TRANSPORTATION

GENERAL PROVISIONS

PERMITTED USES

DEVELOPMENT STANDARDS

SUCCESSORS IN INTEREST AND ASSIGNEES OF SITE, BE DEEMED TO INCLUDE THE HEIRS, SECTION 6.2 OF THE ZONING ORDINANCE.

a. THE SITE MAY BE DEVOTED TO ALL NON-RESIDENTIAL USES 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 CHARLOTTE ORDINANCES.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CHARLOTTE 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 CHARLOTTE 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 OF THE CHARLOTTE ZONING ORDINANCE.

ARCHITECTURAL STANDARDS

a. BUILDING ENVELOPE WILL INCLUDE AREA FOR ROOFTOP DECK OR PATIO

b. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
2. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION.
3. TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 10% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS.
4. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 7'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL.
5. WINDOWS MUST NOT BE SCREENED BY FILM, DECALS OR OTHER OPAQUE MATERIAL.
6. GLAZING FINISHES OR WINDOW TREATMENTS.
7. THE MAXIMUM WALL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" AT ADJACENT STREET SIDEWALK.
8. THE FACADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG SIDEWALKS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.
9. DIRECT PEDESTRIAN CONNECTIONS SHOULD BE PROVIDED BETWEEN STREET FACED DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
10. OPERABLE DOOR SPACING SHALL NOT EXCEED 75 FEET.
11. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 3' 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 STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
12. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
13. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'6".

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

LIGHTING

a. FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 2’1" IN HEIGHT.

PHASING

RESERVED

OPTIONAL PROVISIONS

a. TO ALLOW THE TOTAL MINIMUM FLOOR AREA RATIO OF BUILDINGS ON THE SITE TO BE .50 SQUARE FEET OF FLOOR AREA TO 1 SQUARE FOOT OF THE SITE AND TO ALLOW MORE THAN 20% OF THE REQUIRED FLOOR AREA RATIO TO BE CREDITED TOWARD THE REQUIRED FLOOR AREA RATIO.

b. TO ALLOW THE TOTAL MINIMUM FLOOR AREA RATIO OF BUILDINGS ON THE SITE TO BE .50 SQUARE FEET OF FLOOR AREA TO 1 SQUARE FOOT OF THE SITE AND TO ALLOW MORE THAN 20% OF THE REQUIRED FLOOR AREA RATIO TO BE CREDITED TOWARD THE REQUIRED FLOOR AREA RATIO.

c. TO ALLOW THE TOTAL MINIMUM FLOOR AREA RATIO OF BUILDINGS ON THE SITE TO BE .50 SQUARE FEET OF FLOOR AREA TO 1 SQUARE FOOT OF THE SITE AND TO ALLOW MORE THAN 20% OF THE REQUIRED FLOOR AREA RATIO TO BE CREDITED TOWARD THE REQUIRED FLOOR AREA RATIO.