

**SITE CRITERIA**

**RETAIL:**  
**TOTAL AREA:** 75,000 S.F.  
**PARKING REQUIRED (1 SP PER 250 S.F.):** 300 SP.  
**TOTAL PARKING PROVIDED:** 317 SP.

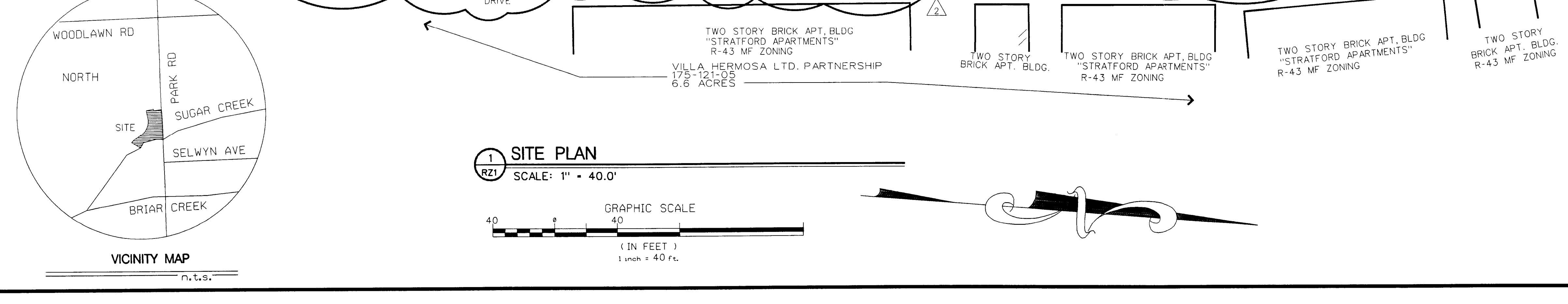
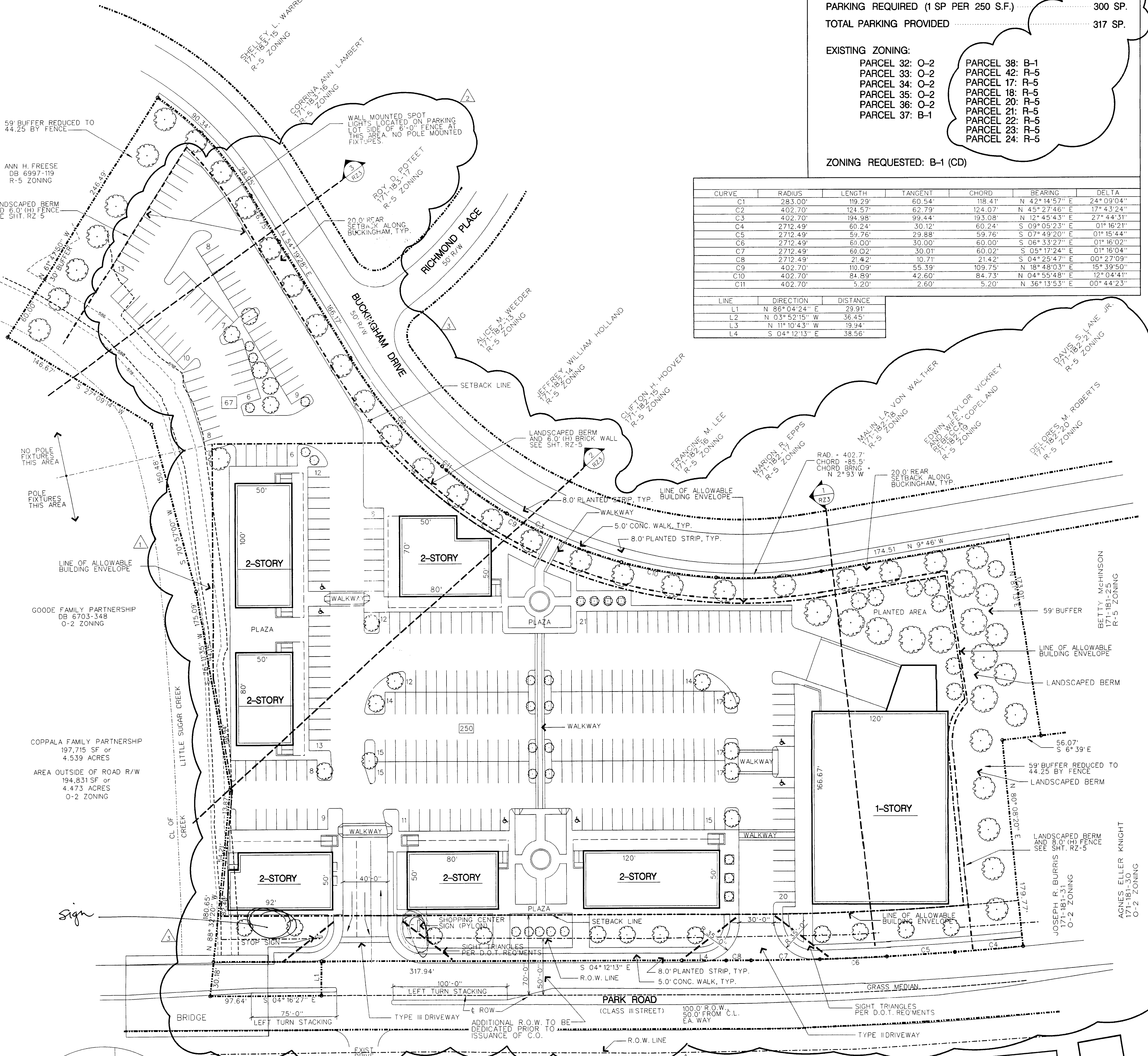
**EXISTING ZONING:**  
 PARCEL 32: O-2  
 PARCEL 33: O-2  
 PARCEL 34: O-2  
 PARCEL 35: O-2  
 PARCEL 36: O-2  
 PARCEL 37: B-1

