

wall of the enclosure. Alternatively, dumpster and recycling areas may be located within the structured parking

facility or within the interior of the building located on the Site, and any such dumpster and recycling areas may

have roll up doors and the containers can be moved outside to be emptied and then returned to the interior of the

shall donate \$25,000 to the Elizabeth Community Association (the "ECA") that may be used by the ECA, at its

discretion, to procure public art to be installed on that portion of the Site designated as the Public Art Area on the

Rezoning Plan. The public art, if installed, shall be installed by the ECA, and it may only be installed after the

issuance of all certificates of occupancy for the building. The installation of the public art, or the failure to do so,

K. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner

A. Subject to the optional provisions set out above, development of the Site shall comply with the applicable

B. The development of the Site shall comply with the applicable landscaping and screening requirements of the

C. Urban open space will be provided on the Site as required by the Ordinance. Options for the urban open space

D. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 13 foot wide sidewalk along the

Site's frontage on East 7th Street as generally depicted on the Rezoning Plan. The inner 5 feet (site side) of the

shall not delay or prevent the issuance of any certificates of occupancy for the building.

6. STREETSCAPE AND LANDSCAPING/URBAN OPEN SPACE

structured parking facility or the building.

setback, side yard and rear yard requirements

are depicted and described on the Rezoning Plan.

sidewalk shall be located in a sidewalk easement.

B. An outdoor plaza (the "Plaza") may be established at the corner of East 7th Street and North Caswell Road in the area

generally depicted on the Rezoning Plan that may contain, among other things, one or more of the following:

landscaping, hardscape, steps, seat walls and art. The Plaza may be located within the 21 foot setback from East 7th

Street and on the 13 foot wide sidewalk to be installed along the Site's frontage on East 7th Street provided that an 8 foot wide clear sidewalk zone is maintained along East 7th Street. The Plaza shall not encroach into the 14 setback from

North Caswell Road. To the extent that any portion of the Plaza is located within public right of way, Petitioner's

obligation to construct that portion of the Plaza located within public right of way shall be expressly conditioned on

Petitioner entering into an encroachment agreement with the City of Charlotte. If Petitioner is unable to secure an

encroachment agreement (after exerting commercially reasonable efforts to do so), Petitioner shall not be obligated to

(1) A maximum of 125 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed

(2) A maximum of 30,000 square feet of gross floor area devoted to the non-residential uses set out below (including any

(ii) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments

in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management

combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under

construct that portion of the Plaza that would be located in public right of way.

(Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

office and amenities such as a fitness center and swimming pool.

A. The Site may only be devoted to the uses set out below.

the Ordinance in the MUDD zoning district:

(i) Service uses such as barber and beauty shops;

F. The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to

G. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall

H. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall

construct a bus stop waiting pad for a relocated bus stop on East 7th Street adjacent to the Site. The bus stop waiting

pad shall be located entirely within the right of way, and the precise location of the bus stop waiting pad shall be

determined during the permitting process. The bus stop waiting pad shall be constructed to CATS Development

Standard 60.01B. Petitioner's obligation to construct the bus stop waiting pad shall be subject to Petitioner's ability to

obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and

B. The maximum height in feet for each elevation of the building shall be 65 feet as measured from average grade at the

A. The maximum height in stories of the building to be constructed on the Site shall be 4 stories.

NCDOT in accordance with applicable published standards.

right of way does not already exist.

maintenance of any bench or shelter.

5. ARCHITECTURAL STANDARDS

base of each elevation.

accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or

dedicate and convey as right of way to the City of Charlotte (subject to a reservation for any necessary utility

easements) those portions of the Site located immediately adjacent to East 7th Street that are necessary for the curb line,

planting strip and the exterior (street side) 8 feet of the sidewalk to be located in right of way, to the extent that such

faison

E 7th Street @

GEOSCIENCE GROUP 500-K Clanton Road

Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC FIRM LICENSE:F-0585(ENG)
NC FIRM LICENSE:C-279(LA)

No. Description Date

ARCHITECTS PA 1928 South Boulevard

Charlotte, NC 28203 704.333.5931 www.bhmarc.com

Project Number

01/15/16

Technical Data Sheet

L B R Z 1"=20'

SCALE: 1" = 20'

PETITION # 2016-015 SUBMITTAL #2, JANUARY 15, 2016

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

respective successors in interest and assigns.

date this Rezoning Petition is approved.

time who may be involved in any future development thereof.

C. Any lighting fixtures attached to the building to be constructed on the Site shall be decorative, capped and downwardly

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees,

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the

these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance,

be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their

personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to

Faison

E 7th St @ N Caswell Rd

Consultant Address Address Address Phone

No. Description Date

ARCHITECTS PA
1928 South Boulevard
Charlotte, NC 28203
704.333.5931

www.bhmarc.com
Project Number

SHEET

01/15/16

Illustrative Site Plan -Retail Level

RZ 2