

CENTER GREEN AT WHITEHALL

RETAIL OFFICE SITE
AAC REAL ESTATE SERVICES, INC.

Technical Data Sheet

REVISIONS:
12/20/05, As per City Comments

RECEIVED
MAR 24 2006
BY:

DATE: 03/16/06
DRAWN BY: JSC
CHECKED BY: CCH
Q.C. BY: JSC
SCALE: 1"=200'-0"
PROJECT #: 1003138
SHEET #:

LI of 4

SITE DEVELOPMENT DATA	
Total Area:	18.4 ACRES
Total Open Space Area:	8.32 ACRES
Restaurant / Retail / Office	
Proposed Square Footage:	225,000 SF
Maximum for Retail Uses:	70,000 SF
Parcel A:	
	65,000 SF Total 40,000 SF of B-1 uses 25,000 SF of uses allowed in O-2
Parcel B:	
	55,000 SF of O-2
Parcel C:	
	75,000 SF of O-2
Parcel D:	
	30,000 SF of O-2
Bicycle Parking Required	
Restaurant:	2, or 1 per 10,000 SF
Long Term:	5% of auto parking
Short Term:	
Retail:	2, or 1 per 12,000 SF
Long Term:	5% of auto parking
Short Term:	
Office:	2, or 1 per 10,000 SF
Long Term:	2, or 1 per 40,000 SF
Short Term:	
Parking Required	
Restaurant:	1 sp per 75 SF
Retail:	1 sp per 250 SF
Office:	1 sp per 300 SF
B-1 (CD) DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA:	NA
(2) MINIMUM SETBACK:	20'
(3) MINIMUM SIDE YARDS:	
-RESIDENTIAL BUILDINGS	5'
(EXCEPT AS PROVIDED BELOW)	
-PLANNED MULTI-FAMILY DEVL.	10'
-ADJOINING SINGLE FAMILY	
DEVELOPED OR ZONED LAND	
-NONRESIDENTIAL	0'
(4) MINIMUM REAR YARD:	
-RESIDENTIAL BUILDINGS	20'
(EXCEPT AS PROVIDED BELOW)	
-PLANNED MULTI-FAMILY DEVL.	40'
-ADJOINING SINGLE FAMILY	
DEVELOPED OR ZONED LAND	
-NONRESIDENTIAL	10'
(5) MAXIMUM HEIGHT:	40'
	*OR AS OTHERWISE ALLOWED BY THE ZONING ORDINANCE
(6) MAXIMUM FLOOR AREA RATIO:	.50
O-2 (CD) DISTRICT REQUIREMENTS	
(1) MINIMUM LOT AREA:	NA
(2) MINIMUM SETBACK:	20'
(3) MINIMUM SIDE YARDS:	
-DETACHED DWELLINGS	5'
-OTHER RES. DWELLINGS OR	
BUILDINGS (EXCEPT AS PROVIDED	
BELOW)	
-PLANNED MULTI-FAMILY DEVL.	10'
-ADJOINING SINGLE FAMILY	
DEVELOPED OR ZONED LAND	
-NONRESIDENTIAL	5'
(4) MINIMUM REAR YARD:	
-DETACHED DWELLINGS	20'
-OTHER RES. DWELLINGS OR	
BUILDINGS (EXCEPT AS PROVIDED	
BELOW)	
-PLANNED MULTI-FAMILY DEVL.	40'
-ADJOINING SINGLE FAMILY	
DEVELOPED OR ZONED LAND	
-NONRESIDENTIAL	20'
(5) MAXIMUM HEIGHT:	40'
	*OR AS OTHERWISE ALLOWED BY THE ZONING ORDINANCE
(6) MAXIMUM FLOOR AREA RATIO:	.60

