

Phillips Place

PHILLIPS PLACE Development Standards

- General Provisions**
 - 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.
 - The building configurations, placements and uses 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.
- Permitted Uses**
 - The total floor area of all retail facilities on the site shall not exceed 130,000 square feet. In addition, the proposed inn 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.
 - The site may be devoted to any use (including accessory uses) permitted in the CC Zoning District by the Ordinance, either by right or under prescribed conditions, except Drive-Thru Restaurants.
- Buffers**
 - 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.
 - Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian access points, berms, walls, fences, drainage, utility lines and facilities.
 - Grading may be performed and slopes may be installed within any part of the buffer area.
 - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and utility construction, the cleared/improved areas will be landscaped as required by the Ordinance.
 - 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.
- Landscaping and Screening**
 - Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
 - Proposed landscape plantings shown on the Schematic Plan are conceptual only and subject to change based on final plans and actual site conditions.
- Setbacks**
 - Buildings within the CC District shall maintain a minimum setback of 35 feet from the Fairview Road right-of-way as well as a minimum side and rear yard setbacks of 25 feet from any exterior property line.
 - 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(b) of the Ordinance.
 - Buffering along the Duke Power Company right-of-way shall be provided in accordance with the intent and requirements of the Ordinance. A separate Buffer Plan has been submitted to and approved by the Building Standards Department.
- Parking**
 - Each of the parking areas depicted on the Schematic Plan may vary in size and location, but in all events, off-street parking will meet the minimum standards of the Ordinance.
 - Parking areas may be constructed inside and outside building envelope lines.
 - Parking will not be allowed within established setbacks and buffers.
- Lighting**
 - A uniform lighting system will be employed throughout the site.
 - 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.
 - 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.
- Signs**
 - A master signage system will be adopted and implemented throughout the site.
 - All signs placed on the site will be erected in accordance with the requirements of the Ordinance.
 - Permanent detached project identification signs for the unified development contemplated on the site shall be erected in accordance with the provisions of the Ordinance.
- Fire Protection**
 - Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's office for approval before construction of the particular building commences.
 - Fire hydrants will be located within 750 feet of any building constructed on the site.
- Architectural Controls**
 - In general buildings in the residential areas will be constructed to a height of no more than 40 feet unless the provisions of Section 9.305(1)(7) will be met. However, building heights in the retail and transitional areas may be increased provided the provisions of Section 11.405(8) will be met.
 - 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.
 - All roof top equipment will be screened.
 - 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, prepared by TBA Architects, which accompanied the original Rezoning documents. Final dimensions and locations of design features may change to satisfy tenant requirements.
- Stormwater Management**
 - 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 buffer or setback areas.
- Access Points**
 - 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.
 - 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.
 - The internal spine road to service the project to be built in accordance with standards for private streets.
 - There shall be no vehicular access from Phillips Place to Sharonview Road.
- Project Phasing**
 - Phase I: Construction of the retail may begin once grading has commenced on the multi-family portion of the site however certificates of occupancy will not be issued for the retail buildings until building permits have been pulled for the multi-family units in Phase I.
 - Phase II: Construction on Phase II may commence once building permits have been received for the multi-family units in Phase I.
- Off-Site Improvements**
 - The Petitioner will widen Fairview Road along the frontage of the property to provide a separate right turn lane into Phillips Place. This widening will accommodate a future third eastbound through lane along Fairview Road.
 - The Petitioner will construct a new left turn lane in the median of southbound Cameron Valley Parkway a distance of 100 feet plus taper.
 - The Petitioner will extend the existing westbound left turn lane along Fairview Road at Cameron Valley Parkway to 310 feet plus taper.

SITE DATA

Existing Zoning:	CC
Total Area:	34.49 AC
Total Retail Area:	120,000 Square Feet
Total Residential Area:	402 Units
Project Phasing:	
Phase I - Movie Theater	30,000 Square Feet
Retail	24,000 Square Feet
Multi-Family Residential	294 Units
Phase II - Retail	66,000 Square Feet
Inn	130 Rooms
Multi-Family Residential	108 Units
Total Minimum Parking	1,350 Spaces
Retail	623 Spaces
Inn	130 Spaces
Residential	597 Spaces
The F.A.R. will not exceed that allowed by the Zoning Ordinance for the CC District.	



