DEVELOPMENT STANDARDS
February 13, 2014

General Provisions

These Development Standards form part of the Assuring Plan Policy Document (Resolution No. 95-43) as amended by Resolution No. 97-41. This provision is intended to promote the development of the Site in such a manner as to provide for the maximum development potential as permitted by the City of Charleston Zoning Ordinance and the Planning Commission. The following provisions are intended to provide for the maximum development potential as permitted by the City of Charleston Zoning Ordinance and the Planning Commission.

1. Boundary of Site

The Site is currently owned by the Charleston Area Comprehensive Plan for purposes of public access and the School District for purposes of public access and the School District for purposes of public access.

2. Permitted Uses

The Site may be developed for any permitted use in the Planning Commission as permitted by the City of Charleston Zoning Ordinance.

3. Permitted Development

There may be developed on the Site a school and other public or non-profit uses as permitted by the City of Charleston Zoning Ordinance.

4. Existing Buildings

A portion of the Site is presently developed and occupied by the original Alpha Controls building. The buildings are described in the Site Plan for Building B.

5. Recessed, Sidewalks and Roadways

All new buildings and parking areas on the Site shall be located at the center of the right-of-way and the minimum setback from the front of the Site shall be 3 feet.

6. Site Plan

The Site Plan shall be submitted to the City Planning Commission for review and approval.

7. Design and Performance Standards

All new buildings shall be consistent with the surrounding area and shall be designed to complement the existing buildings on the Site.

8. Building and Parking

All new parking areas shall be located at the center of the right-of-way and the minimum setback from the front of the Site shall be 3 feet.

9. Lighting

All new lighting shall be consistent with the surrounding area and shall be designed to complement the existing lighting on the Site.

10. Security

All new security measures shall be consistent with the surrounding area and shall be designed to complement the existing security measures on the Site.

11. Signage

All new signage shall be consistent with the surrounding area and shall be designed to complement the existing signage on the Site.

12. Other

All new other features shall be consistent with the surrounding area and shall be designed to complement the existing other features on the Site.

13. Approval

The Site Plan shall be submitted to the City Planning Commission for review and approval.

14. Amendments to Existing Plans

Any amendments to the Site Plan shall be consistent with the existing plans for the Site and shall be designed to complement the existing plans for the Site.

15. Bonding of Development

All new bonding of development shall be consistent with the surrounding area and shall be designed to complement the existing bonding of development on the Site.

16. Plans

All new plans shall be consistent with the surrounding area and shall be designed to complement the existing plans on the Site.

17. Approvals

All new approvals shall be consistent with the surrounding area and shall be designed to complement the existing approvals on the Site.