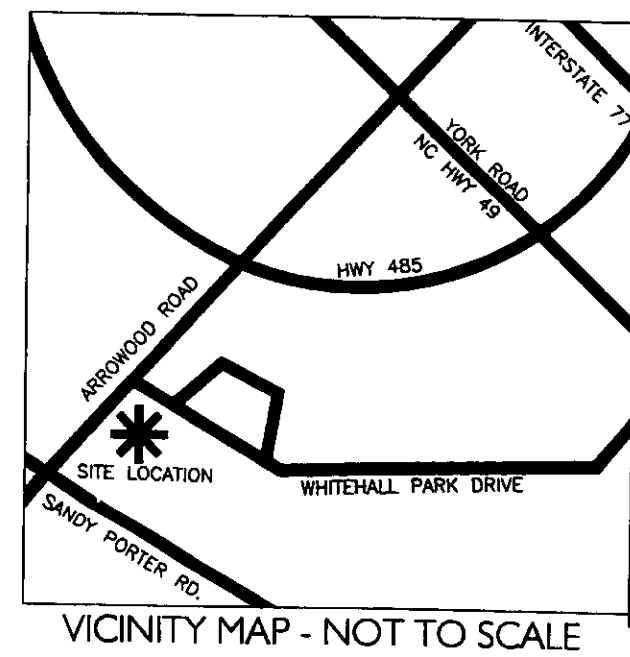
PARCEL INFORMATION

PARCEL A #20I-043-01
EXISTING ZONING: R-3
EXISTING USE: VACANT
PROPOSED ZONING: B-1 (CD)
PARCEL TO BE COMBINED WITH
PARCEL D

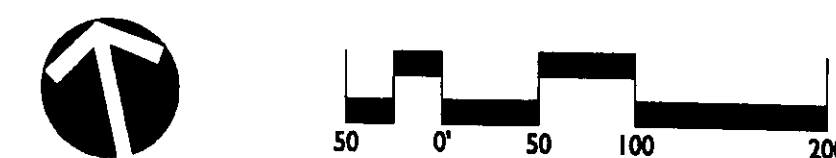
PARCEL B #20I-043-01
EXISTING ZONING: R-3
EXISTING USE: VACANT
PROPOSED ZONING: O-2 (CD)
PARCEL TO BE COMBINED WITH
PARCEL C AND ADJACENT
PARCEL #15

PARCEL C #20I-043-02
EXISTING ZONING: B-1 (CD)
EXISTING USE: VACANT
PROPOSED ZONING: O-2 (CD)

PARCEL D #20I-043-05
EXISTING ZONING: B-1 (CD)
EXISTING USE: COMMERCIAL
PROPOSED ZONING: B-1 (CD)