**ZONING REQUESTED:** B-1 (CD)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	283.00'	199.29'	60.54'	198.47'	N 42°14'57" E	24°29'04"
C2	402.70'	123.57'	63.79'	124.07'	N 85°21'48" E	17°45'04"
C3	402.70'	194.98'	99.44'	193.08'	N 17°45'43" E	27°44'33"
C4	272.49'	60.24'	51.19'	60.74'	N 29°25'20" E	07°30'41"
C5	272.49'	60.24'	51.19'	60.74'	S 27°49'20" E	07°15'44"
C6	272.49'	60.00'	50.00'	50.00'	S 28°13'27" E	07°16'02"
C7	272.49'	60.00'	50.00'	50.00'	S 28°13'27" E	07°16'04"
C8	272.49'	21.42'	10.71'	21.42'	S 84°25'47" E	00°27'09"
C9	402.70'	110.00'	55.00'	109.99'	N 88°00'00" E	18°39'00"
C10	402.70'	84.80'	42.40'	84.73'	N 84°55'48" E	19°04'41"
C11	402.70'	1.20'	0.60'	1.20'	N 36°13'53" E	00°44'33"

LINE	DIRECTION	DISTANCE
L1	N 86°21'04" E	29.91'
L2	N 53°52'15" W	36.45'
L3	N 11°02'43" W	19.94'
L4	S 04°12'13" E	38.56'

- General Provisions**
- All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-1 Zoning District shall be followed in connection with development taking place on the Site. Subject only to the provisions set forth below under the ARCHITECTURAL CONTROL NOTE, the configuration, placement and size of the shopping center shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations. Any such alterations which do not involve a public hearing will be in accordance with Section 6.2.06(2) of the Ordinance.
- Permitted Uses**
- The property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescriptive conditions in a B-1 Zoning District.
- Setbacks**
- Building setbacks shall be a minimum of 20 feet of the right-of-way for Park Road.
  - Parking will not be permitted in any setback area.
- Buffers**
- Buffers established on this Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject, however, to the provisions of Section 12.302(B) and Sections 11,304 thereof.
  - Buffers shall remain open space except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points, walls, berms, fences, grading and drainage or utility construction.
  - Where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs.
  - If adjoining property is subsequently reclassified to a zoning district requiring no buffer or a lesser buffer, Petitioner reserves the right to seek an administrative site plan amendment to reduce or remove the required buffer area.
  - An 8'-0" (H) fence will be constructed along the north property line, and a 6'-0" (H) fence will be constructed at the southwest property line to reduce the required buffer by 25%.
- Landscaping**
- All landscaping will meet or exceed the requirements of the Ordinance.
  - Petitioner will comply with or exceed the provisions of the Charlotte Tree Ordinance.
- Parking**
- Each of the parking areas depicted on this Technical Data Sheet may vary in size and location, but in all events, off street parking will meet the minimum standards established under the Ordinance and the Charlotte-Mecklenburg Land Development Standards.
  - Parking areas may be constructed inside and outside the building envelopes.
  - Petitioner will comply with the internal tree requirements of Section 12.208 of the Zoning Ordinance.
  - Parking shall not be permitted within any buffer area.
  - Parking shall not be permitted between Park Road and the buildings which border Park Road.
- Lighting**
- A uniform lighting system will be employed throughout the Site.
  - All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line. The maximum height of lighting will be 30 feet. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards the street.
  - Wallpack lighting will be prohibited.
- Signs**
- Master signage and graphic wayfinding signage will be adapted and implemented throughout the Site.
  - Signs based on the Site Plan will be erected in accordance with the requirements of the Ordinance, except that the height of the maximum identification sign shall not exceed 20'-0".
  - Permanent project identification signs and directional signs may be located along Park Road in the setback areas depicted on this Rezoning Plan, but must be removed no later than 60 days after issuance of the final certificate for occupancy for space within the shopping center.
  - Temporary project signs may be located along Park Road within the setback areas established on this Rezoning Plan, but must be removed no later than 60 days after issuance of the final certificate for occupancy for space within the shopping center.
  - The retained signs shall be located on Buckingham Drive. No wall-mounted signs shall be located on walls of buildings adjacent to Buckingham Drive such that the signs orient towards Buckingham Drive. Access points to the site shall be limited to two, and they shall be located generally in the areas depicted on this Technical Data Sheet.
  - A left turn lane at the Shopping Center's main entrance on Park Road will be installed on the Petitioner's expense prior to issuance of any certificate of occupancy. Design of the turn lane will satisfy the applicable specifications of the Charlotte Department of Transportation.
  - The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to approve with the Charlotte Department of Transportation.
- Fire Protection**
- 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 the construction of that building commences.
  - Fire hydrants will be located within 500 feet of any building constructed on the site.
- Architectural Controls**
- No building constructed within the Shopping Center will exceed 30 feet in height.
  - 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, block 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 walling may be substituted for the fence along each such side.
  - The front side and rear elevations of all buildings in the parcel will be designed so as to be architecturally compatible through use of similar building materials, colors, and architectural elements. At least 80% of all exterior opaque vertical surfaces of the front and side elevations of the shopping center buildings will be brick, stucco or stucco-like materials, and will generally be in keeping with the elevation indicated on sheet RZ-2.
  - All mechanical equipment, including roof top units, shall be screened from view.
- Stormwater Management**
- Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the City Engineering Department.



