

DEVELOPMENT STANDARDS
 HIGHWAY 521
 Revisions to 2002
 Revised as of April 12, 2002

SITE DATA:
 Acreage: 6.95 acres
 Existing Zoning: R-3
 Proposed Zoning: C-1
 Maximum Building Area: 750,000 square feet

DEVELOPMENT STANDARDS
 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development activities established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-3 zoning district shall be followed in compliance with development zoning plan for the site.

PERMITTED USES
 1. The Site will be developed as an office park and may include uses as allowed in the C-1 zoning district classification with the exception of hotels and motels. Up to 40,000 square feet of retail/restaurant uses that are accessory to the office park are also allowed. In addition, no fast food restaurants with drive through facilities or gas sales/convenience stores will be permitted on the site.
 2. Accessory uses as permitted under Section 11.408 shall be permitted on the Site.
 3. The ground floor of all buildings constructed on the site may not exceed, in the following areas:
 (1) 10 feet (10'0" maximum height)
 (2) 10 feet (10'0" maximum height)

SETBACKS, SIDE YARDS AND REAR YARDS
 1. All buildings constructed on the site shall be set back at least 20 feet from the right-of-way line of Highway 521. All buildings shall, to meet or exceed the rear and side yard requirements established under the Ordinance for the R-3 zoning district. The Petitioner reserves the right to subdivide the site as a cross lot within the interior of the development with no side yard or rear yard as part of the unified development plan.
 2. No vehicular parking or storage areas shall be located between buildings and Highway 521 with the exception of the pedestrian driveway connection to Highway 521.

SCREENING AND LANDSCAPED AREAS
 1. Screening shall conform with the standards and treatments specified in Section 12.309 of the Ordinance.
 2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
 3. Roof top mechanical equipment shall be screened from public view.
 4. Large retaining walls shall be treated along the frontage of Highway 521 in accordance with the City of Charlotte Zoning Ordinance.

STREETSCAPE TREATMENT
 The streetscape treatment along Highway 521 shall conform to Section 12.107 and include large mature trees within an eight-foot planting strip in accordance with the City of Charlotte Tree Ordinance and a six-foot sidewalk to be located nearest the planting strip.

LANDSCAPING AND OPEN SPACE
 1. A project edge of at least 25 feet in width shall be provided along the easterly and southerly property lines as generally indicated on the Technical Data Sheet. Such project edge shall be landscaped with plantings in accordance with the requirements for a Class B buffer, i.e. one tree and 10 shrubs per 100 square feet.
 2. Petitioner reserves the right to grade and install pedestrian sidewalks or pathways, with benches and trees, and utility line enclosures within the 25 foot project edge.
 3. No buildings, parking spaces or maneuvering areas may be located within the 25 foot project edge or setback areas with the exception of the driveway connection to Highway 521.

ARCHITECTURAL AND SITE DESIGN CONTROLS
 1. All buildings which abut Highway 521 will be designed and constructed so that each building has windows that face Highway 521. The Highway 521 elevation of the buildings will incorporate windows that incorporate a minimum of 30 percent of that facade and additional architectural ornamentation such as columns, screen fins, shutters and window surrounds shall be incorporated on that windows and other architectural ornamentation combined will incorporate a minimum of 40 percent of this elevation.
 2. Buildings will be located within the building envelopes indicated on the Technical Data Sheet. One or more buildings may be located within each Building Envelope 2 and 3.
 3. Buildings on the Site shall be constructed using building materials that may include brick, stone and/or natural or synthetic wood siding materials.
 4. The urban design treatment of the proposed development shall include, at a minimum, the following amenities:
 a. a roundabout located within the interior parking area,
 b. a planting strip that serves to provide a break within the parking area as well as a pedestrian refuge area,
 c. landscaping within the aforementioned planting strip to include shade trees 25 feet in diameter,
 d. seating areas on the Site to help to connect building clusters and encourage pedestrian movement through or to the Site and to the adjoining shopping center, and
 e. a covered area within Building Envelope 2 as shown on the Technical Data Sheet at least 100 feet in width extending the full length of the building or buildings it adjoins with a series of setbacks leading into the interior of the Site, at least two benches for seating—poles, and at least two shade trees and other landscaping.
 5. The urban design treatment of the proposed development shall include, at a minimum, the following amenities:
 a. a roundabout located within the interior parking area,
 b. a planting strip that serves to provide a break within the parking area as well as a pedestrian refuge area,
 c. landscaping within the aforementioned planting strip to include shade trees 25 feet in diameter,
 d. seating areas on the Site to help to connect building clusters and encourage pedestrian movement through or to the Site and to the adjoining shopping center, and
 e. a covered area within Building Envelope 2 as shown on the Technical Data Sheet at least 100 feet in width extending the full length of the building or buildings it adjoins with a series of setbacks leading into the interior of the Site, at least two benches for seating—poles, and at least two shade trees and other landscaping.

