

City Crossing
Neighborhood Center
Development Standards
January 22, 2007

1. General Provision

1.1 This petition relates to approx 13.072 acres of land at the corner of South Tryon Street and Tyvola Road in Charlotte, NC. The site is currently zoned B-1(CD) pursuant to petition #89-52.

1.2 The purpose of this petition is to rezone the site to CC(CD) and to allow for the use of a private mini storage component through a text amendment as a portion of a newly planned Retail-Oriented Mixed Use Center.

1.3 Unless more stringent standards are established by The Technical Data Sheet or these Development Standards, all applicable development standards established by the Charlotte-Mecklenburg Planning Commission for a Retail-Oriented Mixed / Multi Use Center under Commercial Center Zoning shall be followed with respect to the site.

2. Guiding Principles

2.1 The location of the development was chosen due to the existing retail and associated zoning classifications of the immediate surrounding areas, planning expectations of the site and multiple accesses to existing thoroughfares.

2.2 The development plan will contain a mixture of retail oriented uses along with pedestrian pathways and public open spaces.

2.3 The development aims to be both externally and internally convenient to different modes of transportation and will accentuate pedestrian pathways to connect to the various uses including any freestanding single tenant buildings.

3. Permitted Size and Uses

3.1 This proposal is intended to accommodate a development of a maximum of 110,000 sf may be devoted to Retail uses. The maximum ground floor square footage of a single retail tenant use may be 50,000 sf, with an expansion area of up to 10,000 sf. A maximum of 30,000 sf may be devoted to Office uses.

3.2 A maximum of one independent freestanding single tenant building shall be allowed. Petitioner will design freestanding outparcel to minimize drive-thru impacts, maintain pedestrian safety and provide access to shared amenities. See Illustrative Site Plan A for the 14.8k sf. retail building as an example of the single independent freestanding single tenant building.

3.3 There shall be no limit to the number of interconnected (pedestrian) freestanding uses. Petitioner will design freestanding outparcel to minimize drive-thru impacts, clearly define, interconnectivity with pedestrian access paths and provide access to shared amenities. See Illustrative Site Plan A & B for the 5k sf. retail building and Illustrative Site Plan B for the 1.5k sf. retail building as examples of the interconnected freestanding buildings.

4. Multiple Access Points

4.1 The total number of vehicular ingress / egress points to South Tryon Street and Tyvola Road shall be as indicated on the Technical Data Sheet. The (3) locations indicated on the site plan maintain the (3) existing curb cut locations. The exact locations may vary somewhat from those depicted based on the final design and review as regulated by CDDOT and where applicable, NCDOT.

4.2 Pedestrian access to the site from surrounding neighborhoods shall connect to the site through the network of pedestrian sidewalks which extend to the existing sidewalk along South Tryon Street and Tyvola Road as illustrated on the Illustrative Site Plan(s). Pedestrian movements will be well defined and buffered from vehicular traffic by the use of planting strips, defined pathways, curbs and bollards.

4.3 Bicycle facilities which are safe and secure shall be provided on site in accordance with the guidelines provided in the Charlotte-Mecklenburg Bicycle Transportation Plan.

4.4 A transit shelter may be provided for transit users if a scheduled stop occurs along the street adjacent to the Site.

5. Setbacks, Sideyards and Rearyards

5.1 All buildings and parking areas shall satisfy or exceed the (2) setback options, sideyard and rearyard dimensions established under the Charlotte Zoning Ordinance for Commercial Center Zoning.

5.2 The development will adhere to the 35' setback as indicated by The Charlotte Zoning Ordinance section 11.405(2) for Commercial Center Zoning and/or the 14' from back of curb reduced setback option as indicated by subsection 11.405(7) along with the reduction criteria 11.405(7) a,b,c,d&e.

5.3 The minimum sideyard and rearyard shall be 25' as indicated by section 11.405(2) for Commercial Center Zoning.

6. Screening, Landscaping and Existing Natural Environment

6.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes adjacent to streams, maintaining a meaningful amount of public open space and to retain as much existing landscaping as feasible.

