

SITE DATA

TOTAL SITE AREA

3.91 AC

EXISTING ZONING:
EXISTING USE:

MUDD and MUDD-O
OFFICE AND VACANT

PROPOSED ZONING:
PROPOSED USE:

MUDD-O
MIXED USE
- RESIDENTIAL (Approximate Number of Residential Units: 325)
- RETAIL (OPTIONAL)
IF PROVIDED, RETAIL WILL BE
LOCATED ON THE 1ST FLOOR

SouthEnd Square

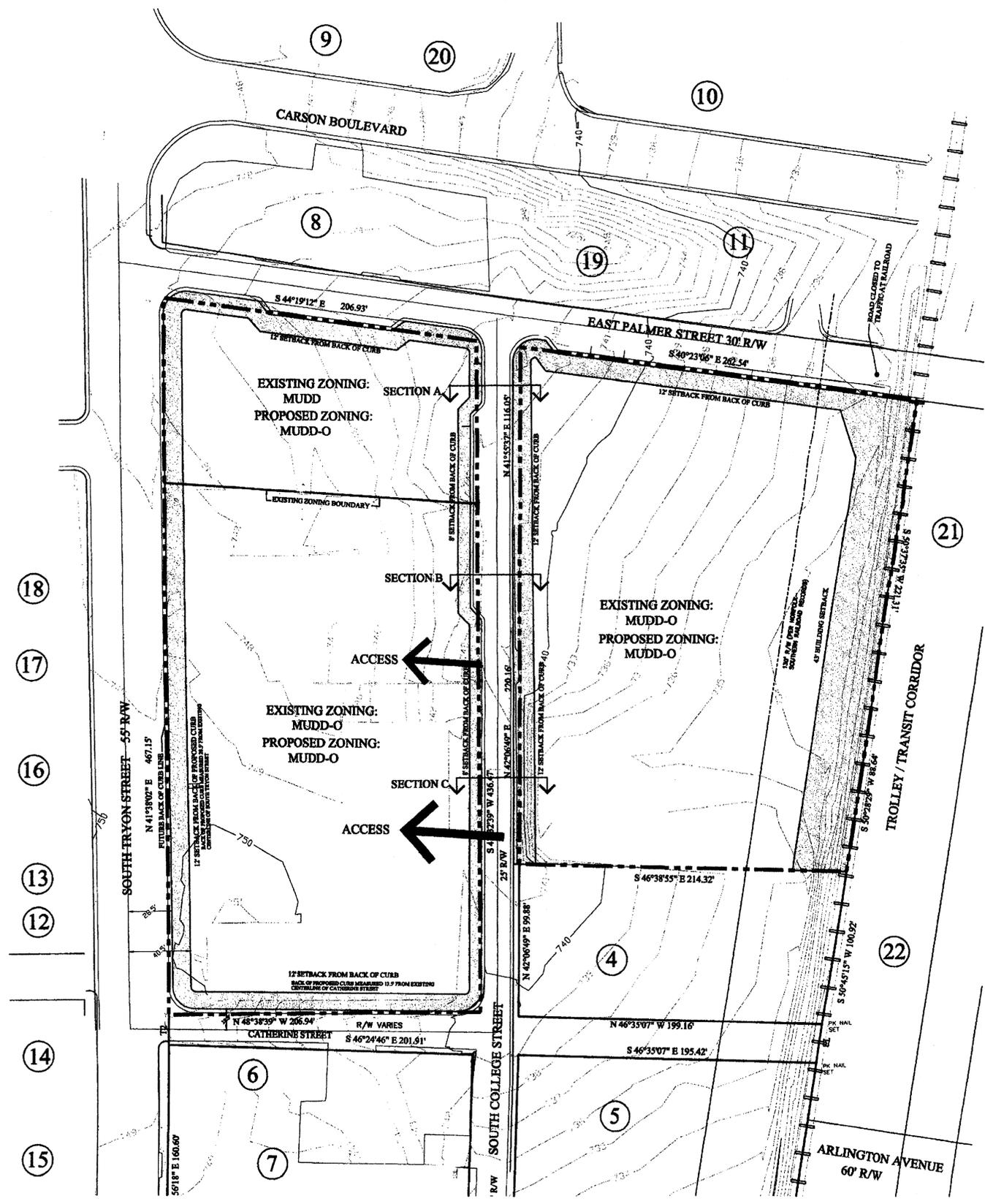
FOR
FAIRFIELD RESIDENTIAL, LLC

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

LAND PLANNER: LANDESSIGN, 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: 704-583-4949



DEVELOPMENT STANDARDS

- General Provisions
 - 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.
 - The Technical Data Sheet indicates conditions governing the development rights of this proposed plan such as the points of access, setbacks and yards, etc.
 - 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.
- 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.
- Access Points and Roadway Improvements
 - 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.
 - No access to S. Tryon Street shall be permitted.
- Setback, Side Yards and Rear Yards

