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521 HIGHWAY SITE
MECKLENBURG COUNTY
NORTH CAROLINA

PETITIONER:
CROSLAND COMMERCIAL
125 SCALEYBARK RD.
CHARLOTTE, NC 28209
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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 *Handwritten*

● 11.13.01

APPROVED BY CITY COUNCIL
DATE *4/5/02*

DEVELOPMENT STANDARDS
HIGHWAY 521
Petition No. 2002-16
Revised as of April 12, 2002

SITE DATA:

Acres: 6.95 acres
Existing Zoning: R-3
Proposed Zoning: NS
Maximum Building Area: 80,000 square feet

DEVELOPMENT STANDARDS

Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.

PERMITTED USES

- The Site will be developed as an office park and may include uses as allowed in the O-1 zoning district classifications with the exception of hotels and motels. Up to 10,000 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.
- Accessory uses as permitted under Section 11.404 shall be permitted on the Site.
- The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 80,000 square feet.

SETBACKS, SIDE YARDS AND REAR YARDS

- 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 also satisfy or exceed the rear and side yard requirements established under the Ordinance for the NS zoning district. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of the unified development plan.
- No vehicular parking or maneuvering space shall be located between buildings and Highway 521 with the exception of the perpendicular driveway connection to Highway 521.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
- Roof top mechanical equipment shall be screened from public view.
- Large maturing trees shall be installed along the frontage of Highway 521 in accordance with the City of Charlotte Tree Ordinance.

STREETSCAPE TREATMENT

The streetscape treatment along Highway 521 shall conform to Section 11.507 and include large maturing trees within an eight-foot planting strip in accordance with the City of Charlotte Tree Ordinance and a six-foot sidewalk to be located behind the planting strip.

LANDSCAPING AND OPEN SPACE

- 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. **100 trees and 40 shrubs per 100 linear feet.**
- Petitioner reserves the right to grade and install pedestrian sidewalks or pathways, walls, berms and fences, and utility lines and facilities within the 25 foot project edge.
- 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

- 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 fenestration that encompasses a minimum of 30 percent of the facade and additional architectural fenestration such as cornices, accent lintels, shutters and window surrounds shall be incorporated so that windows and other architectural fenestration combined will encompass a minimum of 40 percent of this elevation.
- Buildings will be located within the building envelopes indicated on the Technical Data Sheet. One or more buildings may be located within each Building Envelopes 2 and 3.
- Buildings on the Site shall be constructed using building materials that may include brick, stone and/or natural or synthetic wood siding materials.
- The urban design treatment of the proposed development shall include, at a minimum, the following amenities:
 - a roundabout located within the interior parking area,
 - a planting strip that will serve to provide a break within the parking area as well as a pedestrian refuge island,
 - landscaping within the aforementioned planting strip to include shade trees 25 feet on center,
 - parking areas on the Site designed to connect building elements and encourage pedestrian movement throughout the Site and to the abutting shopping center, and
 - a courtyard area within Building Envelope 2 as shown on the Technical Data Sheet of at least 20 feet in width extending the full length of the building or buildings it adjoins with a six foot sidewalk leading into the interior of the Site, at least two benches for seating purposes, 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

- Petitioner shall provide for vehicular connectivity to the abutting shopping center prior to the issuance of a certificate of occupancy for the first building on the Site.
- A sidewalk system shall be provided throughout the Site as well as to the abutting shopping center tract. Sidewalks shall be provided within the parking lot to provide for pedestrian access between the various buildings on the Site as well as between the Site and the abutting shopping center. However, the sidewalk associated with each building will not be required to be installed until such time as the relevant building has been completed.
- Pedestrian access from Highway 521 into the Site shall be provided along the main vehicular entrance and through one additional pedestrian connection.
- Petitioner shall provide for pedestrian connectivity to the abutting 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 abutting property to the south of the Site is developed primarily for residential or office uses, Petitioner agrees to provide vehicular connectivity to the southern boundary of the Site in a location and pursuant 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 owner(s) of customary cross easement and maintenance agreements satisfactory to the Petitioner, it being understood that the Petitioner shall use good faith efforts to negotiate and enter into any such agreements.

REVISION 4/12/02

LIGHTING

- All freestanding lighting fixtures will be uniform in design.
- The height of any freestanding lighting fixture, including its base may not exceed 30 feet.
- Wall pack lighting will not be allowed.

