

2006-157

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SUNSET ROAD
CHARLOTTE, NORTH CAROLINA
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CHILDREY ROBINSON ASSOCIATES

7/16/06
ZONING
SITE PLAN

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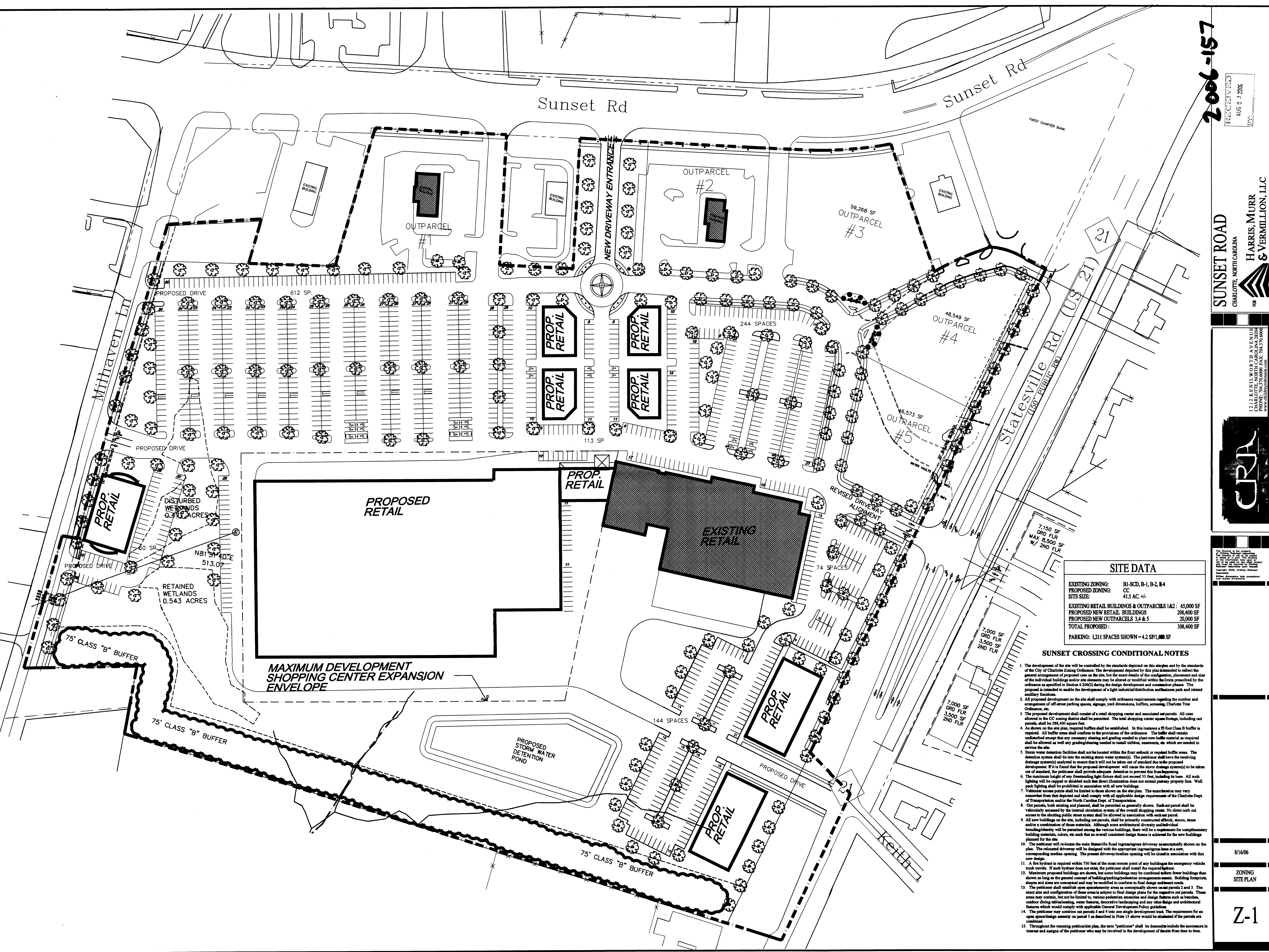
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SITE DATA	
EXISTING ZONING:	B1-SCD, B-1, B-2, R-4
PROPOSED ZONING:	CC
SITE SIZE:	41.5 AC. +/-
EXISTING RETAIL BUILDINGS & OUTPARCELS 1&2:	65,000 SF
PROPOSED NEW RETAIL BUILDINGS	208,400 SF
PROPOSED NEW OUTPARCELS 3,4 & 5	20,000 SF
TOTAL PROPOSED:	308,400 SF
PARKING:	1,211 SPACES SHOWN = 4.2 SP/1,000 SF

