



1"=30'
SITE PLAN



FAIRVIEW AT SAVINGS PLACE
TECHNICAL DATA SHEET

31 MARCH 2000 REVISED: 25 SEPTEMBER 2000 REVISED: 25 APRIL 2001
PETTITON NUMBER 00-46 FOR PUBLIC HEARING

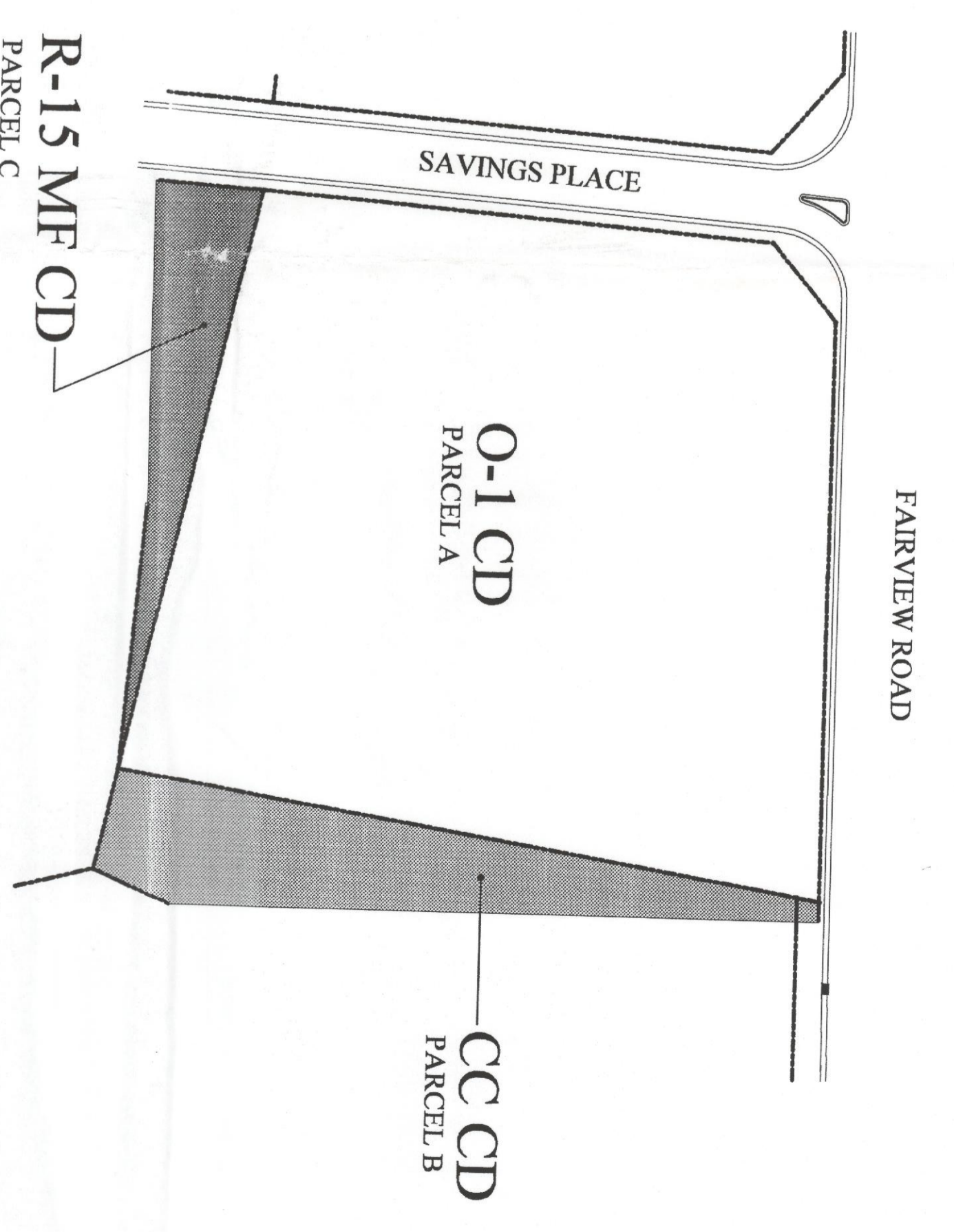
CITY OF CHARLOTTE
PARCEL 183-133-07
DI 4297-065

PHILLIPS PLACE
PARTNERS LLC
PARCEL 183-141-14

SITE DATA:
EXISTING ZONING: A, B, C, MUDD (OPTIONAL)
PROPOSED ZONING: MUDD (OPTIONAL)
PARCEL ACREAGE: 2.258 ACRES
MAXIMUM PROPOSED BUILDING AREA: 74,673 SF. *

MAXIMUM HEIGHT:
PROPOSED BUILDING HEIGHT TO TOP OF PARAPET SHALL NOT EXCEED 80'-0"

PETITIONERS:
LINCOLN HARRIS
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209
PAPPAS PROPERTIES
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209



EXISTING ZONING

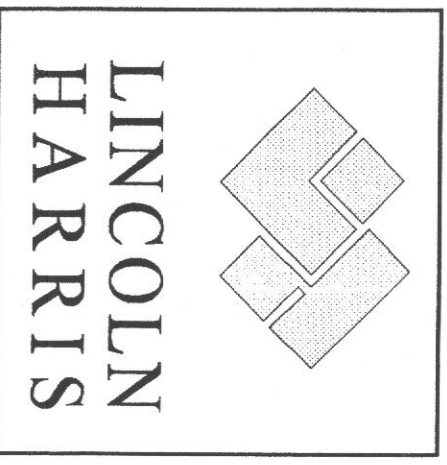
DEVELOPMENT STANDARDS:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development and uses on this site, but the use or arrangement of proposed buildings and site elements may be altered or modified within the limits prescribed by the Ordinance.
- Access to the site will be designed, developed and constructed in accordance with the standards of the Ordinance.
- Adjacent Phillips Place development as shown on this site plan and from the site with proposed use of the property will be for retail, residential, and office uses along with proposed use of the property.
- All dumpsters will be screened with solid enclosure walls.
- The petitioner reserves the right through the Optional process to seek modifications to the standards of the Ordinance as it applies to the following MUDD requirements:
 - Streetcape requirements with respect to the frontage along Fairview Rd.
 - Parking requirements with respect to the frontage along Fairview Rd.
 - Building location requirements due to the fact that overhead power lines prohibit the building from locating along the street, and to recognize the building location requirements of the Ordinance.
- Parking will be provided in accordance with the requirements of the Ordinance.
- Other detention will be located above ground within the setback or any buffer area.
- Additional right-of-way along Fairview Rd. will be dedicated prior to the issuance of the building permit.
- The building permit and provide or establish any on street parking on Savings Place, additional planting, including trees, on the Housing Authority site to enhance and improve the appearance of the site.
- The Petitioner will construct an additional on-street parking lot on Savings Place to join the existing lot at Phillips Place.
- February 18, 2000 revisions per staff comments.
- March 29, 2000 revisions per Zoning Committee recommendations.
- February 20, 2001 revisions per Administrative Approval request.
- Additional note for Fairview at Savings Place Site Plan
- In addition to the plant material and separation between the parking lot along Phillips Place, the petitioner shall provide as provided in Note 10 above, lights installed in the parking lot will be shielded and directed away from the Live Oak community so as to minimize the impact of those lights on the residences adjacent to the site.

2000-46
ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: April 26, 2001
BY: MARTIN B. CRAMTON, JR.