THE HARRIS GROUP TECHNICAL DATA SHEET

APPROVED BY CITY COUNCIL

DATE: May 20, 1996

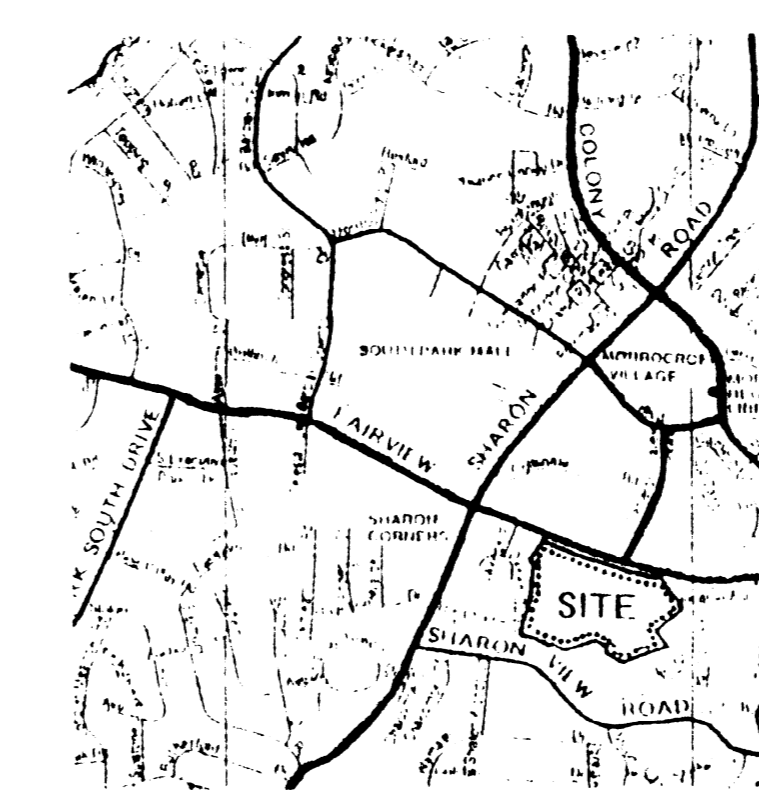
LEGEND

- ACCESS →
- BUFFER [Cross-hatched pattern]
- SETBACK [Dotted pattern]
- EXISTING TREES [Wavy line pattern]
- RETENTION POND [Wavy line pattern]
- FENCE [Dashed line pattern]
- BUILDABLE AREA [Solid line pattern]
- MULTI-FAMILY / COMMERCIAL (PHASE I) [Dashed line pattern]
- COMMERCIAL/MIXED USE TRANSITIONAL (PHASE II) [Dashed line pattern]

