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Planning Department

APPROVED BY CITY COUNCIL

December 18, 2017

PETITION 2017-057

## CK Childress Klein

## ARBORETUM MIXED USE DEVELOPMENT

CHARLOTTE, NC

| PF                 | PROJECT NUMBER |       |     |        |   |          | SP 731 |   |  |
|--------------------|----------------|-------|-----|--------|---|----------|--------|---|--|
| T                  | S              | S     | U   | E      | D | Α        | Т      | E |  |
| REZONING SUBMITTAL |                |       |     |        |   | 02.27.17 |        |   |  |
| REZONING SUBMITTAL |                |       |     |        |   | 05.15.17 |        |   |  |
| 2 RI               | EZON           | ING S | UBM | IITTAL |   | 06.      | 12.1   | 7 |  |
| 3 RI               | EZON           | ING S | UBM | IITTAL |   | 07.      | 17.1   | 7 |  |
| A RI               | EZON           | ING S | UBM | ITTAL  |   | 08.      | 14.1   | 7 |  |
| <u>∕</u> 5 RI      | EZON           | ING S | UBM | ITTAL  |   | 11.      | 27.1   | 7 |  |
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#### DRAWING DATA

DRAWN BY: CHECKED BY: FILE NUMBER:

REZONING SUBMITTAL

SHEET TITLE

## CONCEPTUAL SITE PLAN

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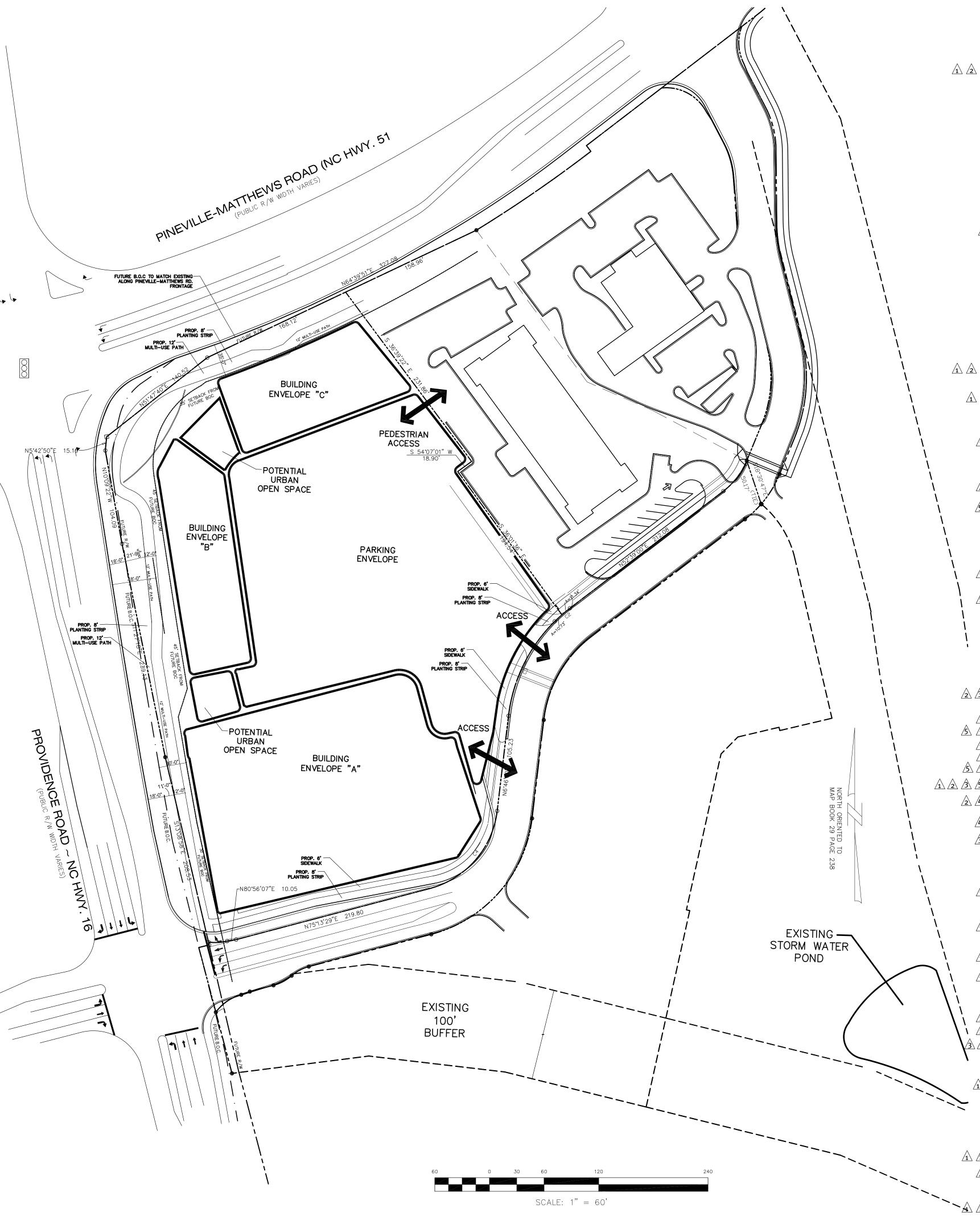
RZ-01