PARKING:
 Off street parking spaces will satisfy the minimum standards established under the Ordinance.

CONNECTIVITY AND SIDEWALKS
 1. Petitioner shall provide for vehicular connectivity to the adjoining shopping center prior to issuance of a certificate of occupancy for the first building on the Site.
 2. A sidewalk system shall be provided throughout the Site as well as to the adjoining shopping center tract. Sidewalks shall be provided within the parking lots to provide for pedestrian access between the various buildings on the Site as well as between the Site and the adjoining shopping center. However, the sidewalks associated with each building will not be required to be installed until such time as the relevant building has been completed.
 3. Pedestrian access from Highway 521 into the Site shall be provided along the main vehicular entrance and through one additional pedestrian connection.
 4. Peditioner shall provide for pedestrian connectivity to the adjoining property located to the south of the Site in the manner generally depicted on the Technical Data Sheet. In addition, in the event that the adjoining property to the south of the Site is developed primarily for residential or office use, Petitioner agrees to provide vehicular connectivity to the southern boundary of the Site as a condition precedent to a design acceptable to the Petitioner, provided that such obligation to provide for vehicular connectivity shall be subject to the negotiation and documentation by the Petitioner and any such adjoining property owners of customary cross easement and maintenance agreements to satisfactory to the Petitioner, it being understood that the Petitioner shall use good faith efforts to negotiate and enter into any such agreements.

LIGHTING
 1. All existing lighting fixtures will be uniform in design.
 2. The height of any freestanding lighting fixture, including its base may not exceed 20 feet.
 3. Wall pack lighting will be allowed.

SIGNS
 1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
 2. Detached signage will be limited to seven feet in height and 100 square feet in size.

ACCESS POINTS (DRIVEWAYS)
 1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
 2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and design and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

