

SITE DATA

TOTAL SITE AREA

3.91 AC
170,520 SF

EXISTING ZONING:

MUDD and MUDD-O
OFFICE AND VACANT

EXISTING USE:

MUDD-O

PROPOSED ZONING:

MIXED USE
(Approximate Number of Residential Units: 325)

RETAIL (OPTIONAL)

IF PROVIDED, RETAIL WILL BE
LOCATED ON THE 1ST FLOOR

SouthEnd Square FOR FAIRFIELD RESIDENTIAL, LLC

PETITIONER : FAIRFIELD RESIDENTIAL, LLC
2045 N. HIGHWAY 360, SUITE 250
GRAND PRAIRIE, TX 75050
P: 817-816-9400
F: 817-640-9474

LAND
PLANNER : LANDDESIGN, INC.
223 NORTH GRAHAM ST.
CHARLOTTE, NC 28202
P: 704-333-0325
F: 704-332-3246

ARCHITECT : CNK ASSOCIATES, INC.
2045 N. HIGHWAY 360, SUITE 160
GRAND PRAIRIE, TX 75050
P: 817-640-0100
F: 817-633-3309

SURVEYOR : ESP ASSOCIATES, PA
10915 SOUTHERN LOOP BLVD.
PINEVILLE, NC 28134
P: 704-383-4949

DEVELOPMENT STANDARDS

1. General Provisions

- 1.1. Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (MUDD) classification shall be followed.
- 1.2. The Technical Data Sheet indicates conditions governing the development rights of this proposed plan such as the points of access, setbacks and yards, etc.
- 1.3. The MUDD-Optional provision is requested to accommodate an alternative streetscape treatment along South College Street as well as other setback variations. The streetscape treatment shall be as provided on the attached Exhibits on Sheet 2.

2. Permitted Uses and Building Area Restrictions

This proposal is intended to enable the development of retail and residential uses interconnected with open space and pedestrian and vehicular linkages. The development may be devoted to any use that is permitted under the Ordinance in a MUDD-O Zoning District.

3. Access Points and Roadway Improvements

- 3.1. The total number of ingress/egress points to College Street and Catherine Street shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from that depicted based upon final design and locational requirements as regulated by CDOT.
- 3.2. No access to S. Tryon Street shall be permitted.

4. Setback, Side Yard and Rear Yard

All buildings constructed within the development shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the Mixed Use Development District (MUDD-O) or as shown on this Technical Data Sheet. Setback shall be measured from the back of curb.

5. Screening, Landscape, and Open Space Areas

- 5.1. Screening will conform to the applicable standards of Section 12.303 of the Ordinance.
- 5.2. The required amount of open space provided shall conform to the required amount of open space outlined in the MUDD district standards.
- 5.3. Irrigation will be provided for all planting strips less than 8' wide.

6. Sidewalk / Pedestrian Access

The development shall include the construction of a pedestrian walkway system. Specific locations of sidewalks will be determined at final design. At a minimum, sidewalks shall be provided on all public streets. The sidewalks shall meet the minimum width requirements of the Ordinance unless otherwise designated. The purpose of this system shall be to permit pedestrians to walk around and between the various buildings within the Site.

7. Parking

Off street parking will meet the minimum standards established under the Ordinance.

8. Lighting

- 8.1. All freestanding street lighting fixtures installed within the Site will be uniform in design.
- 8.2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height.
- 8.3. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line.
- 8.4. Wall pack type lighting shall be prohibited on facades of buildings which face public streets and/or the trolley corridor.

9. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

10. Plan Review

The Developer shall be required to submit building plans for all buildings within the Site to the Planning Commission Staff for review to determine zoning compliance prior to the issuance of the building permit for the particular building involved.

11. Streetscape

Streetscape shall be provided in accordance with MUDD-O standards or as otherwise shown on the exhibits on Sheet 2.

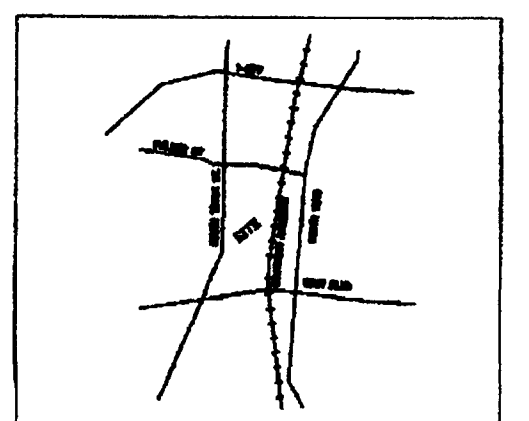
12. Building Height

Height of structure will conform to height limitations set forth in the MUDD district standards (120').