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Z-1

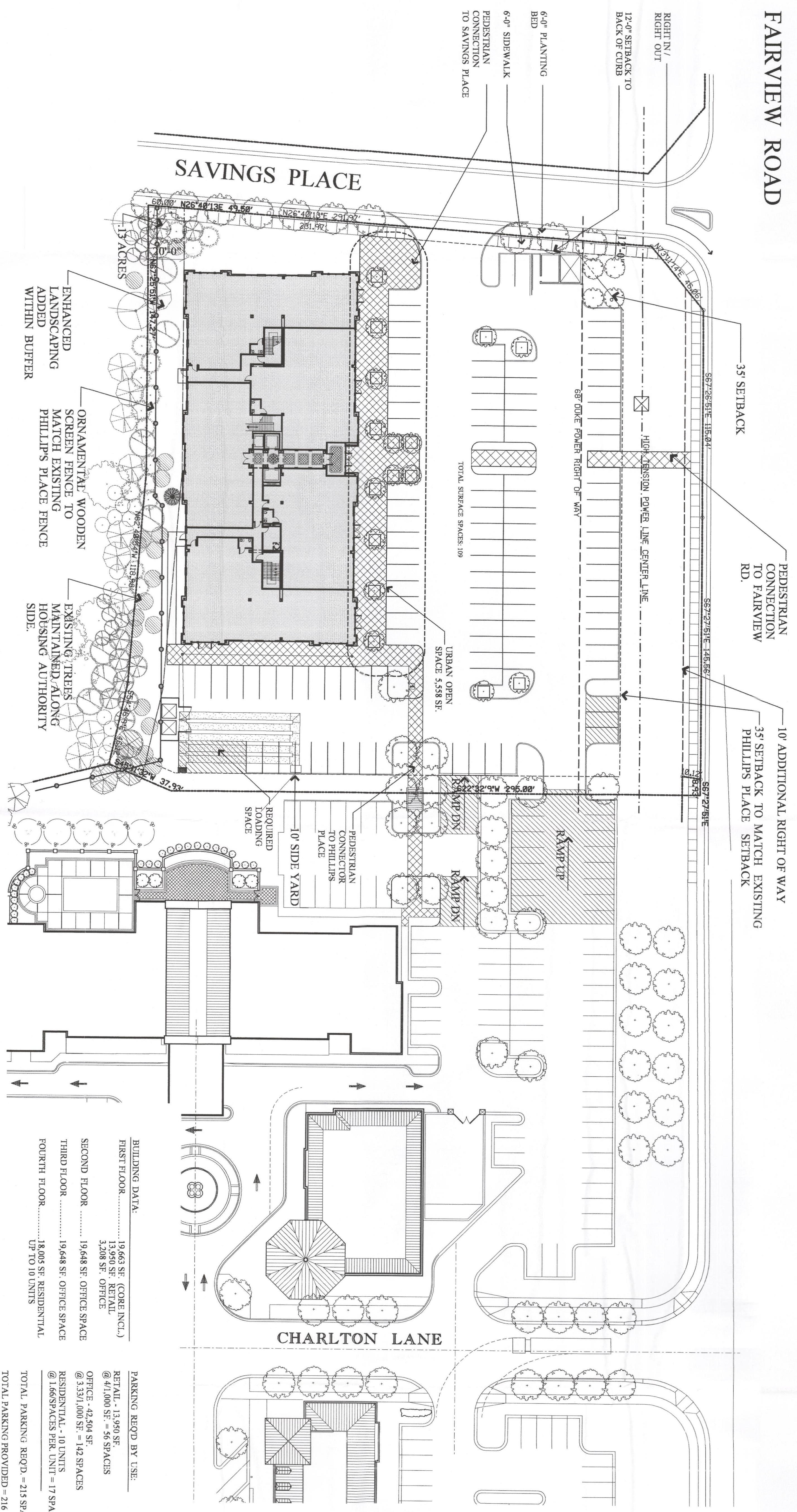


FAIRVIEW AT SAVINGS PLACE

SITE PLAN STUDY

1" = 30'-0"

13 MARCH 2001

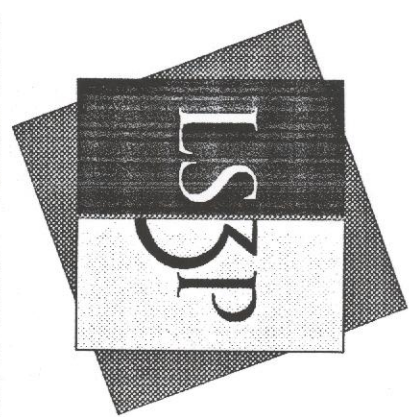
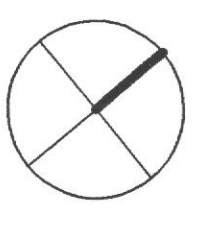


BUILDING DATA:

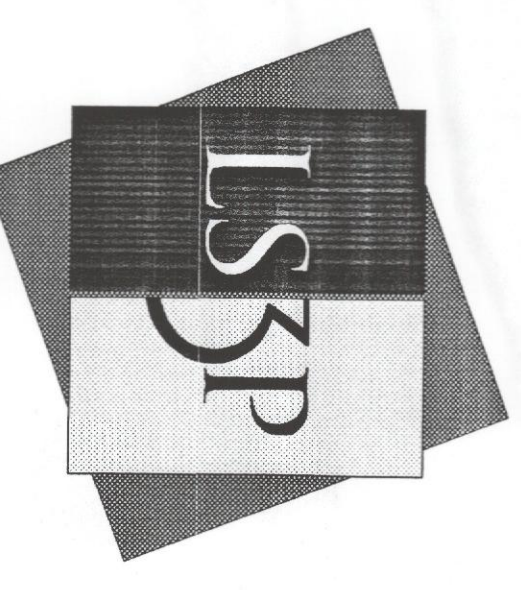
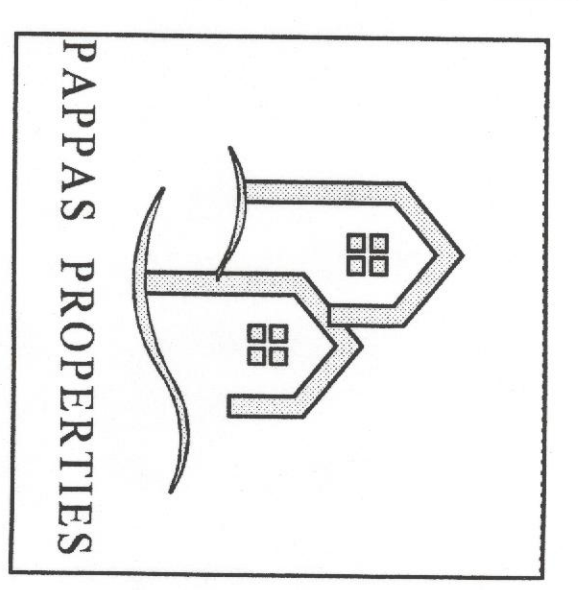
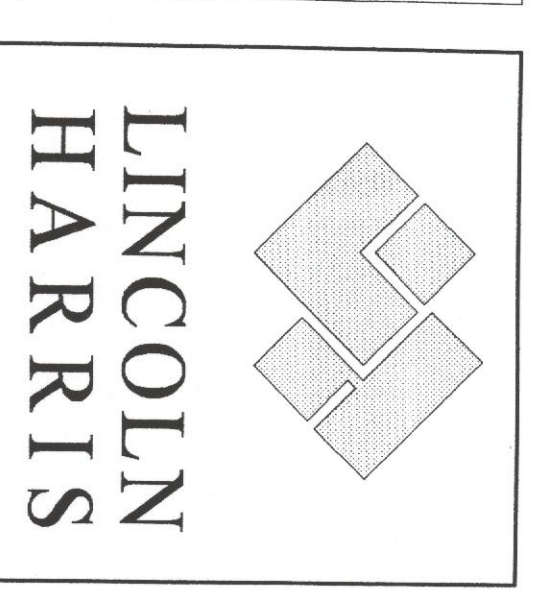
FIRST FLOOR	19,663 SF. CORE INCL.
	13,990 SF. RETAIL
	3,208 SF. OFFICE
SECOND FLOOR	19,648 SF. OFFICE SPACE
THIRD FLOOR	19,648 SF. OFFICE SPACE
FOURTH FLOOR	18,005 SF. RESIDENTIAL UP TO 10 UNITS

PARKING REQ'D BY USE:

