

January 22, 2007 - 1:28:00 PM

ZONED:
INST

REZONING LIMITS
(SEE TREE SAVE AREA AND REZONING
LIMITS DETAIL THIS SHEET FOR
CONTINUATION OF REZONING LIMITS)

50' WIDE MAINTAINED TREE SAVE AREA
(SEE TREE SAVE AREA AND REZONING LIMITS
DETAIL THIS SHEET FOR CONTINUATION OF
REZONING LIMITS)

CRESCENT RESOURCES, INC.
TAX NO. 047-461-01
DB. 9307, PG. 686
CURRENTLY ZONED: I-1 / RE-1
4,730,482 SQ. FT.
108.597 ACRES

FUTURE TRAFFIC SIGNAL
WHEN WARRANTED

IKEA FLAGS
(SEE SIGN PACKAGE)

IKEA SIGNAGE
(SEE SIGN PACKAGE)

CRESCENT RESOURCES, INC.
TAX NO. 047-461-01
DB. 9307, PG. 686
CURRENTLY ZONED: I-1 / RE-1
4,730,482 SQ. FT.
108.597 ACRES

BUILDING AND
PARKING ENVELOPE
DEVELOPMENT AREA B
(SEE DEVELOPMENT
STANDARDS NOTES)

PARKING
ENVELOPE

VIEW CORRIDOR
(SEE TREE SAVE AREA
AND REZONING LIMITS
DETAIL THIS SHEET)

BUILDING ENVELOPE
DEVELOPMENT AREA A
(SEE DEVELOPMENT
STANDARDS NOTES)

SHADED AREA REPRESENTS THE APPROXIMATE
LOCATION OF VIEW CORRIDORS
(SEE DEVELOPMENT STANDARDS NOTES)

VICINITY MAP
NOT TO SCALE

SHADED AREA REPRESENTS
UNDISTURBED TREE SAVE AREA
(SEE DEVELOPMENT STANDARDS NOTES)

TREE SAVE AREA AND REZONING LIMITS DETAIL
NOT TO SCALE

ZONED:
RE-2

IKEA NAVIGATIONAL TOWER
(SEE SIGN PACKAGE)