**APPROVED BY CITY OFFICIALS**  
 DATE: 9-23-99

99-68

**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**

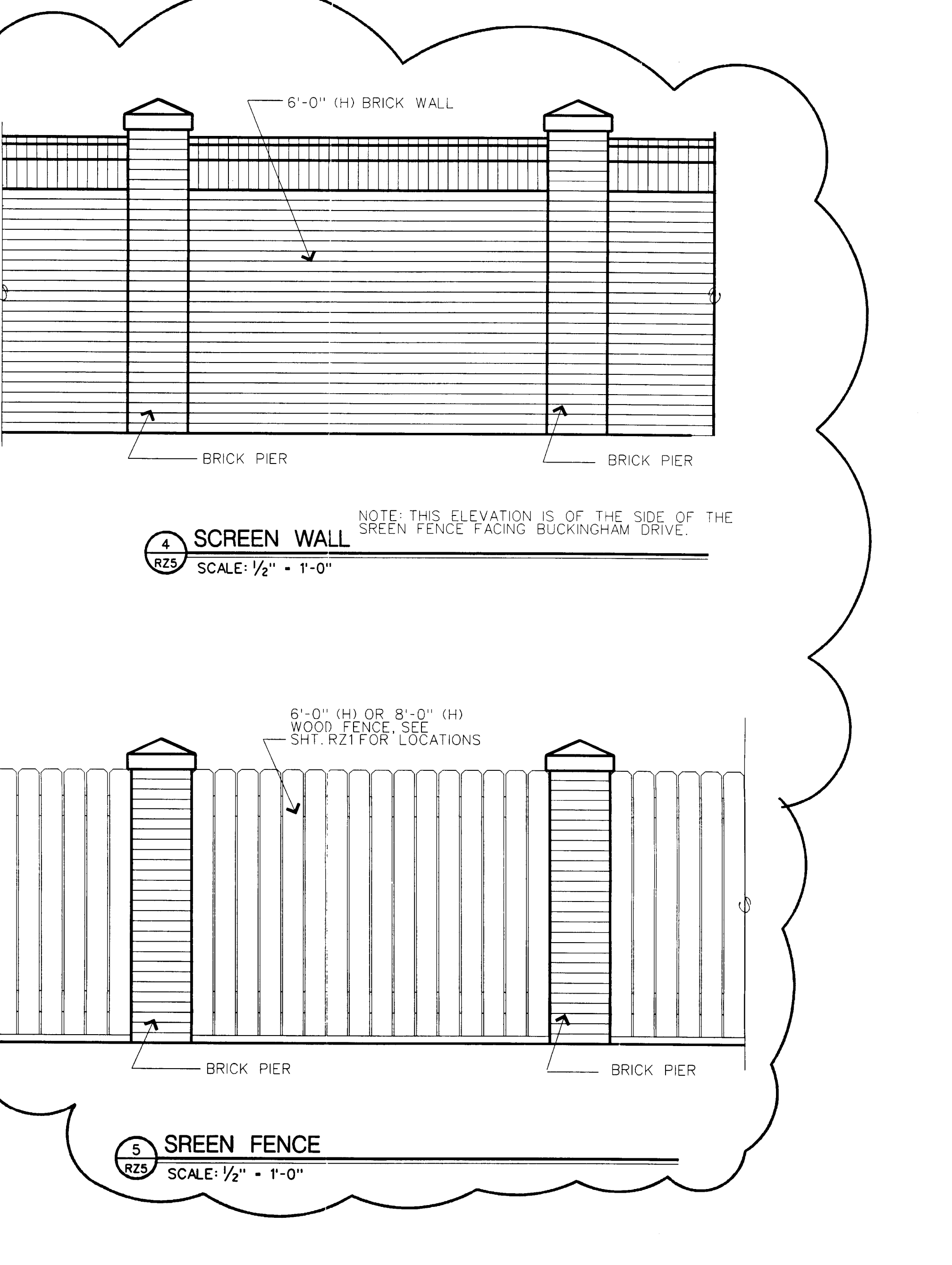
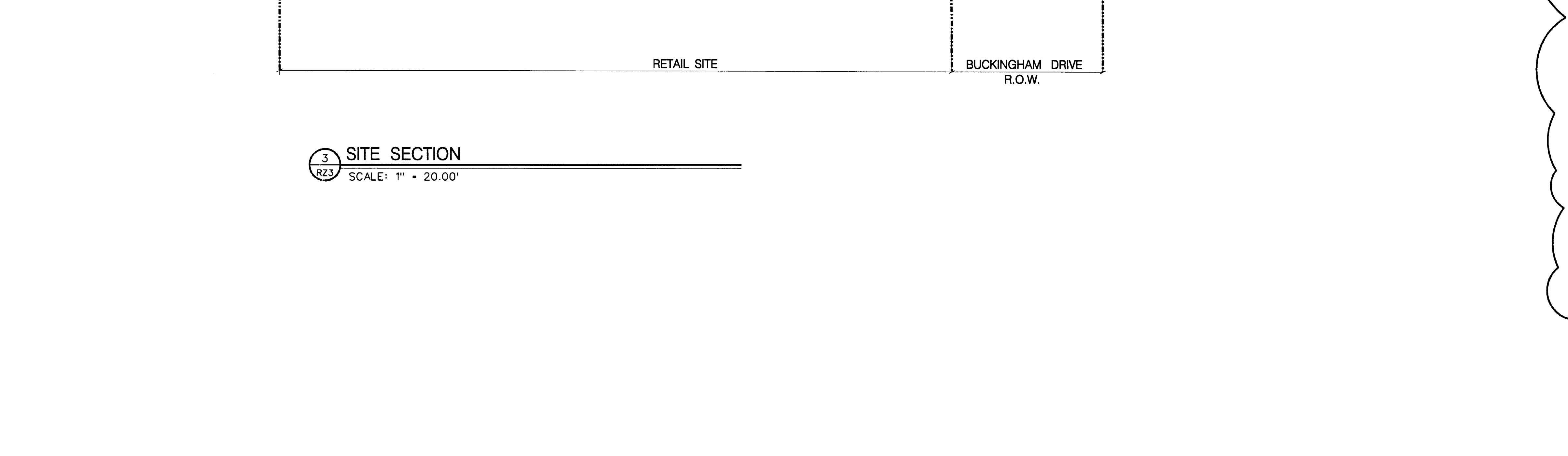
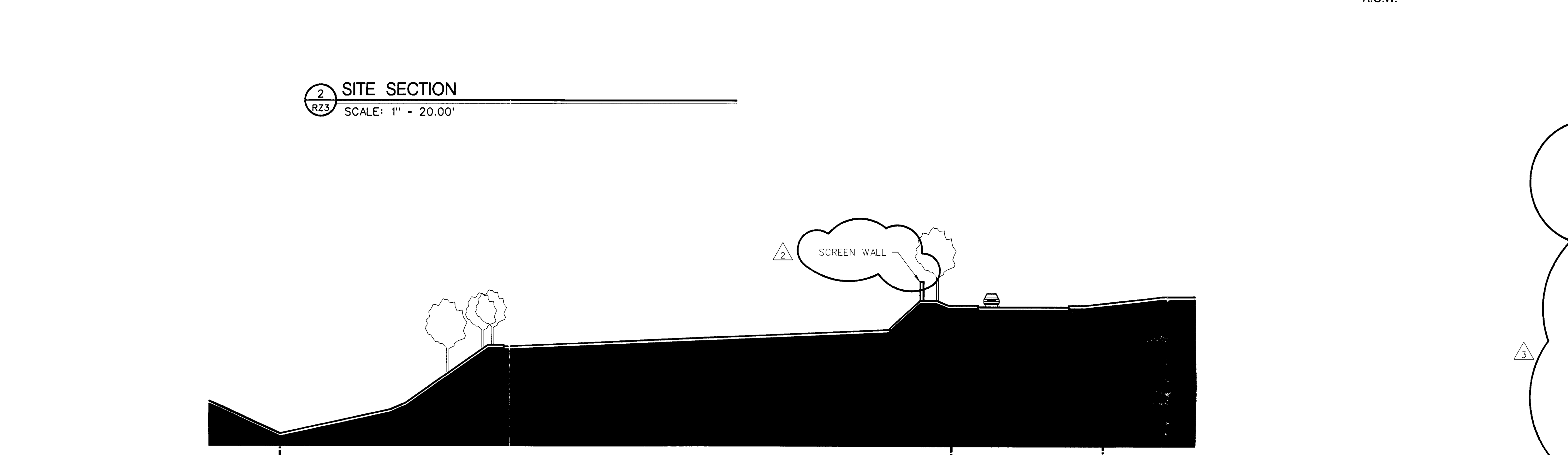