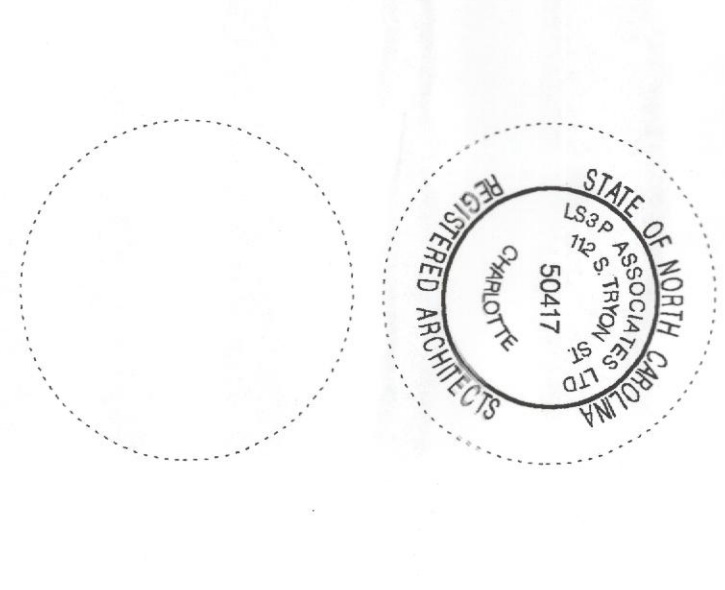
RETAIL	13,990 SF.	@ 4/1,000 SF. = 36 SPACES
OFFICE	42,504 SF.	@ 3,331,000 SF. = 142 SPACES
RESIDENTIAL	10 UNITS	@ 166/SPACES PER UNIT = 17 SPACES
TOTAL PARKING REQ'D.	= 215 SPACES	
TOTAL PARKING PROVIDED = 216 SPACES		(09 SURFACE + 107 LOWER LEVEL)



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CHARLOTTE • CHARLOTTE
LSP ASSOCIATES LTD.
 112 SOUTH TRYON STREET, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204
 TEL: 704.333.6666 FAX: 704.333.2926
 HTTP://WWW.LSP.COM



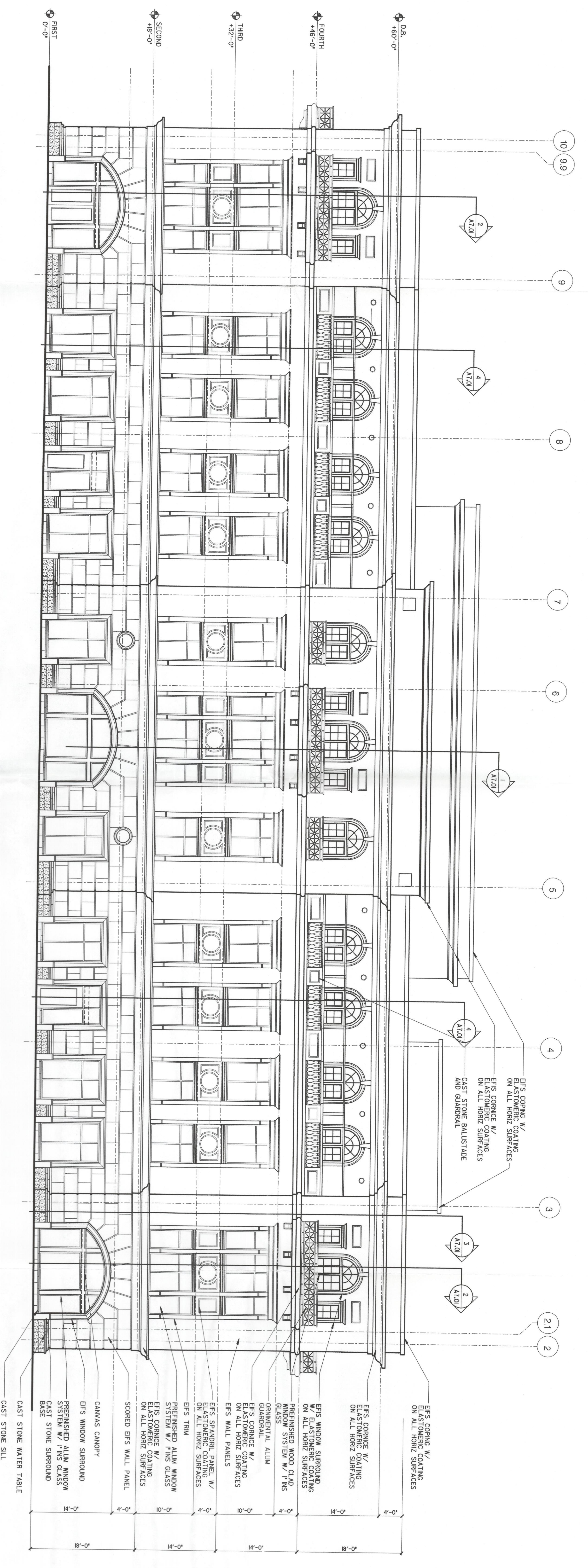
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 ALL RIGHTS RESERVED
 PERMISSION TO REPRODUCE THIS DOCUMENTATION MAY NOT BE REPRODUCED
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 FROM LSP ASSOCIATES LTD.

REVISIONS:
 RELEASED FOR CONSTRUCTION APRIL 20, 2001

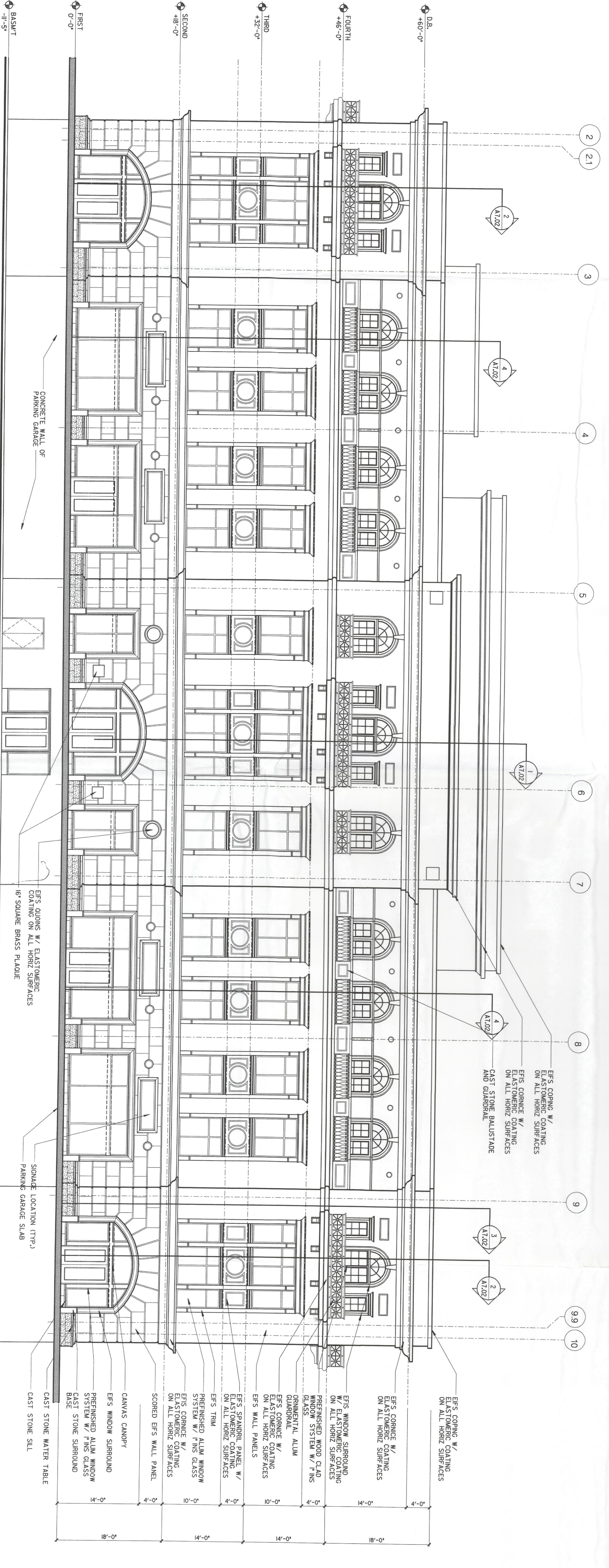
PROJECT: 9 - 02 - 00710
DATE: APRIL 8, 2001
DRAWN BY: JMC
CHECKED BY:

