

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 2/23/07  
 BY: MARTIN R. CHAMTON, JR.

**SITE DATA**  
 DEFINED AS LOT #2 AND LOT #3 OF PARCEL C OF THE WEIR PROPERTY (APPROVED 1996) EXISTING

**SITE AREA 4.03 ACRES TOTAL (LOTS 2&3)**  
 CURRENT ALLOWABLE SF=65,000 SF (PET. # 95-27)  
 EXISTING ZONING 0-1 (CD)  
 LOT #1 (POST OFFICE)=22,500 SF (EXISTING)  
 LOT #2 1.53 AC > 42,500 CURRENTLY ALLOWED  
 LOT #3 2.50 AC  
 TOTAL CURRENT ALLOWABLE SF FOR LOTS 1,2,&3=65,000 SF

**PROPOSED REQUEST FOR LOTS 2 & 3 ONLY**

**SITE AREA LOTS 2 & 3 = 4.03 ACRES TOTAL**  
 PROPOSED SF LOTS 1, 2, & 3 = 65,000 SF  
 PROPOSED ZONING 0-1 (CD)  
 LOT #1 (POST OFFICE) = 22,500 SF  
 LOT #2 1.14 AC = 8,000 SF  
 LOT #3 2.89 AC = 42,000 SF  
 TOTAL SF REQUESTED FOR LOTS 2&3 = 50,000 SF  
 TOTAL SF REQUESTED FOR LOTS 1,2,&3 = 72,500 SF

**General Provisions**  
 All development standards established under the zoning ordinance of the City of Charlotte ("the ordinance") for the O-1 district classification shall be followed in connection with the proposed development. The configuration, placement and the size of the building, the parking and the site plan is intended to depict the design relationships, both internally and externally along the site's boundary. There may be, however, minor modifications to the layout of the site, building and circulation system. Such modifications shall be clearly indicated in nature and shall not deviate the basic design layout as permitted in Section 8.208 (2) of the ordinance. In no event shall the setbacks and buffer areas as established by the site plan be reduced nor the buildings or building expansion be constructed outside of the depicted building envelope described on the plan.

**Permitted Uses**  
 The property shall be used as general office including medical and bank facility as defined in the O-1 provisions of the ordinance.

**Setbacks**  
 1. Setback setbacks are defined on sheet RZ-1 and comply to the O-1 section of the ordinance.

**Landscaping and Screening**  
 1. Screening shall conform to the standards and treatments described in the Ordinance.  
 2. Interior landscaping will meet the requirements of the ordinance.  
 3. Perimeter landscaping will be provided as required by the ordinance where existing vegetation is not adequate to meet the intent of the ordinance.  
 4. All trees 6" or greater shall be preserved within setbacks.

**Parking and Access**  
 1. Each of the parking areas depicted on sheet RZ-2 shall meet the minimum requirements for off street parking as described within the Ordinance.  
 2. Access to the site will only be from Elm Lane West and the Private Road in the general area of the Urban-Suburb depicted on the zoning plan. Access to Ballantyne Commons Parkway and Ballantyne Trace, 655' +/- shall be avoided.  
 3. Petitioner agrees to dedicate any required ROW that is not currently available to the City of Charlotte based upon the following:  
 -Elm Lane West 70' ROW 35' from centerline  
 -Ballantyne Commons Parkway 100' ROW 50' from centerline.

