

#### SITE DEVELOPMENT DATA

AREA: 19.1 Acres +/-

**TAX PARCEL NO:** 20920103

CC **EXISTING ZONING:** 

CC-SPA PROPOSED ZONING:

**EXISTING USE: VACANT LAND** 

PROPOSED USE: MIXED USE PROPOSED TO INCLUDE OFFICE, RESIDENTIAL, AND

> **HOSPITALITY OVER GROUND FLOOR** RETAIL IN A VILLAGE ATMOSHPERE WITH SURFACE AND STRUCTURED

PARKING.

**BUILDING HEIGHT:** WILL COMPLY WITH ORDINANCE

**RESIDENTIAL UNITS: 290 UNITS** 

NON RESIDENTIAL FLOOR AREA: 76,000 SF RETAIL/RESTAURANT

100,000 SF SPECIALTY RETAIL/SERVICE

60,000 SF OFFICE TOTAL

30,000 SF MEDICAL OFFICE 30,000 SF OTHER OFFICE

**200 ROOMS HOTEL** 

WILL COMPLY WITH ORDINANCE RESIDENTIAL PARKING:

**NONRESIDENTIAL PARKING:** WILL COMPLY WITH ORDINANCE

#### Quail Hollow Village Site Plan Amendment **Conditional Development Standards**

#### General Provisions.

Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

The purpose of this Rezoning application is to amend the currently approved mixed use development conditional zoning plan to provide for the addition of residential uses to the project and to adjust the project entitlements to reflect the evolution of the plan since its original approval in 2001. To achieve this purpose, the application seeks a Site Plan Amendment to the previously approved CC zoning classification.

#### Permitted Uses

The Site may be developed for any uses (including accessory uses) which are permitted by right or under prescribed conditions under the Ordinance for the Commercial Center (CC) District, except that gas stations, convenience stores, and automobile service facilities shall not be permitted. The Petitioner may develop up to two uses with accessory drive through service windows on the site but only one such accessory drive though service windows shall be allowed for a

Up to 76,000 square feet of retail/restaurant uses together with associated surface and structured parking spaces may be constructed within the Building Parking Envelopes. Outdoor seating areas, retail display areas, and space within buildings devoted to architectural embellishment, display windows, etc. shall not be counted toward the floor area limit. This floor area limit will also be subject to the conversion allowance below.

Up to 60,000 square feet of office uses (30,000 sq. ft. of medical office and 30,000 sq. ft. or other office) together with associated surface and structured parking spaces may be constructed within the Building Parking Envelopes. This floor area limit will be subject to the conversion allowance below.

A hotel of up to 200 rooms together with any incidental or accessory uses permitted under the Ordinance may be constructed on the Site. The hotel may include associated accessory uses such as a restaurant/lounge, gift shops, meeting space, event space, spa and other similar health/fitness facility, and other customary accessory uses and services. This room number limit will be subject to the conversion allowance below.

The site may also include up to 100,000 sq. ft. of space devoted to specialty retail and related accessory uses.

The site may include the development of up to 290 residential living units that may include units for sale and rental units, including condominiums and/or town homes. However, the total number of residential units that can be developed on the site, including any units that are converted from hotel rooms, may not result in a total that would exceed the overall density of 22 dwelling units per acre.

The Petitioner reserves the right to exchange and convert development types on the site to create flexibility in responding to changes in the market. The following provisions will apply:

- a. Retail and restaurant floor area may be substituted for office floor area at a rate of one square foot of retail and restaurant floor area for one square foot of office floor area up to a maximum of 85,000 square feet of floor area so substituted.
- b. Office floor area may be substituted for retail and restaurant floor area at a rate of one square foot of office floor area for one square foot of retail and restaurant floor area up to a maximum of 85,000 square feet of floor area so substituted.
- c. Hotel rooms may be converted to office space at the rate of one hotel room for 300 square feet of office floor area up to a limit of 30,000 square feet of office floor area so substituted.
- d. Hotel rooms on the site may be substituted for residential units at the rate of one hotel room for each
- residential unit so substituted up to a maximum of 200 residential units. e. Residential units may be converted to retail/restaurant or office space and the rate of one residential unit for

300 square feet of retail/office or office floor area up a limit of up to a limit of 30,000 square feet of retail/restaurant or office floor area so converted.

Hotel rooms that may be converted to either office floor area or residential units may only be counted toward conversion to one use or the other and once counted may not be counted or developed in any other fashion.

No individual tenant shall occupy a single building or space for retail use of greater than 60,000 square feet on one

For the purposes of determining individual development restrictions that may apply, the term 'restaurant' will be deemed to include both 'eating, drinking and entertainment establishments' Type I and Type II.