ELEVATIONS

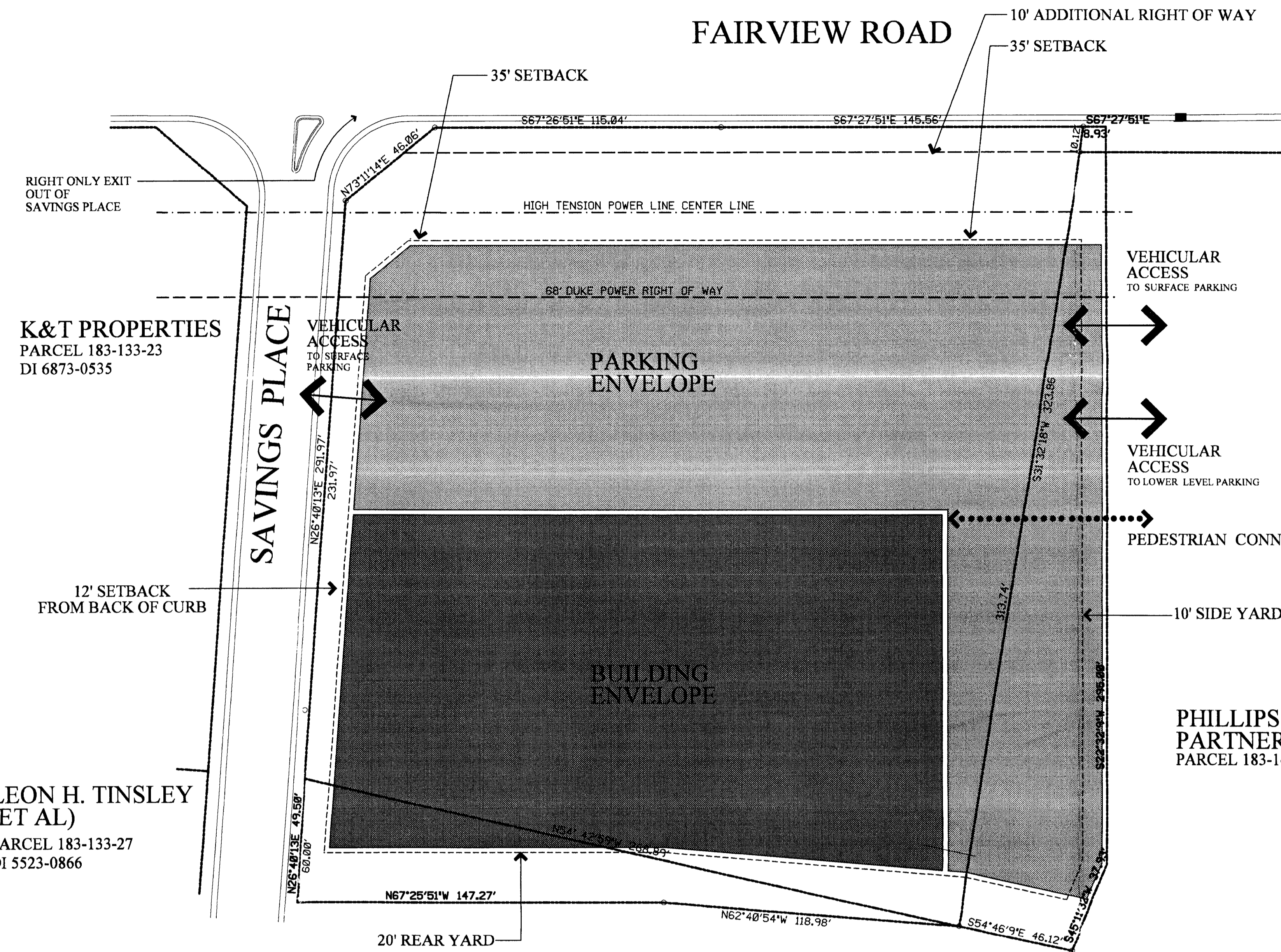
A3.01



1 REAR ELEVATION
 1/4" = 1'-0"



1 FRONT ELEVATION
 1/4" = 1'-0"



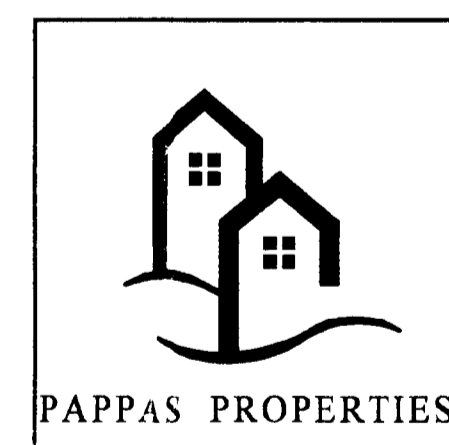
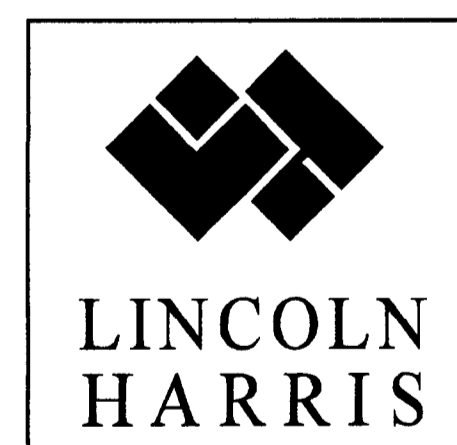
K&T PROPERTIES
PARCEL 183-133-23
DI 6873-0535

LEON H. TINSLEY
(ET AL)
PARCEL 183-133-27
DI 5523-0866

CITY OF CHARLOTTE
PARCEL 183-133-07
DI 4297-065

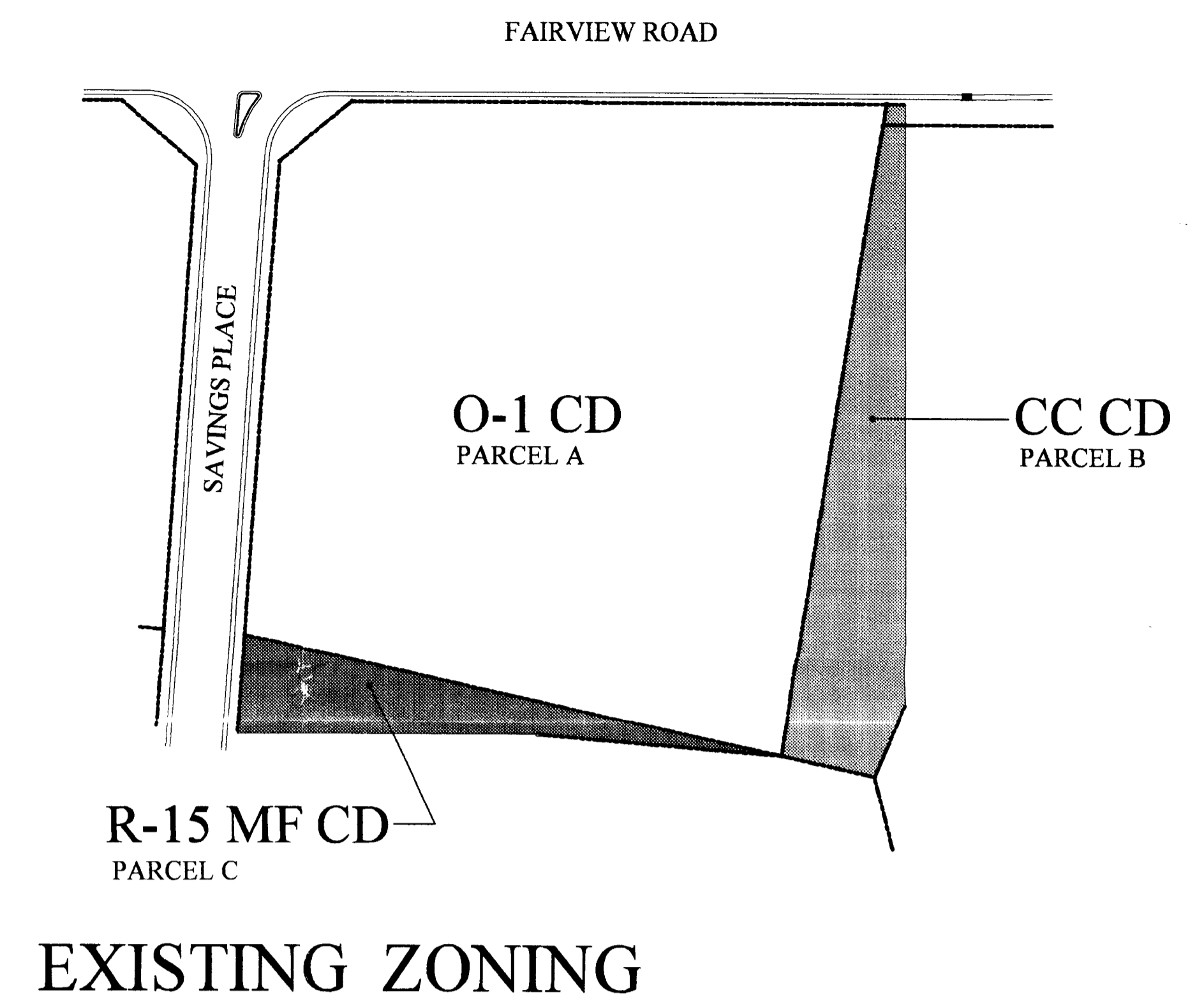
PHILLIPS PLACE
PARTNERS LLC
PARCEL 183-141-14