APPROXIMATE
LOCATION OF
STORMWATER
QUALITY AND
QUANTITY BASIN

REZONING LIMITS

CRESCENT RESOURCES, INC.
TAX NO. 047-221-33
DB. 9469, PG. 747
CURRENTLY ZONED: I-1
1,626,404 SQ. FT.
37.337 ACRES

50' WIDE MAINTAINED
TREE SAVE AREA

PROPOSED RIGHT IN
RIGHT OUT ACCESS

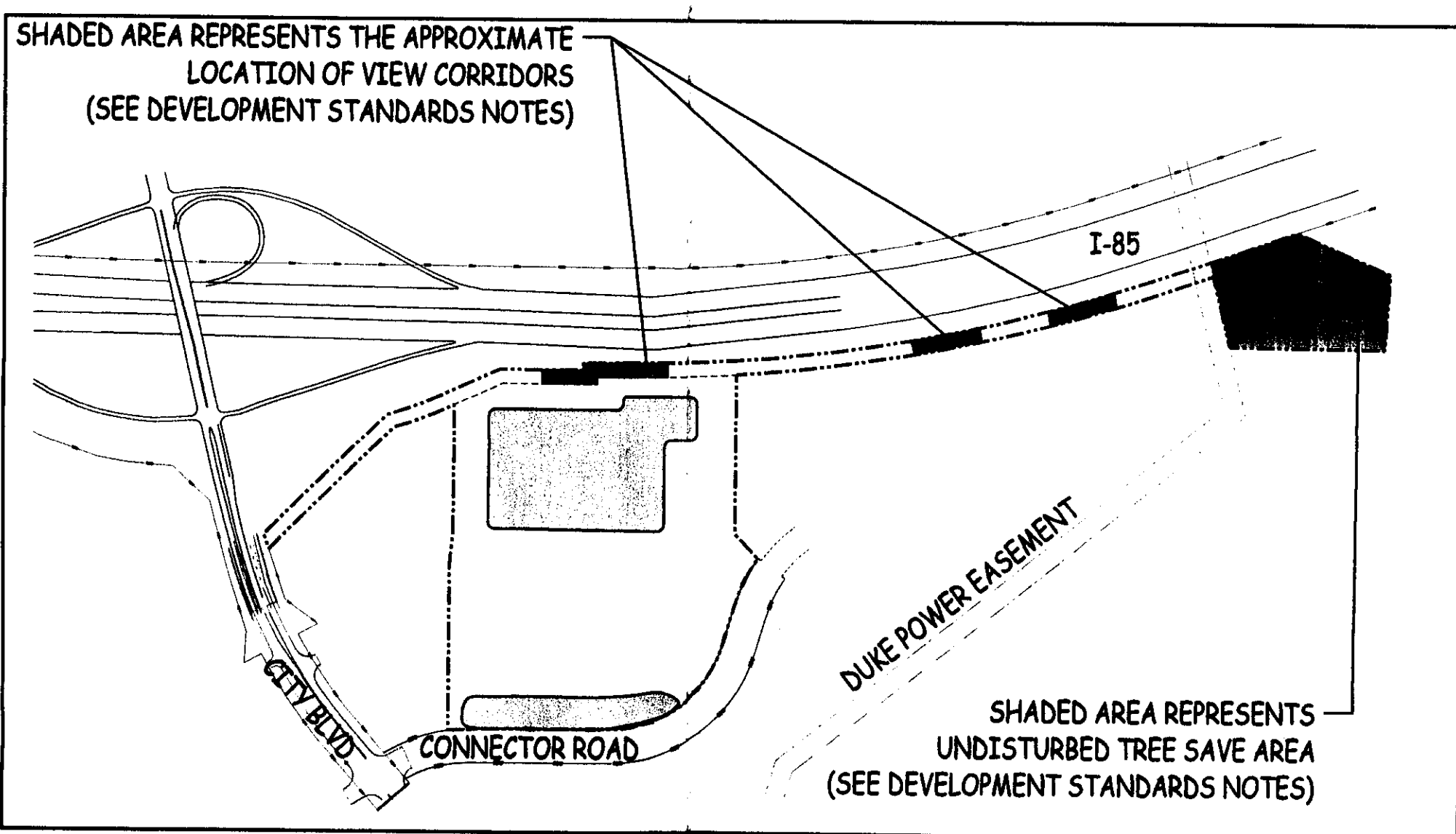
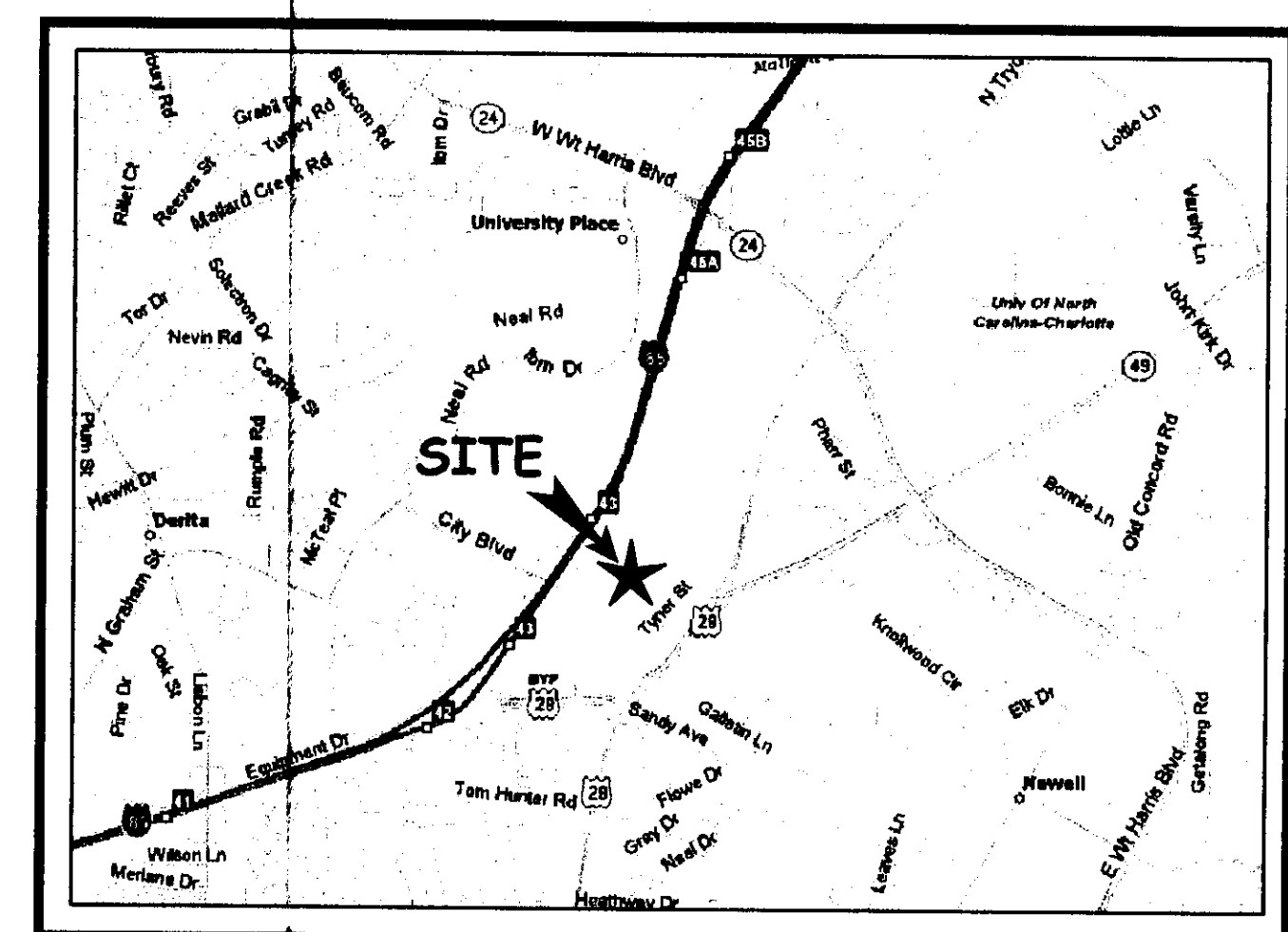
REZONING LIMITS