LEGEND

- ← VEHICULAR ACCESS POINT
- 22 ADJACENT PROPERTY OWNER

09-151 VICINITY MAP



NOT TO SCALE



0 40 80 120

SCALE: 1"=40'

TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NO. 2001-51

Land Design

DATE: May 1, 2001

PROJECT NO.: 1000283

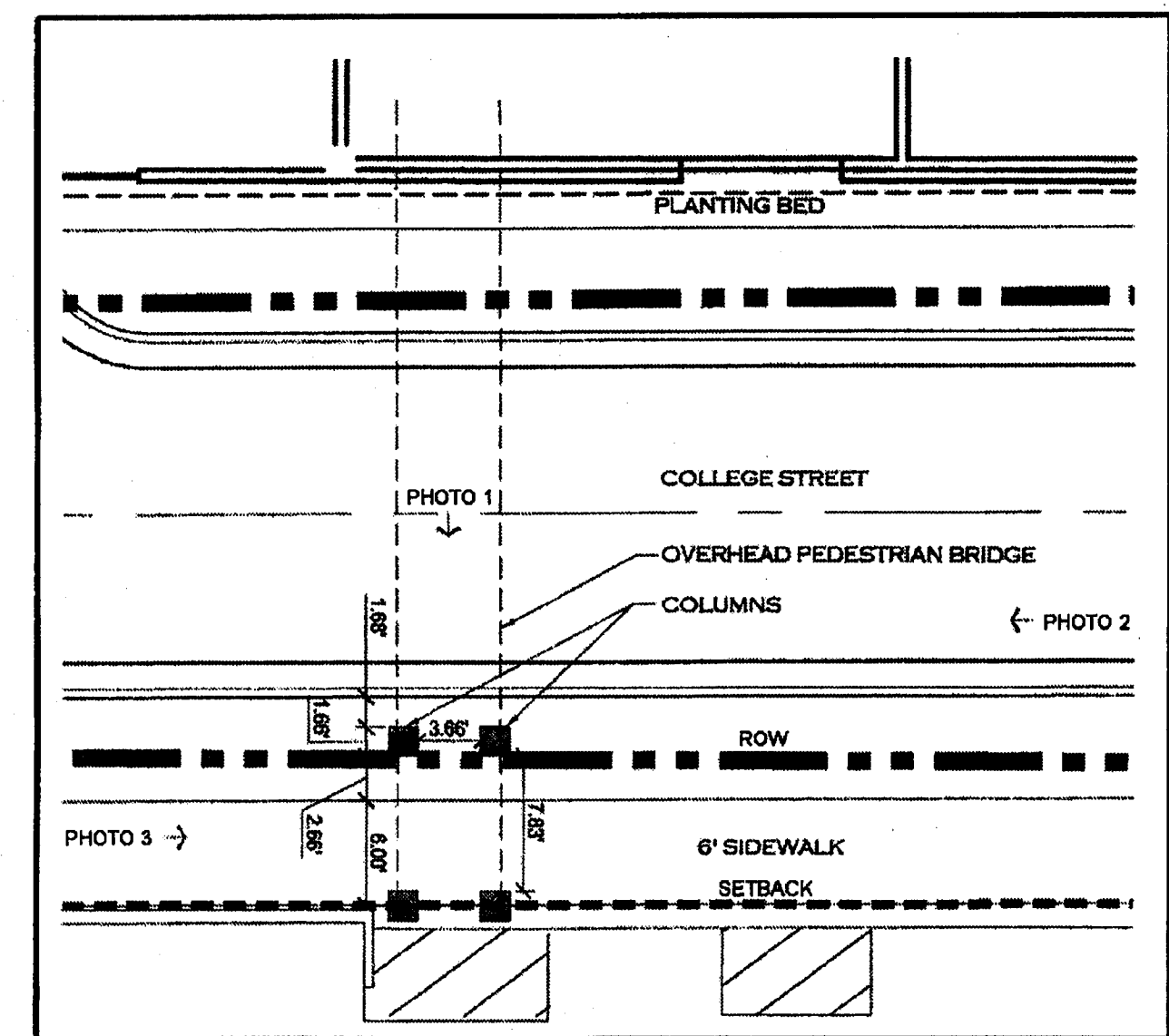
REVISIONS:

1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1414 Prince Street, Alexandria, VA 22314 703/549-7784
164 NW Broad St., Southern Pines, NC 28387 910/692-2788
135 2nd Ave. Ste 201, Franklin, TN 37060 615/591-7164

LandDesign, Inc.
Landscape Architecture
Urban Design
Land Planning

SHEET NO. 1 OF 6
FILE NAME: g:\10102\dwg\rezon\283TDS.dwg

SouthEnd Square
FOR
FAIRFIELD RESIDENTIAL, LI



PEDESTRIAN BRIDGE ENLARGEMENT - 1" = 10'