## NOTICE

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Childress Klein | Arboretum Mixed Use

Site Development Data:

--Tax Parcel #s: 227-25-185, 227-25-183 and a portion of 227-25-186

-Existing Zoning: O-15(CD) -Proposed Zoning: MUDD-O
--Existing Uses: Office and Financial Institution

--Parking: Parking will be provided per Ordinance.

Site, subject to the Optional Provisions provided belo

-Proposed Uses: Retail; Eating, Drinking, Entertainment, Establishments (EDEE), financial institutions; general and needical effice uses; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).

-Maximum Gross Square feet of Development: Up to 85,400 square feet of gross floor area and be devoted to retail, EDEE and/or Personal Service uses.

-Maximum Building Height: Buildings will be limited to a maximum building height of 45 feet in Building Envelope C, as generally depicted on Sheet RZ-01)

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-01, RZ-02, RZ-03, RZ-04, and QZ-05 form this rezoning Plan") associated with the Rezoning Plan") associated with the Rezoning Plan") associated with the Rezoning Plan and other graphics set forth on attached Sheets RZ-01, RZ-02, RZ-03, RZ-04, and QZ-05 form this rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Plan of the development of a high quality mixed use development on an approximately 5.4 acre site located on the southeast quadrant of the intersection of Providence Road and Pineville-Matthews Road (the "Site"). The Site is a portion of the development, known as Arboretum Office Park, located at the corner of such intersection. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the

Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications will be allowed without requiring the Administrative Amendment Process per

Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,

ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-01

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner's appeal rights set forth in the Ordinance. d. Number of Buildings Principal and Accessory. The total number of principal buildings to the edveloped on the Site will be limited to three (3). Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural

e. Gross Floor Area. For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

Permitted Services. Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products and merchandise but the sale of products and merchandise but the sale of products or merchandise but the sale of products or merchandise but the sale of products or merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and cise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, and alike. Unified Development for entire Quadrant, The Site together with that certains it located adjacent to the Site and being the remainder of the Arboreum Office Park as generally depicted on the Rezoning Plan and those existing improvements on the Adjacent Site. As such, with respect to internal orientation and relationship between the Site and within the Site side and rear yards, buffers, building height separation standards will not be requirements and other similar zoning standards will not be requirements and other similar zoning standards will not be requirements. The Site is and the Adjacent Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide portions or all of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such standards along the exterior boundary of the Site street frontage requirements and FAR requirements, provided, however, all such standards along the exterior boundary of the Site street frontage requirements and FAR requirements, provided, however, all such standards along the exterior boundary of the Site street frontage requirements and FAR requirements, provided, however, all such standards along the exterior boundary of the Site street frontage requirements and FAR requirements.

Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth herein as to the Site. 2. Optional Provisions. The following optional provisions shall apply to the Site:

1 a. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

/1 b. To allow one detached ground mounted sign per street front with a maximum height o(1) feet and containing up to 150 square feet of sign area.

c. To allow, free-standing single-use buildings, to have a detached sign up to four (4) feet high with up to 32 square feet of sign area.

d. To allow up to one use with accessory drive-through window(s) associated with a financial institution in the configuration and with vehicular storage as generally depicted on Sheet RZ-01 of the Rezoning Plan. The allowed accessory window(s) use will be designed so that it does not circulate between the proposed building and Pineville-Matthews Road as generally depicted on the Rezoning Plan.

e. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and/or when it is an emergency exit. f. To allow alternative "blank wall" standards, including but not limited to the use of opaque and spandrel glass per Section II 6.e. of these Development Standards

Note: The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these optional provisions

3. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with up to 85.400 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses financial institutions, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district; provided, however, no more than 76,860 square feet of gross floor area may be devoted to retail, EDEE and/or Personal Service uses.

b. Up to one (1) use with an accessory drive through window(s) associated with a financial institution will be permitted on the Site as generally depicted on the Rezoning Plan.

c. The following uses will not be allowed: gasoline service stations with or without a convenience store automotive service stations, and an accessory drive through facility associated with an EDEE or Limited Service Restaurant.

