



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. 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 \langle 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: Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces; Utilize horizontal and vertical variations in wall planes; . Provide architectural protrusion to accentuate enclosed balconies; Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; Provide amenity landscaping, such as a sitting area with arboring; and/or Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated wall. 1. 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: Provide a minimum four (4) foot step back for buildings taller than four stories above the first floor or second floor; Provide varied roof lines through the use of slopes, modulated building heights, gables, dormers or innovative architectural solutions; Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses; Provide architectural protrusion to accentuate enclosed balconies; Provide amenity landscaping, such as a sitting area with arboring; and/or

13. All buildings shall comply with the height requirements established under the Ordinance for the MUDD classification. For purposes of height limitations, maximum height calculations shall be exclusive of mechanical and elevator equipment rooms,

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

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

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.

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.

Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.

ornamental roof structures such as parapets, spires, mansards, domes, dormers, or other architectural features.

For any new buildings constructed on the Site, bicycle parking areas shall be provided as required by the Ordinance.

surface parking areas that are visible from public or private streets shall not be allowed.

sidewalks along the abutting public and private streets and/or other pedestrian features:

requirements are allowable only in cases of hardship.

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PHILLIPS PLACE REZONING

JUNE 23, 2017 PETITION NO: 2017-110

REVISIONS:

Description SHEET ADDED; REVISION PER 08/14/17 STAFF COMMENTS

> **DEVELOPMENT STANDARDS**