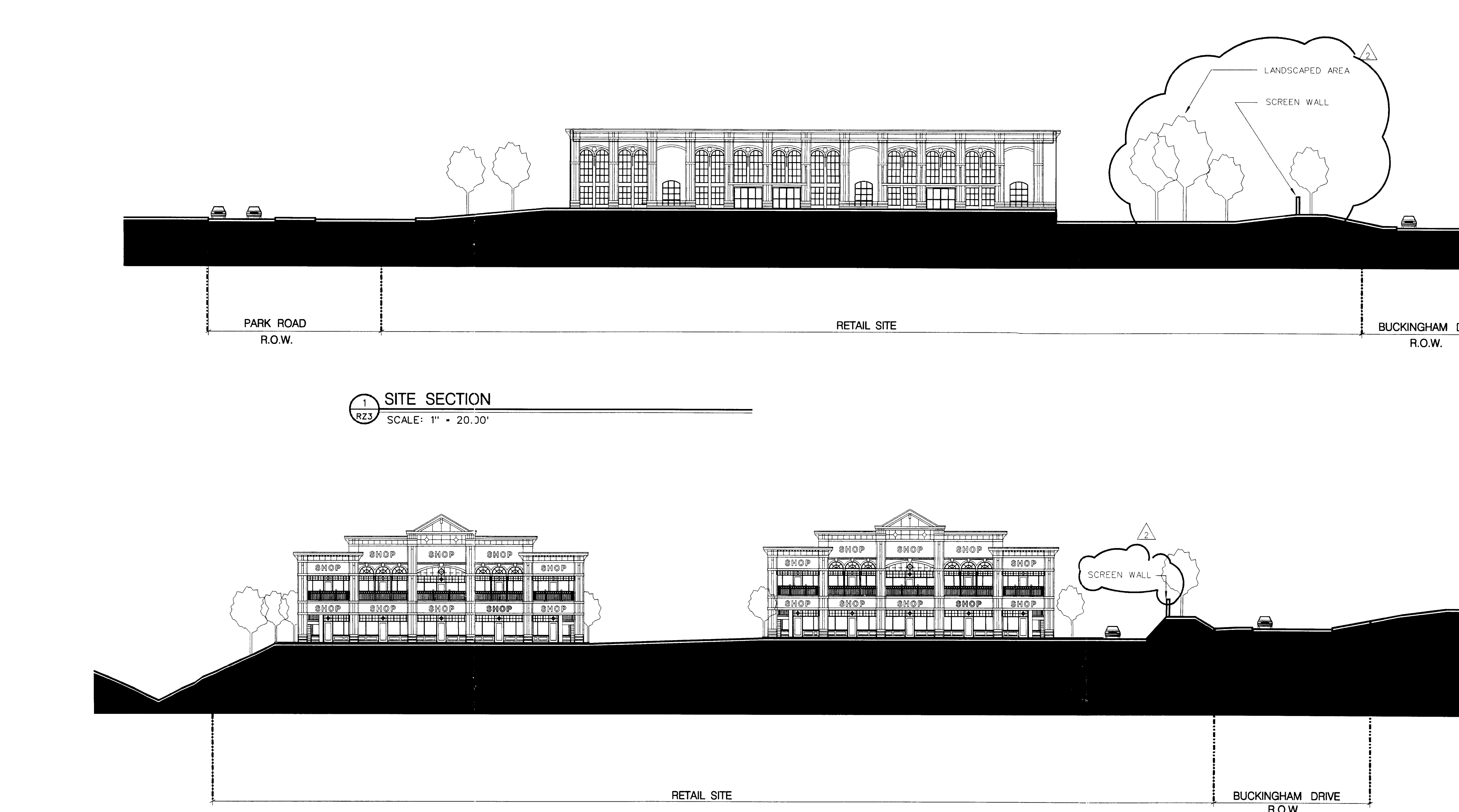
**PARK ROAD MASTER PLAN**  
 FOR: CROSLAND RETAIL  
 CHARLOTTE, NORTH CAROLINA