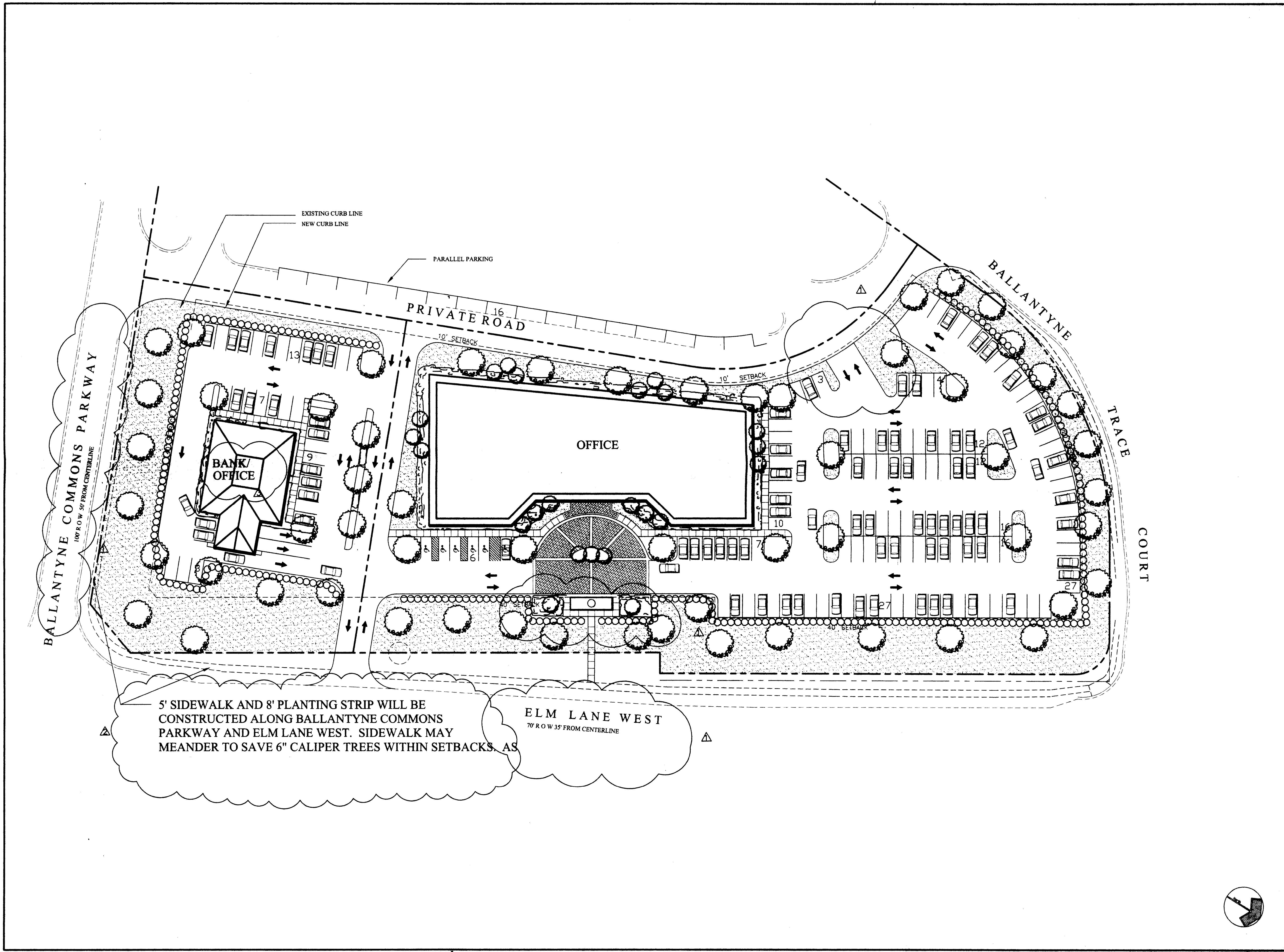
**Lighting**  
 1. All lighting within the site, except for street lights, shall be designed such that direct illumination does not extend past the property lines of the site. Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding of sources of light, the intent being to minimize glare towards adjacent streets or properties. Light fixtures shall not exceed 20' in height except for street lights. No wall-wash lighting will be permitted.

**Building**  
 1. Maximum building height to be 40' except for the towers and dome that may exceed 40' in height to a maximum height of 52' +/-.  
 2. Buildings on site will be architecturally compatible regarding material, color and design.

**Stormwater Retention**  
 1. Stormwater detention will be provided as required by the City of Charlotte Land Development Standards. A permanent detention facility will be located at the site's Northwest corner and will be located below ground in an underground pipe system. An above ground detention basin will not be located within the building setbacks or buffers.

**Signs**  
 All signs located on the property will be in conformance with the ordinance and the overall Ballantyne development.