4. <u>Transportation Improvements and Access:</u>

I. Proposed Improvements:

a. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions at Providence Road (NC 16) & Arboretum Shopping Center Drive - Arboretum SE Access 

ii. Modify the westbound laneage on Arboretum Shopping Center Drive Access to provide:

Dual left turn lanes with approximately 225' on the inside lane and 275' on the outside left turn lane and appropriate bay taper A right turn lane with 125' of storage and appropriate bay taper

Convert the existing through-right combination lane to a through only lan

Provide a median to separate the westbound dual left turn lanes from the eastbound through lane with a width to be determined to maximize separation while minimizing any offsets through the intersection

Construct an eight (8') foot sidewalk at the back of curb south of Arboretum Shopping Center Drive to Winding Oak Drive The above-referenced improvements shall be substantially completed prior to the issuance of the first certificate of occupancy for the first new building constructed on the Site except with respect to redevelopment of the financial institution use located within Building Envelope C, which can be developed prior to the completion of such improvements.

b. In addition to the installation of the roadway improvements referenced in subsection a. above that result from the traffic study and review by CDOT as part of this rezoning, the Petitioner shall development permit by the City of Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum of \$150,000 (the "Additional Improvements Funds") to be used to provide for the John Charlotte the sum

installation by CDOT, or its designee, of additional Improvements to the nearby transportation network. The Additional Improvements and development permit of the intersection of the installation of a traffic signal at the intersection of pine with CDOT and NCDOT) or its designee, of additional results and developments and developments and developments and intersection of pine with CDOT and NCDOT) or its designee, of additional results and developments and intersection of pine with CDOT and NCDOT) or its designee, of additional improvements and intersection of pine with CDOT and NCDOT) or its designee, of additional improvements and development and intersection of pine with CDOT and NCDOT) or its designee, of additional improvements and development and intersection of pine with CDOT and NCDOT) or its designee, of additional improvements and development and intersection of pine with CDOT and NCDOT) or its designee, of additional improvements and development and intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection of pine with of a traffic signal at the intersection II. Standards, Phasing and Other Provisions

a. CDOT/NCDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector

b. Substantial Completion. Reference to "substantial completion" (or "substantially completed") afor certain improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in

c. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body for the cost of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such land and the expenses of such proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional (right-of-way) as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the

ner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements d. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access and Internal Private Street: a. Access to the Site will be from Providence Road and Arboretum Drive as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The Petitioner as part of the development of Site will re-construct Arboretum Drive as a Private Street through the Site from the access point on Providence Road to the limits of the Site as generally depicted on the Rezoning Plan.

c. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

d. The Site's internal private street will be designed to include sidewalks and planting strips on one side of the street connecting the Site to Pineville-Matthews Road as generally depicted on the Rezoning Plan except as provided for in section 5.f below.

5. Streetscape, Buffer, Landscaping Open Space and Screening:

a.(A 30) foot setback for buildings in Building Envelope A and a 45 foot setback for buildings in Building Envelope B, each as measured from the future back of curb along Providence Road will be provided as generally depicted on the Rezoning Plan. Detached signs will be allowed within the setback established along Providence Road. 

b (A 35) foot setback as measured from the future back of curb along Pineville-Matthews Road will be provided all as generally depicted on the Rezoning Plan. Detached signs and a low masonry wall a minimum of three feet tall used to screen the parking areas will be allowed within the foot setback established along Pineville-Matthews Road.

Concerted efforts will be made with Urban Forestry and transportation officials to preserve the existing trees fronting Providence Road and at the intersection with Pineville-Matthews Road in the areas generally depicted on RZ-01.

(A combination of landscaping and a low masonry wall (3.0 feet high) will be used to screen the parking, circulation and/or maneuvering located along Pineville-Matthews Road as generally depicted on the Rezoning Plan. This low wall will be constructed of masonry materials that match the masonry materials used on the primary buildings. e. An eight (8) foot planting strip and a minimum twelve (12) foot multi-use path will be provided along Pineville-Matthews Road [within the required setbacks] as generally depicted on the Rezoning Plan provided that the trail may meander to preserve existing trees. If meandering the multi-use path is not sufficient to preserve existing trees, segments of the trail width may be reduced to a

f. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Arboretum Shopping Center Drive)on one side to provide a connection between Providence Road and Pineville-Matthews Road as generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk widths are permitted for limited distances so long as the sidewalk is a 1. An eight (s) toot planting strip and a minimum six (o) toot sidewalk will be provided along. Arboretum shopping Center Drivejon one side to provide a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Plan. Minor modifications of the planting strip and/or sidewalk will be provided a connection between Providence Road and Pineville-Matthews Roadjas generally depicted on the Rezoning Planting Plan

g. An eight (8) foot planting strip and a twelve (12) foot multi-use path will be provided along Providence Road between Arboretum Shopping Center Drive and Pineville-Matthews Road within the required setbacks as generally depicted on the Rezoning Plan provided that the width of the trail may be reduced to a minimum of eight (8) feet in segments to preserve existing trees. New street trees very street trees. shall be planted in the right of way upon approved from NCBOT. Otherwise, new street trees will be provided outside of the right of way.