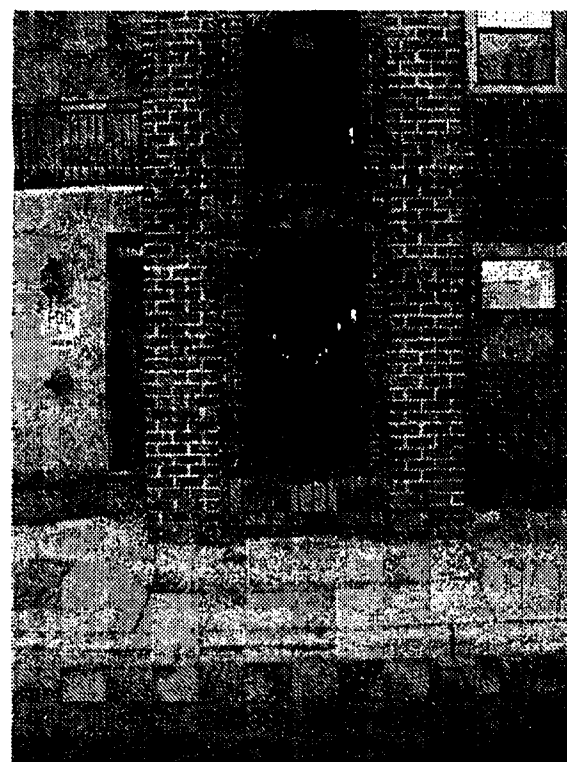


PHOTO 1

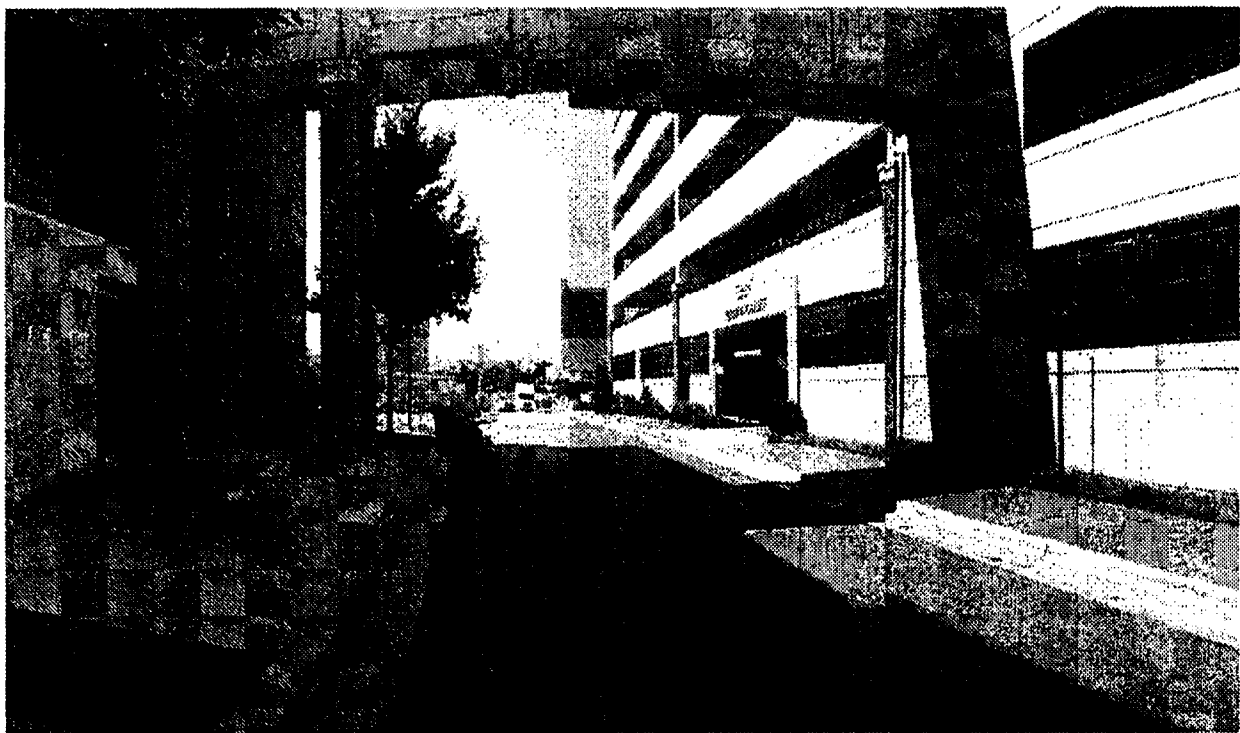
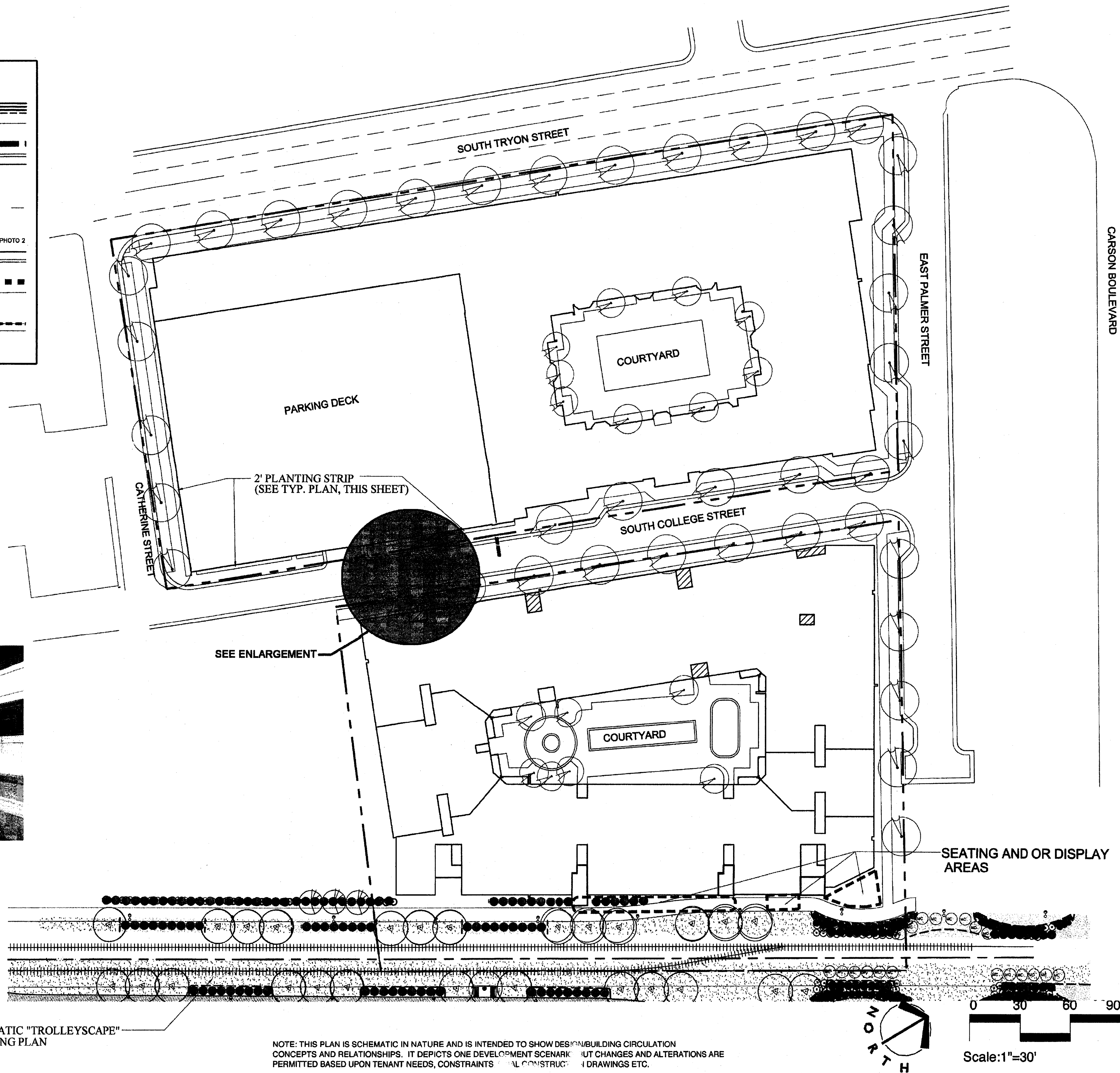


PHOTO 2



PHOTO 3

SCHEMATIC "TROLLEYSCAPE"
PLANTING PLAN



NOTE: THIS PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO SHOW DESIGN/BUILDING CIRCULATION CONCEPTS AND RELATIONSHIPS. IT DEPICTS ONE DEVELOPMENT SCENARIO BUT CHANGES AND ALTERATIONS ARE PERMITTED BASED UPON TENANT NEEDS, CONSTRAINTS, LOCAL CONSTRUCTION DRAWINGS ETC.

SITE PLAN

Final Design

DATE: APRIL 25, 2001
PROJECT NO: 1000263
REVISIONS:
09/05/08 - REVISED PER PEDESTRIAN
BRIDGE ENCROACHMENT

1701 East Boulevard, Charlotte, NC 28203 704/333-0325
1414 Prince Street, Alexandria, VA 22314 703/549-7764
164 NW Broad St., Southern Pines, NC 28387 910/692-2786
135 2nd Ave., Ste 201, Franklin, TN 37060 615/591-7164

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Landscape Architecture Land Planning
Urban Design

SHEET NO: 2 OF 6
FILE NAME: rendering 4-25-01 30000 on E37