VICINITY MAP - NOT TO SCALE

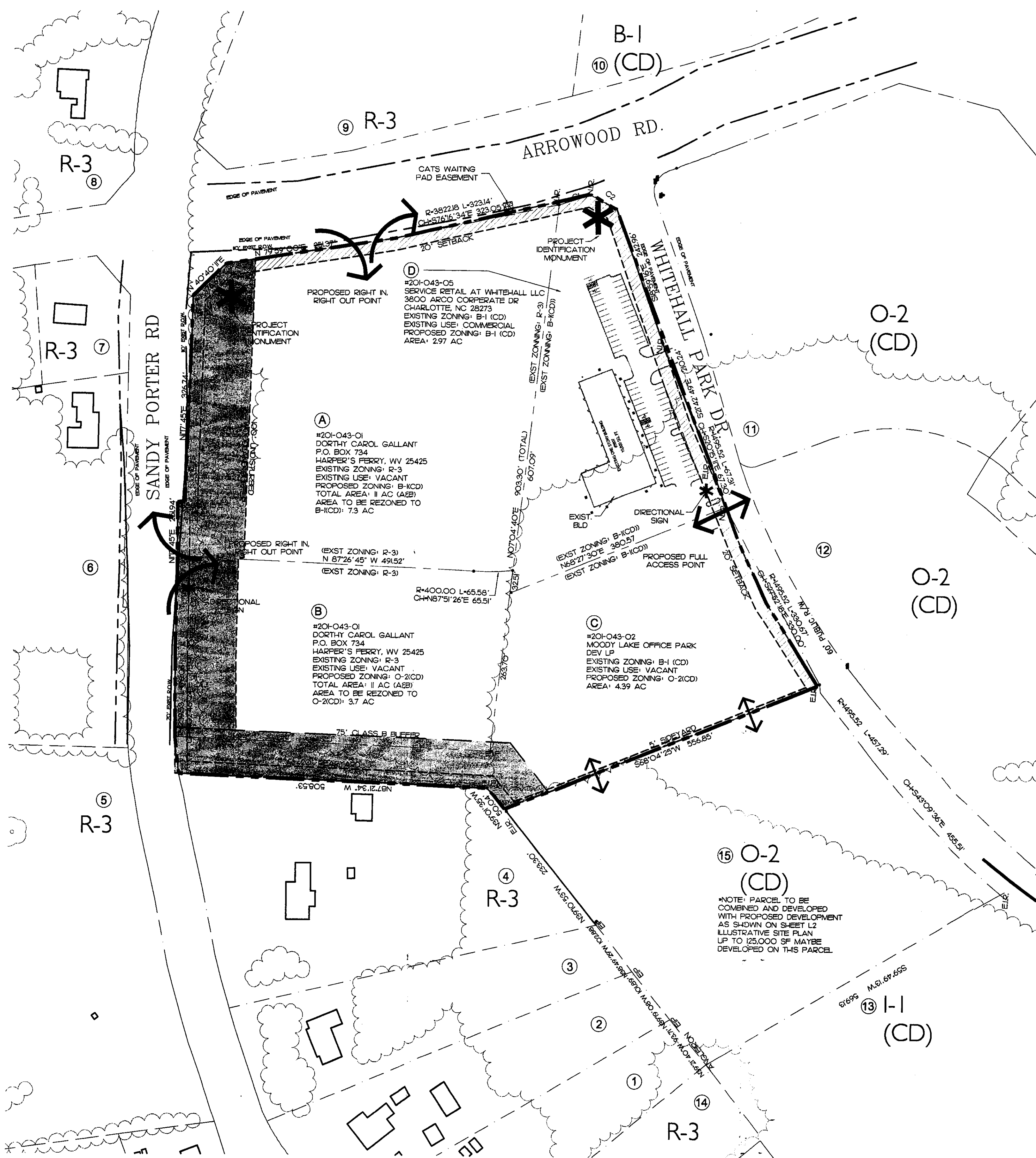


FOR PUBLIC HEARING
PETITION NO. 2006-005

ADJACENT OWNERS

- #20I-02I-07
SARAH S. BAKER
3516 SANDY PORTER RD.
CHARLOTTE, NC 28273
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-02I-06
DAVID T. DREW & KELLY T.
VANDERIFE
3532 SANDY PORTER RD.
CHARLOTTE, NC 28273
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-02I-05
LILLIAN GREEN & WILL FRED GREEN
3624 SANDY PORTER RD.
CHARLOTTE, NC 28273
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-02I-04
WILLIAM STAFFORD JR. GORDON &
ALLICE GORDON
9928 HATFIELD RD.
CHARLOTTE, NC 28210
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-473-01
THOMAS JOSEPH BRENNAN
3627 SANDY PORTER RD.
CHARLOTTE, NC 28273
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-473-02
JAMES STEWART GREER &
ELIZABETH G. GREER
PO BOX 38701
CHARLOTTE, NC 28278
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-473-03
WILLIAM S. III GORDON & PATRICIA
D. GORDON
3819 SANDY PORTER RD.
CHARLOTTE, NC 28273
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-47I-01
DORTHY CAROL GALLANT
PO BOX 734
HARPER'S FERRY, WV 25425
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-04I-01
DORTHY CAROL GALLANT
PO BOX 734
HARPER'S FERRY, WV 25425
EXISTING ZONING: R-3
EXISTING USE: VACANT
- #20I-04I-10
WHITEHALL DEV. LP
125 SCALEY BARK RD. #3A
CHARLOTTE, NC 28209-2608
EXISTING ZONING: B-1(CD)
EXISTING USE: VACANT

