

HARRIS BLVD

PETITIONER : QUEENS PROPERTIES, LLC
 6000 Fairview @ Southpark Towers
 J.A. Jones Drive
 Charlotte, N.C. 28287
 (704) 553-3301

LAND PLANNER: LANDDESIGN, INC.
 223 North Graham St.
 Charlotte, N.C. 28202

PETITIONER : CONTINENTAL REAL ESTATE
 150 East Broad Street
 Columbus, Ohio 43215
 (614) 883-1060

SURVEYOR : R.B. PHARR & ASSOCIATES
 SURVEYING & MAPPING
 420 Hawthorne Lane
 Charlotte, N.C. 28204
 (704) 376-2186

SITE DATA

TOTAL SITE AREA +/- 53.8 ACRES
 per survey by R.B. Pharr & Assoc., 02/24/02

EXISTING ZONING: RE-1

EXISTING USES: VACANT

PROPOSED ZONING: MUDD (CD)

Max. 675 Residential units, 36,000 s.f. of Retail and 500,000 s.f. of office.

Boundary survey, tree survey, legal description
 by R.B. Pharr and Assoc.

ADJACENT PROPERTY OWNERS

- | | | | | | | | | | | | |
|--|--|--|---|---|---|--|---|---|---|--|--|
| ① 047-01-06
Wachovia Bank of N.C.
P.O. Box 3099
Charlotte, N.C. 27702 | ② 047-01-15
Ronald Parks
836 Med. Plaza Dr. Ste B
Charlotte, N.C. 28205 | ③ 047-01-07
Raymond White Rev.
836 Med. Plaza St. C
Charlotte, N.C. 28205 | ④ 047-01-09
Eye Two-Development LLC
836 Med. Plaza Dr. Ste E
Charlotte, N.C. 28205 | ⑤ 047-01-10
Eye Two-Development LLC
836 Med. Plaza Dr. Ste F
Charlotte, N.C. 28205 | ⑥ 047-01-11
Eye Two-Development LLC
836 Med. Plaza Dr. Ste G
Charlotte, N.C. 28205 | ⑦ 047-01-12
Hawkeye Building Co.
2800 Sate Lao St.
Carrboro, N.C. 27509 | ⑧ 047-01-13
Carrboro Ready Mix Concrete
155 McDougald Ln Ste 711
Charlotte, N.C. 28209 | ⑨ 047-01-08
Libby, of N.C.
9201 University Blvd.
Charlotte, N.C. 28220 | ⑩ 047-01-07
Queens Properties LLC
6060 Sate Albers St.
Charlotte, N.C. 28287 | ⑪ 047-01-03
First Union Bank of N.C.
Two First Union Center #1420
Charlotte, N.C. 28203 | ⑫ 047-01-04
First Union Bank of N.C.
Two First Union Center #1420
Charlotte, N.C. 28203 |
|--|--|--|---|---|---|--|---|---|---|--|--|

MIXED USE DEVELOPMENT DISTRICT

- MINIMUM LOT AREA: None Required
- MINIMUM SETBACK: 14' Minimum from back of public street
- MINIMUM SIDE YARDS: None, but 10' building separation required adjacent to a residential use.
- MINIMUM REAR YARD: None, but 10' building separation required adjacent to a residential use.
- MAXIMUM HEIGHT: 120'

MUDD (CD) DEVELOPMENT STANDARDS

- Development of the site will be governed by the provisions of the Charlotte Zoning Ordinance and the provisions of this site plan, as well as other applicable codes and ordinances. The building envelope configuration shown on the site plan represents a firm plan for the development of the site but may be altered or modified during the design and development of the site within the maximum building and parking envelopes indicated as allowed per Section 6 of the Ordinance.
- Unless, if required, it conforms to the provisions of section 12.061, proposed setbacks on the site may be waived if the additional parking or other amenities are not required. Although not required, the Petitioner will establish a 2' Clear "C" buffer along the Drive Power line on the north side of the site. This buffer may be provided and is required to meet the Ordinance requirements.
- Screening will conform to the provisions of section 12.063. Landscaped areas within the site will be improved as part of the overall site development. All parking/trash disposal areas, dumpsters, etc. will be screened with a solid screen and gate.
- Any detached lighting on the site will not exceed 30 feet in height and will be placed within the site away from adjoining properties and public streets. Wall post type lighting will not be allowed. Pedestrian lighting will be provided in accordance with the Ordinance requirements.
- Signage on the site will be permitted in accordance with applicable ordinance provisions, except as may be modified under the Ordinance provisions as stated below.
- Stormwater detention will comply with applicable standards of Charlotte-Mecklenburg Stormwater Services. Detention basins will be designed to meet the Ordinance standards and may include off-site facilities or areas. No detention will be placed within any setbacks or buffers.
- Access to the site will be provided by connections to Harris Blvd and Technology Drive. These connections may be provided by way of other public streets or private streets or driveways. Individual streets may be provided by way of other public or private streets. Public streets may be constructed in a "cut-thru" street standard as has been approved by CDOT. In addition, the site has been arranged and planned to allow for the potential future extension of a street from this site to the west and the Petitioner will reserve a right-of-way for such a street, as generally shown on the site plan, through the design and development of the site.
- The Petitioner will install transportation improvements in conjunction with the development of the site as follows:
 - Construct an additional eastbound left-turn lane on W.T. Harris Boulevard at Technology Drive. The eastbound left-turn lane will have 900 feet of total storage and a 20:1 bay taper or as determined by CDOT.
 - Construct an additional eastbound right-turn lane on W.T. Harris Boulevard at Technology Drive with a storage length of 200 feet and a 20:1 bay taper.
 - Construct an additional eastbound left-turn lane on Technology Drive at W.T. Harris Boulevard to provide a total east left-turn storage length of 900 feet with a 20:1 bay taper and 20:1 through lane transition taper) or as determined by CDOT.
 - Construct an additional eastbound left-turn lane on Technology Drive at W.T. Harris Boulevard to provide a total east left-turn storage length of 900 feet with a 20:1 bay taper and 20:1 through lane transition taper) or as determined by CDOT.