SIGNS

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

ACCESS POINTS (DRIVEWAYS)

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- 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 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

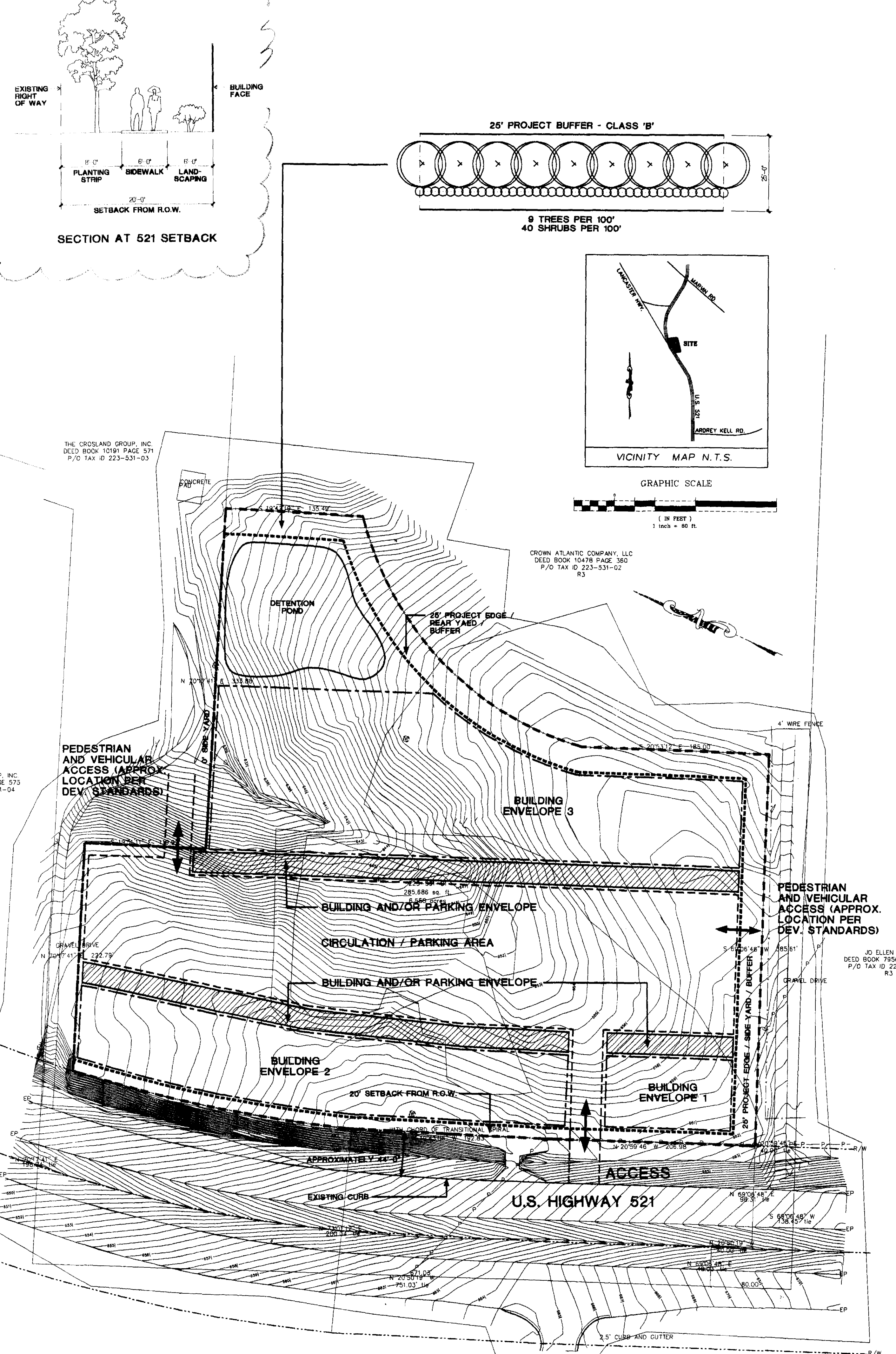
- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- Surface level storm water detention will not be located in the setback or 25 foot project edge.

AMENDMENTS TO REZONING PLAN

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

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner 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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PUBLIC
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ILLUSTRATIVE
SITE
PLAN

REVISIONS:

01.18.02
01.21.02
4/12/02 ISSUED

11.02.01

APPROVED BY CITY COUNCIL

DATE 4/15/02

APPROVED 80000 SF SHOPPING CENTER

DETENTION
POND

8' PLANTING STRIP & 6' SIDEWALK

8' PLANTING STRIP & 6' SIDEWALK

U.S. HWY 521

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 BUILDING BE BUILT TO THE RELEVANT SETBACK LINE.