FIRE PROTECTION
 Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

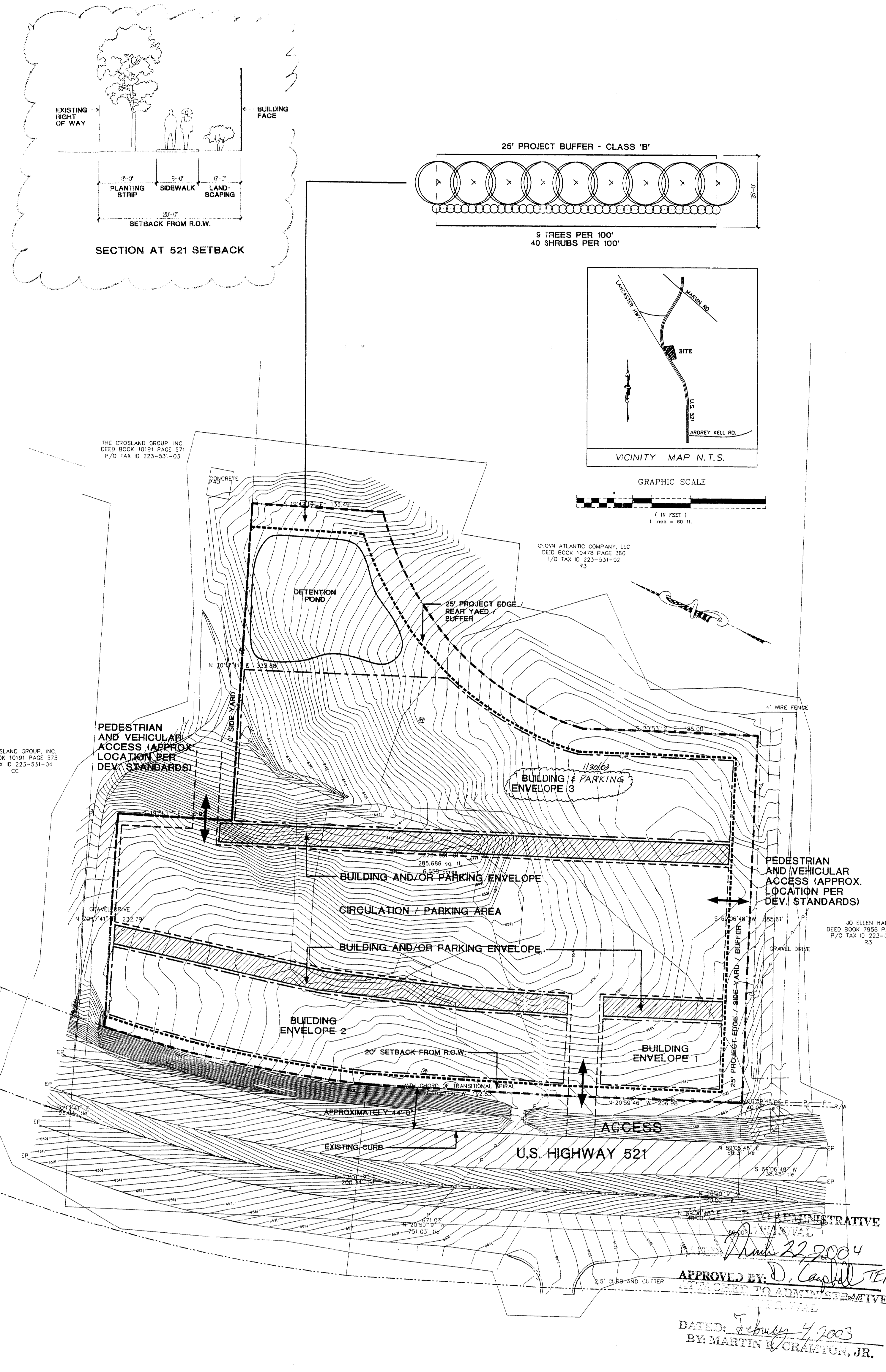
STORM WATER MANAGEMENT
 1. Storm water runoff from the Site will be managed through proven techniques which meet the standards, if any, imposed by the City of Charlotte Engineering Department.
 2. Surface level across water detention will not be located in the setback or 25 foot project edge.

AMENDMENTS TO ZONING PLAN
 Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the Site Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE ZONING APPLICATION
 If this Zoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will remain unamended in the manner provided under the Ordinance, be binding upon and issue to the benefit of future and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

REVISION 4/12/02

REVISION 2.7.02



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521 HIGHWAY SITE
 MECKLENBURG COUNTY
 NORTH CAROLINA

PETITIONER:
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TECH. DATA SHEET
 PETITION #2002-16