**Fire Protection**  
 Fire protection to all facilities will be provided as required by code.



**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** February 23, 2001

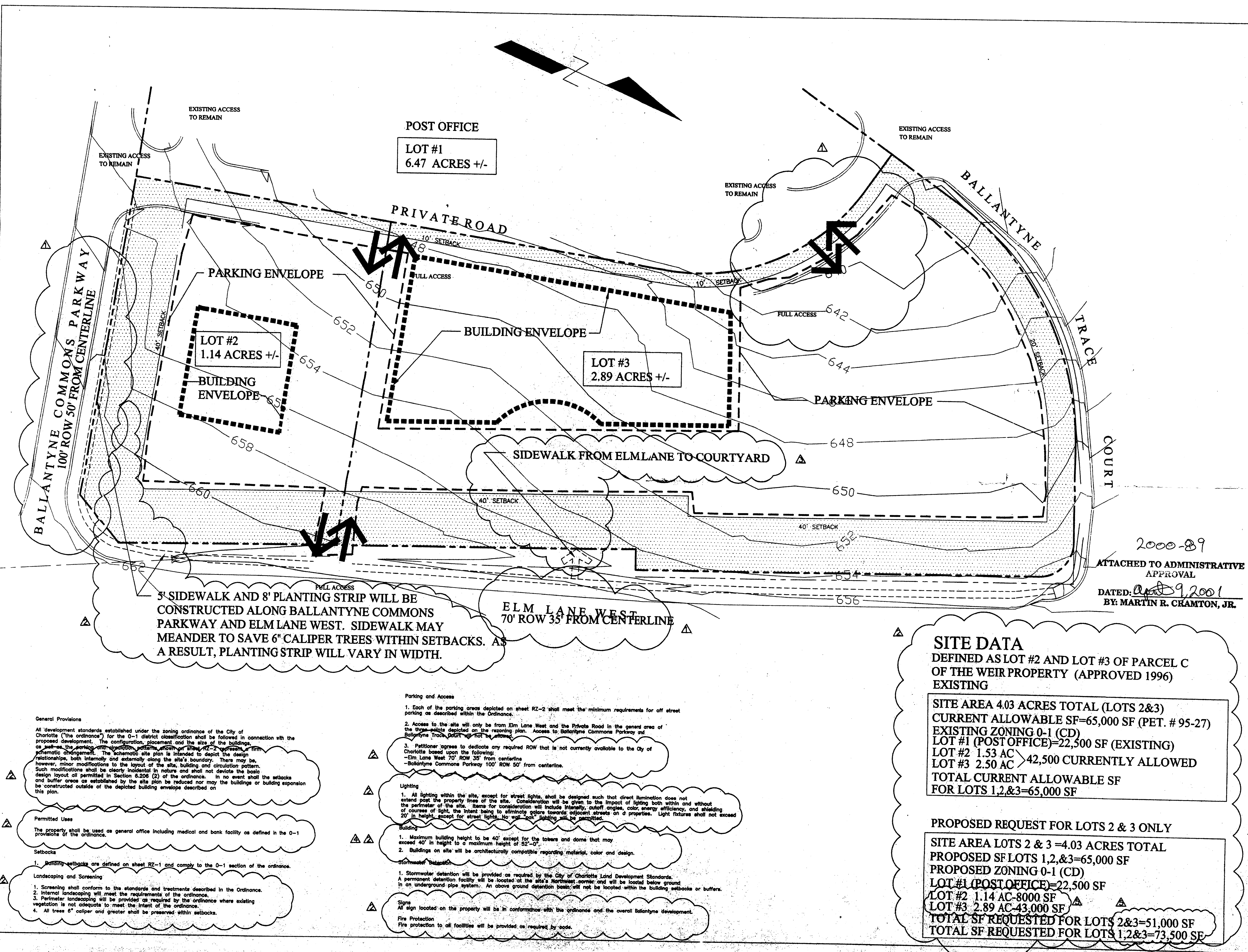
**TO:** Robert Brandon  
Zoning Administrator

**FROM:**   
Martin R. Cramton, Jr.  
Planning Director

**SUBJECT:** Administrative Approval for petition 2000-89, Tiger Properties.

Attached is a revised plan for the above referenced petition. The plan has been revised to increase the maximum allowable height from 40-feet to 52-feet to accommodate towers and domes. This increased height only applies to the main building. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