**REVISIONS**

NO.	DATE	DESCRIPTION
REV. 1	6-4-99	PLANNING, BD. COMMENTS
REV. 2	7-14-99	PLANNING, BD. COMMENTS
REV. 3	8-18-99	SITE REVISIONS

**DATE:** 2-11-99

**SHEET NUMBER:** RZ-1



**CHILDREY ROBINSON ASSOCIATES ARCHITECTURE**

**PARK ROAD MASTER PLAN**  
 FOR: CROSLAND RETAIL  
 CHARLOTTE, NORTH CAROLINA

**REVISIONS**

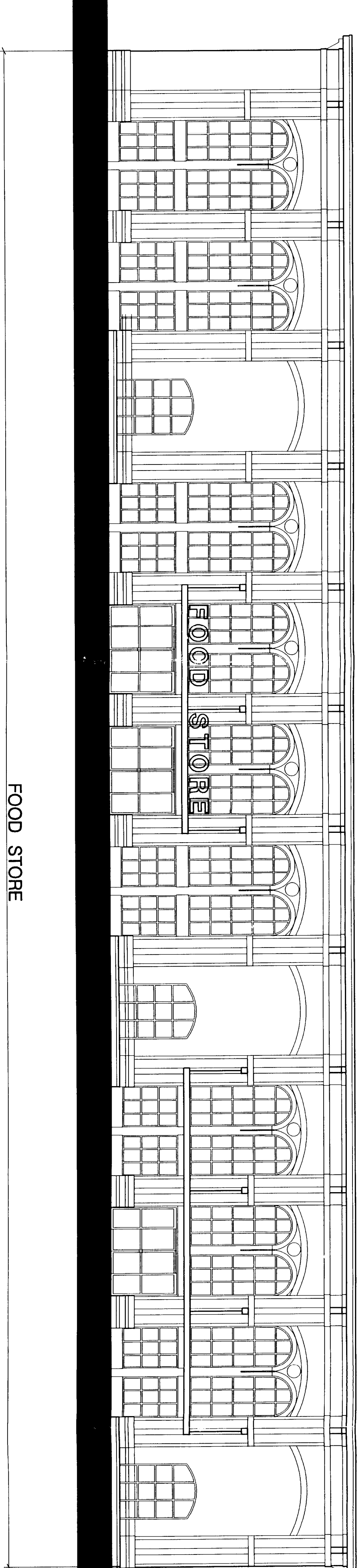
NO.	DATE	DESCRIPTION
REV. 2	7-14-99	PLANNING, BD. COMMENTS
REV. 3	8-18-99	SITE REVISIONS

**DATE:** 2-11-99

**SHEET NUMBER:** RZ-5

# Crosland Retail

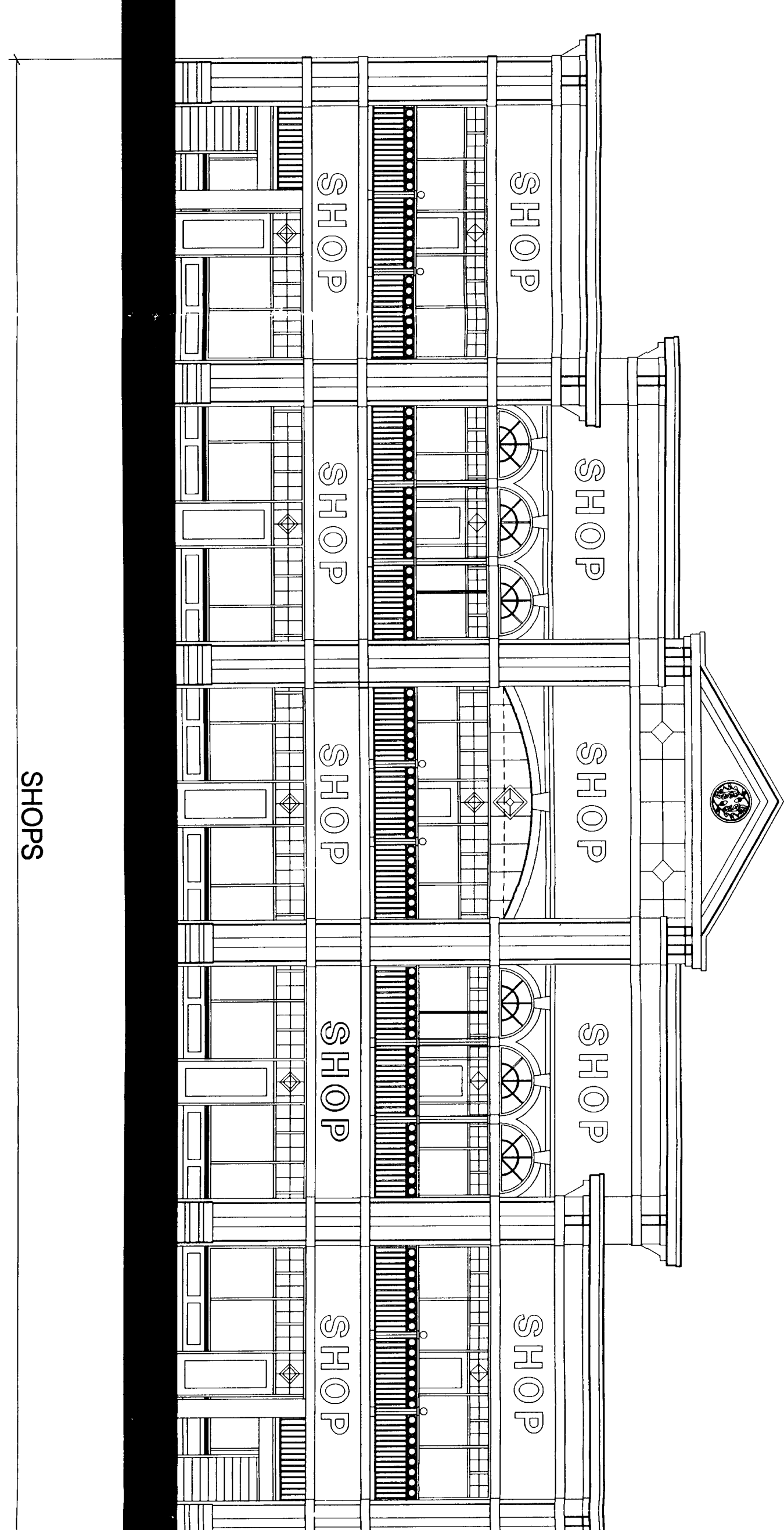
THE CROSLAND GROUP, INC.