1"=30'
SITE PLAN



FAIRVIEW AT SAVINGS PLACE TECHNICAL DATA SHEET

31 MARCH 2000 REVISED: 25 SEPTEMBER 2000 REVISED: 25 APRIL 2001
PETITION NUMBER 00-46 FOR PUBLIC HEARING



SITE DATA:

EXISTING ZONING: A. O-1 CD
B. CC-CD
C. R-15 MF CD

PROPOSED ZONING: MUDD (OPTIONAL)

PARCEL ACREAGE: 2.258 ACRES

MAXIMUM PROPOSED BUILDING AREA: 74,673 SF. *

* NOTE: AREA ABOVE SURFACE LEVEL PARKING AREA DOES NOT INCLUDE BASEMENT LEVEL (AT LOWER LEVEL PARKING) ELEVATOR LOBBY, MECHANICAL AND STORAGE AREAS.

MAXIMUM HEIGHT: PROPOSED BUILDING HEIGHT TO TOP OF PARAPET SHALL NOT EXCEED 80'-0"

PETITIONERS: LINCOLN HARRIS
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209

PAPPAS PROPERTIES
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209

DEVELOPMENT STANDARDS:

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
 - Access to the site will be provided by driveways from Savings Place and from the adjoining Phillips Place development as shown on this site plan.
 - The proposed use of the property will be for retail, residential, and office uses along with associated parking, accessory uses, and service areas.
 - All dumpsters will be screened with solid enclosures and gates.
 - The Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to the following MUDD requirements.
 - Streetscape requirements with respect to the frontage along Fairview Rd. The petitioner seeks to extend the streetscape pattern which has already been established by Phillips Place.
 - Parking location requirements due to the fact that overhead power lines prohibit the building from locating along the street, and to recognize the established Phillips Place building/parking relationship.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance.
 - No storm water detention will be located above ground within the setback or any buffer area.
 - Additional right-of-way along Fairview Rd. will be dedicated prior to the issuance of building permits.
 - The Petitioner will not provide or establish any on street parking on Savings Place.
 - The Petitioner, in coordination with the Charlotte Housing Authority, will provide additional planting, including trees, on the Housing Authority site to enhance and supplement the existing vegetation and improve the buffer already existing.
 - The Petitioner will construct an additional lane on Fairview Rd. from Savings Place to join the existing lane at Phillips Place.
- February 18, 2000 revisions per staff comments.
March 29, 2000 revisions per Zoning Committee recommendations
February 20, 2001 revisions per Administrative Approval request
- Additional note for Fairview at Savings Place Site Plan
12. In addition to the plant material and separation between the parking lot along Savings Place and the Live Oak community as provided in Note 10 above, lights installed in the parking lot will be placed and/or designed to direct light down or away from the Live Oak community so as to minimize the impact of those lights on the residences adjacent to the site.

2000-46
ATTACHED TO ADMINISTRATIVE APPROVAL

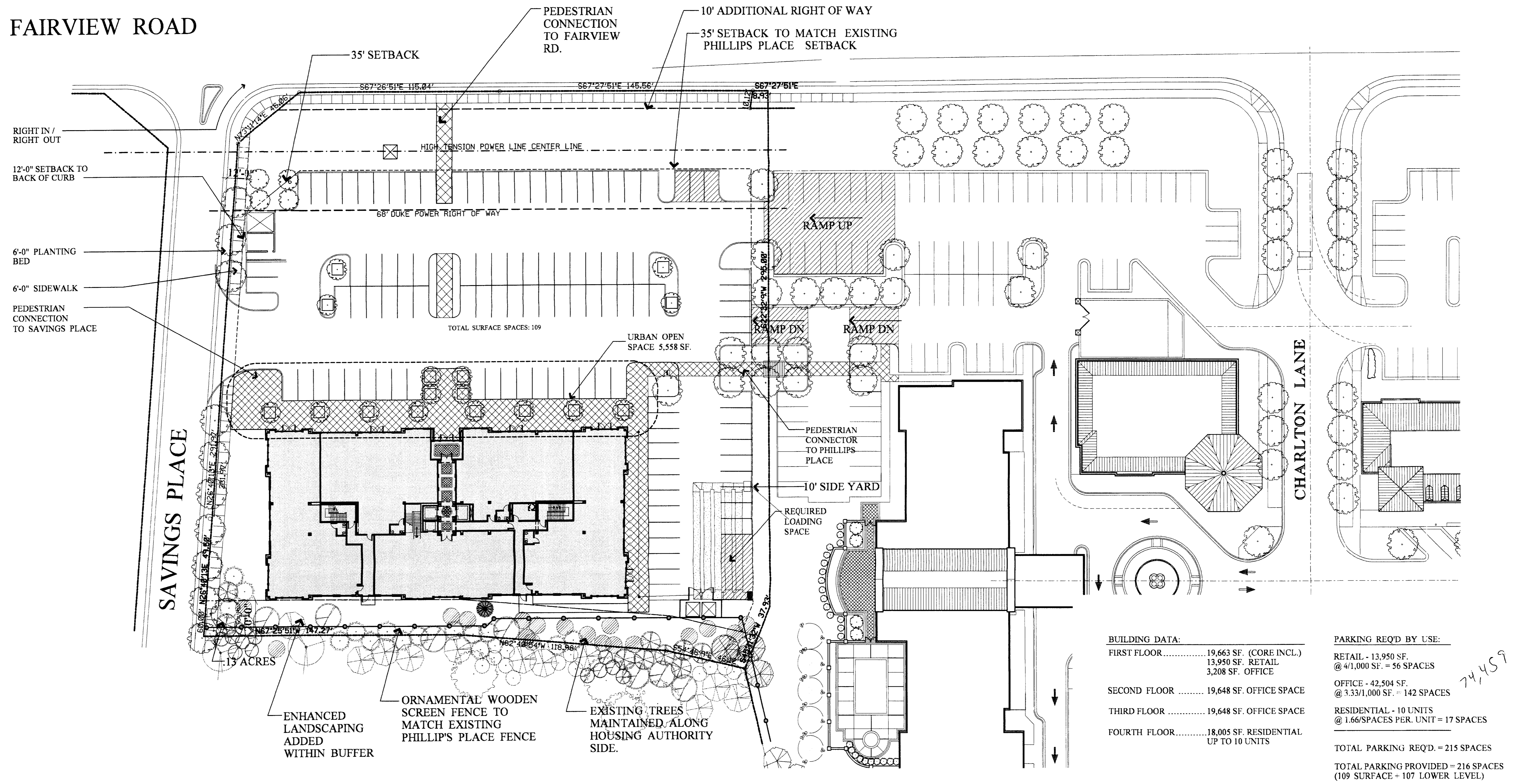
DATED: April 26, 2001
BY: MARTIN R. CRAMTON, JR.