6.2 Screening will conform to the applicable standards of Section 12.303 of the Charlotte Zoning Ordinance along with section 11.405(5) of the Commercial Center District design standards.

6.3 Landscaping along the Site's frontage on both South Tryon Street and Tyvola Road shall meet or exceed the requirements of the City of Charlotte Tree Ordinance.

6.4 A class B landscaped buffer shall be provided adjacent to single family zoning according to table 12.302(a) and section 11.405(5).

7. Building Height and Area

7.1 The maximum retail square footage is calculated based on 110,000 total area with an expansion area up to 10,000 sf for single large tenant. Maximum area is based on the chart provided in the Development Standards for a Neighborhood Retail Oriented Mixed Use Center.

7.2 The maximum office square footage is calculated based on 30,000 total area. Maximum area is based on the chart provided in the Development Standards for a Neighborhood Retail Oriented Mixed Use Center.

7.2 Petitioner requests a building height of 60' maximum.

8. Vehicular Parking

8.1 Off street parking shall meet or exceed the minimum standards as set forth in the Charlotte Zoning Ordinance.

8.2 Minimum parking standards shall be 1 space per 250 sf. per Table 12.202 for shopping centers greater than 50,000 sf.

8.3 Bicycle racks shall be provided per Table 12.202 for shopping centers greater than 50,000 sf.

8.4 Bicycle racks shall be provided at 1 per 12,000 sf for Long Term Bicycles and 5% of auto parking for Short Term Bicycles.

9. Lighting

9.1 All freestanding streetscape lighting fixtures installed within the Development will be uniform in design. The maximum height of any freestanding lighting fixture, including its base, shall be 30' in height.

10. Signage

10.1 A coordinated and well designed signage system will be designed for the site. Detached project and tenant identification signage may be installed on those architectural monuments located throughout the site generally as depicted on The Technical Data sheet. The size and number of attached and detached signs for the building walls facing South Trade Street and Tyvola Road, shall be as allowed by a shopping center in a CC District as per section 13.108 and 13.109(4)(b).

10.2 The master signage system will accommodate one detached sign per street frontage. The Petitioner reserves the right to pursue a variance from the City of Charlotte Zoning Board of Adjustment to allow for an Architectural Monument sign #3 as generally depicted on the Technical Data sheet. Detached signs will not exceed 30' in height. The design of the architectural monument signs shall be substantially similar to the Conceptual Imagery set forth in this petition.

10.3 The master signage system will accommodate one detached outparcel sign for the Independent Freestanding Single Tenant use. One detached outparcel sign may be provided for each Interconnected Single Tenant Use. The size and number of detached outparcel signs shall be as allowed by Section 13.109(c).

10.4 The master signage system will accommodate a system of clear way-finding signage per Development Standards.

10.5 All other signage not specifically mentioned in this petition, shall conform to the design standards as set forth in Chapter 13 of the Charlotte Zoning Ordinance.

11. Architectural Controls

11.1 Buildings located within the Site will be designed in a manner substantially similar to the building / elevations depicted on the Conceptual Imagery sheet.

11.2 Buildings will be designed to minimize and/or eliminate blank walls and provide for appropriate building massing and interconnected pedestrian spaces. Dumpsters shall be screened and located as far away from pedestrian paths as possible.

11.3 Buildings will be constructed of brick, stone, synthetic stone, stucco, synthetic stucco, architectural metal panel, concrete block or other architectural materials.

11.4 Pedestrian pathways will be clearly differentiated from vehicular traffic with the use of colored and/or patterned concrete/asphalt treatment, site lighting locations and / or curb lines.

12. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet

12.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings (and parking decks if required) to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

12. Plan Review

12.1 The development shall satisfy the requirements for plan review imposed by Section 11.405 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for a Retail Oriented Mixed Use Center.