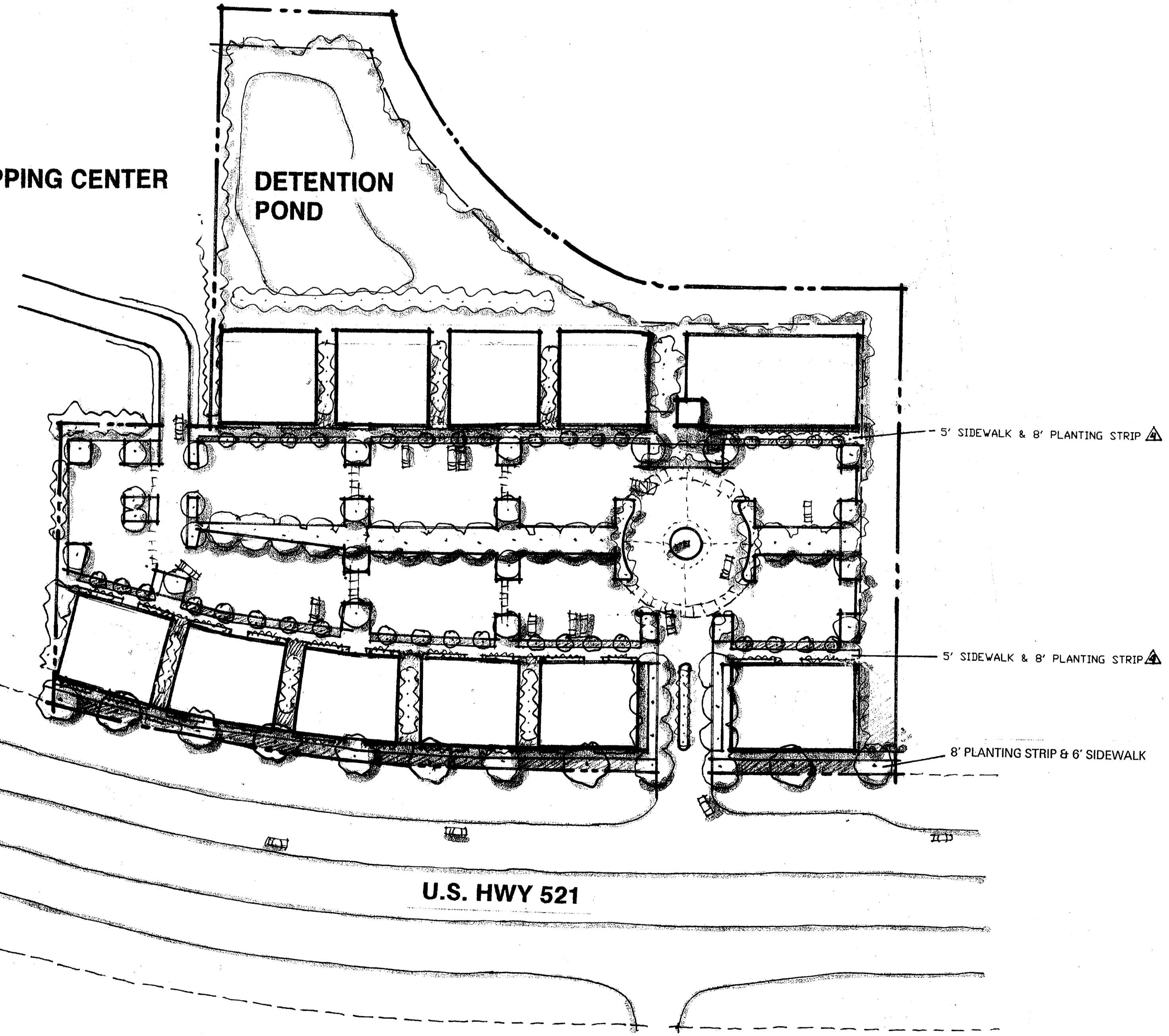
FOR PUBLIC HEARING

REVISIONS:
 01.18.02
 01.21.02
 02.7.02
 04.12.02
 01.30.03

APPROVED BY CITY COUNCIL
 DATE 4/12/02

1 OF 3

APPROVED 80000 SF SHOPPING CENTER



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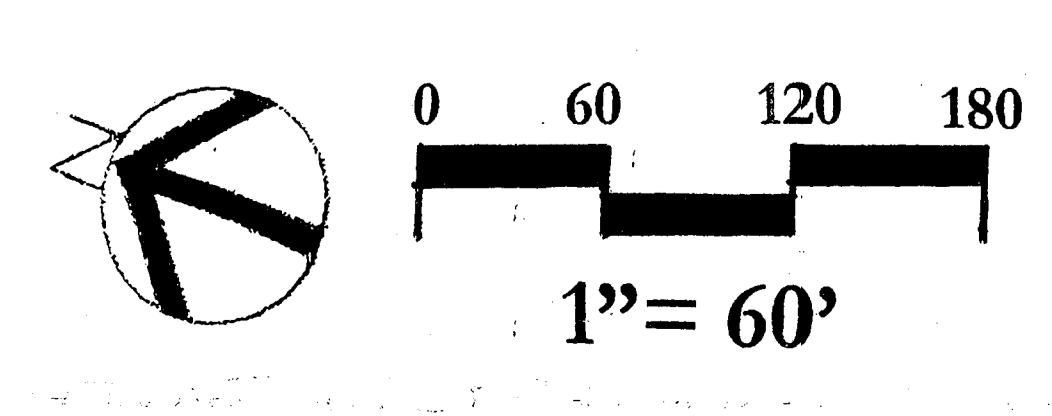
FOR PUBLIC HEARING