CHARLESTON • CHARLOTTE

Z-1

FAIRVIEW ROAD



BUILDING DATA:

FIRST FLOOR	19,663 SF. (CORE INCL.)
	13,950 SF. RETAIL
	3,208 SF. OFFICE
SECOND FLOOR	19,648 SF. OFFICE SPACE
THIRD FLOOR	19,648 SF. OFFICE SPACE
FOURTH FLOOR	18,005 SF. RESIDENTIAL UP TO 10 UNITS

PARKING REQ'D BY USE:

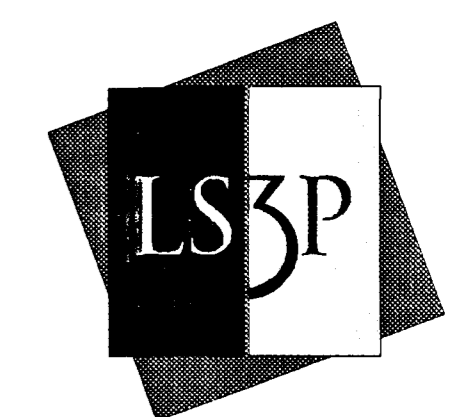
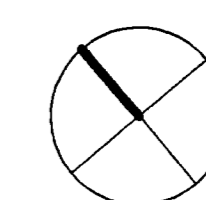
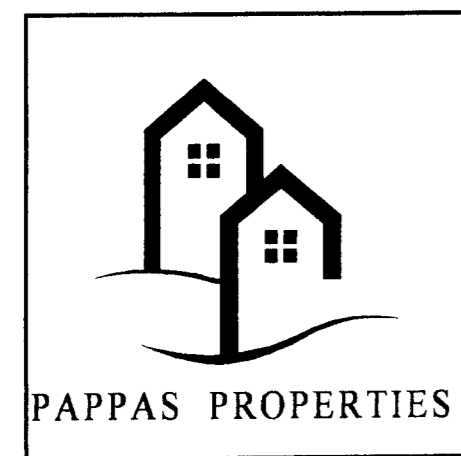
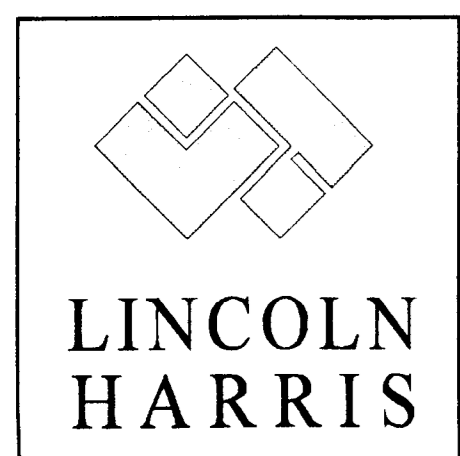
RETAIL - 13,950 SF.	@ 4/1,000 SF. = 56 SPACES
OFFICE - 42,504 SF.	@ 3.33/1,000 SF. = 142 SPACES
RESIDENTIAL - 10 UNITS	@ 1.66/SPACES PER. UNIT = 17 SPACES
TOTAL PARKING REQ'D. = 215 SPACES	
TOTAL PARKING PROVIDED = 216 SPACES	
(109 SURFACE + 107 LOWER LEVEL)	

FAIRVIEW AT SAVINGS PLACE

SITE PLAN STUDY

1" = 30'-0"

13 MARCH 2001

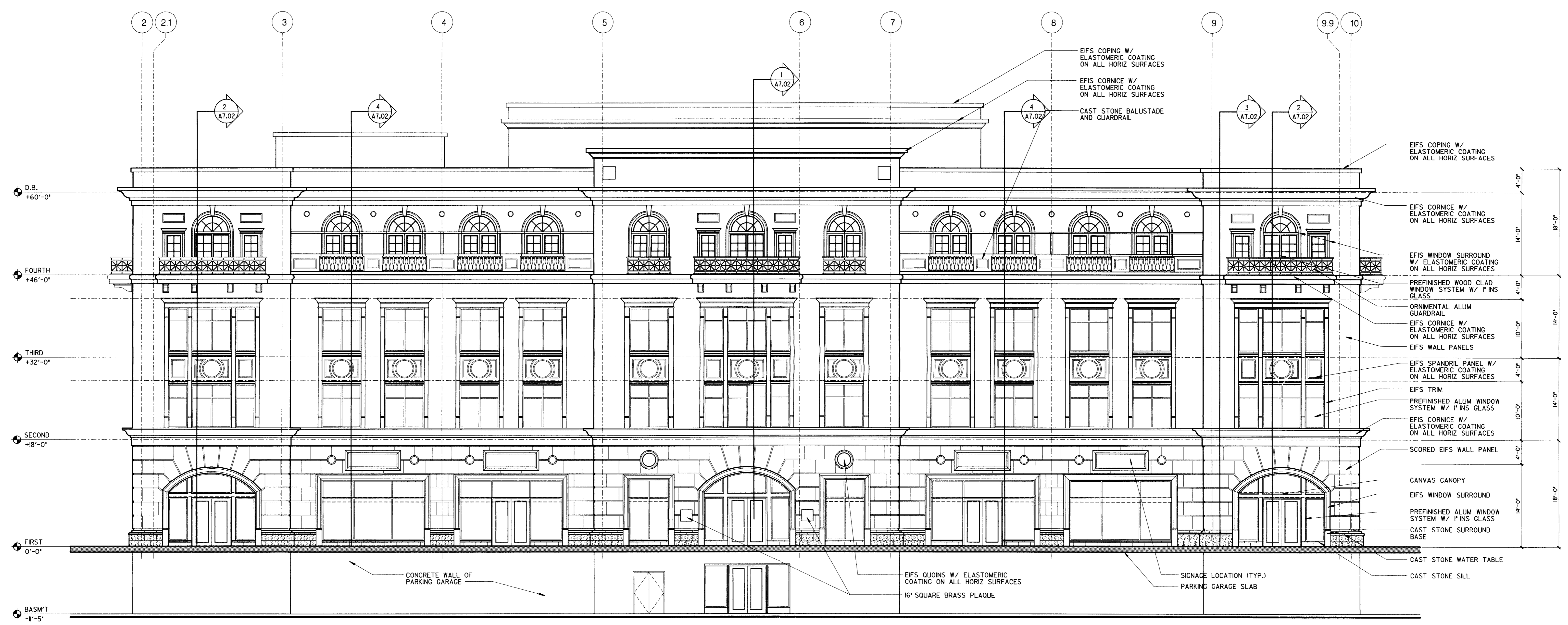


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Z-2



1 REAR ELEVATION
 1/4" = 1'-0"



1 FRONT ELEVATION
 1/4" = 1'-0"

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

DATE: December 14, 2012

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell *DCS*
Planning Director

SUBJECT: Administrative Approval for Petition 2000-046 (Tate Building at Phillips Place)

Attached are revised plans for the above petition. The site plan has been revised to allow six (6) angled parking spaces along Ashley Park Lane in a manner that is consistent with the established streetscape on the abutting properties along Ashley Park Lane.

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, 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 still apply.