APPROXIMATE
LIMITS OF EXISTING
CITY BOULEVARD

FUTURE TRAFFIC
SIGNAL WHEN
WARRANTED

85 CITY PARTNERS, LLC
TAX NO. 047-231-06
DB. 18651, PG. 635
ZONED: I-1

EXISTING CITY BLVD.



**Kimley-Horn
and Associates, Inc**
4851 CHARLOTTE PARK DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-8131
FAX: (704) 333-0845 © 2007

**FOR PUBLIC
HEARING**

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITION NO. 2006-155

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

REVISIONS

DESIGNED BY: LL
DRAWN BY: LL
CHECKED BY: BW
DATE: 01-22-07

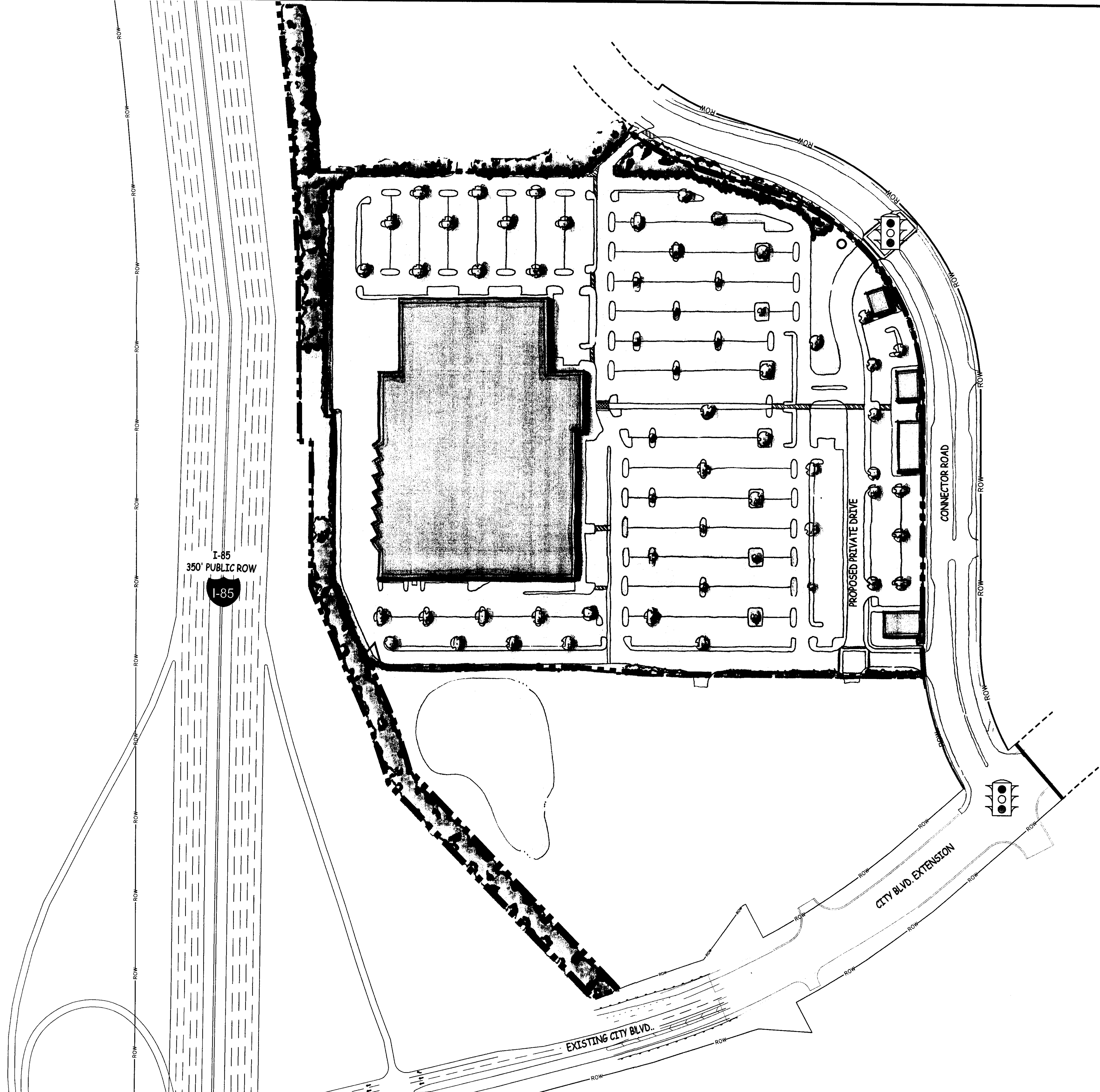
**TECHNICAL
DATA SHEET
RZ-1**

SITE DATA

REZONING AREA :	±37.3 ACRES
PROPOSED BUFFER/TREE SAVE AREA:	±7.98 ACRES
EXISTING ZONING :	I-1 / RE-1
PROPOSED ZONING :	MUDD-O
PROPOSED USE:	RETAIL
BUILDING FLOOR AREA NOT TO EXCEED:	414,000 SQ. FT.