FOOD STORE

BUILDING ELEVATIONS: FOOD STORE

SCALE: 1/8" = 1'-0"



SHOPS

BUILDING ELEVATIONS: SHOPS

SCALE: 1/8" = 1'-0"

CHILDREY ROBINSON ASSOCIATES  
ARCHITECTS  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
PHONE: 303.733.8800

6-4-99

BUILDING  
ELEVATIONS  
**RZ-2**

# Crosland Retail

THE CROSLAND GROUP, INC.

ENTRY DIVE

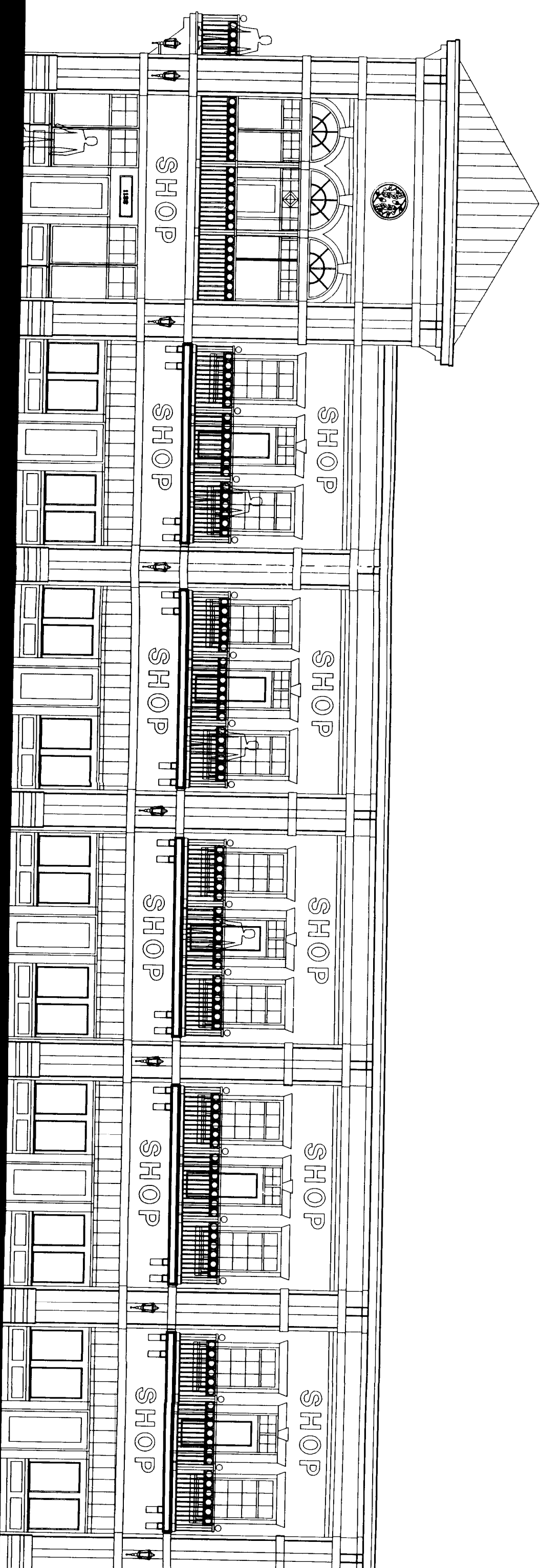
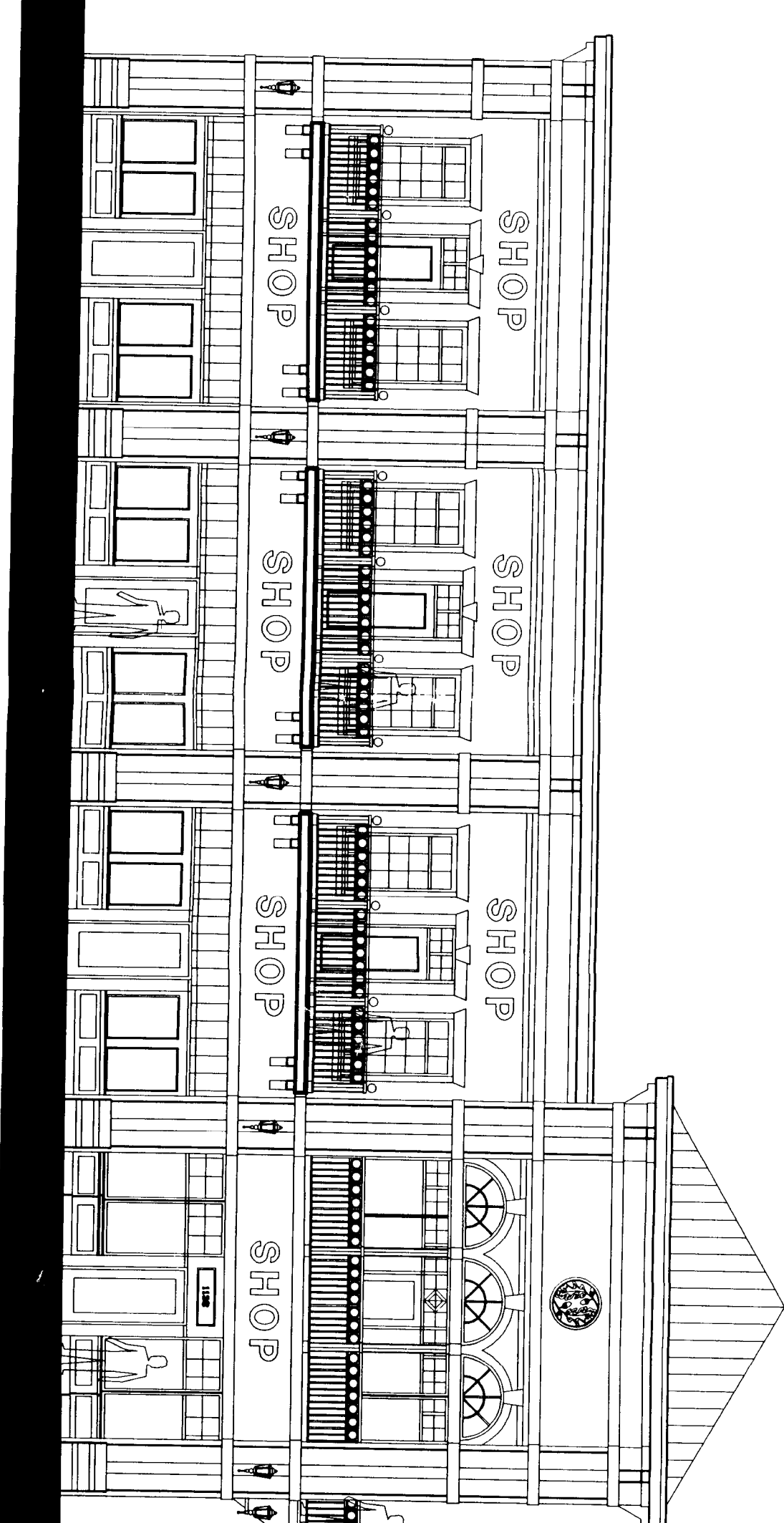
SHOPS