h. An internal network of sidewalks (minimum width of six (6) feet wide clear of door swings, shopping cart storage and/or similar) will be provided on the interior of the Site. Where crosswalks are required to link the proposed sidewalk network to the proposed uses on the Site the crosswalks will be designed with either pavers or staimped asphart to help dream a clear pedestriant part to the buildings within the Site. i. A minimum of 7,000 square feet of urban open space will be provided on the Site in the areas generally depicted on RZ-01. This urban open space areas will not include, private outdoor dining areas. The urban open space at the corner of Providence Road and Pineville-Matthews Road shall be a

j. Meter banks will be screened where visible from public view at grade level.

k. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

 $\overline{\phantom{a}}$ . The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the site may vary from these illustrations provided that the design intent is preserved. The use of colors (red hues) that are typically associated with brick materials on the attached elevations does not imply 

b. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast ston - limited to a maximum of 25% of any building elevation. c. The buildings constructed on the Site will be constructed so at least 40% of the exterior building facades of each building constructed on the Site, exclusive of windows, doors, and roofs, will be constructed utilizing the following materials: brick, stone, precast stone, precast stone, precast concrete, synthetic stone, and decorative block.

e. Building Street Walls will meet or exceed the MUDD requirements for blank walls. The attached building elevations are representative of the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as well as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as along the Street Wall treatments proposed along Providence Road and Pineville-Matthews Road as along the Street Wall treatments providence Road and Pineville-Matthews Road as along the Street Wall treatments providence Road and Pineville-Wall treatments providence Road and Pineville-Wall e. Building Street Walls will meet or exceed the MUDD requirements for blank walls. The attached building elevations are representative of the street wall treatments proposed along rivotenece road and rinevite. These building street walls will be used to meet or exceed the MUDD requirements for street walls. Blank walls will be treated with a combination of three of)the following features: (i) windows with transparent, opaque or spander glass, (vii) banding or medallions, and/or (viii) other architectural features.

f. Facades fronting public streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent, opaque or spander glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear languages.

The attached building street walls treatments providence road and rivoteness comes as nine materials, material changes, uniform particular streets walls. The attached building street walls in the attached building street walls. The attached building street walls in the attached building street walls. The attached building street walls in the attached building street walls in the attached building street walls in the attached with a combination of windows and landscape elements; (vi) decorative garden and landscape elements; (v) decorative garden and landscape elements; (v)

wall. Windows within this zone shall not be screened by film, decals, or window treatments. The maximum sill height for required glass shall not exceed 4-0" above adjacent street sidewalk.

. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, areades, or other architectural elements

Buildings should be a minimum height of twenty (20) feet. The proposed loading/service area of the proposed grocery use located adjacent to the internal private street will be screened from the internal private street with either; a wall a minimum of eight (8) feet tall, or a combination of a wall and landscaping as generally depicted on the Rezoning Plan.

A pedestrian arcade will be provided at the corner of Arboretum Shopping Center Drive and Providence Road to provide direct public entry into the grocery store as generally depicted on the site plan and schematic elevations.)

k. A minimum of 1,200 square feet of ground floor leasable space shall be provided in the multi-story building oriented to the urban open space as generally depicted on Sheets RZ-01 and RZ-03.

The two proposed stairways from the upper level of the proposed parking deck to the urban open space and proposed grocery use shall be open air stairways as generally depicted on RZ-01.

d. The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

A pedestrian connection shall be provided between the Site and the adjacent parcel to the east of the proposed drive-through use as generally depicted on Sheet RZ-01.

Operational and Miscellaneous Provisions:

In order to minimize possible impact on the adjacent neighborhood, the Petitioner makes the following commitments regarding uses on its own or in cooperation with other parties in accordance with and subject to the following provision: The hours of operations for all principal uses on the Site shall be from 6:00AM to 11:00PM.

b. Outdoor live music performances are prohibited. However, outdoor speakers that provide music as part of the experience or background music that is audible on-site, but not from the adjacent neighborhood, is permitted.

c. Trash removal shall be limited to the period from 7:00AM to 9:00PM. 

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls (Stormwater) Ordinance (If the Petitioner utilizes the existing detention pond on an adjacent site for storm water management requirements of the proposed development, the Petitioner shall include documentation in the formal plan submittal for permitting confirming the proper easements have (been established per City standards to meet the Post Construction Stormwater Ordinance requirements) <del>>>>></del>

. The Site will comply with the Tree Ordinance. The Petitioner shall submit a tree survey for all trees 2" or larger located in the rights of way during the Land Development process. In addition, the survey shall include all trees 8" or larger in the setback 

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

10. <u>Lighting:</u>

No (internally illuminated signs shall be permitted on the portions of the building fronting Arboretum Shopping Center Drive in Building Envelope A, as generally depicted on the Rezoning Plan. 