All of the foregoing development types and amounts listed and the conversion rights reserved above are subject to a total trip generation of 13,250 vehicles as specified in the Transportation Memorandum that accompanies this plan amendment.

#### Transportation

- a. The number of access points to Park Road shall be limited to two right in/right-out driveways and along Glen Eagles Road to one right-in/right-out access and one full access, as generally depicted on the site plan. The placement and configuration of these access points are subject to minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- b. The existing controlled private access from the Seven Eagles neighborhood as generally depicted on the site plan will use the gate and electronic card access equipment that currently exists to provide controlled private vehicular and pedestrian access from the Seven Eagles neighborhood to the Site
- c. Construct an additional eastbound through lane on Glen Eagles Road along the site's frontage starting from Park Road and extending to the eastern most access where it will terminate as an eastbound right turn lane.
- d. Construct an additional westbound left turn lane on Glen Eagles Road with 440 feet of combined storage and a 15:1 bay taper. It is anticipated that this lane can be developed within the existing median
- e. Petitioner shall install a 6 foot wide sidewalk with a minimum 8 foot wide planting strip along the Site's frontage on Park Road and Glen Eagles Road, and the sidewalk may meander.

- As more conceptually depicted on the site plan, the Petitioner shall install internal sidewalks on the Site that will provide pedestrian connections between the various buildings located thereon and to the sidewalks installed along Park Road and Glen Eagles Road.
- g. Except where necessary to accommodate special design and architectural elements associated with the development on the Site, internal streets located on the Site shall be designed to have street trees at an average separation of 40 feet on center, and sidewalks a minimum of 6 feet in width that may meander around planting beds
- h. The Petitioner will work with CATS during the development review and permitting process to determine a mutually agreeable location for a concrete bench pad for a new bus stop to be constructed by the Petitioner. Such construction will occur at the time that sidewalk along the street where the pad is to be located is constructed.

#### **Architectural Standards**

All buildings constructed on the Site shall be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design (giving due considerations to the use of each building). The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property

The Architectural Design Review Committee, which will be established as part of the Property Owners Association, shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. The Architectural Design Review Committee will be formed prior to occupancy of the first tenant space constructed on the Site. Each application for a building permit must be accompanied by a letter which states that the plans for the relevant building have been approved by the Architectural Design Review Committee. In addition to the foregoing, all development will be subject to the following provisions.

Dumpster areas that are not located within buildings or parking decks will be enclosed on all four sides by a opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

Buildings constructed on the Site along Park Road and Gleneagles Road will have windows that face these streets and shall avoid long expanses of solid walls through the introduction of articulated facades and other specifically designed architectural elements.

Buildings constructed in the interior of the site that orient to internal streets will have doors and windows facing principal internal roads on the Site.

The street wall of all above grade internal parking decks shall be treated in such a manner as to partially screen street level and higher floors.

Service hours for deliveries and for trash collection will be limited to the hours of 6:00 a.m. to 9:00 p.m. for buildings and uses located in Building Envelops "A" and "B".

#### Streetscape and Landscaping

- a. The Petitioner shall install within the setback areas established along Park Road and Glen Eagles Road plants, trees and other materials in accordance with the Ordinance. Internal areas of the Site shall be landscaped in accordance with the requirements of applicable standards.
- b. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.
- c. All roof mounted mechanical equipment will be screened from view from public streets and adjoining residential properties.
- d. Surface treatment and management of storm water may occur in the project setback areas if designed, installed, and maintained as part of the overall landscaping plan for the site. Further, bio-retention areas and rain gardens may be located within the buffer areas if designed, installed, and maintained as part of the over landscaping plan for the site.
- e. The minimum growing area for the tree planning along the internal streets may be reduced by means of urban tree planting techniques such as tree grates in a manner acceptable to the Urban Forestry Staff.

#### **Environmental Features**

#### Reserved

Parks, Greenways, and Open Space

Reserved

### Fire Protection

Reserved

Reserved

Lighting

Signage

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- b. Petitioner agrees to install pedestrian scale lighting along internal streets. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet.
- c. All direct lighting within the Site (except streetlights which may be erected along Park Road and Glen Eagles Road) shall be designed such that direct illumination does not extend past any exterior property line. 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 eliminate glare towards Park Road, Glen Eagles Road and adjacent properties.
- d. Free standing lighting located between the buildings and the residential properties to the east will be limited to 20' in height.

