DEVELOPMENT STANDARDS

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

d. ALTERATIONS TO THE CONDITIONAL ZONING PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE ZONING ORDINANCE. SUCH ALTERATIONS WOULD BE LESS INTENSE AND THEREFORE SUBJECT TO ADMINISTRATIVE APPROVALS.

e. WHILE REZONING SITE PLAN SHOWS A 10,000 SQUARE FOOT RETAIL BUILDING IN DEVELOPMENT AREA "B" PETITIONER MAY SEEK TO AMEND THE PROPOSED USE TO INCLUDE A BANK, OFFICE, OR PHARMACY USE DEPENDING ON MARKET CONDITIONS.

CAR WASHES WITH ASSOCIATED ACCESSORY USES & FUEL STATION WITH UP TO 12 FUELING POSITIONS

FINANCIAL INSTITUTIONS UP TO 10,000 SQUARE FEET

SERVICES UP TO 10,000 SQUARE FEET

EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS TYPE 1 WITH

DRIVE IN SERVICE AS A PRINCIPAL USE

a. THE SITE WILL HAVE RIGHT IN/ RIGHT OUT DRIVEWAY ACCESS TO BOTH

EAST W.T. HARRIS BLVD. AND LAWYERS ROAD AS GENERALLY DEPICTED b. PETITIONER PROPOSES A NEW DECELERATION / RIGHT TURN LANE ON EAST W.T. HARRIS BLVD.. STREET RIGHT OF WAY WILL BE DEDICATED TO

COVER THE PROPOSED TURN LANE. c. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND

CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED. RIGHTS-OF-WAY TO THE CITY SHALL BE REQUIRED BEFORE THE SITE'S

ARCHITECTURAL STANDARDS a. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE

FAÇADE TO ALL STREETS. b. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN TWO AND 10 FEET ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS, WHICH MUST MAINTAIN A MINIMUM OF THREE FEET CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED

STREET SIDEWALK BUILDING. c. FIRST/GROUND FLOOR BUILDING FACADES FACING STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK

OR STONE. d. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A

e.BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES THAT SHALL BE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS, COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER

f. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22 FEET. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL

a. EAST W.T. HARRIS BOULEVARD SHALL HAVE AN 8' PLANTING STRIP AND A 12' MULTI-USE PATH ALONG THE PROPERTY FRONTAGE. CONSTRUCTION OF THE 12' MULTI-USE PATH WILL BE BY THE DEVELOPER AS GENERALLY DEPICTED ON THIS PLAN.

ENVIRONMENTAL FEATURES

a. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

a. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

FREESTANDING LIGHTS WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 21' IN HEIGHT.

RESERVED

INITIAL SUBMISSION- 12-18-2017

PRELIMINARY NOT FOR CONSTRUCTION

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