SHOPS ALONG PARK ROAD

SCALE: 1/8" = 1'-0"

SHOPS

ENTRY DIVE



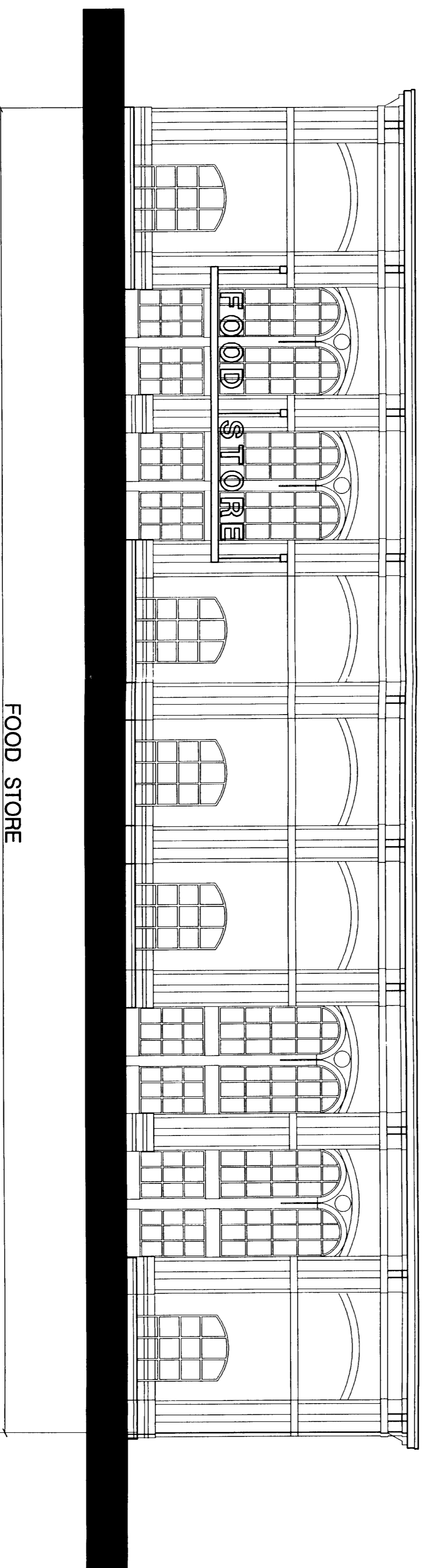
CHILDREY ROBINSON ASSOCIATES  
ARCHITECTS  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
PHONE: 303.733.8800

7-14-99

BUILDING  
ELEVATIONS  
**RZ-3**

# Crosland Retail

HILL CROSLAND GROUP, INC.



FOOD STORE ELEVATION ALONG PARK ROAD  
SCALE: 1/8" = 1'-0"

FOOD STORE

CHILDREY ROBINSON ASSOCIATES  
1113 BENTLEY WORTH AVENUE  
GREENSBORO, NORTH CAROLINA  
PHONE: (703) 376-6666

6-4-99

BUILDING  
ELEVATIONS

RZ-4