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.
- Screening, Landscape, and Open Space Areas
 - Screening will conform to the applicable standards of Section 12.303 of the Ordinance.
 - The required amount of open space provided shall conform to the required amount of open space outlined in the MUDD district standards.
 - Irrigation will be provided for all planting strips less than 8' wide.
- 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.
- Parking

Off street parking will meet the minimum standards established under the Ordinance.
- Lighting
 - All freestanding streetscape lighting fixtures installed within the Site will be uniform in design.
 - The maximum height of any freestanding lighting fixture, including its base, shall not exceed 20 feet in height.
 - All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line.
 - Wall pack type lighting shall be prohibited on facades of buildings which face public streets and/or the trolley corridor.
- Signs

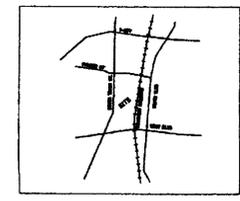
All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Plan Review

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.
- Streetscape

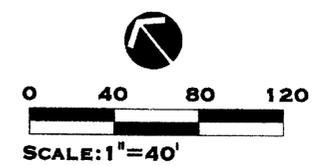
Streetscape shall be provided in accordance with MUDD-O standards or as otherwise shown on the exhibits on Sheet 2.
- Building Height

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

VICINITY MAP



NOT TO SCALE



TECHNICAL DATA SHEET

FOR PUBLIC HEARING
PETITION NO. 2001-21

Ford Design

DATE: May 1, 2001
PROJECT NO: 1000263
REVISIONS:

APPROVED BY CITY COUNCIL
DATE: 5/21/01

LEGEND

- VEHICULAR ACCESS POINT
- ADJACENT PROPERTY OWNER

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© 1414 Prince Street, Alexandria, VA 22314 703/548-7784
© 164 NW Broad St., Southern Pines, NC 28387 910/692-2768
© 135 2nd Ave., Ste 201, Franklin, TN 37060 615/591-7164

LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: 1 OF 6
FILE NAME: g118102dwg\rezzone\283TDS.dwg

SouthEnd Square

FOR
FAIRFIELD RESIDENTIAL, LLC

Southend Square Site Plan Amendment Development Notes

This petition proposes the addition of two columns on the southern side of South College Street to the previously approved and constructed Southend Square Apartment Complex. This petition is necessitated by the fact that these columns were approved and constructed on the site but were not indicated in the original rezoning for the site. No additional entitlements, variations or optional requests are applied for as part of this petition.

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of either 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.
2. With the exception of the two columns referenced above, the site has been developed subject to the development standards of Rezoning Petition 2001-81, approved on May 21, 2001 and incorporated herein as sheet one. There are no additional variations from these development standards requested.
3. With the exception of the two columns referenced above, the site has been developed subject to the optional request of Rezoning Petition 2001-81, approved on May 21, 2001 and incorporated herein as sheet one. The only optional request included in this site plan amendment is for the addition of two columns on the southern side of South College Street. These columns were approved, inspected and constructed but were not included in the original rezoning plan. There are no other optional requests included in this petition.
4. 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.
5. 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.

Initial Submission: September 2008
 Revised Submission: November 14, 2008
 Tax Parcels: 12303401 and 12303101
 Total Site Area: 3.6+/- acres
 Existing Zoning: MUDD-O
 Proposed Zoning: MUDD-O (SPA)
 Proposed Site Plan Amendment: Addition of two columns on the southern side of South College Street

FOR PUBLIC HEARING
 ORIGINAL PETITION # 2001-081
 UPDATED PETITION # 2008-151
SITE PLAN

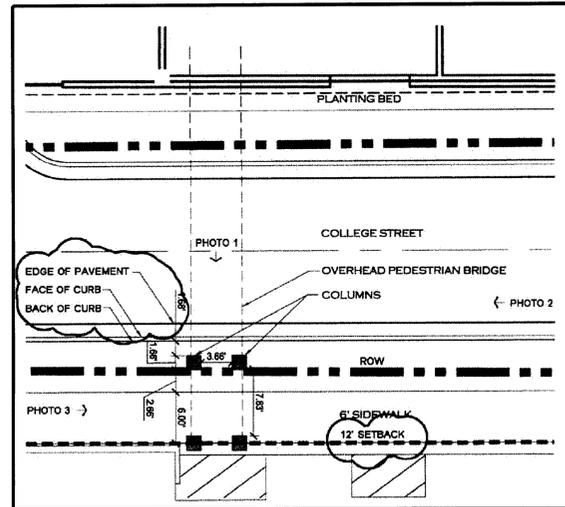
Paul Romagnolo

DATE: APRIL 25, 2001
 PROJECT NO.: 1000263
 REVISIONS:
 09/05/08 - REVISED PER PEDESTRIAN
 BRIDGE ENCROACHMENT
 11/14/08 - REVISED PER CITY COMMENTS

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LandDesign, Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO: **2** OF: **2**
 FILE NAME: rezoning 4-25-01 2008-151



PEDESTRIAN BRIDGE ENLARGEMENT - 1" = 10'



PHOTO 1 N.T.S.