- #20I-043-03
LLC WHITEHALL CORPORATE CENTER #1 &
AAC REAL ESTATE SERVICES INC.
3800 ARCO CORPORATE DR. SUIT 200
CHARLOTTE, NC 28273
EXISTING ZONING: O-2 (CD)
EXISTING USE: OFFICE
- #20I-02I-11
MOODY LAKE OFFICE PARK DEV. LP &
AAC REAL ESTATE SERVICES INC.
3800 ARCO CORPORATE DR. SUIT 200
CHARLOTTE, NC 28273
EXISTING ZONING: O-2 (CD)
EXISTING USE: VACANT
- #20I-02I-12
CATAWBA LANDS CONSERVANCY
1617 EAST BLVD #200
CHARLOTTE, NC 28273
EXISTING ZONING: I-1 (CD)
EXISTING USE: VACANT
- #20I-02I-08
JAMES F. GADDY & STEPHANIE
GADDY
3500 SANDY PORTER RD.
CHARLOTTE, NC 28210
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY
- #20I-043-04
MOODY LAKE OFFICE PARK
DEV LP AND AAC REAL ESTATE
SERVICES INC
EXISTING ZONING: O-2 (CD)
EXISTING USE: VACANT



*NOTE: PARCEL TO BE
COMBINED AND DEVELOPED
WITH PROPOSED DEVELOPMENT
AS SHOWN ON SHEET L2
ILLUSTRATIVE SITE PLAN
UP TO 125,000 SF MAYBE
DEVELOPED ON THIS PARCEL

Development Standards

General Provisions

All development standards established under the City of Charlotte Zoning Ordinance ("The Ordinance") for B-1 & O-2 shall be followed in connection with development taking place on this Site unless more stringent standards are established by these development standards. The configurations, placements and sizes of the buildings depicted on the Conditional Rezoning Site Plan are schematic in nature and, subject only to the provisions set forth below under Architectural Controls, and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Conditional Rezoning Site Plan. Parking layouts may also be modified to accommodate the final building locations.

Permitted Uses

Parcels A-D may be devoted to any uses, which are permitted following the B-1 & O-2 zoning district including retail, restaurant, office, and open space recreation with the exception of the following disallowed uses:

- 1. Restaurant with drive through facilities
- 2. Convenience stores
- 3. Car washes
- 4. Automobile service stations
- 5. Dwellings-detached or multi-family
- 6. Boarding Houses
- 7. Funeral Home

Except as otherwise provided above, drive-in window services shall be permitted as accessory uses. Drive-in window services shall be limited to no more than two tenants within the development project.

Setbacks, Side yards and Rear Yards

- 1. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard, and side yard requirements established under the Ordinance or the Business B-1 & O-2 Districts.
- 2. The buffer along Sandy Porter Road will be a Undisturbed Woodland Buffer. This Undisturbed Woodland Buffer shall be 100 feet in width from the existing right-of-way. It will provide protection for existing trees and vegetation, significant screening of the views of the Whitehall buildings from the residences along Sandy Porter Road, and a natural connection to the Whitehall Preservation. Notwithstanding the Woodland Buffer restrictions, this buffer will incorporate a 10-foot walking trail 90 feet from the Sandy Porter Road right-of-way, and vehicular access point from Sandy Porter Road into the site depicted on the additional rezoning site plan will be permitted.
- 3. An additional Class B Buffer along the western portion of parcel 15 will be maintained at a width equal to the current buffer that connects to the Whitehall Preservation (not less than 62 feet) to provide a uniform buffer from the property to the Preservation.
- 4. The development will include park and open space that is integrated in to the development that can be used by the area residents as well as the tenants within the development and Whitehall Corporate Center.

Landscaping Areas

- 1. All landscaping will meet or exceed the requirements of the ordinance.
- 2. Landscaping will incorporate a variety of materials and include specimen trees that will provide a unique environment within the development.
- 3. In appropriate areas near the woodland buffers, native vegetation that provides wildlife food and habitat may be installed.
- 4. The internal drive from Sandy Porter Road to Whitehall Park Drive will be heavily landscaped with a full median.
- 5. The streetscape treatment through the Project will have a pedestrian focus with diagonal on-street parking to moderate traffic speed, marked cross walks, and benches.

Building Massing

- 1. The proposed office building on Parcel B will be no greater than three stories. In the event that service retail building(s) is developed under parcel B under the alternate plan, no greater than one story in height.
- 2. The density and scale of the buildings shall be designed to provide a pedestrian focused streetscape environment.