ILLUSTRATIVE SITE PLAN
 REVISIONS:
 01.18.02
 01.21.02
 4/12/02
 02.15.04

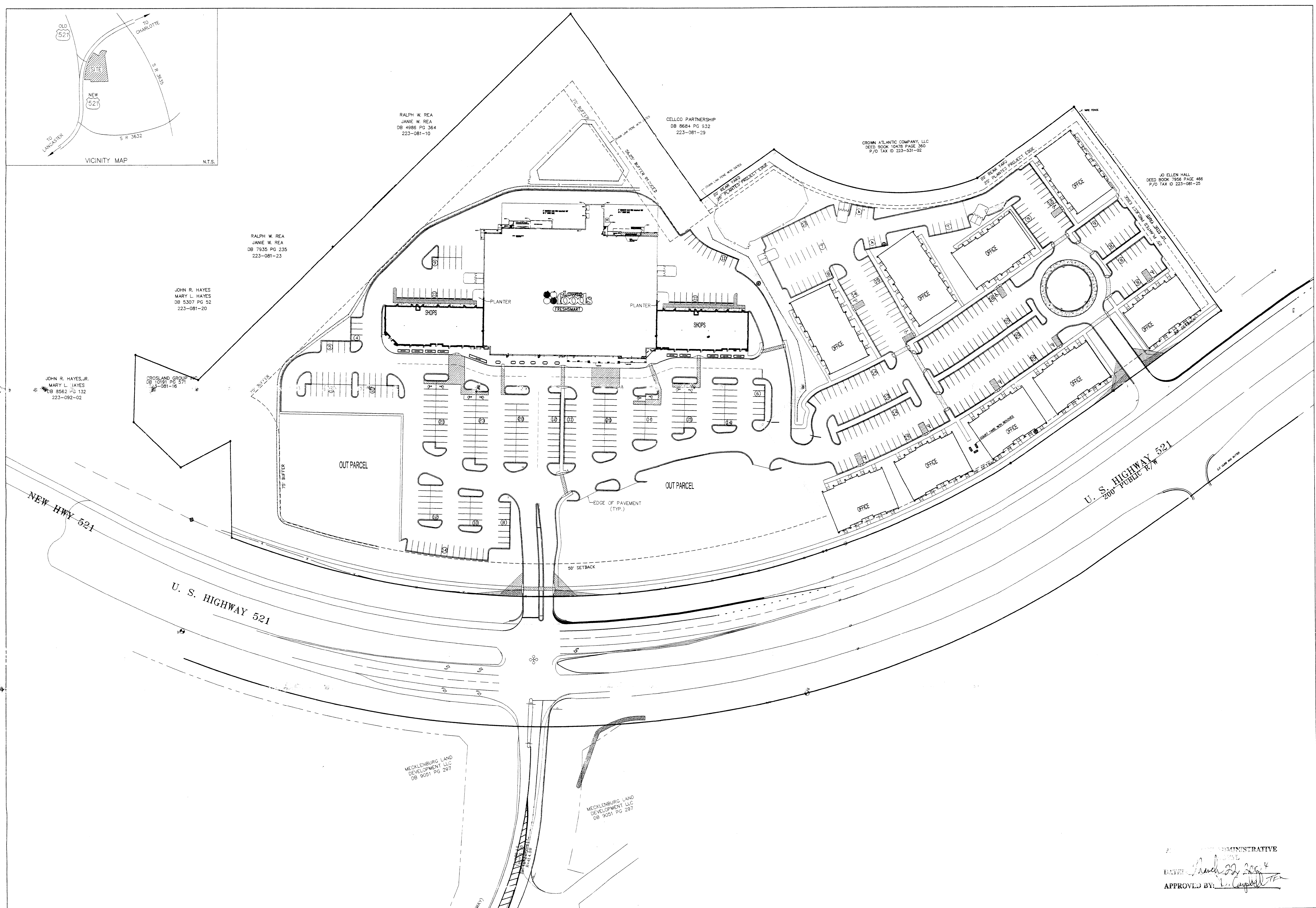
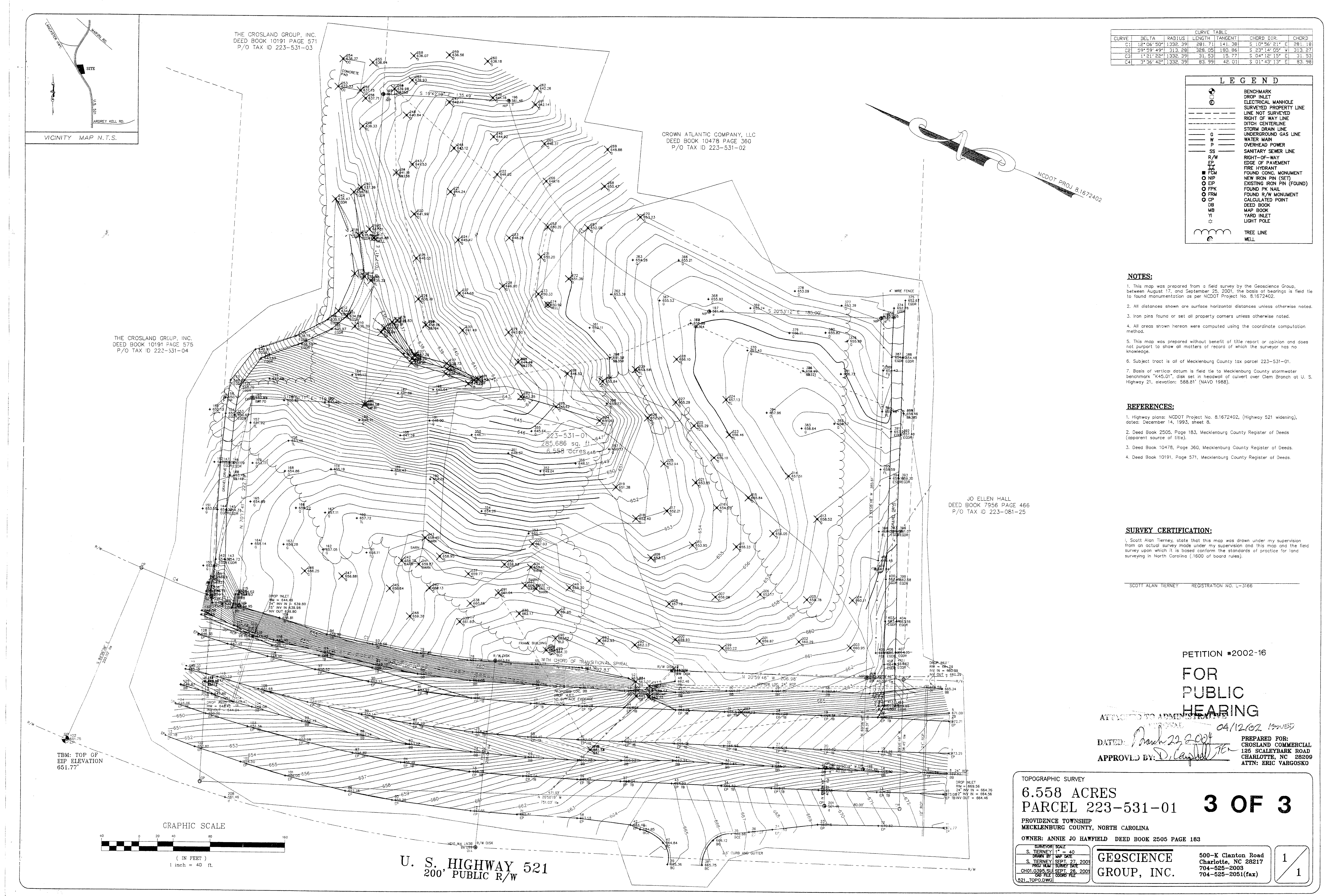
APPROVED BY CITY COUNCIL
 DATE 4/12/02

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NOTES:
 1. THIS PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE PENDING FINAL SITE PLAN DOCUMENTS.
 2. ALL BUILDINGS LOCATED ON TRACT SHALL BE BUILT TO THE RELEVANT SETBACK LINE. HOWEVER, THE PLACEMENTS, CONFIGURATIONS AND SIZES OF SUCH BUILDINGS DEPICTED ON THE SCHEMATIC SITE PLAN ARE CONCEPTUAL AND THE SAME MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SUBJECT TO THE REQUIREMENT THAT SUCH BUILDINGS BE BUILT TO THE RELEVANT SETBACK LINE.



APPROVED BY CITY COUNCIL
 DATE 4/12/02
2 OF 3
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L. (704) 546-2000

Project: Hunters Crossing Hwy 521 Charlotte, North Carolina

Sheet Title: Overall Site Plan

No.	Revision	Date
01		01/29/03


Sheet 1 of 1

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: March 22, 2004

TO: Robert Brandon
Zoning Administrator

FROM: 
Debra Campbell
Interim Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-16, Crosland Commercial.

Attached are revised plans for the above petitions. Sheet 2 of 3 has been revised to reflect a reduction of the width of the interior sidewalks from 6-feet to 5-feet. Since this change is minor, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.