

SITE DATA

Existing Zoning	CC
Proposed Zoning	CC-SPA
Total Area	16.11 AC
Total Non-Residential Area:	141,000 Square Feet
Retail / Restaurant / Office	111,000 Square Feet
Movie Theater	30,000 Square Feet
Residential	32 Units
Hotel	130 Rooms

Total parking to be provided will meet or exceed ordinance requirements

Phillips Place Property Description

PROPERTY OWNER: PHILLIPS PLACE PARTNERS LLC

Parcel ID: 18314113
Parcel ID: 18314115
Parcel ID: 18314117
Parcel ID: 18314121
Parcel ID: 18314122

PROPERTY OWNER: PHILLIPS PLACE HOTEL INVESTOR LLC

Parcel ID: 18314123

LEGEND

ACCESS

BUFFER

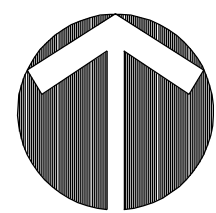
SETBACK

EXISTING TREES

RETENTION POND

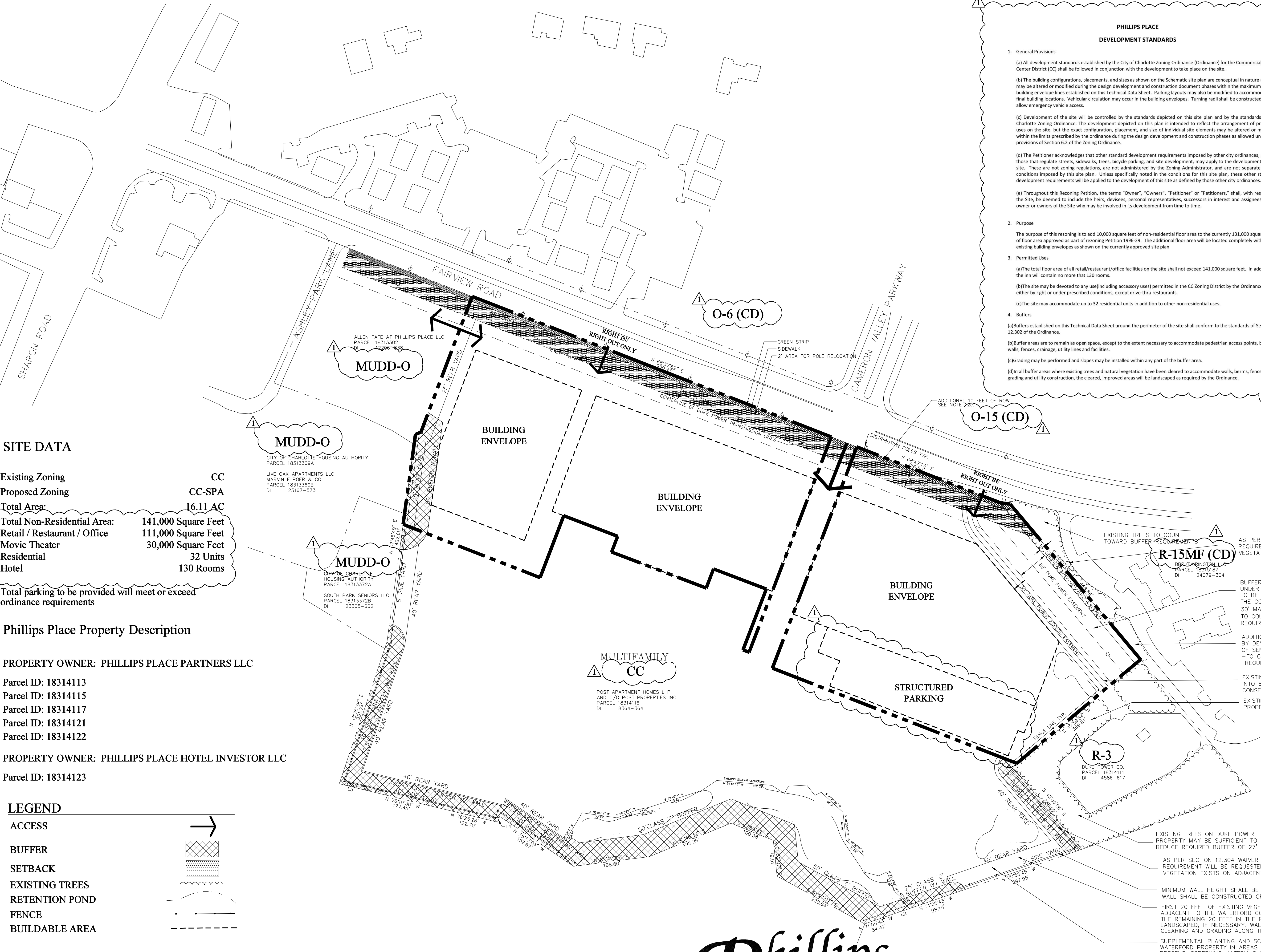
FENCE

BUILDABLE AREA



0 100 200 300

Scale: 1"=100'



PHILLIPS PLACE
DEVELOPMENT STANDARDS

1. General Provisions

- (a) All development standards established by the City of Charlotte Zoning Ordinance (Ordinance) for the Commercial Center District (CC) shall be followed in conjunction with the development to take place on the site.
- (b) The building configurations, placements, and sizes as shown on the Schematic site plan are conceptual in nature and may be altered or modified during the design development and construction document phases within the maximum building envelope lines established on this Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations. Vehicular circulation may occur in the building envelopes. Turning radii shall be constructed to allow emergency vehicle access.
- (c) 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 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- (d) The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These 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.
- (e) 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.

2. Purpose

The purpose of this rezoning is to add 10,000 square feet of non-residential floor area to the currently 131,000 square feet of floor area approved as part of rezoning Petition 1996-29. The additional floor area will be located completely within the existing building envelopes as shown on the currently approved site plan

3. Permitted Uses

- (a) The total floor area of all retail/restaurant/office facilities on the site shall not exceed 141,000 square feet. In addition, the inn will contain no more than 130 rooms.
- (b) The site may be devoted to any use (including accessory uses) permitted in the CC Zoning District by the Ordinance, either by right or under prescribed conditions, except drive-thru restaurants.
- (c) The site may accommodate up to 32 residential units in addition to other non-residential uses.

4. Buffers

