Charlottetowne and 5th Street Facades

5th Street and Back Facades
Simplified pilasters, piers, and banding

Profiled balustrade and banding

Protruding Corner Massing with Vertical Elements

Full window surrounds and 3-part entablature

Classical Columns and Pilasters

Covered Exterior Walkways
CPCC Example Materials & Architectural Elements of Existing Buildings

Elizabeth Street

Corner of Elizabeth and Charlottetowne

King Street

Corner of Elizabeth and Charlottetowne
1. SITE DEVELOPMENT DATA

<table>
<thead>
<tr>
<th>SITE ACRES:</th>
<th>8.76 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARCEL NUMBERS:</td>
<td>080-194-03; 080-194-04; 080-194-05; 080-194-06</td>
</tr>
<tr>
<td>EXISTING ZONING:</td>
<td>B-2, NS, O-2</td>
</tr>
<tr>
<td>PROPOSED ZONING:</td>
<td>MU00 (C)</td>
</tr>
<tr>
<td>USE:</td>
<td>COMMERCIAL AND VACANT</td>
</tr>
</tbody>
</table>

2. GENERAL PROVISIONS:

These Development Conditions form a part of the rezoning petition filed by Central Campus Community College ("Petitioner") to rezone a portion of its campus in Charlotte, North Carolina, from B-2, NS, O-2 to a new zoning classification.

3. PROVISIONS:

a. The rezoning petition shall provide for temporary buildings and storage uses in conjunction with the construction of an additional building.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

4. PERMITTED USES:

a. Any new development on the site will be devoted to use as a community college campus, including but not limited to, classroom, lecture rooms, study spaces, and office spaces. Accessory uses shall not be permitted.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

5. TRANSPORTATION:

a. Existing Elizabeth Avenue, Petitioner shall not for all of the additional right-of-way as necessary to accommodate a future public transit facility. This offer of additional right-of-way shall be made prior to the issuance of a Certificate of Occupancy.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

6. ENVIRONMENTAL FEATURES:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

7. PARKS, GREENWAYS AND OPEN SPACE:

a. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

8. PHASING:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

9. SIGNAGE:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

10. FIRE LANE TREATMENT:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

11. PHASING:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

12. AMENDMENTS TO REZONING PLAN:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

13. BOUNDARY EFFECT OF THE REZONING PETITION:

a. No Certificate of Occupancy shall be issued for any building until the installation of four dual message blank-out signs at the intersection of Building Two and Eleventh Street.

b. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.

c. Petitioner shall provide temporary buildings and storage uses in connection with the construction of an additional building.