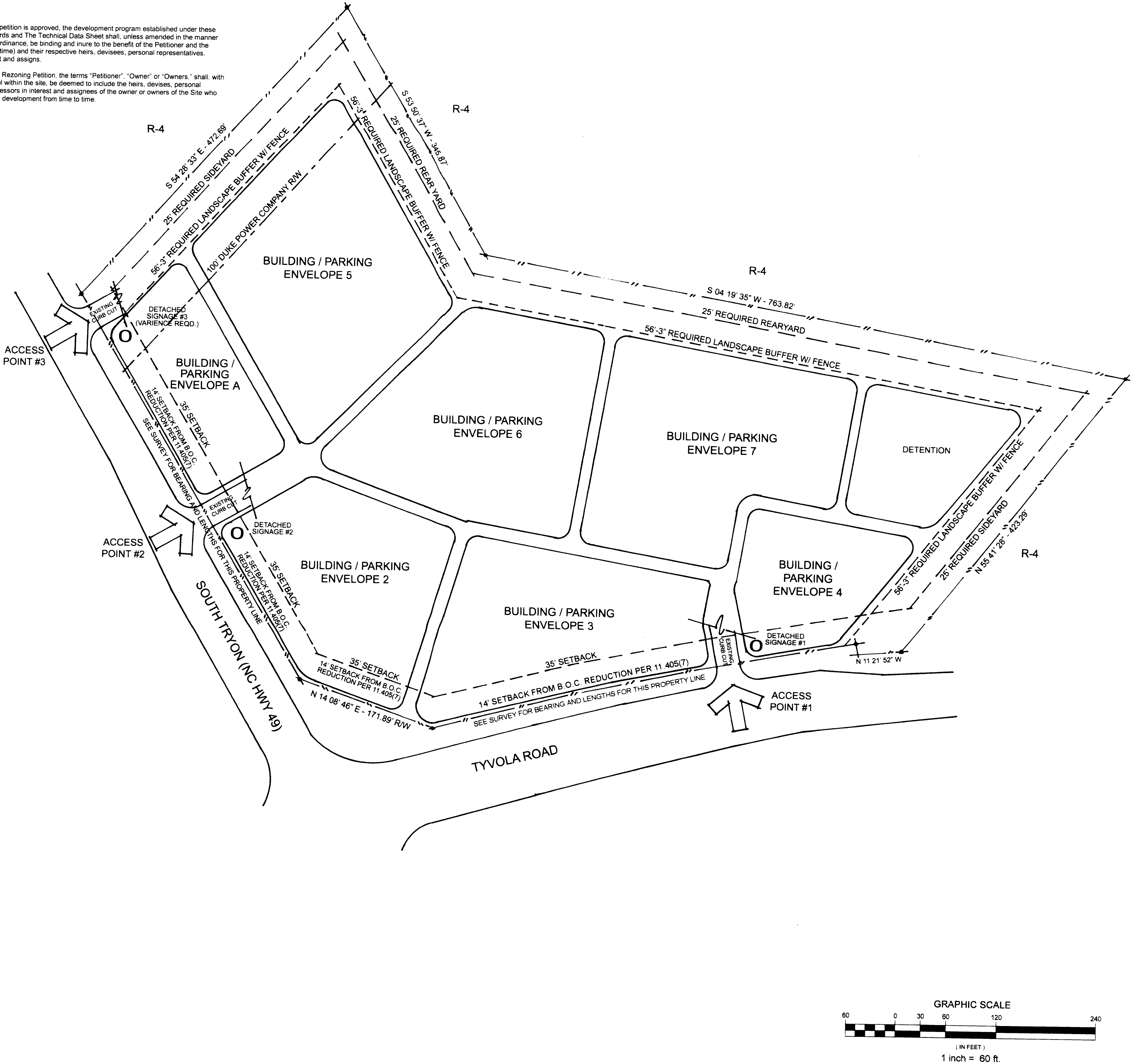
13. Amendments to Rezoning Plan

13.1 Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

14. Binding Effect

14.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

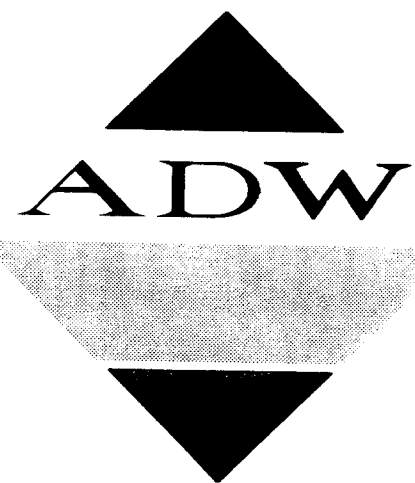
14.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners" shall, with respect to each parcel within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its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



SITE PLAN

SCALE 1" = 60'-0"

01



Architects, p.a.

ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Mixed Use
Development

CITY
CROSSING

THE GHAZI COMPANY

South Tryon Street
& Tyvola Road
Charlotte, NC

TECHNICAL DATA
SHEET

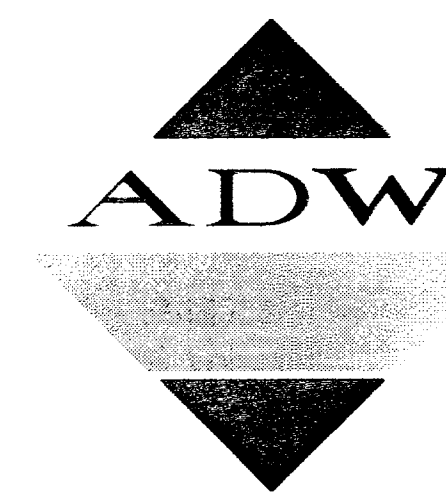
DATE: 01/22/07 JOB NO: 06135-00

REVISIONS:

NO. DATE DESCRIPTION:

SHEET NUMBER

RZ-1



Architects, p.a.

ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Mixed Use
Development

CITY
CROSSING

THE GHAZI COMPANY

South Tryon Street
& Tyvola Road
Charlotte, NC

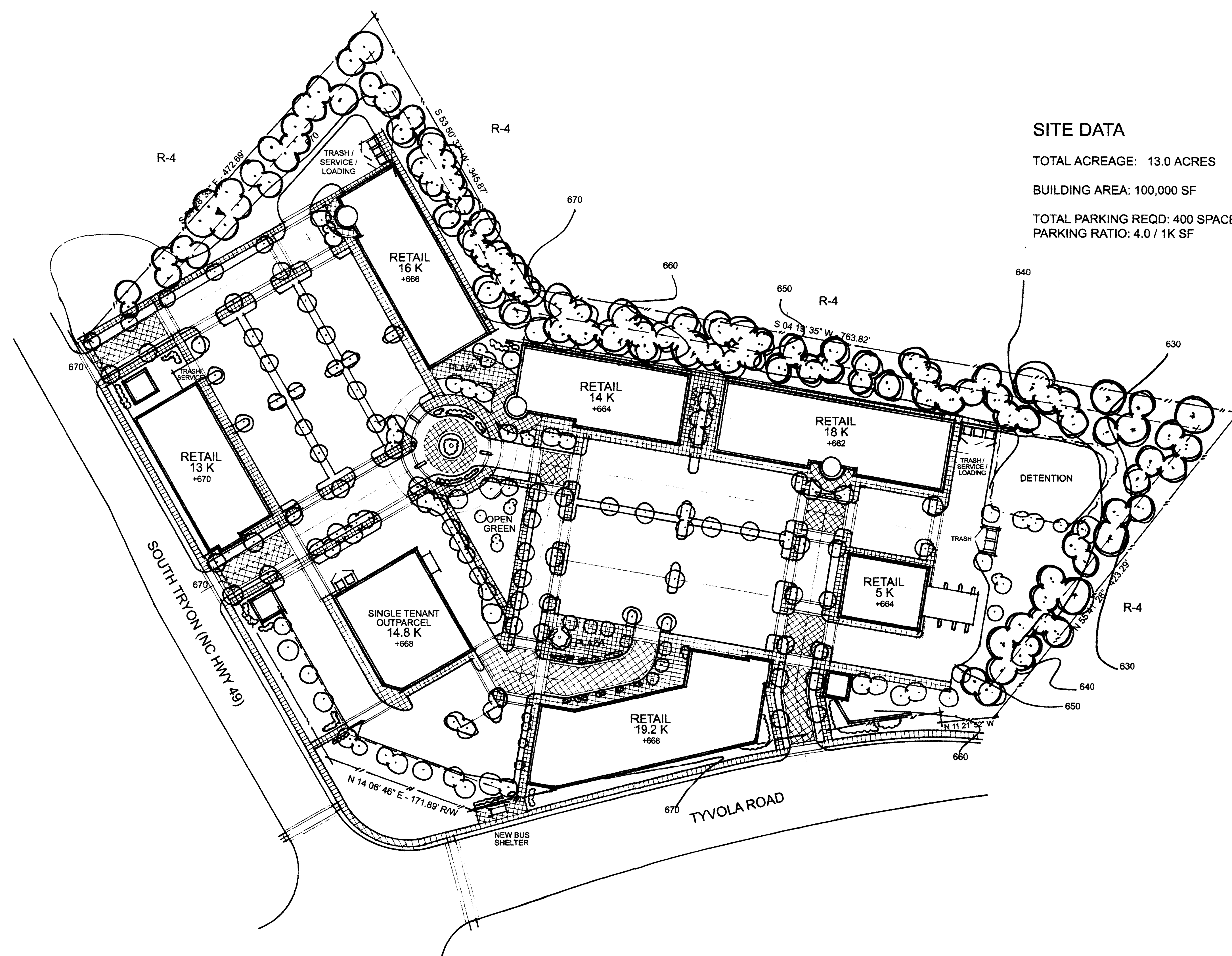
ILLUSTRATIVE SITE
PLAN A

DATE: 01/22/07 JOB NO: 06135-00

REVISIONS:
NO. DATE DESCRIPTION:

SHEET NUMBER

RZ-2



SITE DATA

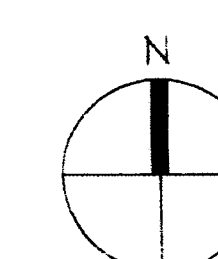
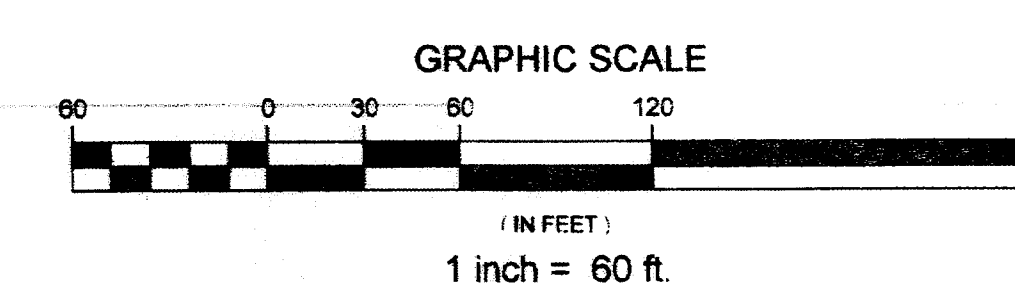
TOTAL ACREAGE: 13.0 ACRES