January 22, 2007 - 11:06am By: lortentier

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**Kimley-Horn
and Associates, Inc**
 4851 CHARLOTTE PARK DRIVE
 SUITE 300
 CHARLOTTE, NORTH CAROLINA 28217
 PHONE: (704) 333-8181
 FAX: (704) 333-0846 © 2007

**FOR PUBLIC
HEARING**

PETITION NO. 2006-155
CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
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PETITIONERS:
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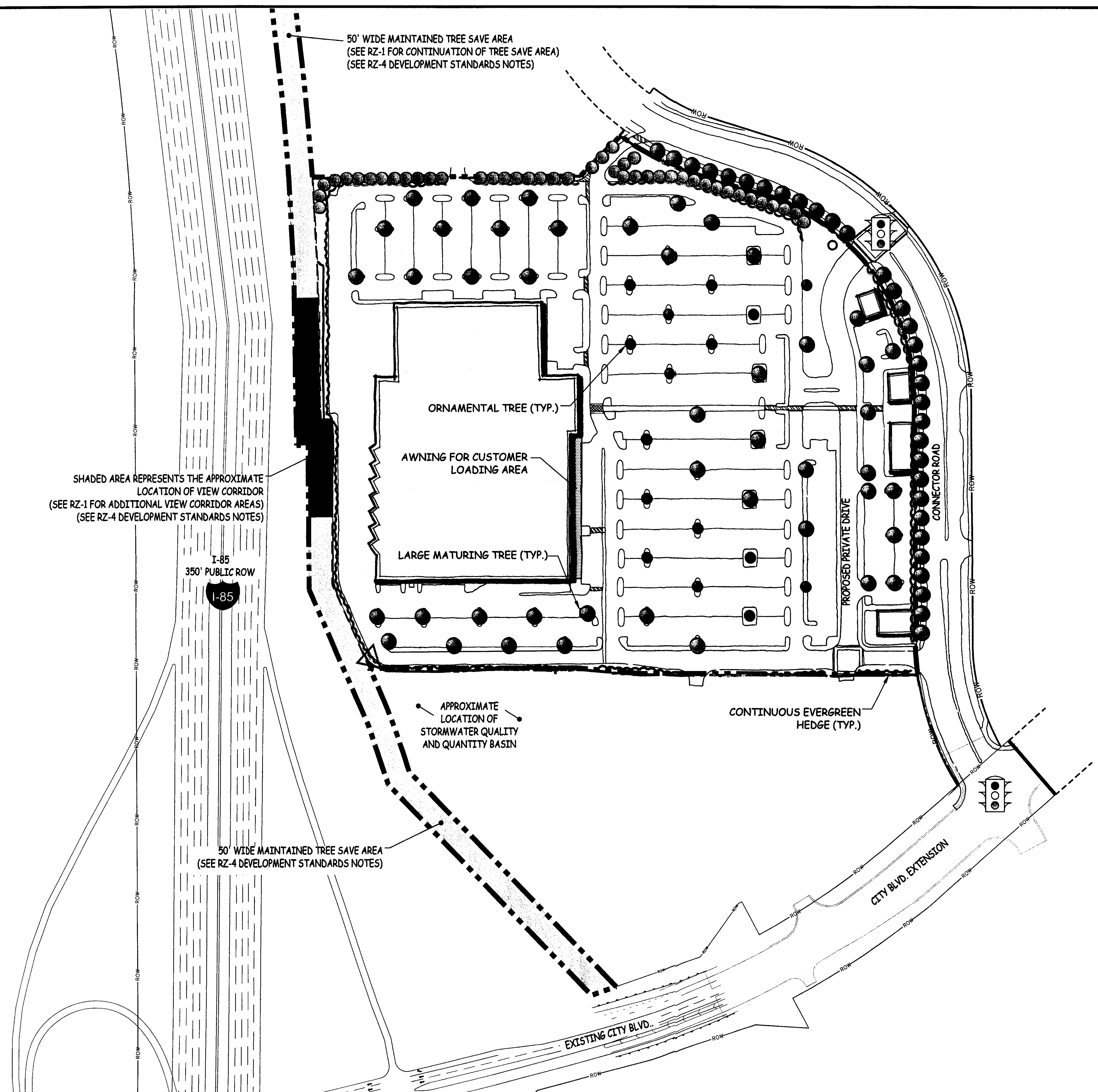
REVISIONS