Architectural Controls

- 1. The dumpster areas will be screened in accordance with the requirements of the Ordinance. The dumpster areas will be enclosed on all four sides by a precast, EIFS or brick (or combination) wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin a building wall, the wall may be substituted for the fence along such side.
- 2. All mechanical equipment, including rooftop equipment shall be screened from view at grade.
- 3. The building designs for all buildings on Parcels A and B will have pitched roofs or pitched roof elements and minimum 5 foot perimeter walkways, and will feature precast, EIFS or brick exterior.
- 4. Restaurant tenants interested in having outdoor seating will be provided an outdoor patio area.

Lighting

- 1. All pedestrian-scale lighting will be capped and shielded to direct lighting downward and/or away from adjoining residential properties.
- 2. The maximum height of any freestanding light fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 25 feet. Lighting levels in the parking fields will be designed to minimum industry or City of Charlotte standards. All lighting will be designed to minimize the horizontal spill on adjoining properties.
- 3. Wall pak lighting shall be prohibited.

Signs

- 1. All signs placed on the site shall be erected in accordance with the requirements of the Ordinance.
- 2. Detached signage will be ground-mounted or monument type signage.
- 3. All detached signs will incorporate the design features established with the architecture of the buildings so that these elements are integrated into the Development.
- 5. All new detached signs will be limited to 7-feet in height and 50 square feet as per the ordinance.
- 6. Detatched out parcel signs will be limited to 4 feet in height and 25-square feet, as per the ordinance.
- 7. All detached signs should have external lighting.

Amendments

Future amendments to the Conditional Rezoning Site Plan and these Development Standards may be applied for by the Owner or Owners of the site in accordance with Section 6.2O6 of the Ordinance.

Access Points

- 1. The number of vehicular access points to the site shall be limited to those shown on the Conditional Rezoning Site Plan.
- 2. The placement and configuration of each access point are subject to any 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.
- 3. Vehicular access to Sandy Porter Road shall be limited to one ① right-in/right-out driveway as generally depicted on the Site Plan.
- 4. Vehicular access to Arrowood Road shall be limited to one ② right-in/right-out driveway as generally depicted on the Site Plan.
- 5. Provide for a minimum of 150 feet of internal channelization (measured from the right-of-way) at the entrances to the site from Arrowood Road and Sandy Porter Road.
- 6. All proposed trees, berms, walls, fences, and /or identification signs must not interfere with sight distance at the entrance(s).

Parking

- 1. The parking area depicted on the Conditional Rezoning Site Plan may vary in size and location, but in all events, off street parking will meet the minimum standards set forth in the Ordinance.
- 2. Bike Racks will be provided to meet the standards set forth in the Ordinance.

Binding Affect of the Rezoning Application

- 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Conditional Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the site and their respective heirs, devisees, personal representatives, successors in interests and assigns.
- 2. Throughout these Development Standards, the term "Petitioner" or "Owner", shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and Owner.

Sidewalks

- 1. Sidewalks shall be provided generally in the manner depicted on the illustrative Site Plan and in conformity with Section 12.5.29 of the Ordinance.
- 2. Petitioner shall install an 6 foot wide sidewalk with a 8 foot wide planting strip parallel to the site's frontage on Arrowood and Sandy Porter Roads.
- 3. All internal sidewalks at the front of parking spaces should be at least 7 feet wide to accommodate vehicle bumper overhang where the walk is not 7 feet wide the walk will be at least 5 feet wide with 2-foot planting strip to provide unobstructed pedestrian access.