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 26 feet in height. 11. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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Incorporated 500-K Clanton Road Charlotte, NC 28217 (704) 525-2003

NC FIRM LICENSE: F-0585(ENG) NC FIRM LICENSE: C-279(LA)

PETITION 2017-057

## **ARBORETUM** MIXED USE **DEVELOPMENT**

CHARLOTTE, NC

PROJECT NUMBER ISSUE DATE REZONING SUBMITTAL REZONING SUBMITTAL **REZONING SUBMITTAL** 06.12.17 07.17.17

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4 REZONING SUBMITTAL

DRAWING DATA DRAWN BY: CHECKED BY: FILE NUMBER:

SHEET TITLE

**TECHNICAL** DATA SHEET

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SHEET NUMBER

**RZ-02** 



SCHEMATIC INTERSECTION VIEW



SCHEMATIC INTERSECTION VIEW



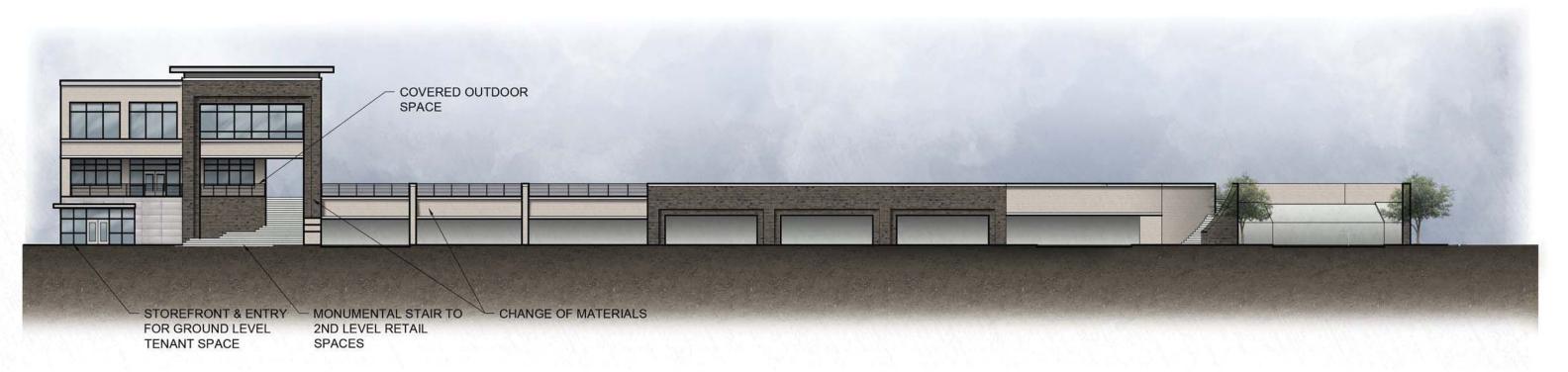
SCHEMATIC GROCERY PLAZA VIEW RZ-03 SCALE: NTS

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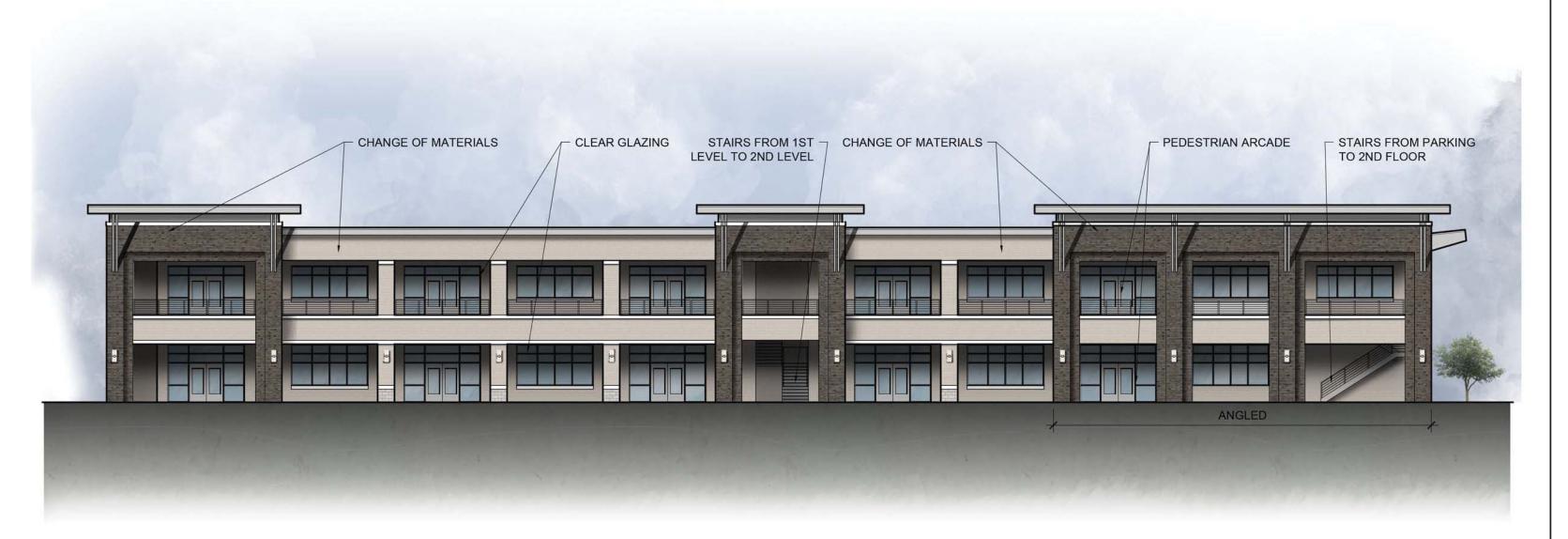
PROJECT. IT IS TO BE RETURNED UPON REQUEST.