Additional Real Estate/Queens Properties is responsible for all costs associated with the design and construction of these improvements and traffic control plans. Additionally, the developer is responsible for all costs associated with traffic signal modifications to include CDOT sign, installation of new center line, painting, new center line, new center line, loop detectors, and other related equipment. The design of all transportation improvements is subject to the review and approval of CDOT/CDOT.

Phasing Plan:
 Phase 1:
 In conjunction with the development of the retail, restaurant, health club, and up to 300 multifamily units, the Petitioner will construct improvements 1 and 4 prior to the issuance of a Certificate of Occupancy for the site. The Petitioner will also construct the required roadway improvements for all of the required improvements, which must be reviewed and approved by the appropriate transportation authority prior to any development in phase 2.

Phase 2:
 In conjunction with any development of the site in excess of the amount shown, the remainder of the improvements to Technology Drive and W.T. Harris Blvd. will be installed, said improvements to be completed prior to the issuance of a Certificate of Occupancy for any building on the site included in this phase.

Other:
 The Petitioner will not be required to construct curb, gutter or sidewalks within the right-of-way of W.T. Harris Blvd. but will construct a sidewalk within an easement on the Petitioner's site that will be both part of the on-site pedestrian network and will link to the public right-of-way of Harris Blvd. at the intersection of the site.

The Petitioner will not be responsible for the necessary right-of-way for the improvements to Technology Drive needed to accommodate intersection improvements and left-turn lanes in order to further the stated use of the site. Right-of-way improvements of a commercially reasonable price without delaying the development of the site. The Petitioner will apply for and the City will issue appropriate proceedings to acquire the necessary right-of-way for the improvements to Technology Drive. If the City declines to issue the necessary right-of-way then the improvements will be installed or redesigned within the available right-of-way or the Petitioner will be relieved of the improvement responsibility and will be permitted to proceed with the full development of the site without further restrictions.

None of the foregoing provisions will prevent the Petitioner from completing any or all of the required improvements earlier than would be required to support the specific development phases on the site.

Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance. Within the site, the Petitioner will provide parking for all of the proposed office buildings on both sides of the street and, in accordance with a commitment from the Planning Staff, this parking will be provided in a "cut-thru" for the purpose of application of the "400 foot rule" in the residential portions on the site. If parking structures are utilized, their floor area will not exceed the floor area of the site.

The proposed use of the site is for a mixed-use development including residential, retail and service, and multifamily use. The site will be restricted against use for auto service stations, adult establishments and gaming except as provided by the ordinance along Technology Drive. Sidewalks and planting strips will be installed as required by the ordinance if approved by NCDD.

Building height will comply with the provisions of the Zoning. Office buildings and the hotel will not exceed 6 stories in height and residential and other buildings on the site will not exceed 3 stories in height.

Proposed tree planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval.

The Petitioner may place retail signs within office buildings on the site as well as within the retail center in order to further the stated use of the site. Retail floor area located within office buildings will not be counted toward the total retail floor area located elsewhere on the site. Any such retail signs will be limited to 75% of the first floor of the building and may only be located in secondary buildings of at least 15,000 square feet of total floor area.

The Petitioner reserves the right to exchange office floor area for residential units and vice versa at the rate of 200 square feet of office floor area for one residential unit. However, office floor area may not be reduced below 200,000 sq. ft. In addition, the Petitioner may construct as few as three office buildings and will have the right to replace office buildings with residential buildings in the interior of the site to preserve the internal street network.

In accordance with the provisions of Section 8.058, the Petitioner proposes the following modifications to the standards of the MUDD:

Parking may be located in proximity to Harris Blvd. and Technology Drive in the areas indicated on the Preliminary Concept Plan, subject to the setback and planting requirements of the Petitioner's option.

The Petitioner may erect project identification signs at any or all of the areas indicated on the individual building sheets. These signs will be limited to 200 square feet in area and no more than 10 feet in height on Harris Blvd. and 50 square feet in area and 7 feet in height on Technology Drive.

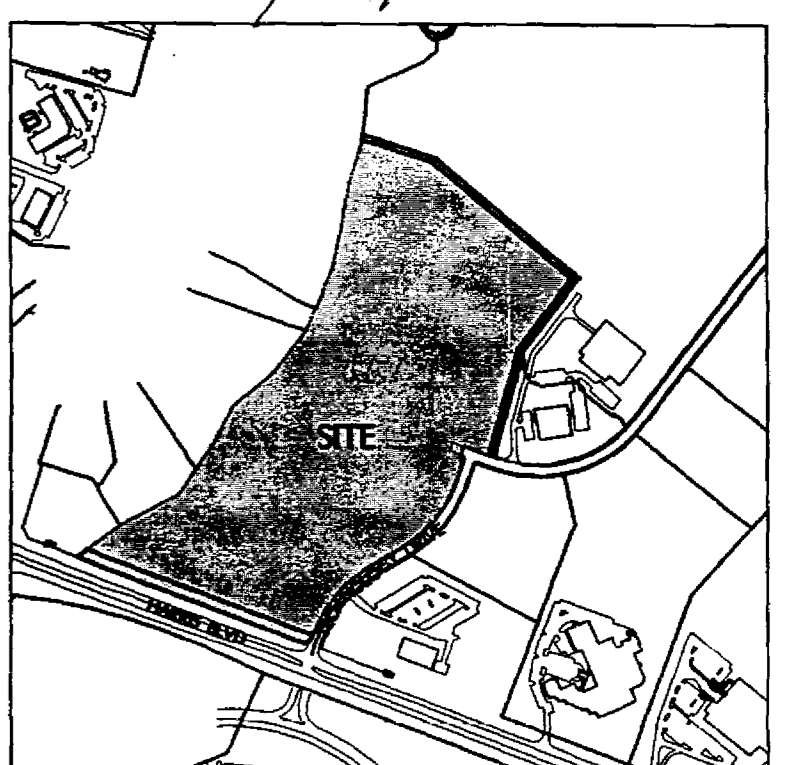
The Petitioner may install directional signage within the site to direct visitors to various buildings or areas.