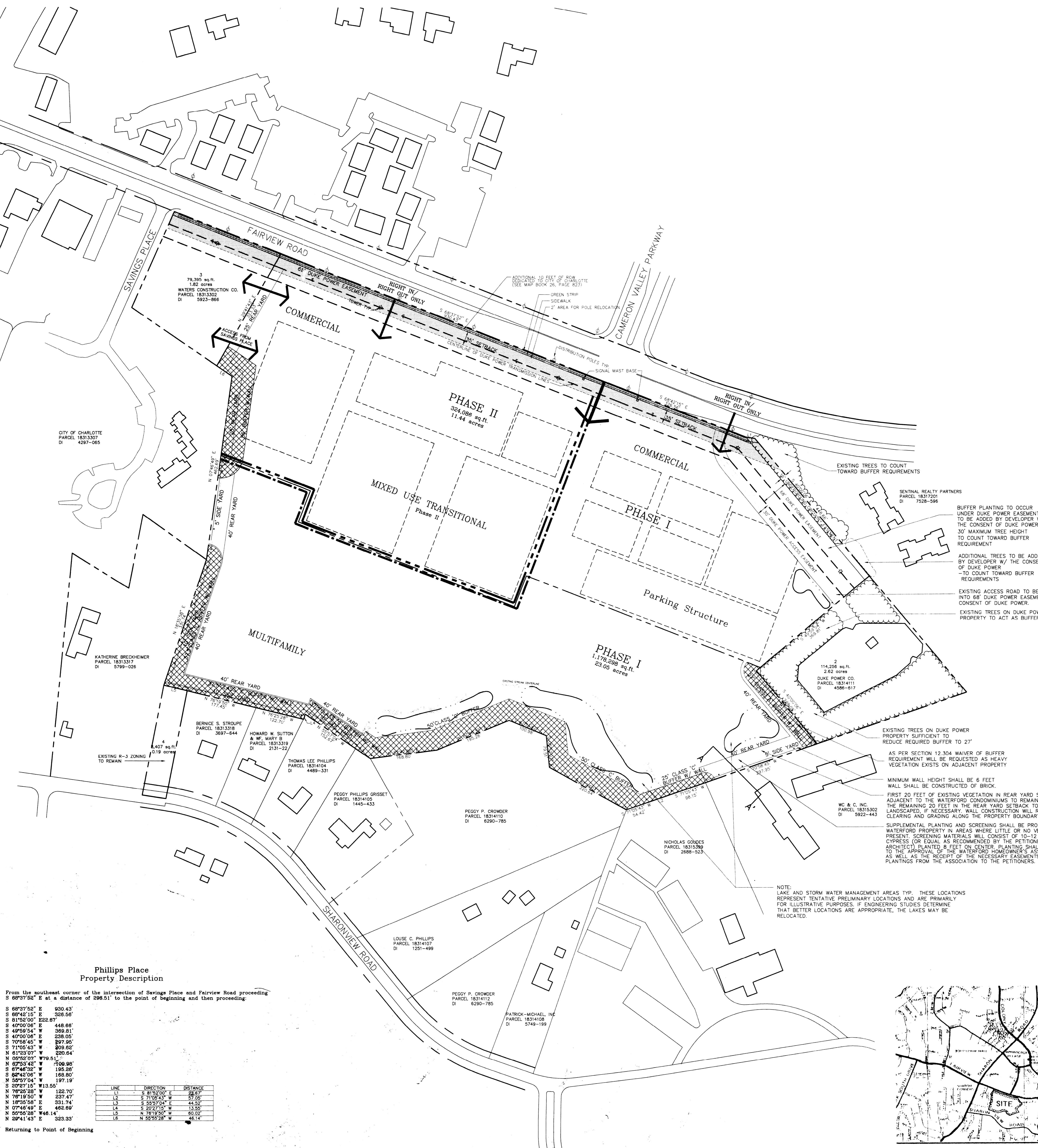


0 100 200 300

Scale: 1" = 100'



VICINITY MAP



Phillips Place Property Description

From the southeast corner of the intersection of Savings Place and Fairview Road proceeding S 86°37'52" E at a distance of 286.51' to the point of beginning and then proceeding:

- S 68°37'52" E 930.43'
- S 89°42'15" E 326.56'
- S 81°52'00" E 322.87'
- S 40°00'00" E 446.86'
- S 49°59'54" W 389.81'
- S 40°00'00" E 238.05'
- S 70°08'45" W 397.96'
- S 71°05'43" W 809.82'
- N 61°23'07" W 320.64'
- N 09°52'07" W 79.51'
- N 07°53'42" E 109.96'
- S 07°46'32" W 195.26'
- S 82°42'06" E 168.80'
- N 52°57'04" W 197.19'
- S 29°27'15" W 113.55'
- N 76°26'28" E 122.70'
- N 78°19'50" W 237.47'
- N 18°35'58" E 331.74'
- N 07°46'48" E 462.69'
- N 50°35'28" W 40.14'
- N 28°41'43" E 323.33'

LINE	DIRECTION	DISTANCE
L1	S 81°30'00" E	286.51'
L2	S 71°29'43" W	97.50'
L3	S 25°37'00" E	24.53'
L4	S 20°27'15" W	13.50'
L5	N 07°19'50" E	60.50'
L6	N 28°35'29" W	46.14'

Returning to Point of Beginning