238.05
S 1°09'43" W	307.80
S 1°00'43" W	208.82
N 1°23'00" W	289.64
N 02°32'00" W	879.81
N 87°23'16" W	100.98
N 87°48'32" W	154.28
N 87°42'04" W	158.89
N 52°37'04" W	197.19
N 87°23'16" W	100.98
N 76°29'28" W	182.70
N 76°19'53" W	207.47
N 18°30'58" E	331.74
N 27°48'42" E	446.89
N 27°45'28" W	446.89
N 29°41'47" E	513.33

Returning to Point of Beginning

### CHARLOTTE - MECKLENBURG PLANNING COMMISSION INTER-OFFICE COMMUNICATION

DATE: June 09, 2009

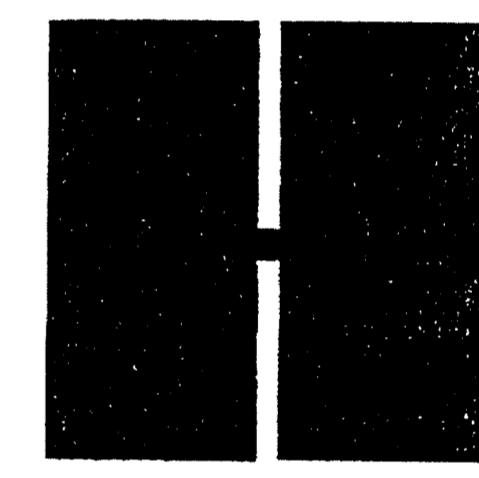
TO: Mark Fowler, Zoning Supervisor

FROM: Debra Campbell, Planning Director

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.



TECHNICAL DATA SHEET

APPROVED BY CITY COUNCIL  
DATE: May 26, 2009

DATE: 09-18-04

02-11-04 1272

02-16-04 FOR PUBLIC HEARING

11-23-04 PKC STREET IAC & PERM. NOTES

11-29-04 CIVILS IAC & PERM. NOTES

01-20-05 FOR REZONING AMENDMENT

01-19-05 FOR ADMINISTRATIVE PLAN

01-13-05 FOR PUBLIC HEARING

ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: May 14, 2009

BY: DEBRA D. CAMPBELL

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