

## HARRIS BLVD

PETITIONER: QUEENS PROPERTIES, LLC

J.A. Jones Drive Charlotte, N.C. 28287

LAND LANDDESIGN, INC. 6000 Fairview @ Southpark Towers PLANNER: 223 North Graham St. CHARLOTTE, NC 28202

R.B. PHARR & ASSOCIATES SURVEYING & MAPPING

PETITIONER: CONTINENTAL REAL ESTATE 150 East Broad Street Columbus, Ohio 43215

(704) 553-3301

Charlotte, N.C. 28204 (704) 376-2186 DJACENT PROPERTY OWNERS

420 Hawthorne Lane

	Columbus, Ohio 43215 (614) 883-1060		
	SITE DATA	ΑĒ	) ) )
	TOTAL SITE AREA +/- 53.8 ACRES	①	047- Wad
$\frac{\lambda}{\lambda} \lambda$	per survey by R.B. Pharr & Assoc., 02/24/02		P.O. Wins
	EXISTING ZONING: RE-1	2	047- Que
	EXISTING USES: VACANT		6060 Charl
	PROPOSED ZONING: MUDD (CD)	3	047- Todo 8310
	Max. 675 Residential units, 36,000 s.f. of Retain and 500,000 s.f. of office.  Boundary survey, tree survey, legal description by R.B. Pharr and Assoc.	3	Char 047- Robe P.O. Char
	by K.D. Filait and Assoc.	3	047- Harp 2800
	MIXED USE DEVELOPMENT DISTRICT	(3)	Gree 047-
	<ol> <li>MINIMUM LOT AREA: None Required</li> <li>MINIMUM SETBACK: 14' Minimum from back of public streets.</li> </ol>		Scarl 2062 Com
	(3) MINIMUM SIDE YARDS: None, but 10' building separation required adjacent to a residential use.	3	047-
	(4) MINIMUM REAR YARD: None, but 10' building		Jame 8310 Char
To Same	separation required adjacent to a residential use. (5)_MAXIMUM HBCHT: 120'	(3)	047-
	Continental Real Estate/Queens properties	•	Mari 8316
	University Research Park Site  MUDD (CD) O DEVELOPMENT STANDARDS		Char
3/	<ol> <li>Development of the site will be governed by the provisions of the Charlotte Zoning Ordinan provisions of this site plan, as well as other applicable codes and ordinances. The building ar configuration shown on the site plan represents a firm plan for the development of the site be altered or modified during the design and development of the site within the maximum bu parking envelopes indicated as allowed per Section 6 of the Ordinance.</li> </ol>	od park out may	ing be
	2. Buffers, if required, will conform to the provisions of section 12.301. Required buffers on the be eliminated if the adjoining parcels are rezoned such that buffers are no longer required, not required, the Petitioner will establish a 25' Class 'C' buffer along the Duke Power line on side of the site. This buffer may be graded and re-vegetated to meet the Ordinance requirem	Althor	ugh
44	<ol> <li>Screening will conform to the provisions of section 12.303. Landscaped areas within the s improved as part of the overall site development. All garbage/trash disposal areas, dumpster be screened with a solid enclosure and gates.</li> </ol>	ite will rs, etc.	be wili
	4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the from adjoining properties and public streets. Wall pak type lighting will not be allowed. I scale lighting will be provided in the pedestrian circulation areas within the site.		
(14)	<ol> <li>Signage on the site will be permitted in accordance with applicable ordinance provisions, may be modified under the Optional provisions as noted below.</li> </ol>	except	. 25
RE-2	6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg St Services. Common stormwater facilities may be used to comply with ordinance standards include off site facilities or areas. No detention will be placed within any setbacks or buffers.	and n	ter 22 y
1. J.	7. Access to the site will be provided by connections to Harris Blvd. and Technology Driv connections may be by way of either public streets or private streets or driveways. International individual uses may be provided by way of either public or private streets. Public street constructed to a special 'urban' street standard as has been approved by CDOT. In addition has been arranged and planned to allow for the potential future extension of a street from the west and the Petitioner will reserve a right-of-way for such a street, as generally shown to the potential future.	l access ts may on, the : this site	s to be site e to
	<ul> <li>plan, through the design and development of the site.</li> <li>8. The Petitioner will install transportation improvements in conjunction with the developm site as follows:</li> </ul>	ent of	tbe
	<ol> <li>Construct an additional eastbound left-turn lane on WT Harris Boulevard at Technolo The eastbound left-turn lanes will have 900 feet of total storage and a 20:1 bay to</li> </ol>	ogy Dri per or	ve. as