DESIGNED BY: LL
 DRAWN BY: LL
 CHECKED BY: BW
 DATE: 01-22-07

**SCHEMATIC
SITE PLAN
RZ-2**

January 22, 2007 - 11:28am By: [unclear]

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SHADED AREA REPRESENTS THE APPROXIMATE LOCATION OF VIEW CORRIDOR (SEE RZ-1 FOR ADDITIONAL VIEW CORRIDOR AREAS) (SEE RZ-4 DEVELOPMENT STANDARDS NOTES)

50' WIDE MAINTAINED TREE SAVE AREA (SEE RZ-1 FOR CONTINUATION OF TREE SAVE AREA) (SEE RZ-4 DEVELOPMENT STANDARDS NOTES)

I-85
350' PUBLIC ROW

APPROXIMATE LOCATION OF STORMWATER QUALITY AND QUANTITY BASIN

50' WIDE MAINTAINED TREE SAVE AREA (SEE RZ-4 DEVELOPMENT STANDARDS NOTES)

ORNAMENTAL TREE (TYP.)

AWNING FOR CUSTOMER LOADING AREA

LARGE MATURING TREE (TYP.)

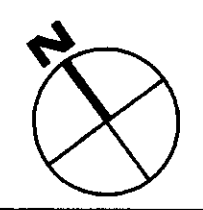
CONTINUOUS EVERGREEN HEDGE (TYP.)

PROPOSED PRIVATE DRIVE

CONNECTOR ROAD

CITY BLVD. EXTENSION

EXISTING CITY BLVD.



Kimley-Horn and Associates, Inc.
4851 CHARLOTTE PARK DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-8131
FAX: (704) 333-0840 © 2007

FOR PUBLIC HEARING

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITION NO. 2006-155

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IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

REVISIONS

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DRAWN BY: LL
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DATE: 01-22-07