The Petitioner will be relieved of the MUDD street planting requirement along Harris Blvd. if NCDD will not grant permission to plant trees within their right-of-way.

Urban open spaces that may be required by the MUDD standards may be substituted another way be located in plazas, parks, or other configurations that may be permitted to the buildings that trigger the open space requirement.

APPROVED BY CITY COUNCIL

DATE: 12/23/02



VICINITY MAP - NTS

For Public Hearing
TECHNICAL DATA SHEET
 SHEET 1 OF 3

PETITION NO. 2002-70

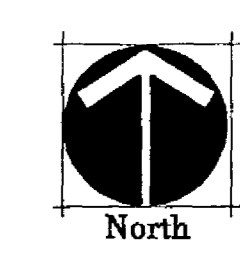
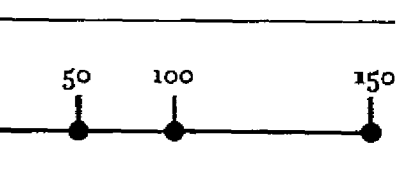
LandDesign



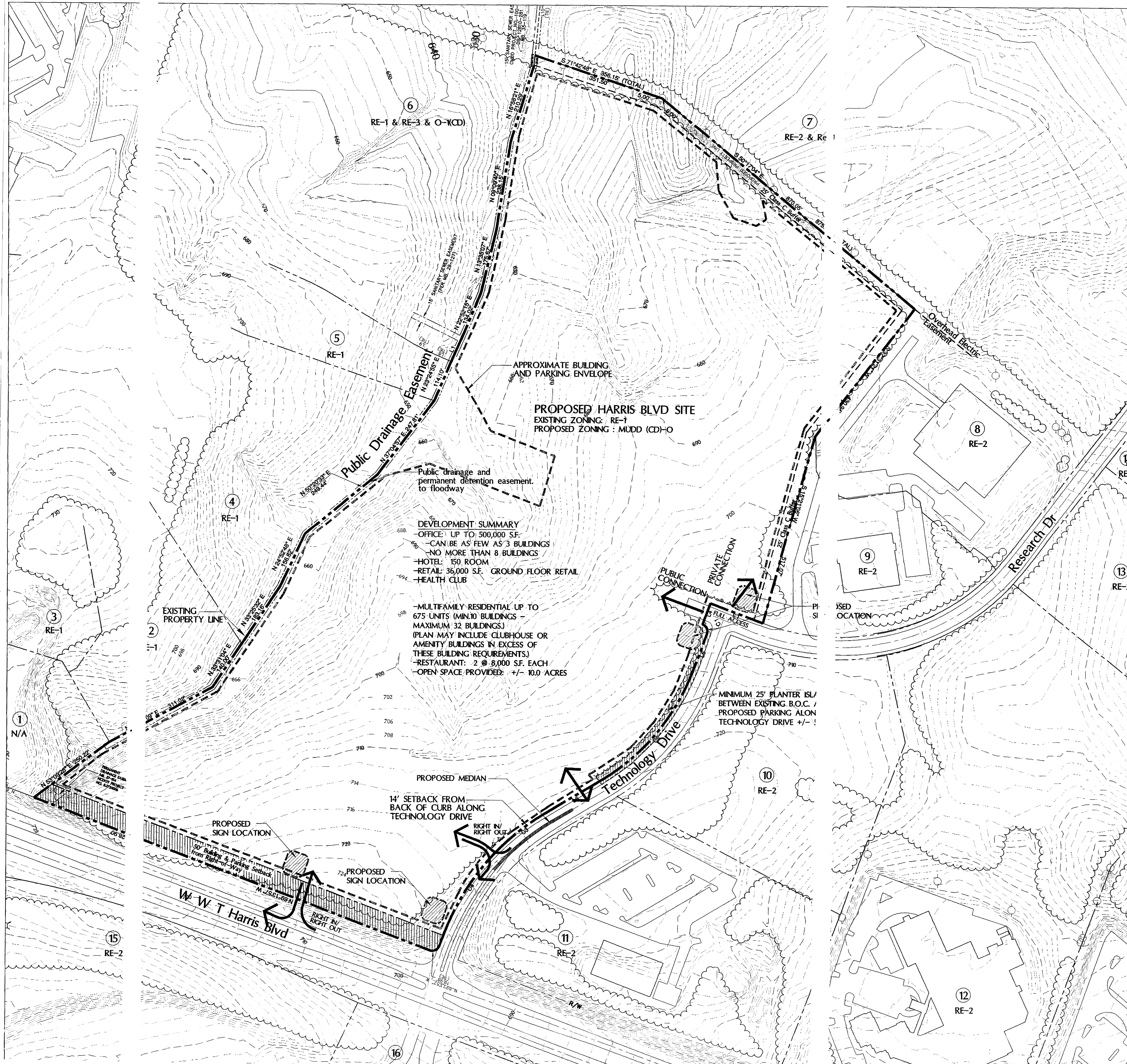
223 North Graham Street
 Charlotte, NC 28202

