

1. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementatious siding (such as hardi-plank), or wood. EIFS as a building material will not be allowed on newly constructed buildings, except as back-up for architectural trim on stucco

2. "Primary Building Frontages" are generally depicted on the Technical Data Sheet. Within these areas building frontages shall include principal uses. Within these areas, no structured parking areas or off-street parking and maneuvering areas shall be

6. The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT's final approval.

clad buildings. Existing EIFS materials shall be permitted to remain. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

V. Design Guidelines:

a. General Design Guidelines.

visible from streets or open spaces. However, on-street parking is permitted within any Primary Building Frontage.

- 3. New meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
- 4. New rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
- 5. Trees may be provided in grates or raised planters rather than in planting strips.
- 6. Dumpsters, loading and services areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.
- 7. Backflow preventers and transformers shall be screened and located outside the setback, but can be located in the four (4) foot transition zone. Backflow prevention devices may also be located inside buildings, as permitted in the optional provisions
- 8. Buildings shall be designed so that individual shops, tenants or common entrances have direct access to public or private streets, pedestrian corridors or open spaces. Building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrance through a combination of at least five (5) of the following features:
- i. Decorative pedestrian lighting/sconces;
- ii. Architectural details carried through to upper stories; iii. Covered porches, canopies, awnings or sunshades;
- iv. Archways;
- v. Transom windows; vi. Terraced or raised planters that can be utilized as seat walls;
- vii. Common outdoor seating enhanced with specialty details, paving, landscaping or water features;
- viii. Double doors;
- ix. Stoops or stairs; and/or
- x. Contrasting pavement from primary sidewalk.
- 9. Streetscape treatment will be a unifying element through the use of consistent paving, pedestrian scale lighting, enhanced landscaping, site furnishings and signage. Specialty pavers, stained and patterned concrete, paving or other similar means will be used to call attention to amenity areas, gathering spaces and plazas as a method of way-finding.
- 10. Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:
- i. Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
- ii. Utilize horizontal and vertical variations in wall planes:
- iii. Provide architectural protrusion to accentuate enclosed balconies; iv. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses;
- v. Provide amenity landscaping, such as a sitting area with arboring; and/or
- vi. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated wall. 11. The scale and massing of buildings longer than 150 feet along a street or public open space or greater than 30,000 horizontal square feet shall be minimized by utilizing at least three (3) options below:
- i. Provide a minimum four (4) foot step back for buildings taller than four stories above the first floor or second floor;
- ii. Provide varied roof lines through the use of slopes, modulated building heights, gables, dormers or innovative architectural solutions;
- iii. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; iv. Provide architectural protrusion to accentuate enclosed balconies;
- v. Provide amenity landscaping, such as a sitting area with arboring; and/or
- vi. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.
- 12. If commercial uses are not oriented to an existing or new street and cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.

VI. Parking Areas, Access and Circulation Design Guidelines:

- Petitioner seeks to limit areas where parking structures and off-street surface parking areas are visible from public or privates streets. Therefore, newly constructed exposed parking structures (driveway entrances to parking decks are permitted) and off-street surface parking areas that are visible from public or private streets shall not be allowed.
- b. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design.
- c. For any new buildings constructed on the Site, bicycle parking areas shall be provided as required by the Ordinance.

VII. Pedestrian Access and Circulation Design Guidelines:

- a. Along the Site's internal streets, the Petitioner will provide a minimum six (6) foot sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on redeveloped areas within the Site with one another by way of links to
- sidewalks along the abutting public and private streets and/or other pedestrian features. Where walkways abut parking areas, the sidewalk shall be a minimum of seven (7) feet in width. Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of main door swings, shopping cart storage, and temporary trash or similar impediments.
- Subject to the optional provision set forth above, deviations from typical sidewalk and planting strip requirements are allowable on private streets along redeveloped areas upon approval by CDOT and the Planning Director. Any changes to dimensional
- requirements are allowable only in cases of hardship.

VIII. Open Space and Amenity Areas.

Petitioner shall provide open spaces throughout the Site in accordance with the following standards: a. Urban Open Spaces: New development within the Site shall meet or exceed the Urban Open Space requirements of the MUDD district. The Site shall contain a minimum of 6,000 square feet of Urban Open Space, as generally depicted on the Rezoning

Signage as allowed by the Ordinance and by the Ordinance and by the Ordinance, shopping center signs may be located. Because the Site will be viewed as a Planned/Unified-Development as defined by the Ordinance, shopping center signs may be located throughout that portion of the Site zoned MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed shopping center/development signs. The allowed signs may contain identification signage for any of the uses located on the Site. Signage for uses not included within the Site but associated with other elements of the "Phillips Place" development may be allowed within the Site.

X. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures 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 31 feet in height.
- c. Attached and detached lighting shall be downwardly directed. However, upward facing accent lighting shall be permitted.
- d. Architectural lighting may be integrated into building elements.

XI. Phasing:

Petitioner intends to develop the Site in phases and may develop individual buildings based on market demand. All required sidewalks, street trees and open space amenities adjacent to a particular building shall be installed prior to the issuance of the first Certificate of Occupancy (this requirement shall not apply to Temporary Certificates of Occupancy) for that building.

XII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Block portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

XIII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Blocks, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

XIV. Vested Rights Provision:

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment



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PHILLIPS PLACE REZONING

JUNE 23, 2017 PETITION NO: 2017-110

REVISIONS:

Description

Date

1	SHEET ADDED; REVISION PER STAFF COMMENTS	08/14/17
2	REVISION PER STAFF COMMENTS	09/25/17
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DEVELOPMENT **STANDARDS**