**PLANTING PLAN
RZ-3**

DEVELOPMENT STANDARDS

CITY BOULEVARD - NORTH REZONING MUDD OPTIONAL SITE PLAN NOTES

1. 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 BUILDINGS AND 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.
2. ACCESS TO THE SITE WILL BE PROVIDED BY DRIVEWAY CONNECTIONS TO THE FUTURE CITY BLVD. AND TO A FUTURE CONNECTOR ROAD AS GENERALLY DEPICTED ON THE SITE PLAN. TRANSPORTATION IMPROVEMENTS, IF ANY ARE NEEDED AS DETERMINED BY A TRAFFIC IMPACT ANALYSIS, WILL BE INCORPORATED INTO THE SITE DEVELOPMENT PROCESS AS THE VARIOUS PORTIONS OF THE SITE ARE DEVELOPED.
3. THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE TO ACCOMMODATE A RETAIL DEVELOPMENT ALONG WITH ASSOCIATED PARKING, OPEN SPACE, AND SERVICE AREAS AS GENERALLY DEPICTED ON THE SITE PLAN.
4. ALL DUMPSTERS WILL BE SCREENED WITH SCREEN WALLS OR LANDSCAPING.
5. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS EXCEPT AS NOTED IN SECTION 7 BELOW. MAINTAINED TREE SAVE, UNDISTURBED TREE SAVE AND VIEW CORRIDOR AREAS ARE GENERALLY DEPICTED ON THE SITE PLAN. WITHIN THE MAINTAINED TREE SAVE AREAS, TREES GREATER THAN 8" CALIPER DBH WILL BE PRESERVED EXCEPT THAT CERTAIN SUCH TREES MAY BE REMOVED IN A PORTION OF THE AREA TO ALLOW FOR LIMITED GRADING TO ACCOMMODATE RETAINING WALLS AND FOR LIMITED SITE VISIBILITY. THESE AREAS WILL BE STABILIZED, RE-VEGETATED, WELL MAINTAINED, AND LANDSCAPED AS PART OF THE OVERALL SITE LANDSCAPING PLAN. WITHIN THE AREA THAT ARE DESIGNATED AS UNDISTURBED TREE SAVE AREA, THE PETITIONER RESERVES THE RIGHT TO REMOVE WEEDS AND VINES AND TREES THAT MEASURE LESS THAN 2" CALIPER DBH THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" CALIPER DBH OR GREATER. DRIP LINE IS DEFINED AS AN IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY. DEAD TREES AND MATERIALS MAY BE REMOVED. ALL SUCH CLEARING SHALL BE ACCOMPLISHED, TO THE GREATEST EXTENT POSSIBLE, BY HAND. NO HEAVY EQUIPMENT WILL BE ALLOWED WITHIN THE TREE SAVE AREA UNLESS SAFETY DICTATES THE NEED FOR SUCH EQUIPMENT TO REMOVE LARGER DEAD TREES. THE PETITIONER ALSO RESERVES THE RIGHT TO CONDUCT MINOR SITE GRADING IN THE FIRST 10' OF THE INSIDE OF THE TREE SAVE AREA. SUCH AREAS TO BE STABILIZED, RE-VEGETATED, MAINTAINED, AND LANDSCAPED AS PART OF THE OVERALL SITE LANDSCAPING PLAN WITHIN THE VIEW CORRIDORS DEPICTED ON THE SITE PLAN, ALL EXISTING TREES AND SHRUBBERY MAY BE REMOVED. THEREAFTER, THE VIEW CORRIDOR WILL BE A MAINTAINED LANDSCAPE AREA.
6. PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE EXCEPT AS NOTED IN SECTION 7 BELOW.
7. DUE TO THE NATURE AND LOCATION OF THE SITE AND THE UNIQUE CHARACTERISTICS OF THE POTENTIAL USES FOR THE SITE, THE PETITIONER PROPOSES THE FOLLOWING MODIFICATIONS TO THE NORMAL MUDD DISTRICT STANDARDS AS FOLLOWS:
 - STREETScape DESIGN: THE PETITIONER MAY PROVIDE THROUGH THE MUDD PRELIMINARY REVIEW PROCESS A SPECIFIC STREETScape PLAN THAT WILL DEFINE THE SITE DEVELOPMENT AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS. SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - STREET WALLS: BUILDINGS LOCATED ON THE SITE MAY DEVIATE FROM THE STREET WALLS PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED PLANS. BUILDING ELEVATIONS LOCATED ON SHEET RZ-5 AND RZ-6.
 - SCREENING: THE PETITIONER MAY PROPOSE THROUGH THE MUDD PRELIMINARY REVIEW PROCESS AN ALTERNATE PLAN TO THE REQUIRED MASONRY WALL FOR SCREENING, IF SCREENING IS REQUIRED, SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - SIGNS, BANNERS, FLAGS, AND PENNANTS: THE PETITIONER WILL PROPOSE A SPECIFIC SIGN PACKAGE AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PACKAGE WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - CONFORMANCE WITH APPROVED STREETScape PLANS: THE PETITIONER MAY PROPOSE A SPECIFIC STREETScape PLAN THROUGH THE MUDD PRELIMINARY REVIEW PROCESS THAT WILL DEFINE THE SITE DEVELOPMENT AS A SUBSTITUTE FOR THE NORMAL REQUIREMENTS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - BUILDING ENTRANCES: BUILDINGS LOCATED ON THE SITE MAY DEVIATE FROM THE BUILDING ENTRANCES PROVISION OF THE ORDINANCE GENERALLY AS SHOWN ON THE ATTACHED BUILDING ELEVATIONS LOCATED ON SHEET RZ-5 AND RZ-6.
 - URBAN OPEN SPACES: THE URBAN OPEN SPACE PROVISION OF THE ORDINANCE SHALL BE WAIVED FOR THE SITE.
 - CANOPIES AND OTHER BUILDING ENTRANCES: IF ANY CANOPIES DEVIATE FROM THE PROVISIONS OF THE ORDINANCE, THE PETITIONER WILL PROVIDE EITHER SPECIFIC BUILDING ELEVATIONS OR GUIDELINES FOR EXCEPTIONS TO THE NORMAL CANOPY REQUIREMENTS THROUGH THE MUDD PRELIMINARY REVIEW PROCESS AND SAID PLAN WILL BE PART OF THE OVERALL SITE PLAN FOR THE SITE.
 - PARKING AND LOADING: THE SITE WILL BE ALLOWED TO INCLUDE PARKING AND MANEUVERING THAT WILL BE LOCATED BETWEEN THE BUILDINGS AND PUBLIC STREETS FOR THE PORTION OF THE SITE THAT LIES ALONG I-85 AND A SMALL PORTION OF THE SITE THAT WILL ADJOIN THE PROPOSED CONNECTOR ROAD.
8. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, 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.
9. 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.



Kimley-Horn
and Associates, Inc.
4655 CHARLOTTE PARK DRIVE
SUITE 300
CHARLOTTE, NORTH CAROLINA 28217
PHONE: (704) 333-6131
FAX: (704) 333-0848 © 2007

FOR PUBLIC
HEARING

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

PETITION NO. 2006-155

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

REVISIONS

DESIGNED BY: LS
DRAWN BY: LL
CHECKED BY: WF
DATE: 01-22-07

DEVELOPMENT
STANDARDS
RZ-4

FOR PUBLIC HEARING

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
 MECKLENBURG COUNTY, 28201
 (NEC) I-85 AND CITY BLVD.