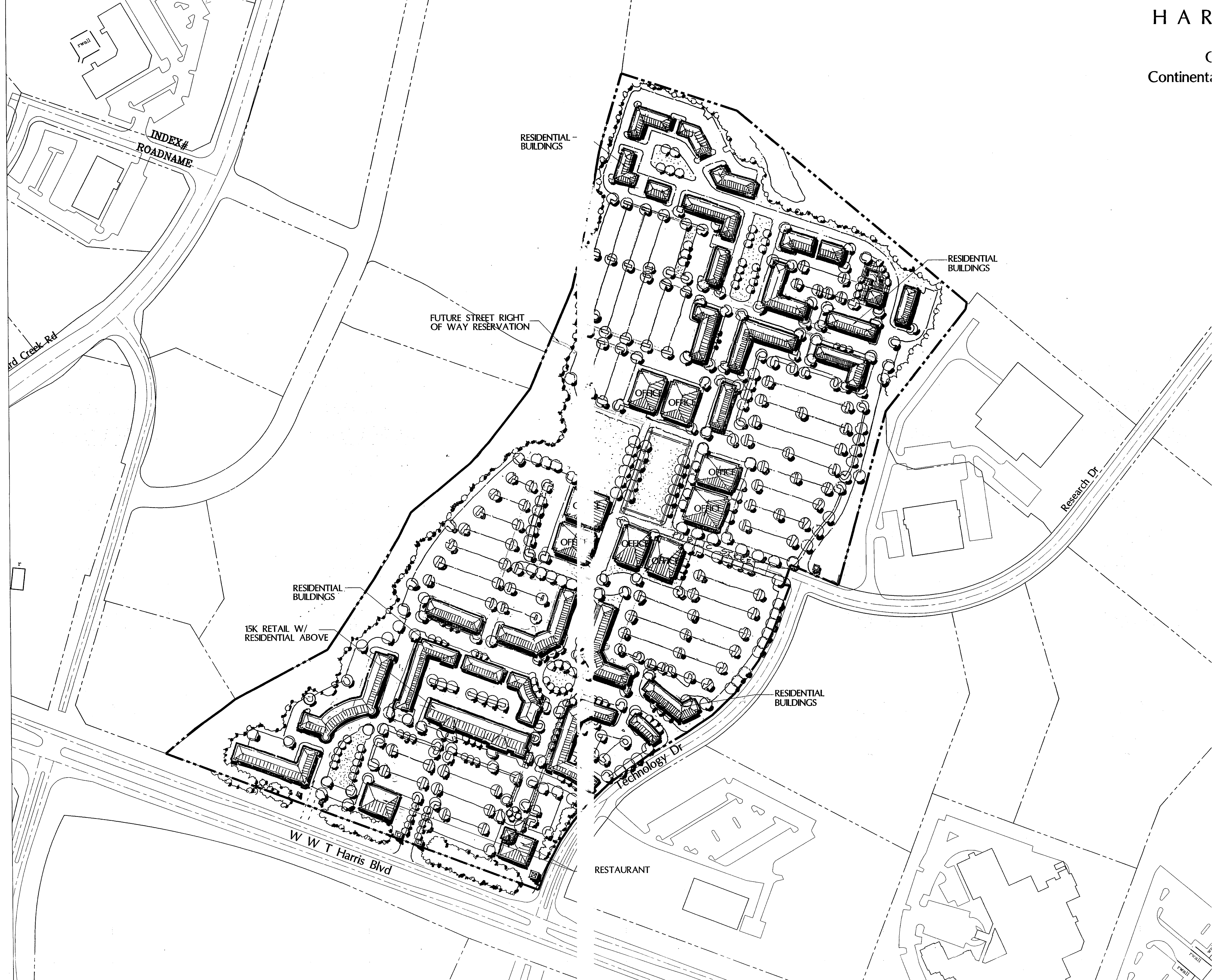
Phone: 704.333.0325
 Phone: 704.376.7777
 Fax: 704.332.3246
 Fax: 704.376.8235

Scale: 1"=100'



Date: 14 March 2002
 Project Number: 1002002
 Revision 1: 17 June 2002
 Revision 2: 23 October 2002
 Revision 3: 12/09/02
 11/12/02