PAPPAS PROPERTIES

FAIRVIEW AT SAVINGS PLACE TECHNICAL DATA SHEET

31 MARCH 2000 REVISED: 25 SEPTEMBER 2000 REVISED: 25 APRIL 2001
PETITION NUMBER 00-46 FOR PUBLIC HEARING

ATTACHED TO ADMINISTRATIVE APPROVAL

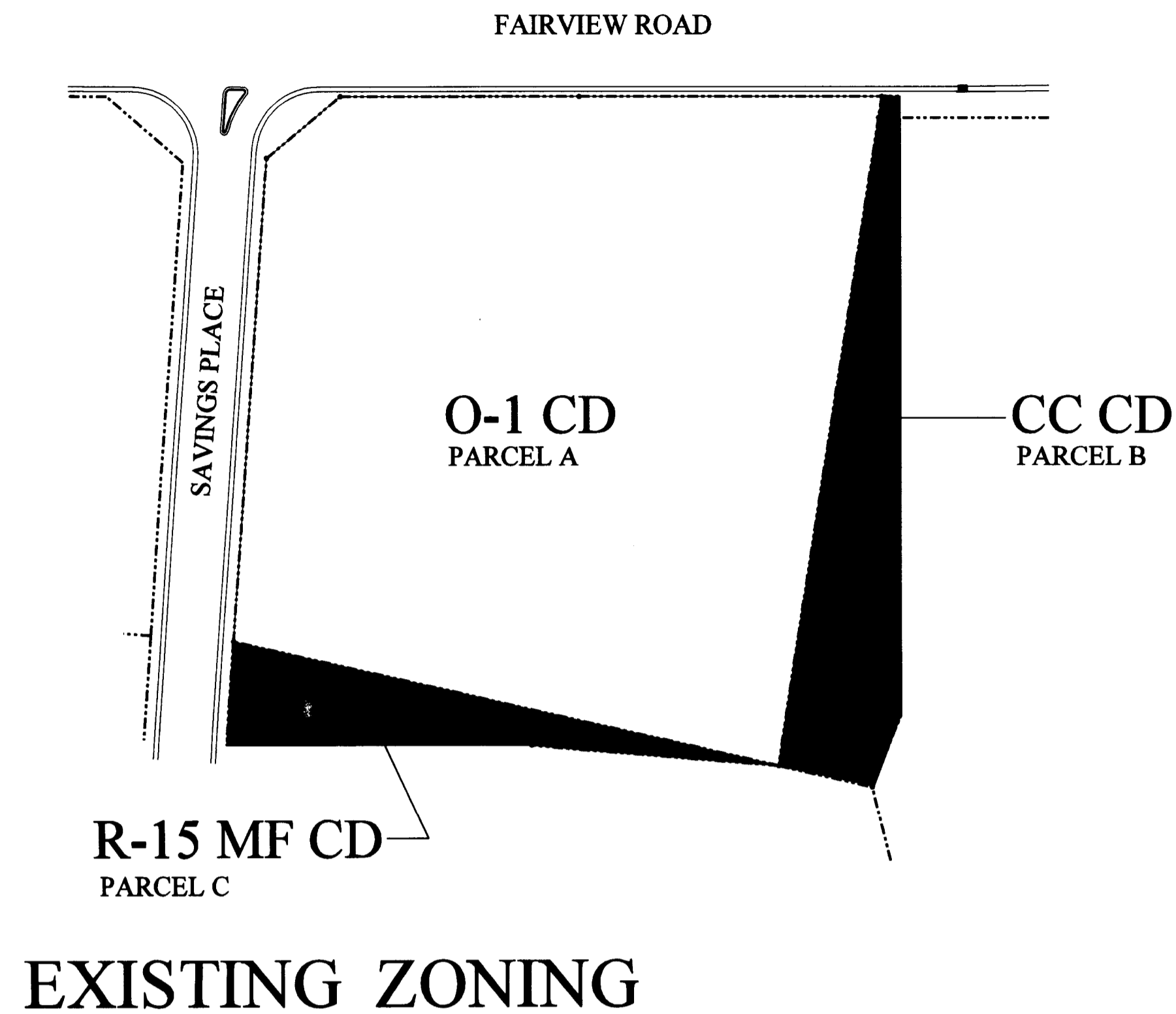
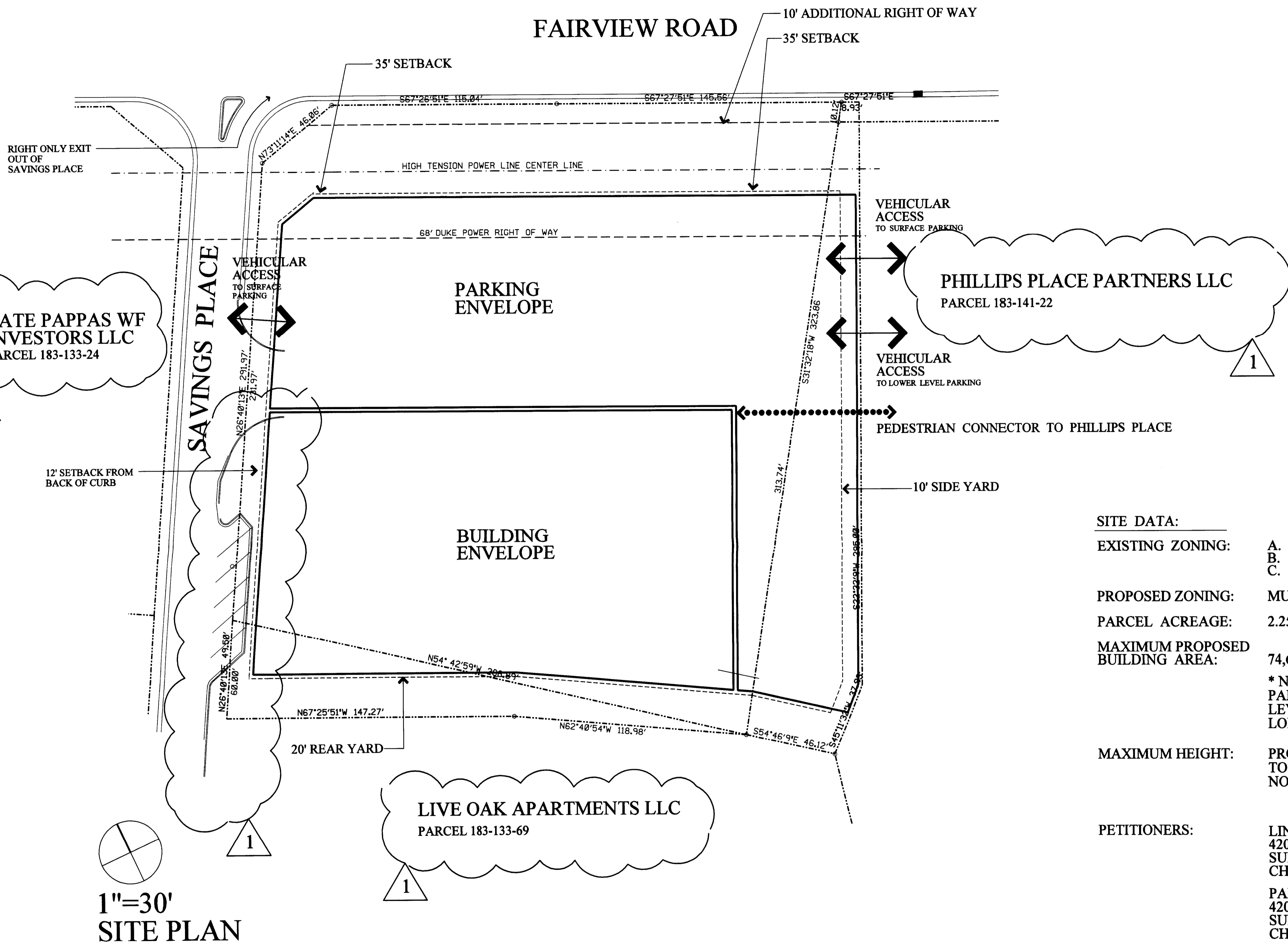
DATED: 12/14/12

BY: DEBRA D. CAMPBELL

ADMINISTRATIVE AMENDMENT

1 REVISION DATE 2012-10-31

Z-1



SITE DATA:

EXISTING ZONING:

- A. O-1 CD
- B. CC-CD
- C. R-15 MF CD

PROPOSED ZONING:

MUDD (OPTIONAL)

PARCEL ACREAGE:

2.258 ACRES

MAXIMUM PROPOSED BUILDING AREA:

74,673 SF. *

* NOTE: AREA ABOVE SURFACE LEVEL PARKING AREA DOES NOT INCLUDE BASEMENT LEVEL (AT LOWER LEVEL PARKING) ELEVATOR LOBBY, MECHANICAL AND STORAGE AREAS.

