

- 1. Access to the Site from external public streets will be as generally depicted on the Rezoning Plan, subject to adjustments as set forth
  - 2. The total number of access points to Fairview Road will not exceed
  - 3. The internal private streets will have recorded public access easements. However, this shall not preclude Petitioner from temporarily closing internal private streets for, but not limited to,
  - 4. The exact number and location of vehicular access points will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. Petitioner, in its discretion may limit ingress and egress movements or restrict certain vehicular access points to one-way
  - 5. The Petitioner reserves the right to request the installation of pavers and/or stamped or colored asphalt within streets abutting or internal to the Site in order to designate and define pedestrian cross-walks. The Petitioner will coordinate the design of any decorative pavemen elements proposed within the public right-of-way with CDOT during the driveway permit process. Furthermore, the Petitioner understands that an encroachment and maintenance agreement must be obtained
- from CDOT before any decorative pavers and/or stamped pavement proposed in the public right-of-way may be installed. 6. The alignment of the internal public and private streets, vehicular

- ii. Architectural details carried through to upper stories;
- 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;
- x. Contrasting pavement from primary sidewalk.
- 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
- 11. Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:
- exaggerated or larger windows indicative of living areas or retail spaces;
- 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
- 12. 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



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- 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; 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.
- 13. 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. 14. All buildings shall comply with the height requirements established under the Ordinance for the MUDD classification
- VI. Parking Areas, Access and Circulation Design Guidelines: Structured parking facilities shall be designed to encourage and complement
  - pedestrian-scale interest and activity on the ground floor and be architecturally compatible with primary buildings on all levels.
- b. Petitioner seeks to limit areas where parking structures and off-street surface parking areas are visible from public or privates streets. Therefore, exposed parking structures (driveway entrances to parking decks are permitted) and
- off-street surface parking areas that are visible from public or private streets 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. VII. Pedestrian Access and Circulation Design Guidelines: a. Along the Site's internal streets, the Petitioner will provide a sidewalk and a
  - cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features
- b. 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
- c. Subject to the optional provision set forth above, deviations from typical sidewalk and planting strip requirements are allowable 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 a. Urban Open Spaces: New development within the Site shall meet or exceed
- the Urban Open Space requirements of the MUDD district.
- Signage as allowed by the Ordinance and by the Ontional Provisions set forth under Section II above may be provided. 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
- 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,

with other elements of the "Phillips Place" development may be allowed within

- will be limited to 30 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 emporary 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 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 involved

**R**Z-1 TECHNICAL DATA

JUNE 23, 2017 PETITION # 2017-XX