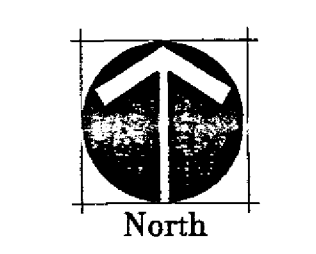


APPROVED BY CITY COUNCIL
 DATE 10/24/02
**PRELIMINARY
 CONCEPT PLAN**
 SHEET 2 OF 3

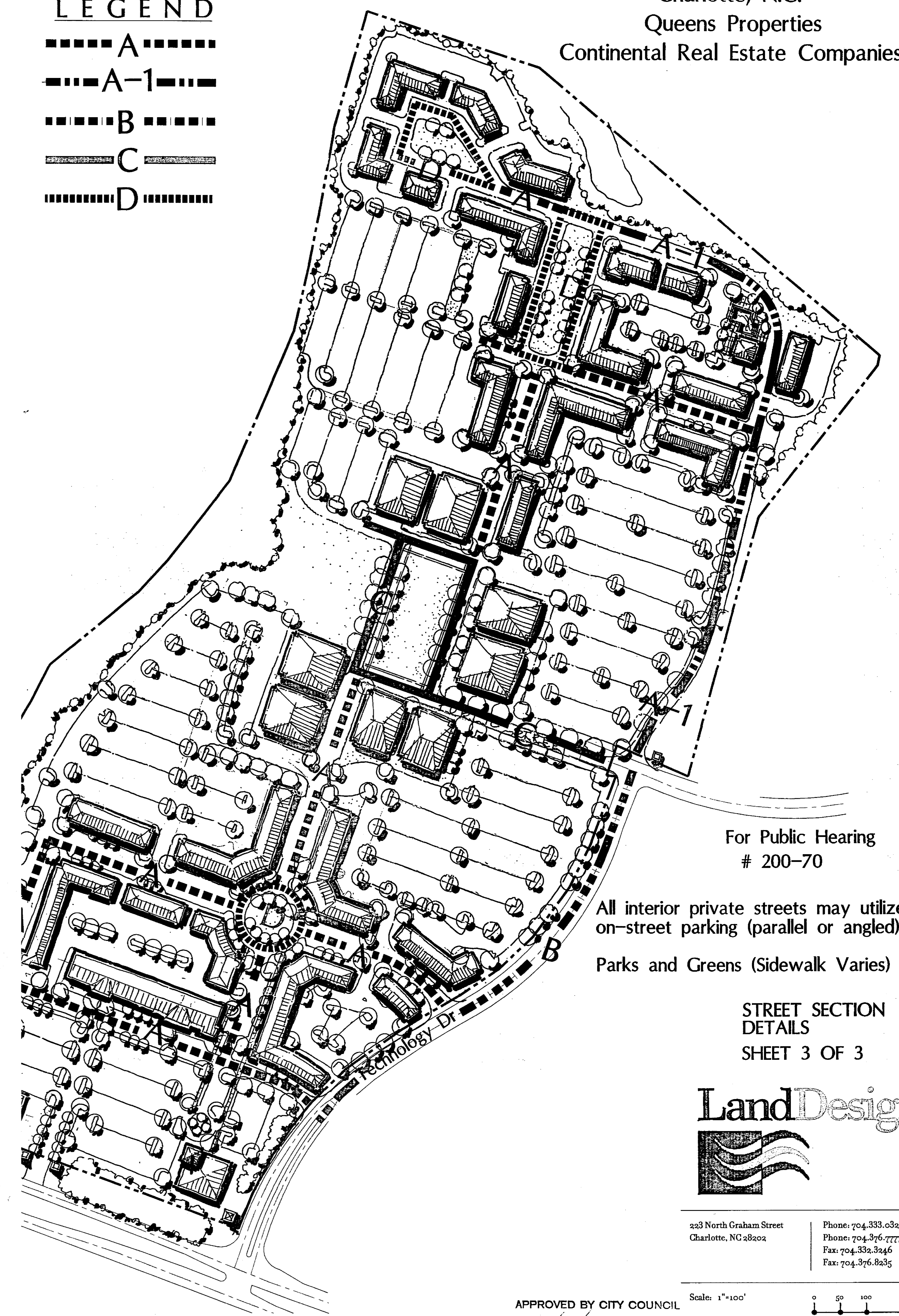
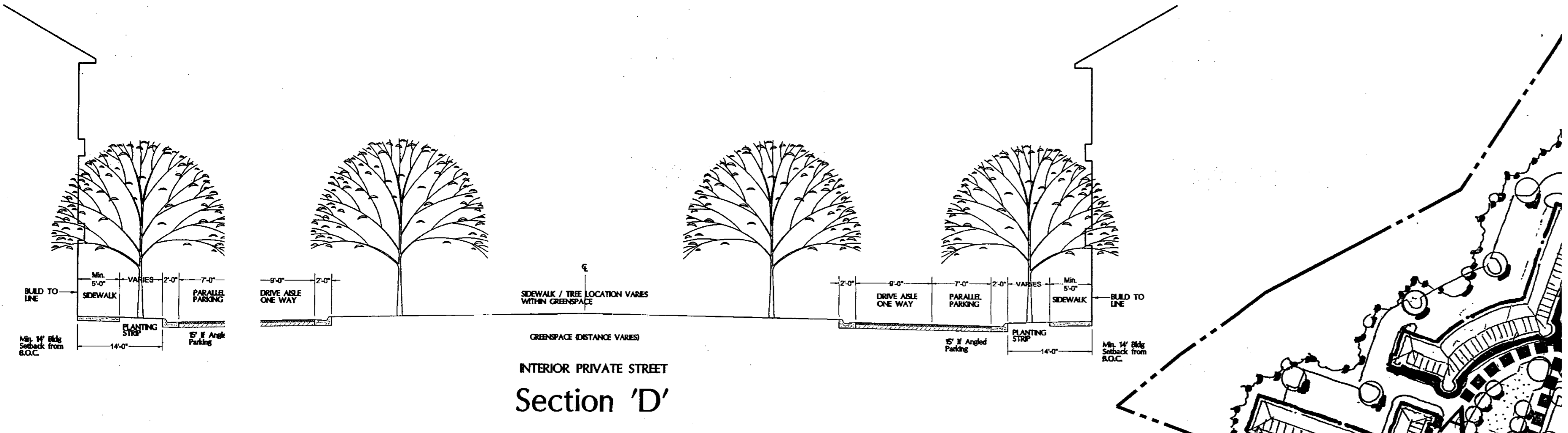
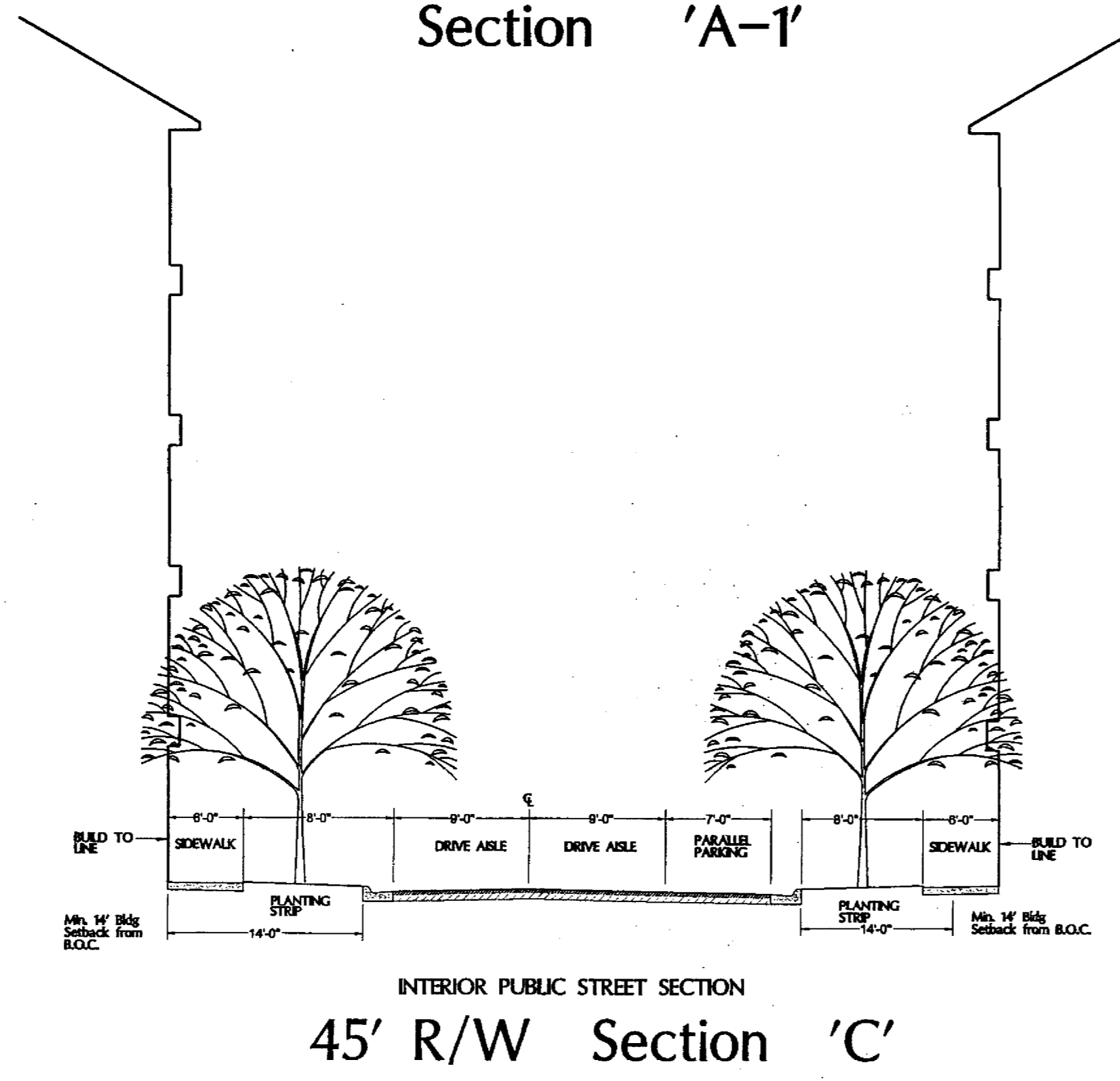
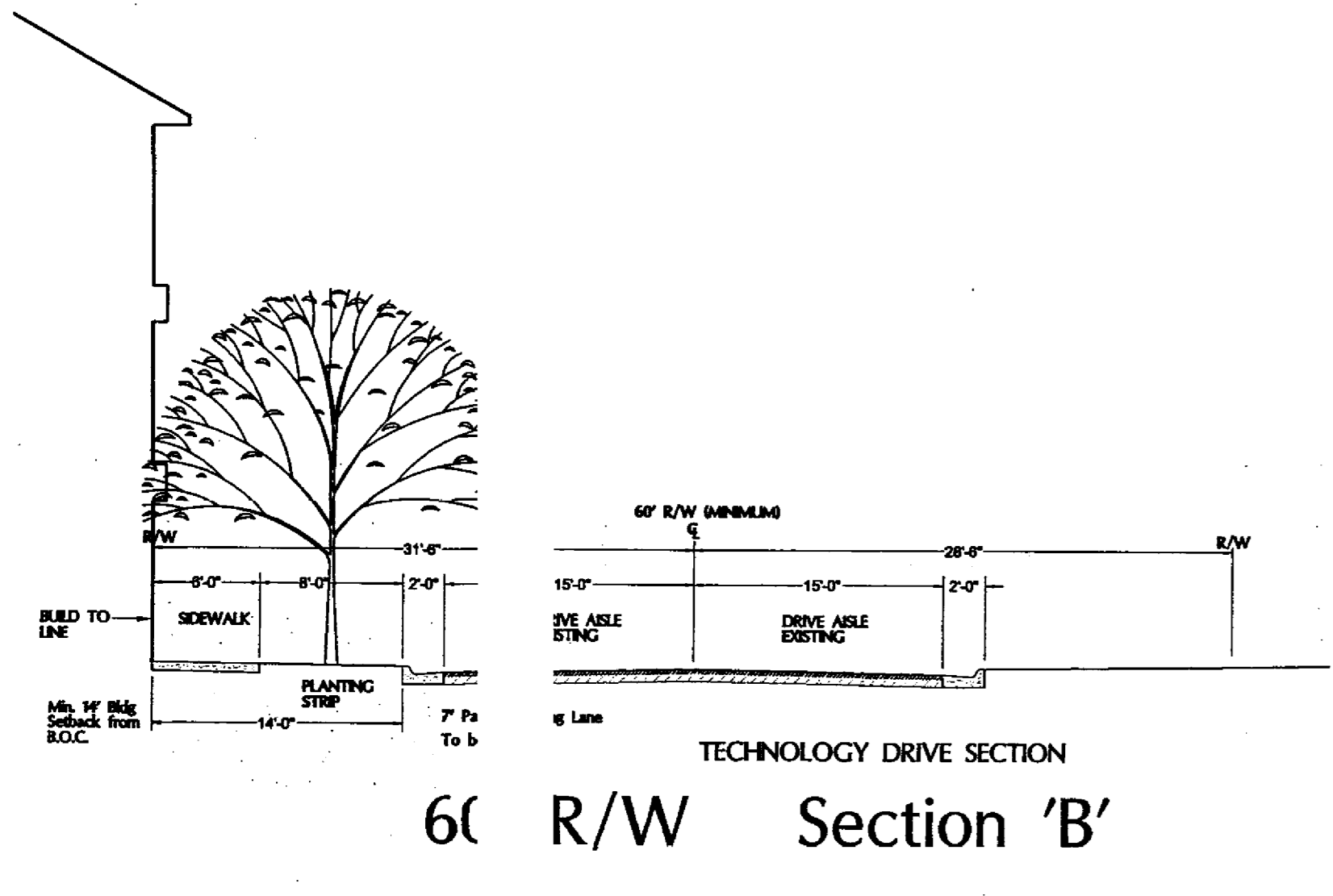
