Maximum Building Height: Not to exceed two (2) stories and not to exceed 40 feet; building height to be measured as required by the Ordinance.

Existing Uses: Office

Existing Zoning: UR-C

Tax Parcel #: 177-053-35

SITE DEVELOPMENT DATA:

- Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed five (5) buildings. Each building shall be a single story and shall be constructed with a combination of brick, stone, precast concrete, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

- Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to serve as pedestrian links to the on-site open space.

- Access and Transportation:
  - Access to the Site will be from Fairview Road in the manner generally depicted on the Rezoning Plan.
  - The Site may be developed with up to 5,800 square feet of office uses, together with accessory uses allowed in the UR-C zoning district.
  - Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide in a flexible manner some design flexibility for the representation of the Site in a graphic form. Structures and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the Site. These structures and buildings will be constructed with a combination of brick, stone, precast concrete, stucco, EIFS, decorative block and/or wood. Wood siding may not exceed 25% of the wall surface per unit elevation per side. VINYL or aluminum as a building material may only be used on windows, soffits and on handrails/railings.

- Environmental Features:
  - The Site will comply with the Tree Ordinance.

- Sidewalks:
  - Sidewalks shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking area and courtyards.

- Detached lighting shall be limited to 10 feet in height.

- Existing Structure:
  - The existing structure shall remain and may be renovated. Additions and expansions are permitted subject to the square footage limitations contained in the Rezoning Plan.

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

- The existing fence located 16' feet off the rear property line shall be replaced and a gate shall be provided for access and maintenance purposes.

- Screening requirements of the Ordinance will be met.