BUILDING AREA: 100,000 SF

TOTAL PARKING REQD: 400 SPACES

PARKING RATIO: 4.0 / 1K SF

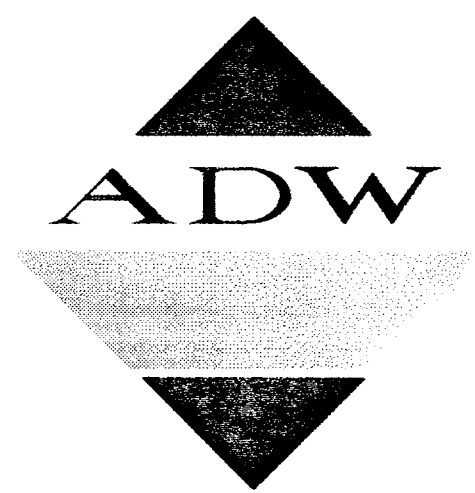
2007-052



ILLUSTRATIVE SITE PLAN A

SCALE 1" = 60'-0"

01



Architects, p.a.

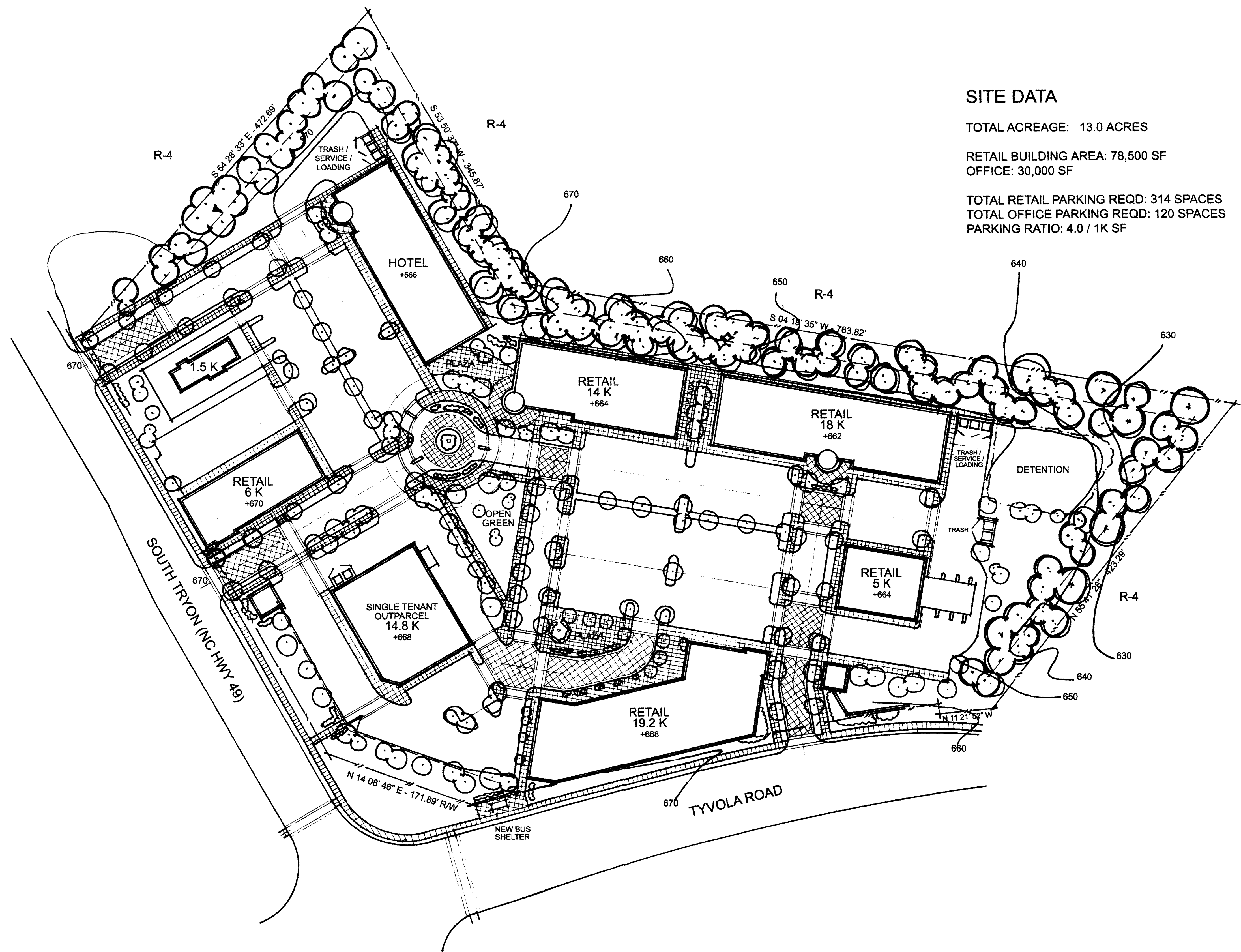
ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Mixed Use
Development