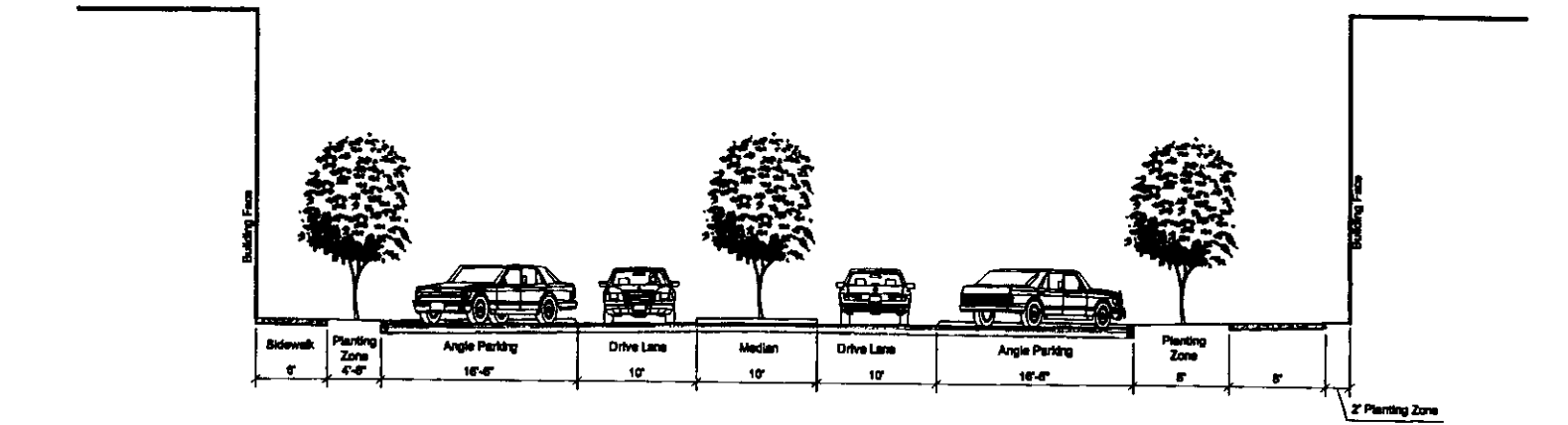
Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building constructed on the site will be submitted to the Fire Marshall's office for approval before the construction of the building commences.

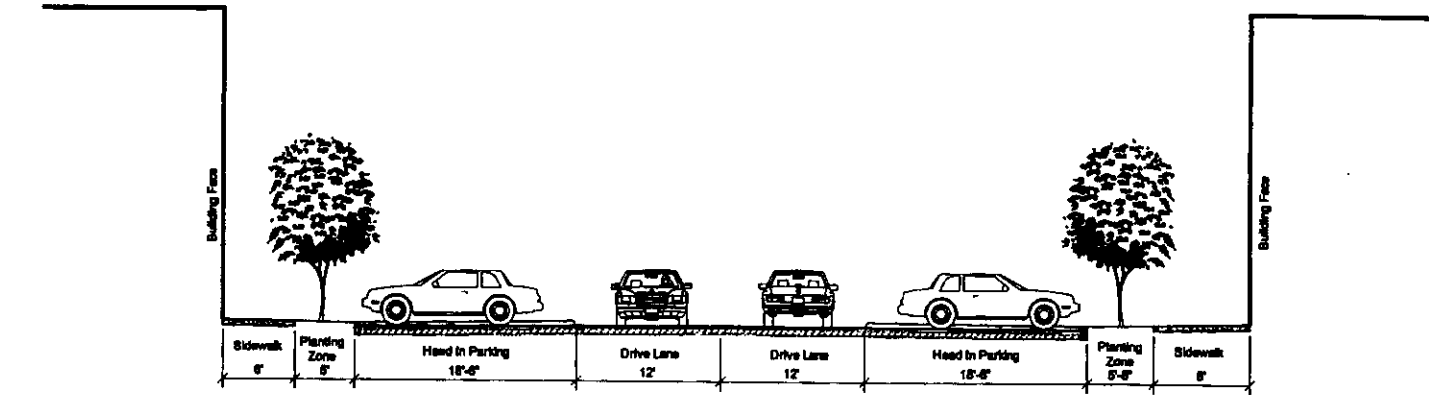
Storm Water Management

These additional stormwater rules and regulations will only apply to Parcels A and B.

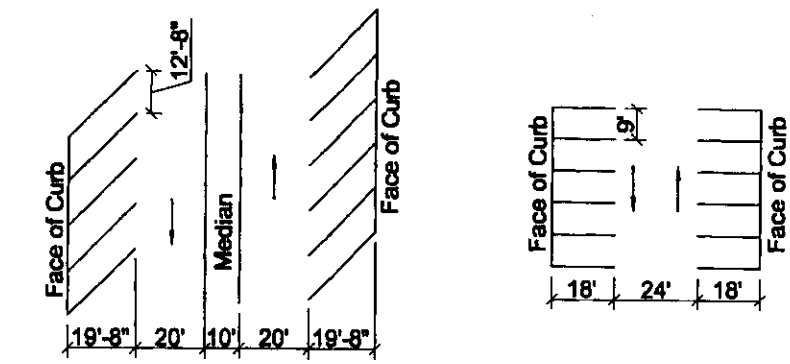
- 1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
- 2. The petitioner shall tie-in to 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 development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
- 3. The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
- 4. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into parcel 20I-O43-O1 and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available).