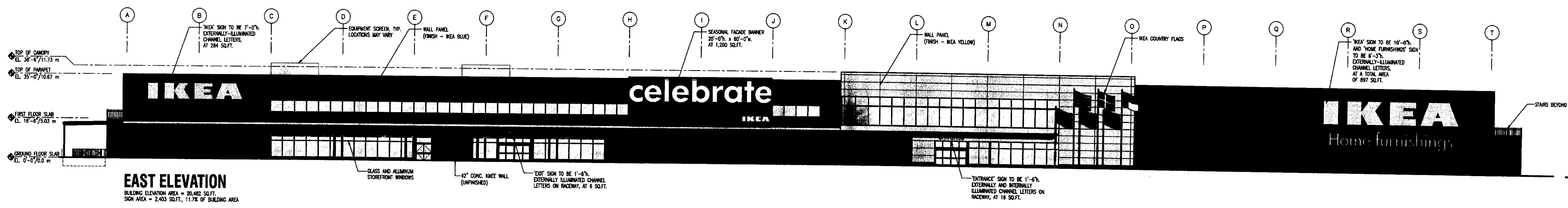
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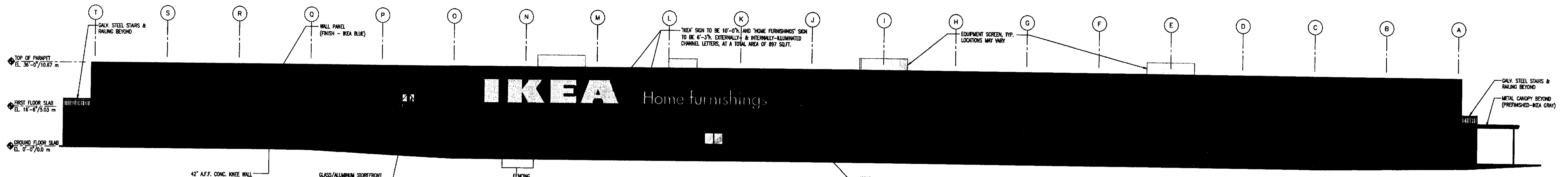
REVISIONS

DESIGNED BY: IKEA
 DRAWN BY: GF
 CHECKED BY: GF
 DATE: 01-22-07

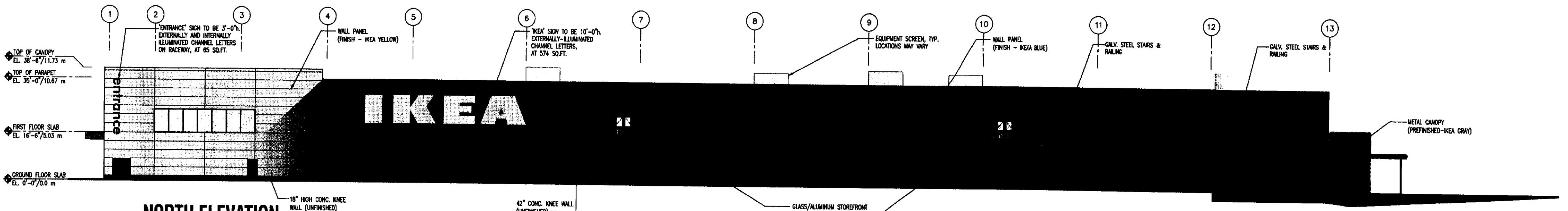
**SCHEMATIC
 IKEA BUILDING
 ELEVATIONS
 RZ-5**



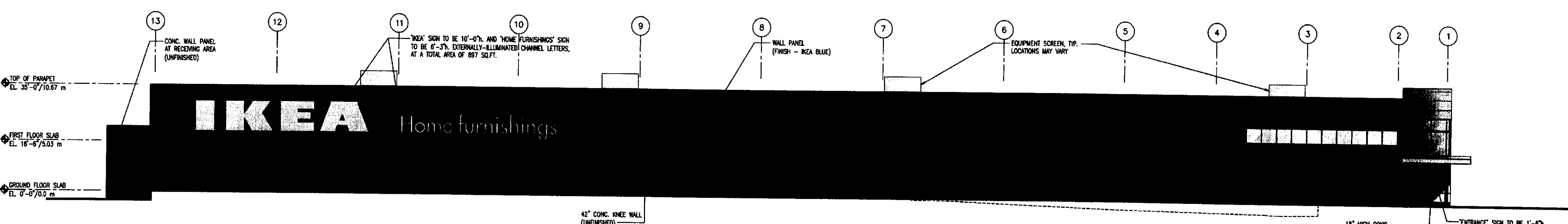
EAST ELEVATION
 BUILDING ELEVATION AREA = 20,482 SQ.FT.
 SIGN AREA = 2,403 SQ.FT., 11.7% OF BUILDING AREA



WEST ELEVATION
 BUILDING ELEVATION AREA = 20,055 SQ.FT.
 SIGN AREA = 897 SQ.FT., 4.5% OF BUILDING AREA



NORTH ELEVATION
 BUILDING ELEVATION AREA = 14,718 SQ.FT.
 SIGN AREA = 639 SQ.FT., 4.3% OF BUILDING AREA



SOUTH ELEVATION
 BUILDING ELEVATION AREA = 14,511 SQ.FT.
 SIGN AREA = 913 SQ.FT., 6.3% OF BUILDING AREA

**FOR PUBLIC
HEARING**

CITY BLVD - NORTH REZONING

CHARLOTTE, NORTH CAROLINA
MECKLENBURG COUNTY, 28201
(NEC) I-85 AND CITY BLVD.