SUNSET CROSSING CONDITIONAL NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design, development and construction phases. The proposal is intended to enable the development of a light industrial/distribution and business park and related auxiliary functions.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, Charlotte Tree Ordinance, etc.
- The proposed development shall consist of a retail shopping center and associated outparcels. All uses allowed in the CC zoning district shall be permitted. The total shopping center square footage, including outparcels, shall be 288,400 square feet.
- As shown on the site plan, required buffers shall be established. In this instance a 75 foot Class B buffer is required. All buffer areas shall conform to the provisions of the ordinance. The buffer shall remain undisturbed except that any necessary clearing and grading needed to plant new buffer material as required shall be allowed as well as any grading/clearing needed to install utilities, easements, etc. which are needed to service the site.
- Storm water detention facilities shall not be located within the front setback or required buffer areas. The detention system shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from happening.
- The maximum height of any freestanding light fixture shall not exceed 35 feet, including its base. All such lighting shall be capped or shielded such that the direct illumination does not extend past the property line. Wall pack lighting shall be prohibited in association with all new buildings.
- Vehicle access points shall be limited to those shown on the site plan. The excavation may vary somewhat from that depicted and shall comply with all applicable design requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- Outparcels, both existing and planned, shall be permitted as generally shown. Each outparcel shall be individually accessed by the internal circulation system of the overall shopping center. No direct cut-through access to the abutting public street system shall be allowed in association with each outparcel.
- All new buildings on the site, including outparcels, shall be primarily constructed of brick, masonry, stone and/or a combination of those materials. Although some architectural diversity and individual branding/identity will be permitted among the various buildings, there will be a requirement for complementary building materials, colors, etc. such that an overall consistent design theme is achieved for the new buildings planned for the site.
- The petitioner will re-locate the main Statesville Road ingress/egress driveway as conceptually shown on the plan. The relocated driveway will be designed with the appropriate ingress/egress lanes at a new, corresponding median opening. The present driveway/median opening will be closed in association with this new design.
- A fire hydrant is required within 750 feet of the most remote point of any buildings the emergency vehicle truck travels. If such hydrant does not exist, the petitioner shall install the required hydrant.
- Maximum proposed buildings are shown, but some buildings may be combined to form fewer buildings than shown as long as the general concept of building/parking/pedestrian arrangements remain. Building footprint, shapes and sizes are conceptual and may be modified to conform to final design and setback zone.
- The petitioner shall establish open space/amenity areas as conceptually shown on outparcels 2 and 3. The exact size and configuration of these areas is subject to final design plans for the respective outparcels. These areas may contain, but not be limited to, various pedestrian amenities and design features such as benches, outdoor dining tables/awning, water features, decorative landscaping and any other design and architectural features which would comply with applicable General Development Policy guidelines.
- The petitioner may combine outparcels 3 and 4 into one single development tract. The requirement for an open space/design amenity on parcel 3 as described in Note 13 above would be eliminated if the parcels are combined.
- Throughout the rezoning petition/site plan, the term "petitioner" shall be deemed to include the successors in interest and assigns of the petitioner who may be involved in the development of the site from time to time.