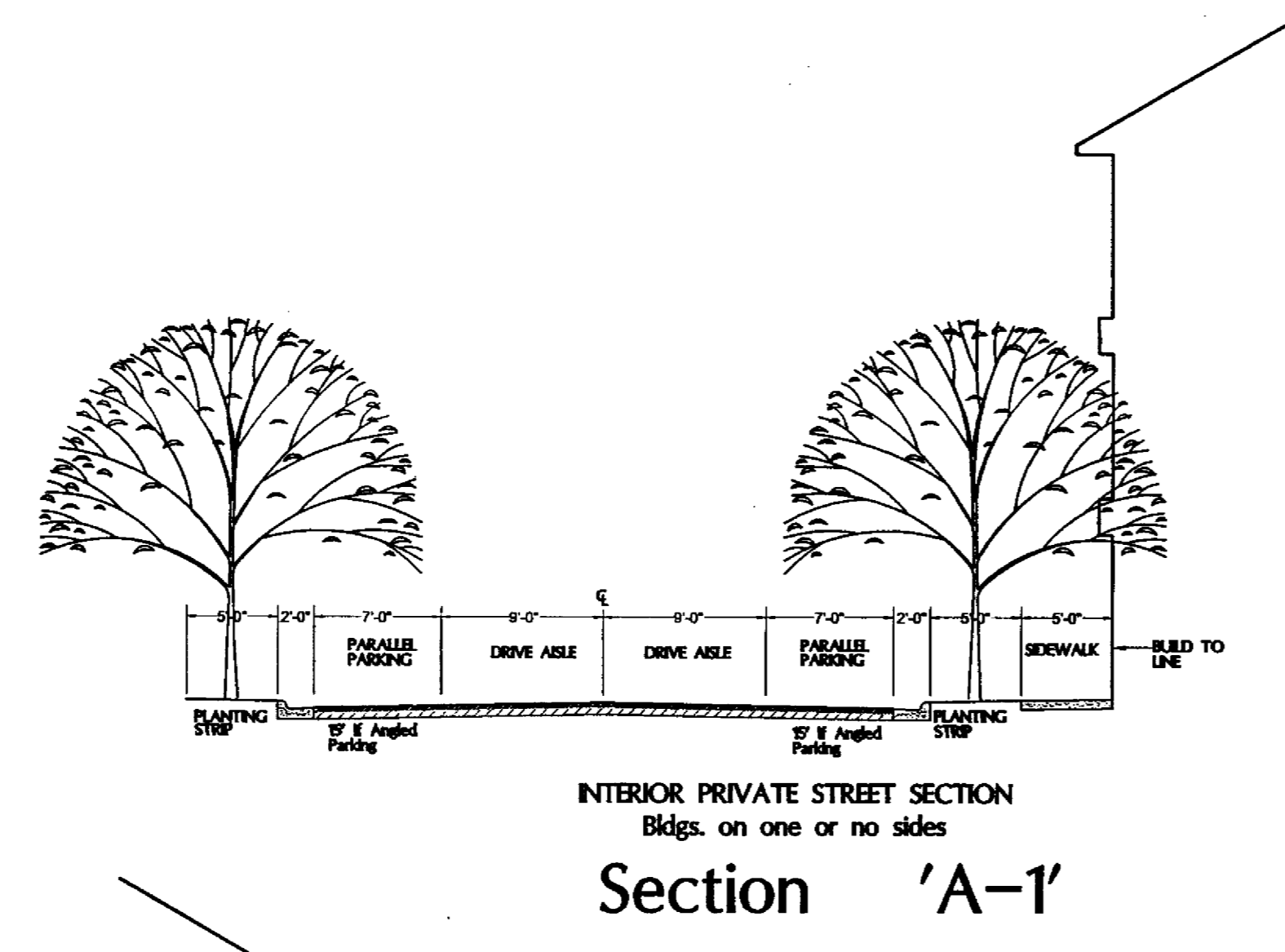
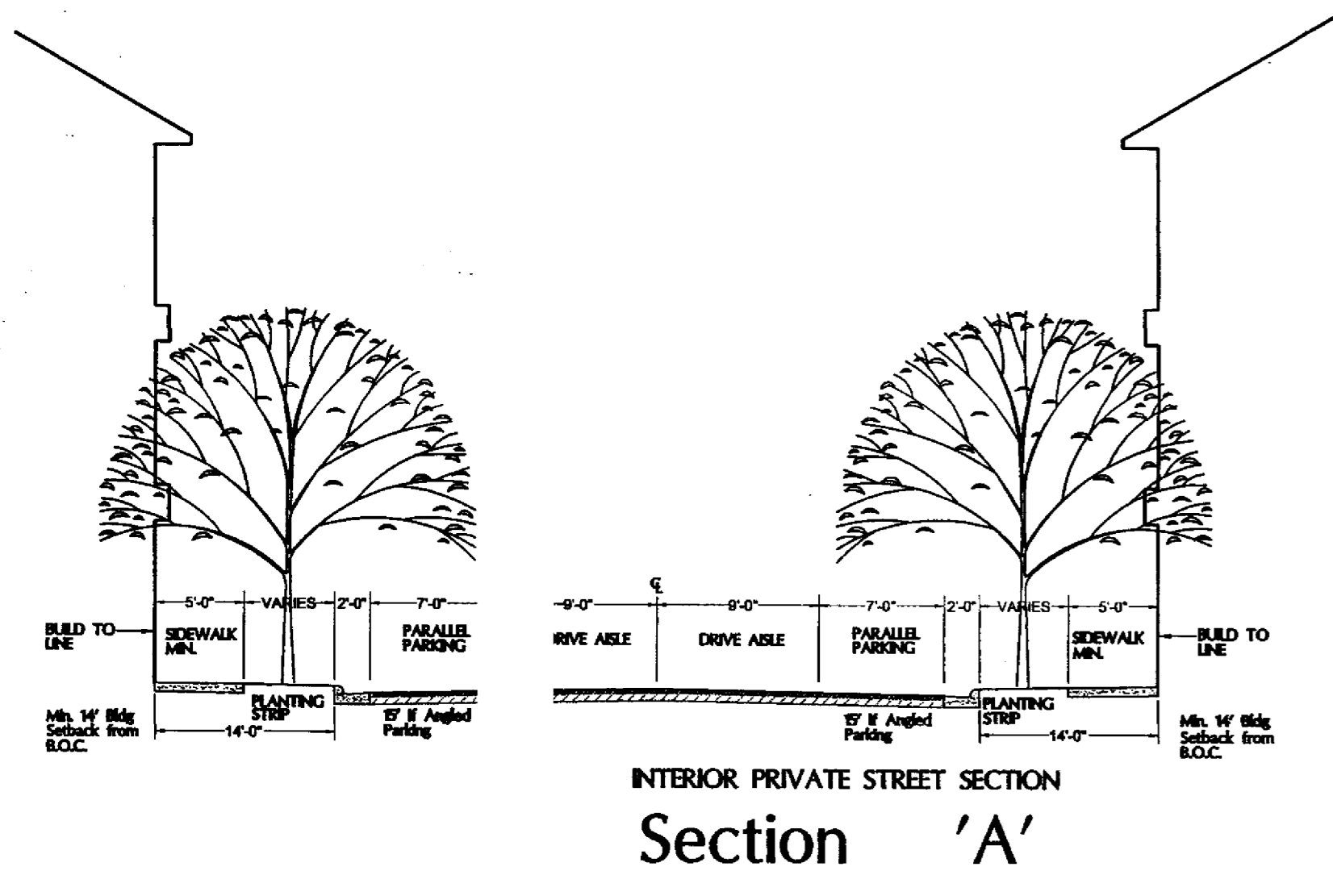
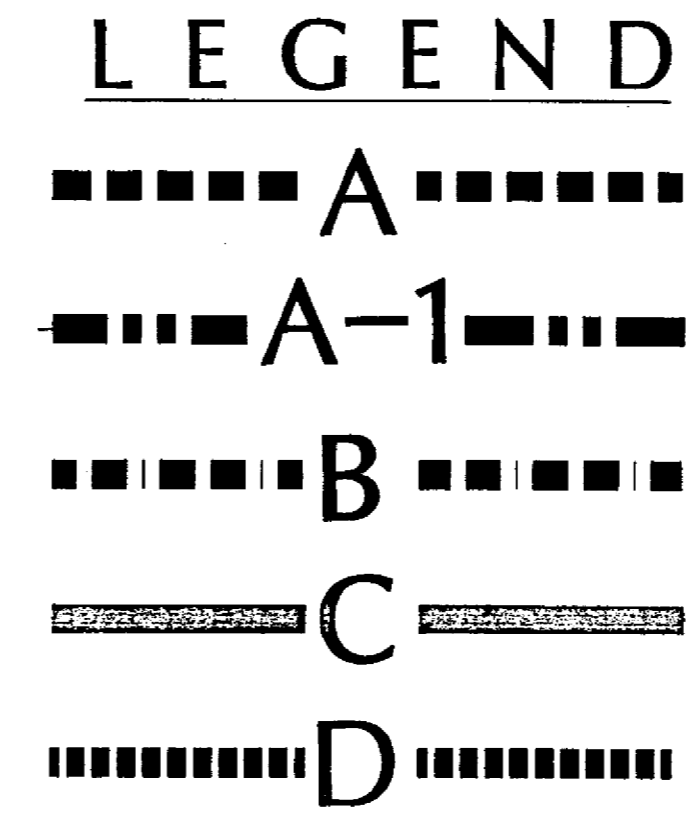