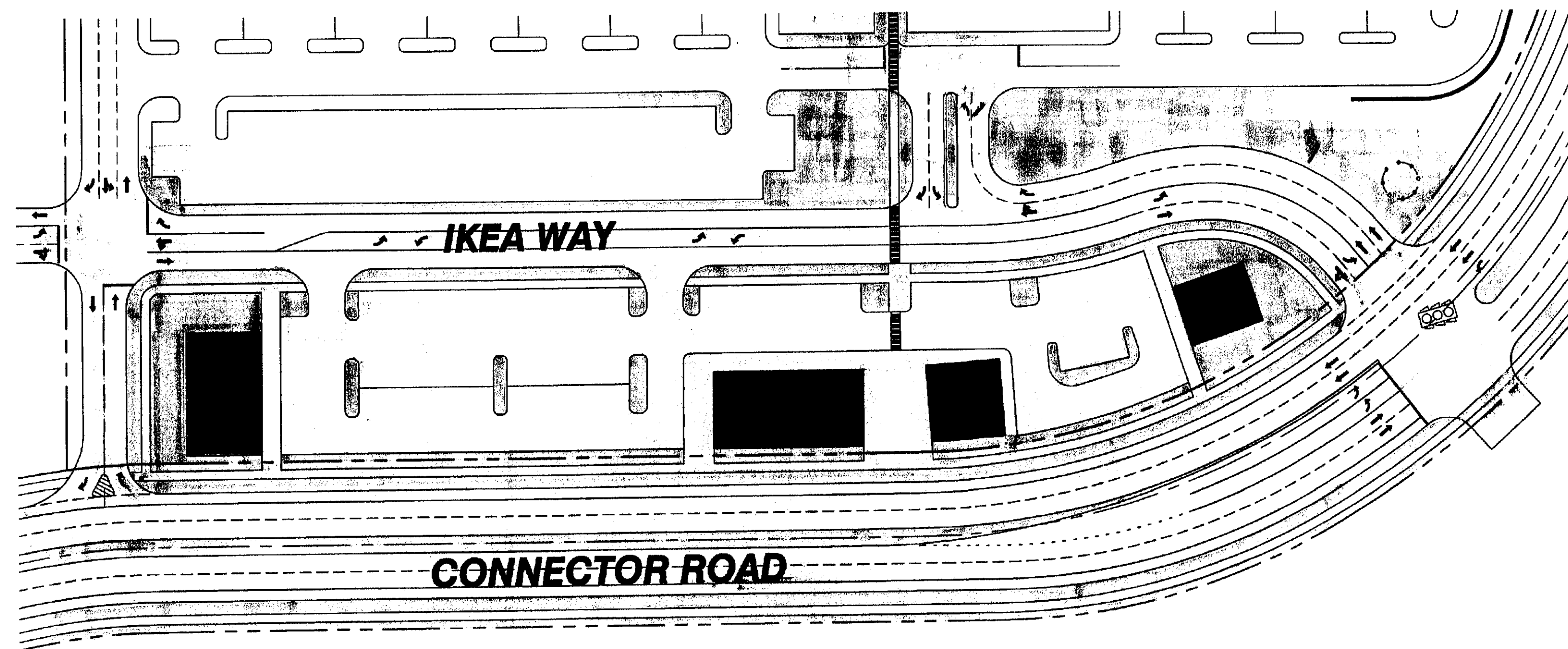
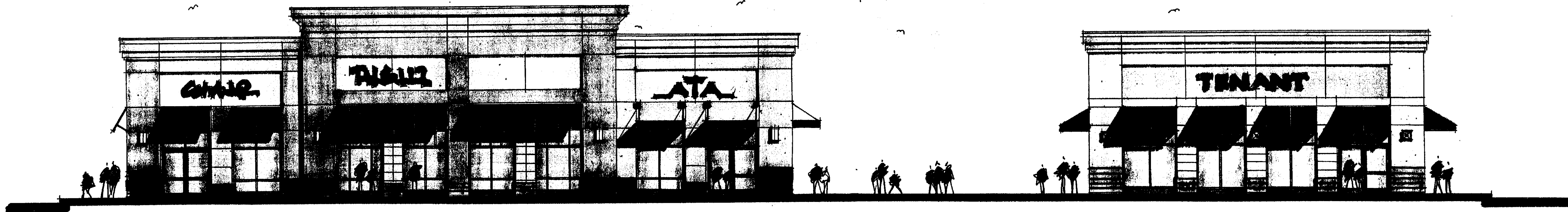
PETITION NO. 2006-155

PETITIONERS:
IKEA PROPERTY, INC. AND
CRESCENT RESOURCES, LLC

REVISIONS

DESIGNED BY: GF
DRAWN BY: GF
CHECKED BY: GF
DATE: 01-22-07

**SCHEMATIC
OUTPARCEL BUILDING
ELEVATIONS
RZ-6**



January 22, 2007 - 11:00am By: [unclear]

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