#### Phasing

Reserved

Initial Submission- 8-25-14, 1.2 Revised per staff comments- 10-17-14, 1.3.3a

## The Harris Land Company

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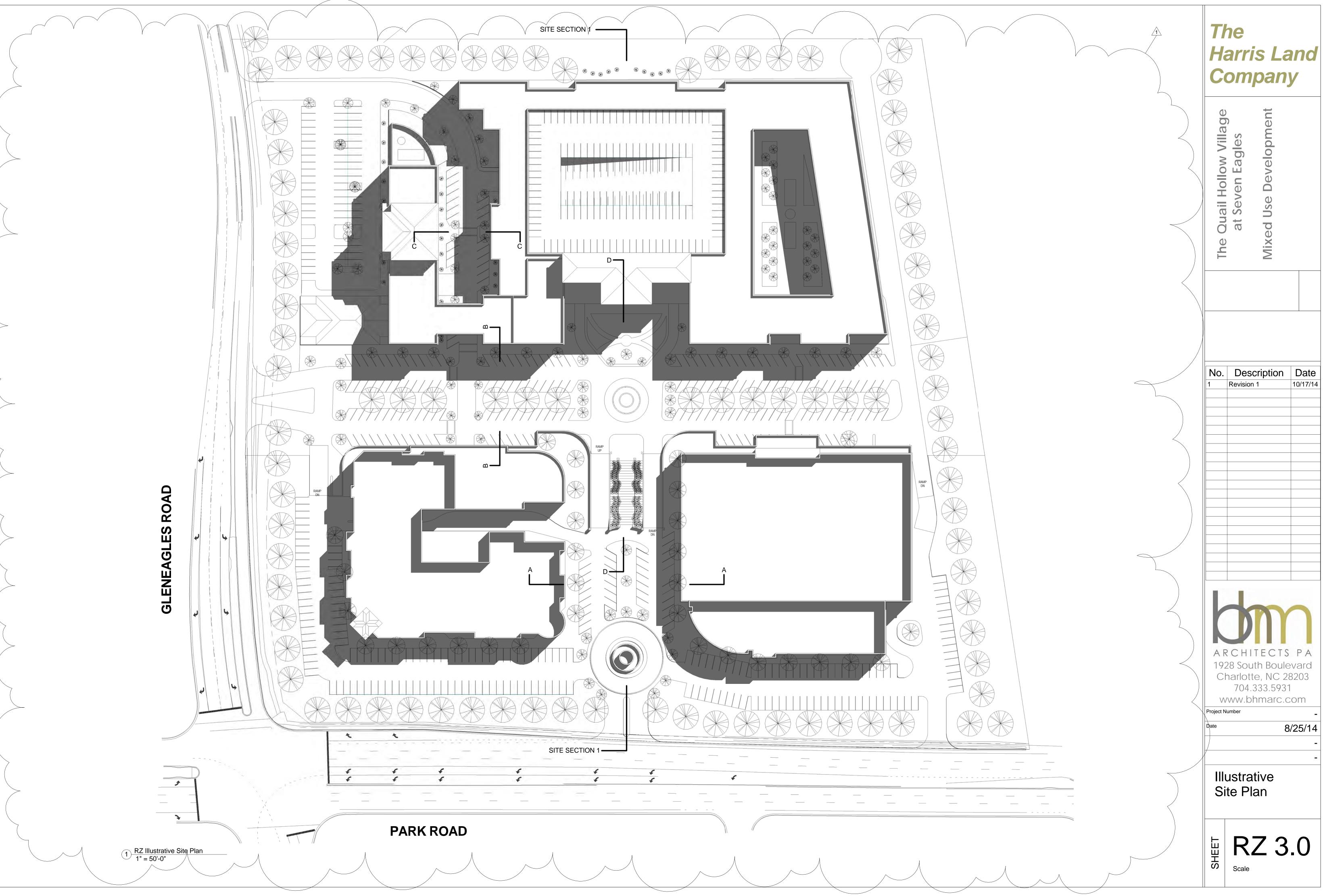
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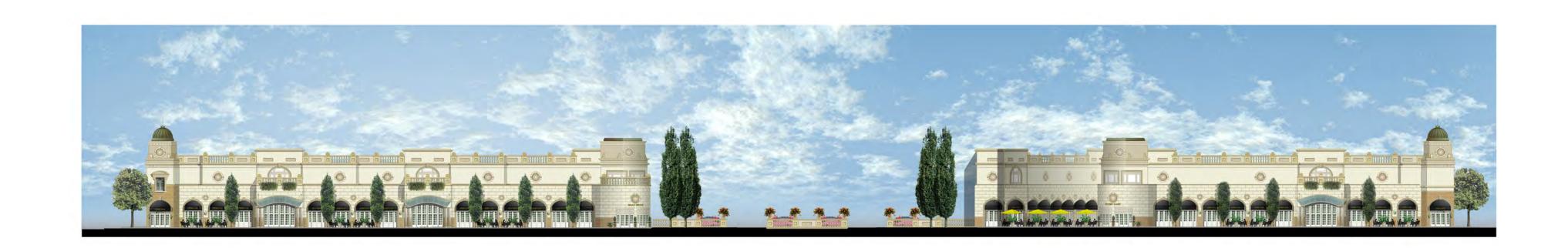
Development Notes