- (a) Buffers established on this Technical Data Sheet around the perimeter of the site shall conform to the standards of Section 12.302 of the Ordinance.
- (b) Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian access points, berms, walls, fences, drainage, utility lines and facilities.
- (c) Grading may be performed and slopes may be installed within any part of the buffer area.
- (d) In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading and utility construction, the cleared, improved areas will be landscaped as required by the Ordinance.

(e) The property owner shall have the right to reduce the Buffer requirement by 25% if a wall, fence, or berm is provided that meets the standards in Section 12.302(6) of the Ordinance.

(f) Buffering along the Duke Power Company right-of-way shall be provided in accordance with the intent and requirements of the Ordinance. An Alternate Buffer Plan has been submitted to and approved by the Building Standards Department.

5. Landscaping and Screening

(a) Screening shall conform to the standards and treatments specified in Section 12.302 of the Ordinance.

6. Setbacks

(a) Buildings within the CC District shall maintain a minimum setback of 35 feet from the Fairview Road right-of-way as well as minimum side and rear yard setbacks of 25 feet from any exterior property line.

7. Parking

(a) Each of the parking areas depicted on the site plan may vary in size and location, but in all events, off street parking will meet the minimum standards of the Ordinance.

(b) Parking areas may be constructed inside and outside building envelope lines.

(c) Parking will not be allowed within established setbacks and buffers.

8. Lighting

(a) A uniform lighting system will be employed throughout the site.

(b) All lighting within the site will be designed such that direct illumination does not extend beyond the property line. Light poles will be restricted to a maximum height of 35 feet.

(c) Consideration will be given to the impact of lighting on adjoining properties. Items for consideration will include intensity, cutoff angle, color, energy efficiency and shielding or sources of light, the intent being to eliminate glare towards adjacent streets and properties.

9. Signs

(a) A master signage plan will be adopted and implemented throughout the site.

(b) All signs placed on the site will be erected in accordance with the requirements of the Ordinance.

(c) Permanent detached project identification signs for the unified development contemplated on the site shall be erected in accordance with the provisions of the Ordinance.

10. Fire Protection

(a) Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted to the Fire Marshall's office before construction of the particular building commences.