MAXIMUM HEIGHT:

PROPOSED BUILDING HEIGHT TO TOP OF PARAPET SHALL NOT EXCEED 80'-0"

PETITIONERS:

LINCOLN HARRIS
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209

PAPPAS PROPERTIES
4201 CONGRESS STREET
SUITE 175
CHARLOTTE, NC. 28209

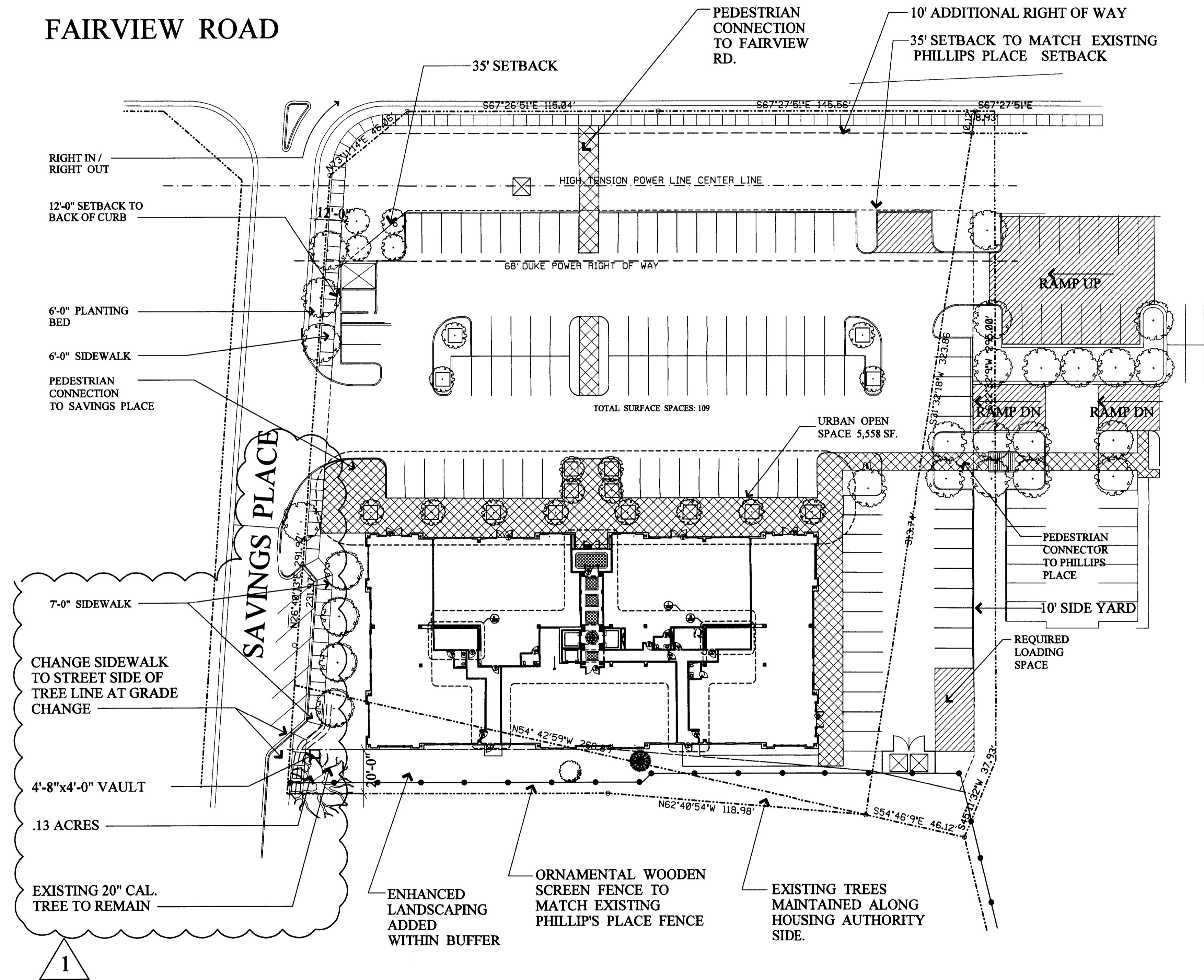
DEVELOPMENT STANDARDS:

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by driveways from Savings Place and from the adjoining Phillips Place development as shown on this site plan.
3. The proposed use of the property will be for retail, residential, and office uses along with associated parking, accessory uses, and service areas.
4. All dumpsters will be screened with solid enclosures and gates.
5. The Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to the following MUDD requirements.
 - Streetscape requirements with respect to the frontage along Fairview Road. The petitioner seeks to extend the streetscape pattern which has already been established by Phillips Place.
 - Parking location requirements due to the fact that overhead power lines prohibit the building from locating along the street, and to recognize the established Phillips Place building/parking relationship.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
7. No storm water detention will be located above ground within the setback or any buffer area.
8. Additional right-of-way along Fairview Road will be dedicated prior to the issuance of building permits.
9. Angled on-street parking will be allowed on Ashley Park Lane as indicated on Z-2. This will maintain the existing Ashley Park Lane streetscape.
10. The Petitioner, in coordination with the Charlotte Housing Authority, will provide additional planting, including trees, on the Housing Authority site to enhance and supplement the existing vegetation and improve the buffer already existing.
11. The Petitioner will construct an additional lane on Fairview Road from Savings Place to join the existing lane at Phillips Place.

February 18, 2000 revisions per staff comments.
March 29, 2000 revisions per Zoning Committee recommendations
February 20, 2001 revisions per Administrative Approval request

Additional note for Fairview at Savings Place Site Plan
12. In addition to the plant material and separation between the parking lot along Savings Place and the Live Oak community as provided in Note 10 above, lights installed in the parking lot will be placed and/or designed to direct light down or away from the Live Oak community so as to minimize the impact of those lights on the residences adjacent to the site.

FAIRVIEW ROAD



BUILDING DATA:

FIRST FLOOR	20,048 SF. (CORE INCL.) 13,684 SF. RETAIL 4,625 SF. OFFICE
SECOND FLOOR	20,288 SF. OFFICE SPACE
THIRD FLOOR	20,288 SF. OFFICE SPACE
FOURTH FLOOR	20,288 SF. RESIDENTIAL UP TO 10 UNITS

PARKING REQ'D BY CODE:

RETAIL - 13,684 SF. @ 4/1,000 SF. = 52 SPACES
OFFICE - 45,201 SF. @ 3.33/1,000 SF. = 151 SPACES
RESIDENTIAL - 10 UNITS @ 1.66/SPACES PER UNIT = 17 SPACES

TOTAL PARKING REQ'D. = 220 SPACES
TOTAL PARKING PROVIDED = 216 SPACES
(109 SURFACE + 107 LOWER LEVEL)

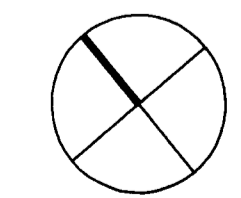
FAIRVIEW AT SAVINGS PLACE

SITE PLAN STUDY

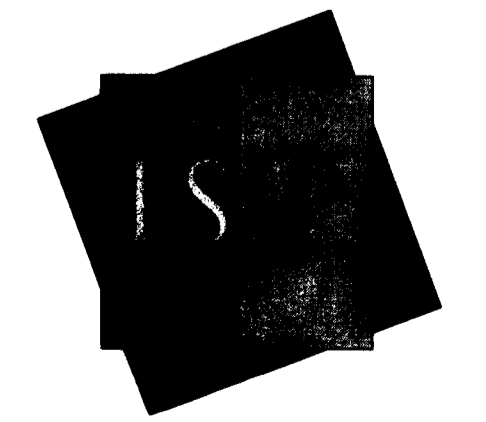
1" = 30'-0"

21 NOVEMBER 2001

PETITION NUMBER 00-46 FOR PUBLIC HEARING



ADMINISTRATIVE AMENDMENT
1 REVISION DATE 2012-10-31



Z-2