Rezoning Package Submittal

Site Location

Amendments to the Rezoning Plan

The Site will comply with the Tree Ordinance.

Description

The Petitioner will provide an improved open space area within Development Area 2 or 3 at the intersection of Tranquil Oaks Place and A

Binding Effect of the Rezoning Application

Lighting

General Provisions

--Existing Uses:

--Proposed Zoning:

Rezoning Petition No. 2017

Development Standards

Kelley, Inc. & CO.

Other project. This Drawing specifically identified herein

whole or in part. It is to be

not to be reproduced in

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e.
The setback along each of the abutting public streets (Double Oaks, Newland Avenue, Statesville Avenue, Samuel Street, and Tranquil Oaks) will be designed to have storefronts with clear glass facing each street. The building facades fronting on Double Oaks Road, or an open space area. Parking other than on-street parking, will be allowed between the proposed buildings on Development Area 1 and 2 and Newland Avenue (existing and realigned), Double Oaks Road, Tranquil Oaks Place, and Statesville Avenue.

a. The building materials used on the principal buildings constructed on Site will be a combination of the following brick, stone, or stucco; concrete; metal; glass, and other architectural finishes as allowed in the NS zoning district on Development Areas 2 and 3, and up to 75% of the remaining materials used on the ground floor of the buildings along public streets shall incorporate a minimum of 10% masonry materials such as brick or stone.

b. The proposed buildings located within Development Areas 2 and 3 will be at least on a 15-foot lot line, existing Double Oaks Road or on an open space area. Parking other than on-street parking, will be allowed between the proposed buildings on Development Area 1 and 2 and Newland Avenue (existing and realigned), Double Oaks Road, Tranquil Oaks Place, and Statesville Avenue.

c. The proposed buildings located on Development Area 3 will have a minimum of 10 feet.

d. Building elevations will be designed with vertical axes or oriﬁced architectural features which shall include a combination of entrances (at least two of the following): a combination of exterior wall-ornaments and projection, columns, pilasters, change in material or color, signs, awnings, or other architectural elements.

1. Building elevations within Development Area 2 and 3 shall have a minimum of 10 feet.

2. Building elevations shall not have exterior materials of blank wall greater than 20 feet in all directions and architectural features such as lintels limited to building modules, or design features or material will be allowed to avoid a sterile, uninterrupted blank wall treatment of such walls.

3. Building elevations shall be designed with vertical axes or oriﬁced architectural features which shall include a combination of entrances (at least two of the following): a combination of exterior wall-ornaments and projection, columns, pilasters, change in material or color, signs, awnings, or other architectural elements.

4. Building elevations within Development Area 2 and 3 shall have a minimum of 10 feet.

2. Permitted Uses & Development Area Limitations

a. For uses of Denver, the Rezoning Plan sets forth (1) Development Areas as shown on the Development Plans as part of the Rezoning Plan in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulas of the Development Standards described herein apply to the Rezoning Plan as part of the development of the Site. The development of the Site shall be considered in the General Plan as part of the Rezoning Plan. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Charlotte, NC 28217

Jim Donaldson, Sr. VP-Construction

Prepared For: The Rezoning Petition and Development Plan will provide for the following:

Mark

CDOT Plan as part of the development of Development Area 1. A true survey for tree 27 inches or greater located in the right-of-way must be as

Caddy Lives for the Site will comply with the City Ordinance.

Environmental Features

The Site will comply with the City Ordinance.

Shading

a. The building materials used on the principal buildings constructed on Site will be a combination of the following brick, stone, or stucco; concrete; metal; glass, and other architectural finishes as allowed in the NS zoning district on Development Areas 2 and 3, and up to 75% of the remaining materials used on the ground floor of the buildings along public streets shall incorporate a minimum of 10% masonry materials such as brick or stone.

b. The proposed buildings located within Development Areas 2 and 3 will have a minimum of 10 feet.

c. The proposed buildings located on Development Area 3 will have a minimum of 10 feet.

3. Strategic, Buffels, Youth and Landscaping

a. The building materials used on the principal buildings constructed on Site will be a combination of the following brick, stone, or stucco; concrete; metal; glass, and other architectural finishes as allowed in the NS zoning district on Development Areas 2 and 3, and up to 75% of the remaining materials used on the ground floor of the buildings along public streets shall incorporate a minimum of 10% masonry materials such as brick or stone.

b. The proposed buildings located within Development Areas 2 and 3 will have a minimum of 10 feet.

c. The proposed buildings located on Development Area 3 will have a minimum of 10 feet.

4. Access and Stormwater

a. The building materials used on the principal buildings constructed on Site will be a combination of the following brick, stone, or stucco; concrete; metal; glass, and other architectural finishes as allowed in the NS zoning district on Development Areas 2 and 3, and up to 75% of the remaining materials used on the ground floor of the buildings along public streets shall incorporate a minimum of 10% masonry materials such as brick or stone.

b. The proposed buildings located within Development Areas 2 and 3 will have a minimum of 10 feet.

c. The proposed buildings located on Development Area 3 will have a minimum of 10 feet.

5. Environmental Features

The Site will comply with the City Ordinance.

Shading

a. The building materials used on the principal buildings constructed on Site will be a combination of the following brick, stone, or stucco; concrete; metal; glass, and other architectural finishes as allowed in the NS zoning district on Development Areas 2 and 3, and up to 75% of the remaining materials used on the ground floor of the buildings along public streets shall incorporate a minimum of 10% masonry materials such as brick or stone.

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