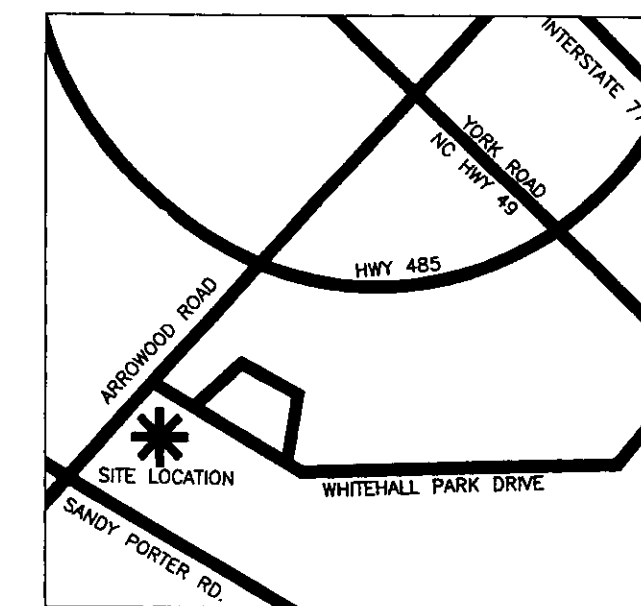
SECTION A-A SCALE: 1/16"=1'-0"



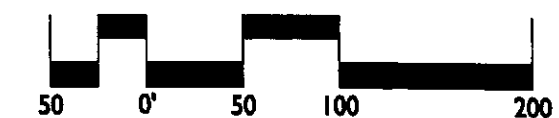
SECTION B-B SCALE: 1/16"=1'-0"