SHEET





North Elevation at Gleneagles Road
1" = 40'-0"



2 West Elevation at Park Road 1" = 40'-0"



3 South Elevation (Towards School)
1" = 40'-0"



4 East Elevation (Towards Seven Eagles)
1" = 40'-0"

# The Harris Land Company

Quail Hollow Village at Seven Eagles

No. Description Date
1 Revision 1 10/17/14

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8/25/14

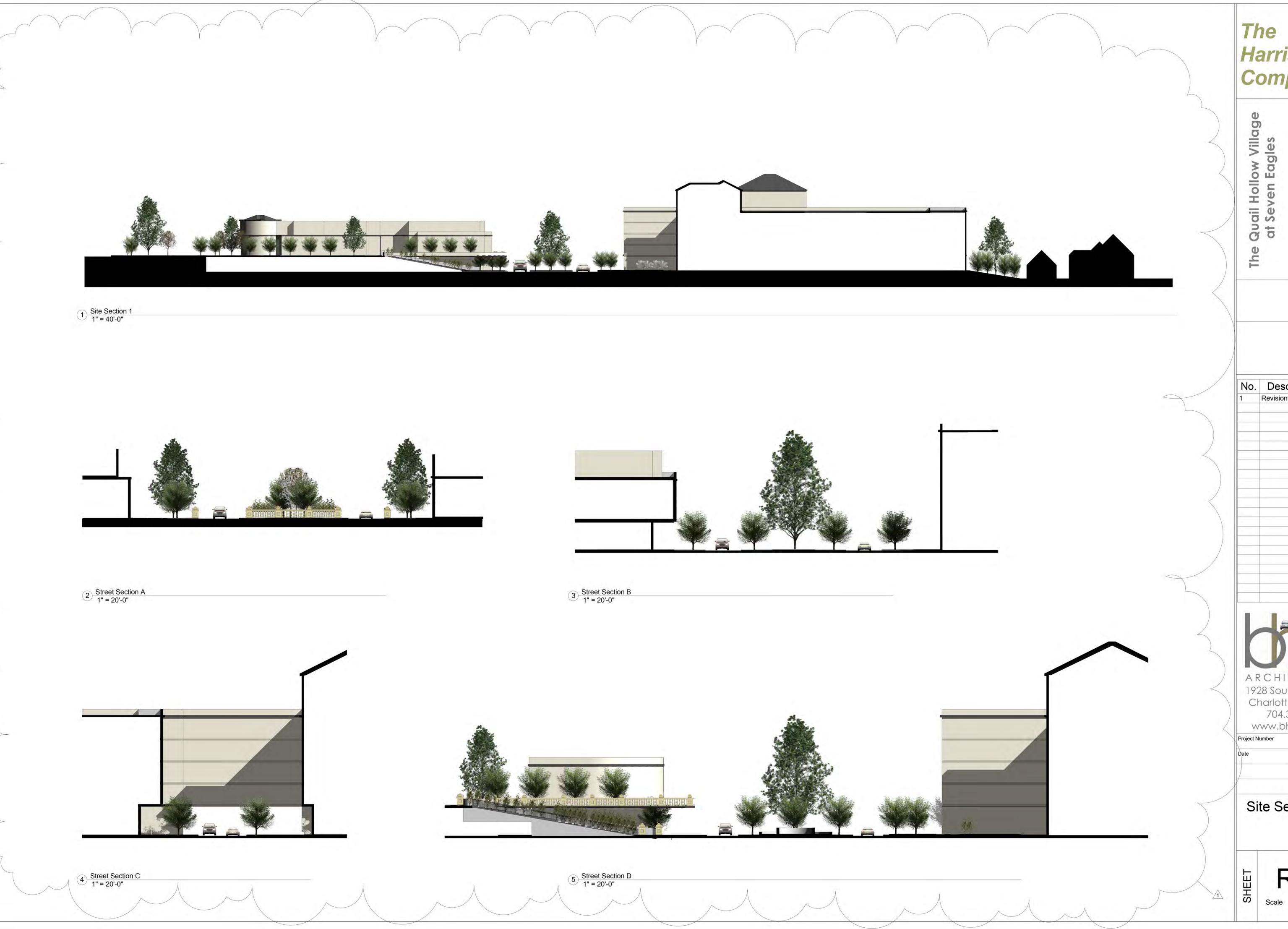
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1 Revision 1 10/17/14

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8/25/14

Site Sections

RZ 5