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 Charlotte, NC 28202
 Phone: 704.333.0325
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Scale: 1"=100'



Date: 07 February 2002
 Project Number: 1002002
 Revision 1: 17 June 2002
 Revision 2: 23 October 2002
 Revision 3: 12/09/02
 12/15/02



For Public Hearing
200-70

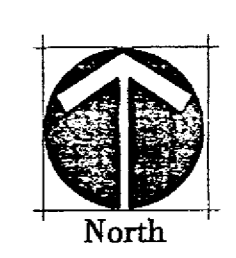
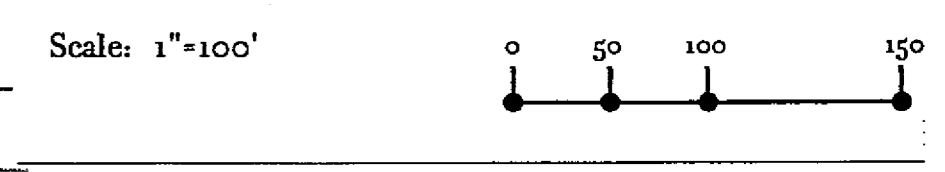
All interior private streets may utilize on-street parking (parallel or angled).
Parks and Greens (Sidewalk Varies)

STREET SECTION
DETAILS
SHEET 3 OF 3



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Charlotte, NC 28202
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APPROVED BY CITY COUNCIL
DATE: 10/23/02



Date: 07 February 2002
Project Number: 1002002
Revision 1: June 17, 2002
Revision 2: 23 October 2002
Revision 3: 12/09/02
12/13/02

Street Section Plan