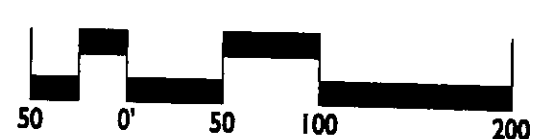
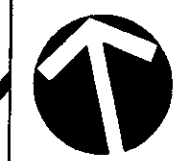
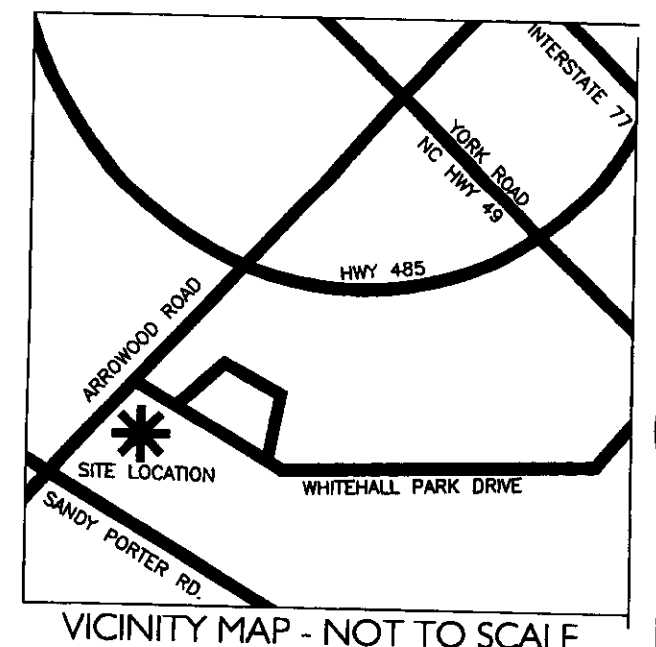
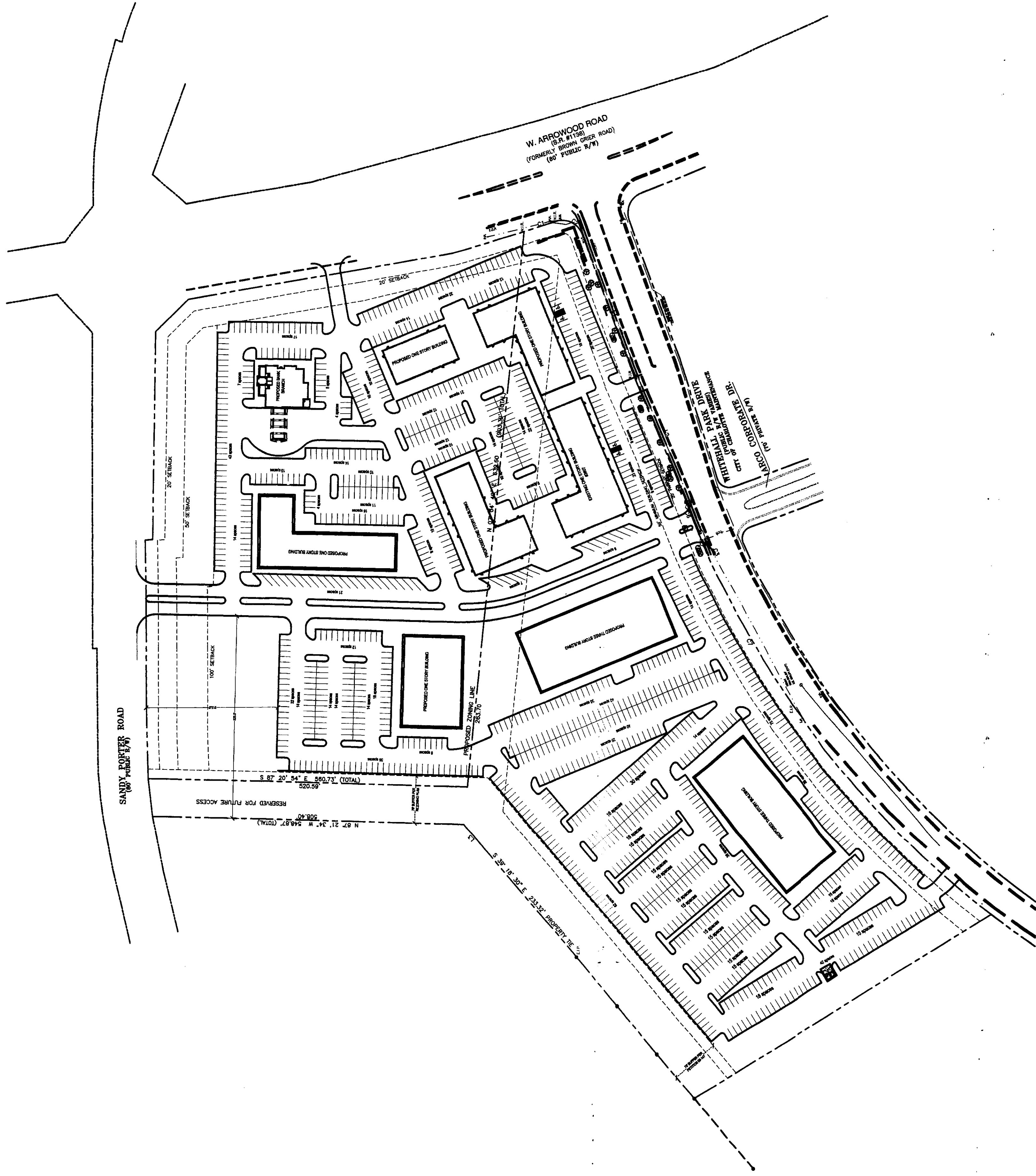
TYPICAL PARKING STANDARDS SCALE: NTS



VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
PETITION NO. 2006-005



FOR PUBLIC HEARING
PETITION NO. 2006-005

DATE: 03/14/06
DESIGNED BY:
DRAWN BY: BT
CHECKED BY: CCM
SCALE: AS SHOWN
PROJECT #: 1005138

REVISIONS:
12/20/05 As per City Comments

CENTER GREEN AT WHITEHALL
RETAIL OFFICE SITE
AAC REAL ESTATE SERVICES, INC.
ILLUSTRATIVE SITE PLAN - ALTERNATE PLAN