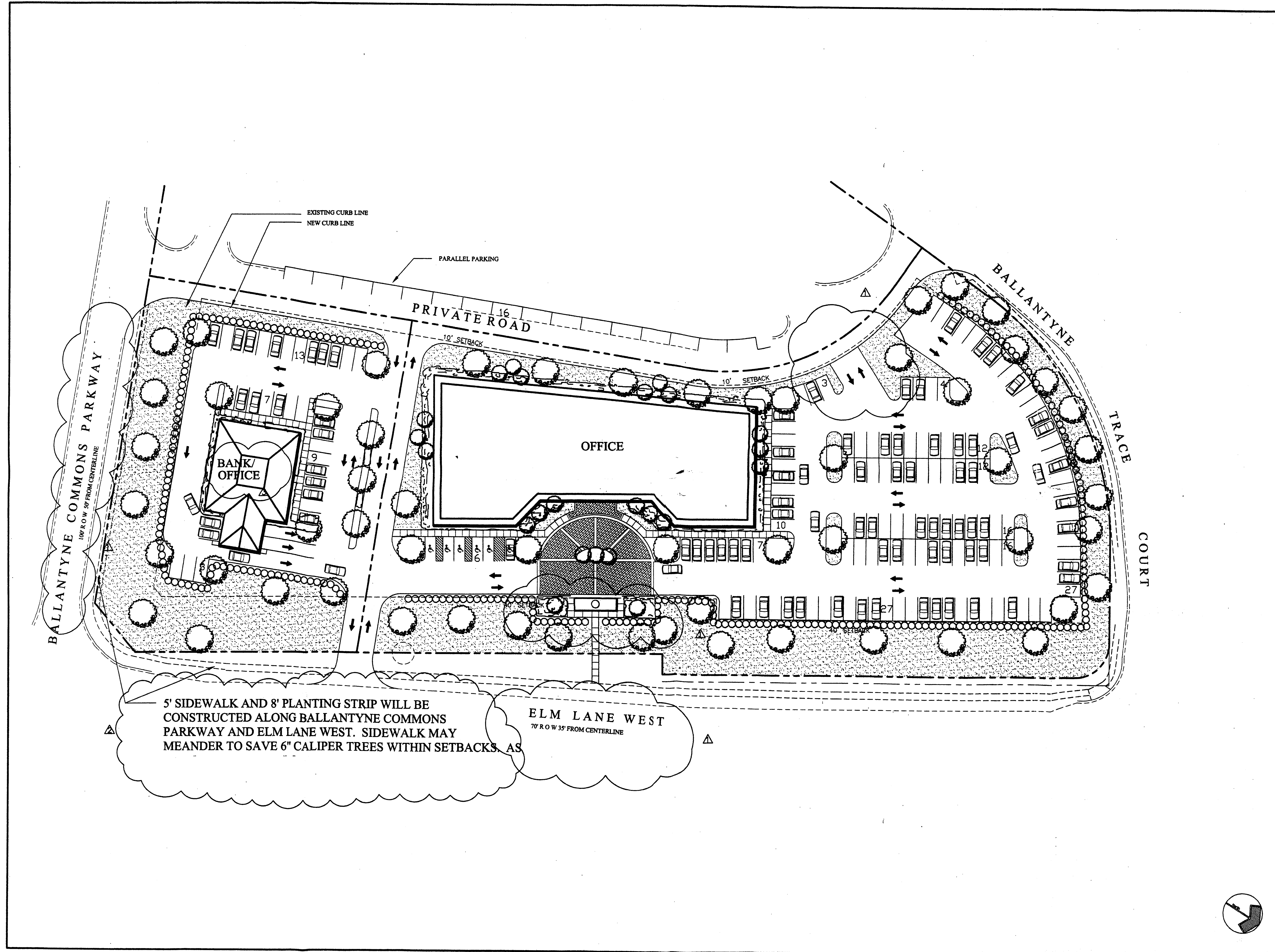


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**PROPOSED REQUEST FOR LOTS 2 & 3 ONLY**

**SITE AREA LOTS 2 & 3 =4.03 ACRES TOTAL**  
 PROPOSED SF LOTS 1,2,&3=65,000 SF  
 PROPOSED ZONING 0-1 (CD)  
 LOT #1 (POST OFFICE)=22,500 SF  
 LOT #2 1.14 AC-8000 SF  
 LOT #3 2.89 AC-43,000 SF  
 TOTAL SF REQUESTED FOR LOTS 2&3=51,000 SF  
 TOTAL SF REQUESTED FOR LOTS 1,2,&3=73,500 SF





**CHARLOTTE - MECKLENBURG**  
**PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

**DATE:** April 9, 2001



**FROM:** Martin R. Cramton, Jr.  
Planning Director

**TO:** Robert Brandon  
Zoning Administrator

**SUBJECT:** Administrative Approval for petition 2000-89, Tiger Properties.

Attached is a revised plan for the above referenced petition. The plan has been revised to increase the maximum allowable square footage from 72,500 to 73,500. This is a one-time 1,000 square foot increase as allowed under the ordinance. This increase only applies to parcel 2 and 3. Please note that the elevations included with the administrative approval of February 23, 2001 still apply. Since this change is minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.