(b) Fire hydrants will be located within 750 feet of any building constructed on the site.

11. Architectural Controls

(a) The height of buildings to be constructed on the site will comply with the height provision of the CC District of the Ordinance.

(b) All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a wooded fence or brick wall with one side being a hinged gate. If one or more sides of the dumpster area adjoin the walls of a building, the wall of the building will be substituted for the fence along each such side.

(c) All roof top equipment will be screened.

(d) The appearance of the front elevations of the retail buildings within the CC District will be generally consistent with the elevations of the buildings previously constructed on the site. Final dimensions and locations of design features may change to satisfy tenant requirements.

12. Stormwater Management

(a) Stormwater runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. No detention facilities shall be located in buffer or setback areas.

13. Access Points

(a) The number of access points to the site will be limited to those shown and will be located in the general areas depicted on the site plan. The exact location and configuration of the access points will be subject to the approval of Charlotte Department of Transportation.

(b) There shall be no vehicular access from Phillips Place to Sharonview Road.

Initial Submission, 06/27/11

Revised per staff comments, 08/19/11

AS PER SECTION 12.304 WAIVER OF BUFFER REQUIREMENT WILL BE REQUESTED AS HEAVY VEGETATION EXISTS ON ADJACENT PROPERTY

BUFFER PLANTING TO OCCUR UNDER DUKE POWER EASEMENT LINES. TO BE ADDED BY DEVELOPER W/ THE CONSENT OF DUKE POWER. 30' MAXIMUM TREE HEIGHT TO COUNT TOWARD BUFFER REQUIREMENT

ADDITIONAL TREES TO BE ADDED BY DEVELOPER W/ THE CONSENT OF SENTINAL REALTY PARTNERS - TO COUNT TOWARD BUFFER REQUIREMENTS

EXISTING ACCESS ROAD TO BE MOVED INTO 68' DUKE POWER EASEMENT W/ CONSENT OF DUKE POWER.

EXISTING TREES ON DUKE POWER PROPERTY TO ACT AS BUFFER

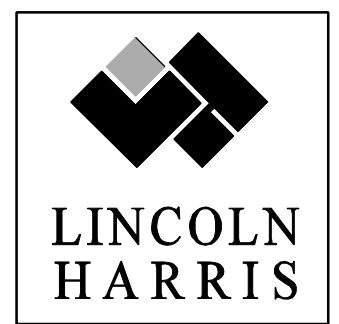
EXISTING TREES ON DUKE POWER PROPERTY MAY BE SUFFICIENT TO REDUCE REQUIRED BUFFER OF 27'

AS PER SECTION 12.304 WAIVER OF BUFFER REQUIREMENT WILL BE REQUESTED AS HEAVY VEGETATION EXISTS ON ADJACENT PROPERTY

MINIMUM WALL HEIGHT SHALL BE 6 FEET. WALL SHALL BE CONSTRUCTED OF BRICK.

FIRST 20 FEET OF EXISTING VEGETATION IN REAR YARD SETBACK ADJACENT TO THE WATERFORD CONDOMINIUMS TO REMAIN UNDISTURBED. THE REMAINING 20 FEET IN THE REAR YARD SETBACK TO BE GRADED AND LANDSCAPED, IF NECESSARY. WALL CONSTRUCTION WILL REQUIRE SOME CLEARING AND GRADING ALONG THE PROPERTY BOUNDARY.

SUPPLEMENTAL PLANTING AND SCREENING SHALL BE PROVIDED ON THE WATERFORD PROPERTY IN AREAS WHERE LITTLE OR NO VEGETATION IS PRESENT. SCREENING MATERIALS WILL CONSIST OF 10-12 FEET LEYLAND CYPRESS (OR EQUAL AS RECOMMENDED BY THE PETITIONER'S LANDSCAPE ARCHITECT) PLANTED 8 FEET ON CENTER. PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE WATERFORD HOMEOWNERS ASSOCIATION AS WELL AS THE RECEIPT OF THE NECESSARY EASEMENTS FOR THE PLANTINGS FROM THE ASSOCIATION TO THE PETITIONERS.



RZ-1
JUNE 27, 2011

REVISED: 19 AUGUST 2011

PETITION # 2011-054
FOR PUBLIC HEARING

Phillips
Place