NOTE THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATIVE FOR THE PROPOSED **BUILDINGS AND ARE INCLUDED TO** REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATING THE USE OF VARIED MATERIALS AND ROOFLINES, GLASS (EITHER OPAQUE OR CLEAR), WALL PLANE VARIATION, AND MASSING. THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.



SCHEMATIC INTERNAL PARKING DECK ELEVATION

SCALE: 3/32" = 1'-0"



## SCHEMATIC MIXED USE BUILDING ELEVATION SCALE: 1/16" = 1'-0"



SCHEMATIC MIXED USE BUILDING PROVIDENCE ELEVATION RZ-03 SCALE: 1/16" = 1'-0"



**PETITION 2017-057** 

# Childress Klein

## ARBORETUM MIXED USE **DEVELOPMENT** CHARLOTTE, NC

PROJECT NUMBER ISSUE DATE REZONING SUBMITTAL 02.27.17 REZONING SUBMITTAL 05.15.17 REZONING SUBMITTAL REZONING SUBMITTAL 07.17.17 A REZONING SUBMITTAL 08.14.17 REZONING SUBMITTAL 11.27.17

REZONING SUBMITTAL

CHECKED BY: FILE NUMBER:

DRAWING DATA

12.07.17

DRAWN BY:

SHEET TITLE SCHEMATIC MIXED **USE BUILDING & PARKING** 

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SHEET NUMBER

RZ-o3



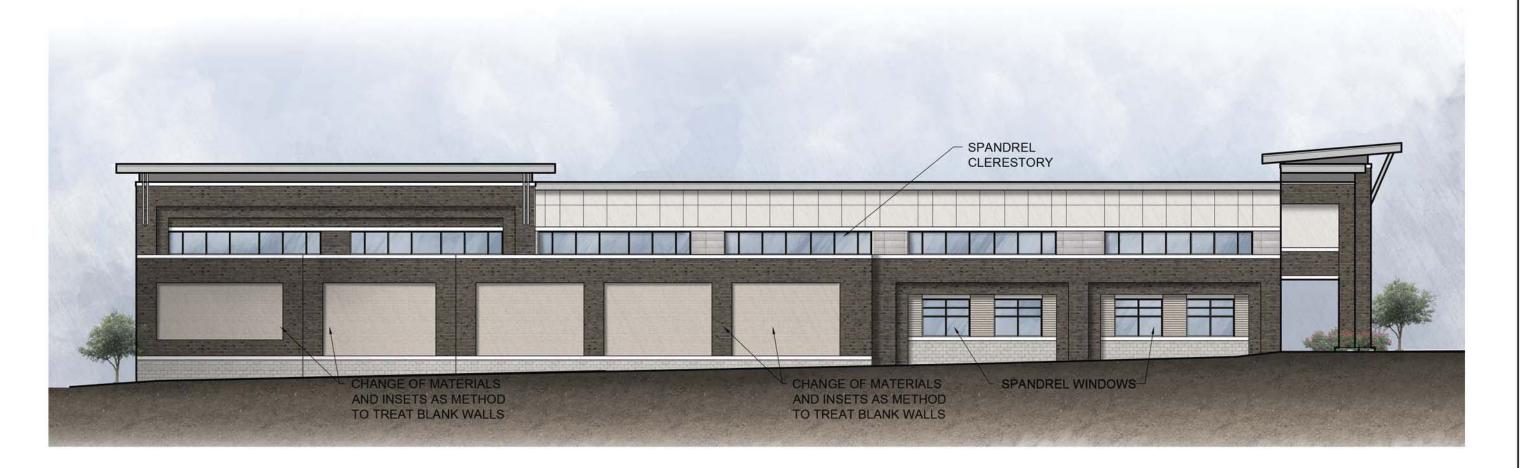




SCHEMATIC MAIN ENTRY ELEVATION RZ-04 SCALE: 1/16" = 1'-0"