13) E-2	<ol> <li>determined by CDOT.</li> <li>Construct a westbound right-turn lane on WT Harris Boulevard at Technology Dristorage length of 200 feet and a 20:1 bay taper.</li> <li>Construct an additional southbound left-turn lane on Technology Drive at W Boulevard to provide a total dual left-turn storage length of 900 feet with a 15:1 bay 35:1 through lane transition taper(s) or as determined by CDOT.</li> <li>Construct an additional westbound WT Harris Boulevard travel lane along the frontage to tie into the existing right-turn lane at Medical Plaza Drive provided that area exists without having to extend the culvert. It be westbound lane cannot be constructed as far as possible beyond the site's proposed driveway and guardrall instainto existing guardrall in conformance with NCDOT standards.</li> </ol>	T Har taper a prope suffici- tructed shall	rtis and rty ent l to be
	Continental Real Estate/Queens Properties is responsible for all costs associated with the disconstruction of these improvements to include pavement markings and traffic control Additionally, the developer is responsible for all costs associated with traffic signal modification CDOT design costs, installation of new steel strain poles (if existing ones cannot be reloop detectors, and other related equipment. The design of all transportation improvements to the review and approval of CDOT/NCDOT.	rol pla cations relocate	ns. to d),
1	Phasing Phase I		
	In conjunction with the development of the retail, restaurant, health club, and a multifamily units, the Petitioner will construct improvements 2 and 4 prior to the isst Certificate of Occupancy for any building on the site. The petitioner will preparroadway improvement plans for all of the required improvements, which must be reviapproved by the appropriate transportation authority prior to any development in pha	uance o e detai iewed a	of a led
1	Phase II  In conjunction with any development of the site in excess of the noted above, the renthe improvements to Technology Drive and W.T. Harris Bivd, will be install improvements to be completed prior to the issuance of a Certificate of Occupance.	led, st	aid
	building on the site included in this phase. Other		
	• The petitioner will not be required to construct curb, gutter or sidewalk within the rigof W.T. Harris Blvd. but will construct a sidewalk within an easement on the Petiti that will be both part of the on-site pedestrian network and will link to the public rigor public sidewalks that may be installed adjacent to the site.	oper's	site
	• The Petitioner will use reasonable efforts to acquire the necessary right-of-wa improvements to Technology Drive needed to accommodate intersection improvement turn receiving lanes. If the Petitioner is unable to acquire the necessary right-of commercially reasonable price without delaying the development of the site, The Petinotify the City and the City will initiate appropriate proceedings to acquire the necessof-way within 8 months of the Petitioner's notification. If the City of Charlotte is acquire the necessary right-of-way then either the improvements will be modified or to within the available right-of-way or the petitioner will be relieved of the impressibility and will be permitted to proceed with the full development of the situation.	nts and  f-way a  itioner  sary rig  unable  redesig  proven	left at a will ght- e to ned nent
	<ul> <li>None of the foregoing provisions will prevent the Petitioner from completing any or required improvements earlier than would be required to support the specific de phases on the site.</li> </ul>		
	9. Parking will be provided at a rate that will meet or exceed the minimum requireme ordinance. Within the site on internal streets, whether public or private, parallel parkin permitted on both sides of the street and, in accordance with a commitment from the Plan this parallel parking will not be counted as "parking" for the purpose of application of the rule" in the residential portions on the site. If parking structures are utilized, their floor are count against the floor area for the other structures on the site.	ng will ming St 2 "400	l be taff, foot
XX	10. The proposed use of the site is for a mixed-use development including employment, retail a and multifamily uses. The site will be restricted against use for auto service static establishments, building material sales, and car wasbes.		
	11. The Petitioner will provide pedestrian connections from within the site to other site a elements and uses and to public sidewalks, balancing the need for vehicular as well as access. Sidewalks and planting strips will be installed as required by the ordinance along I Drive. Sidewalks and planting strips will be installed as required by the ordinance if ap NCDOT.	pedest Fechno	rian logy
11 / / /			