PHOTO 2 N.T.S.

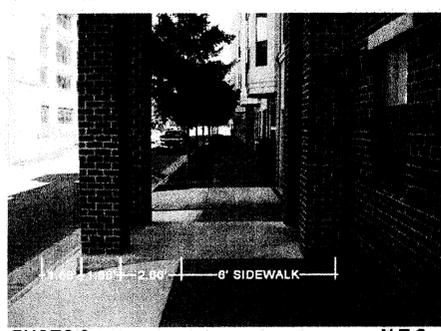
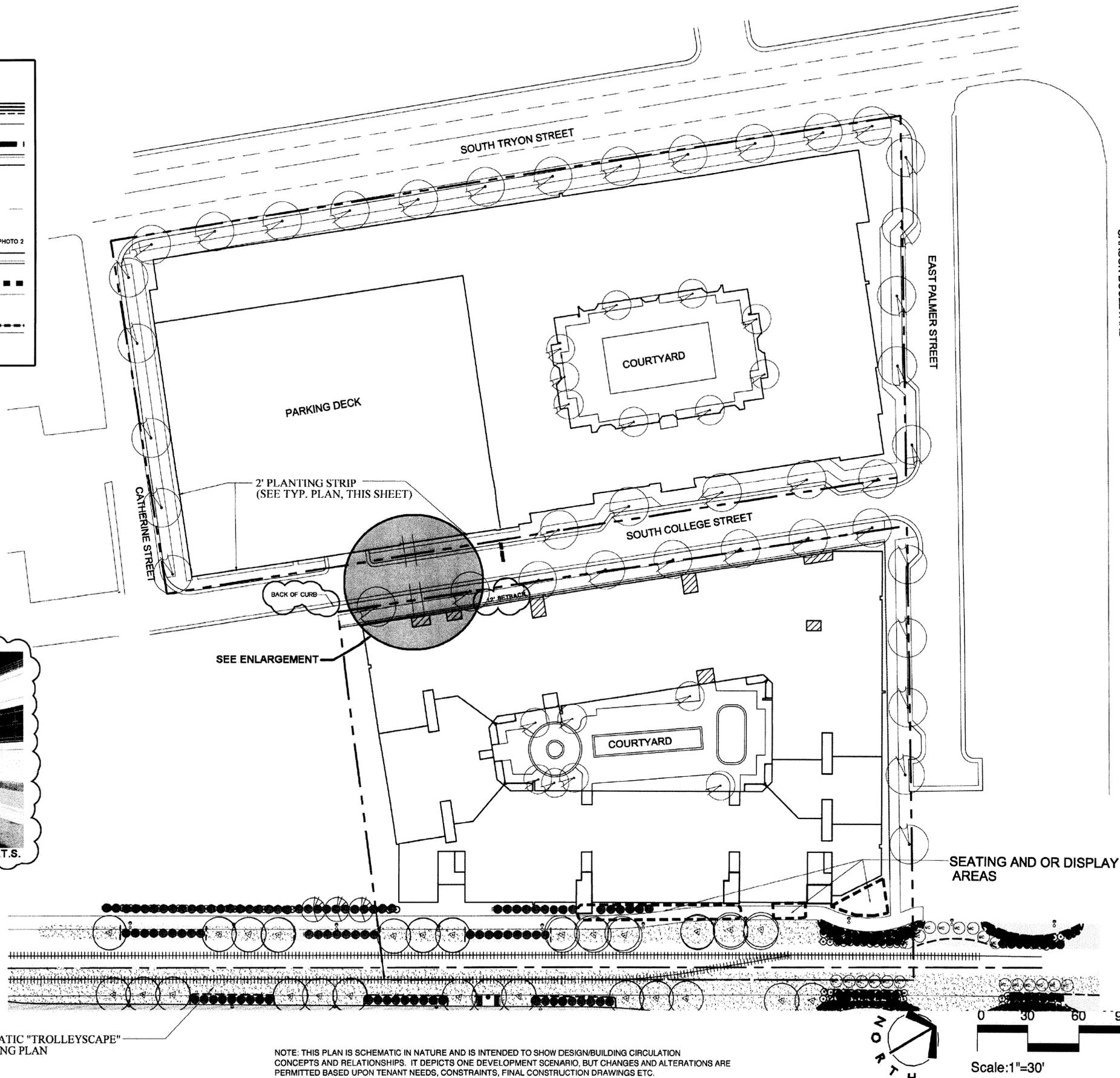


PHOTO 3 N.T.S.



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, FINAL CONSTRUCTION DRAWINGS ETC.