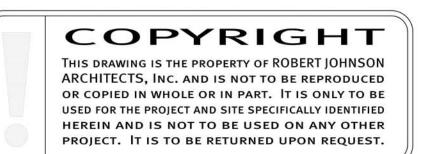






# SCHEMATIC INTERNAL STREET ELEVATION SCALE: 3/64" = 1'-0"

## SCHEMATIC LOADING ELEVATION SCALE: 1/16" = 1'-0"



NOTE

THESE SCHEMATIC ELEVATIONS ARE

ILLUSTRATIVE FOR THE PROPOSED

BUILDINGS AND ARE INCLUDED TO

CONSTRUCTED ON THE SITE. THESE

ILLUSTRATING THE USE OF VARIED MATERIALS AND ROOFLINES, GLASS (EITHER OPAQUE OR CLEAR), WALL PLANE

SCHEMATIC ELEVATIONS ARE

PRESERVED.

REFLECT AN ARCHITECTURAL STYLE AND

VARIATION, AND MASSING. THE ACTUAL

**BUILDINGS CONSTRUCTED ON THE SITE** 

MAY VARY FROM THESE ILLUSTRATIONS

PROVIDED THAT THE DESIGN INTENT IS

QUALITY OF THE BUILDINGS THAT WILL BE

# ARCHITECTURAL **CORNER FEATURE**



NOTE: DOES NOT REFLECT ROADWAY IMPROVEMENTS OR FUTURE STREETSCAPE CONDITIONS





PETITION 2017-057



## ARBORETUM MIXED USE **DEVELOPMENT**

CHARLOTTE, NC

PROJECT NUMBER ISSUE DATE REZONING SUBMITTAL 02.27.17 REZONING SUBMITTAL 05.15.17 REZONING SUBMITTAL 06.12.17 REZONING SUBMITTAL 07.17.17 A REZONING SUBMITTAL 08.14.17 11.27.17 REZONING SUBMITTAL

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12.07.17

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REZONING SUBMITTAL

SHEET TITLE

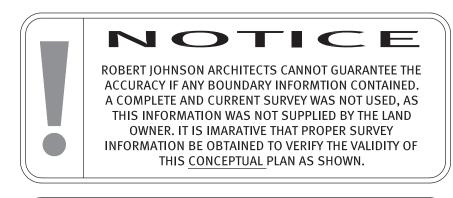
SCHEMATIC

## GROCERY **ELEVATIONS**

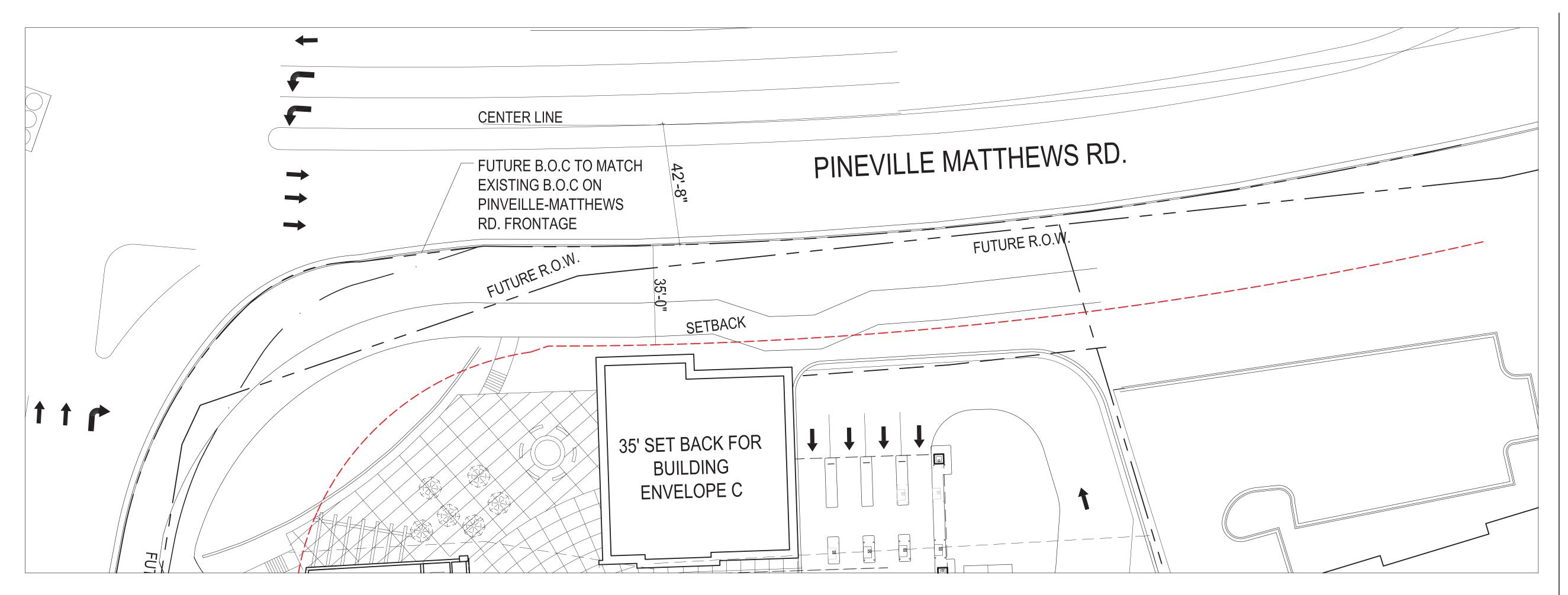
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SHEET NUMBER