CITY CROSSING

THE GHAZI COMPANY

South Tryon Street
& Tyvola Road
Charlotte, NC

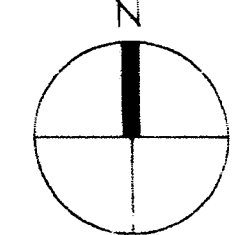
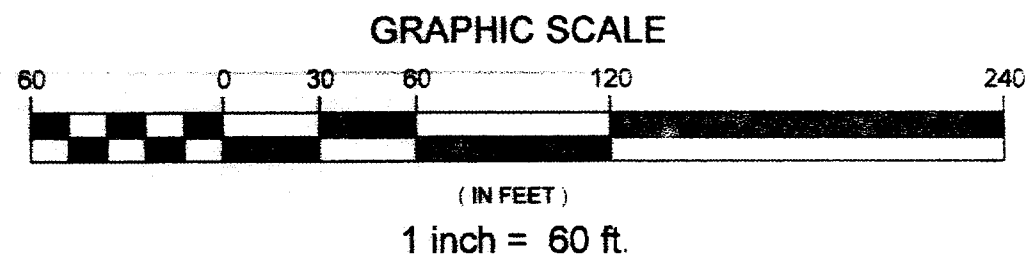


SITE DATA

TOTAL ACREAGE: 13.0 ACRES

RETAIL BUILDING AREA: 78,500 SF
OFFICE: 30,000 SF

TOTAL RETAIL PARKING REQD: 314 SPACES
TOTAL OFFICE PARKING REQD: 120 SPACES
PARKING RATIO: 4.0 / 1K SF



ILLUSTRATIVE SITE PLAN B

SCALE 1" = 60'-0"

01

ILLUSTRATIVE SITE
PLAN B

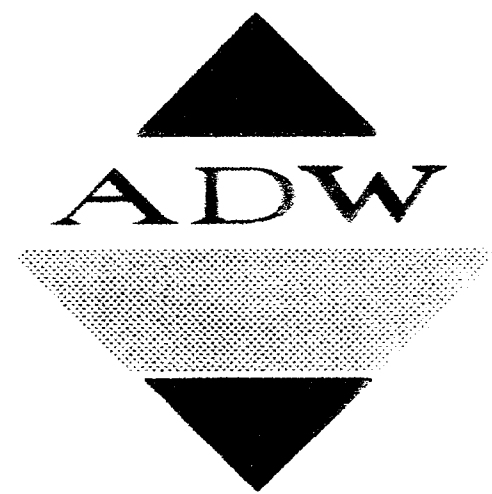
DATE: 01/22/07 JOB NO: 06135-00

REVISIONS:

NO. DATE DESCRIPTION:

SHEET NUMBER

RZ-3



Architects, p.a.

ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Mixed Use
Development

CITY
CROSSING

South Tryon Street
& Tyvola Road
Charlotte, NC

CONCEPTUAL
IMAGERY

DATE: 01/22/07 JOB NO: 06135-00

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NUMBER

RZ-4

CONCEPTUAL IMAGERY

NOT TO SCALE

0