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 5 stories in

The Petitioner may place retail uses within office buildings on the site as well as within the retail center in order to further the mixed-use nature 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

5. The Petitioner reserves the right to exchange office floor area for residential units and visa versa at the rate of 100 dwelling units for 50,000 sq. ft. of office floor area. However, the office floor area may

6. In accordance with the provisions of Section 9.8508, the Petitioner proposes the following

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 notes on the
plan. The Petitioner may also locate buildings in these areas in addition to or instead of parking

• The Petitioner may erect project identification signs at any or all of the areas indicated on the Technical Data Sheet to provide for the identification of the overall site or of major site components, such as the office area or the multifamily area, but not for the identification of individual building tenants. These signs will be limited to75 square feet in area and no more

• The Petitioner may install directional signage within the site to direct visitors to various

NCDOT will not grant permission to plant trees within their right-of-way.

The Petitioner may be relieved of the MUDD street planting requirement along Harris Blvd. if

Urban open space that may be required by the MUDD standards may be combined and/or may

be located in plazas, parks, or other configurations that may be proximate to the buildings that

APPROVED BY, CITY COUNCIL

that 10 feet in height on Harris Blvd. and 50 square feet in area and 7 feet in height on

not be reduced below 200,000 sq. ft. In addition, the Petitioner may construct as few as three office buildings but will have the option to replace office buildings with residential buildings in the interior

multistory buildings of at least 15,000 square feet of total floor area.

modifications to the basic standards of the MUDD district:

buildings or tenants.

trigger the open space requirement.

Queens Properties 6060 Saint Albans St. Raymond White Rev. Tru 8316 Med. Plaza Ste C 2448 Park Road 7 047-131-10 (3) 047-131-10
Todd & Anne Bullard Eye Two-Development LLC
8310 Med. Plaza Dr. Ste. A
8316 Med. Plaza Dr. Ste E
Charlotte, N.C. 282626702 Rack Room Shoes 3412 Hillview Ave. Palo Alto, California 94304139 James Kicidis 8310 Med. Plaza Dr #F Queens Properties LLC 6060 Saint Albans St 047-131-15 (7) 047-131-04
Marion & Anita Haynes Queens Properties LLC
8316 Med. Plaza Dr. Ste. A
Charlotte, N.C. 282626702 Charlotte, N.C. 282103273 (5) 047-111-03 First Union Bank of N.C. Two First Union Center #1420

The Petitioner may construct freestanding garage structures as part of the multifamily
development on the site as accessory uses to the residential structures and such uses will not be

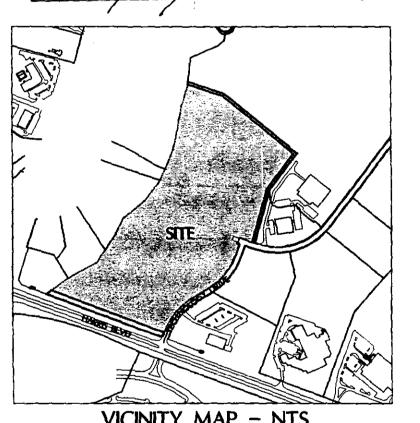
6 047-111-04 First Union Bank of N.C.

Two First Union Center #1420

each parcel within the Site, be deemed to include the beirs, devisees, personal representatives, successors in

Initial submission 3-25-02 Revised 6-12-02 per staff comments Revised 10-22-02 for CDOT changes Revised 10-02-02 to add Phasing note

ADDOCUMENT COM COMMON



VICINITY MAP - NTS

For Public Hearing TECHNICAL DATA SHEET SHEET 1 OF 3

PETITION NO. 2002-70



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 20 Revision 3: 12/09/02 12/13/62

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