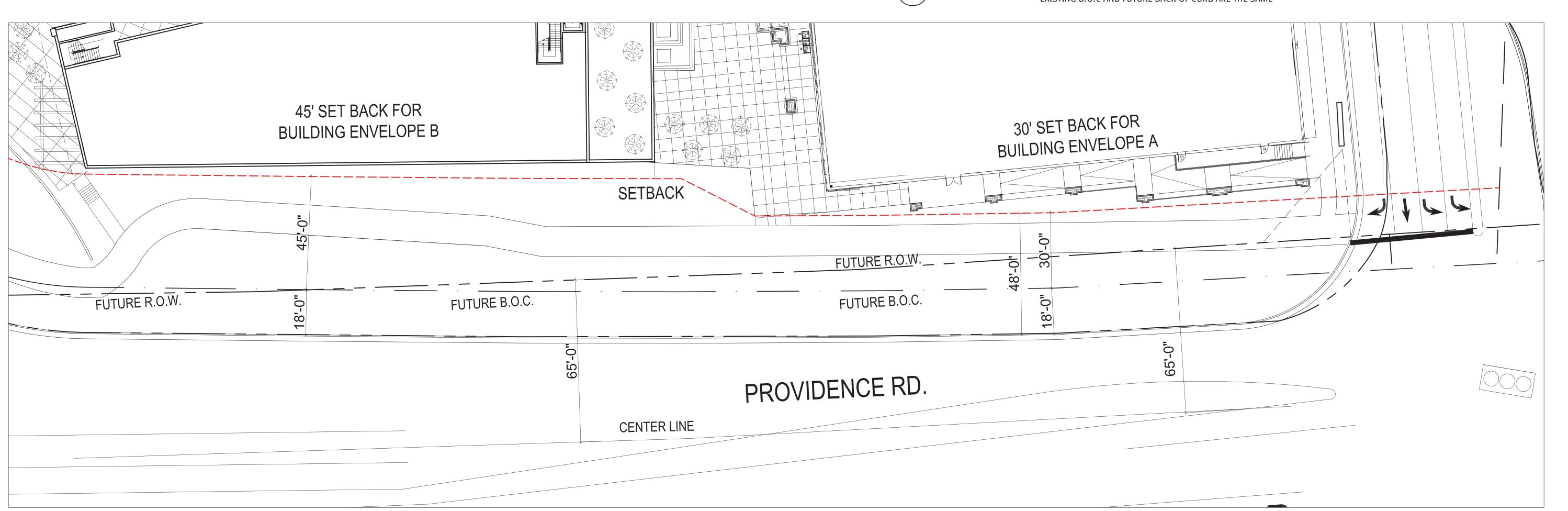
RZ-04



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ROBERT JOHNSON architects 1808 West Morehead St. Charlotte, NC 28208 T 704 / 342.1058 F 704 / 342.3043

PETITION 2017-057

## ARBORETUM MIXED USE DEVELOPMENT

CHARLOTTE, NC

PROJECT NUMBER SP 731

I S S U E D A T E

REZONING SUBMITTAL 02.27.17

REZONING SUBMITTAL

05.15

REZONING SUBMITTAL

06.12

REZONING SUBMITTAL

07.17

REZONING SUBMITTAL 08.14.

REZONING SUBMITTAL 11.27.

REZONING SUBMITTAL 12.07.

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FILE NUMBER:

SHEET TITLE

## ENLARGED FRONTAGE PLAN

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RZ-05