

**General Provisions**

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to adjoining sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. All parking requirements will be met for specific tenants.

**Permitted Uses**

3. Allowed uses shall be limited to office uses, including general office, medical office, or financial. Accessory drive thru service windows are prohibited.

**Architectural Guidelines**

4. All storefront windows to be translucent glass except at spandrel panels. See Rendering on RZ-2.
5. A storefront building entrance will be located on the Southeast corner of the building, facing Ballantyne Commons Pkwy.
6. Provide glass on Southwestern and Northwestern facade comparable to facades facing Ballantyne Commonne Parkway and parking, shown on RZ-2.
7. Petitioner commits to the construction of an entry plaza with a minimum 2,000 sf to be constructed of intregally colored scored concrete or brick pavers.

**Lighting**

8. The maximum height of any freestanding fixture shall not exceed 20' including its bases.
9. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

**Streetscape & Landscaping**

10. Petitioner will provide landscaping, including required street trees and parking lot screening, between the property line and the proposed 20' setback along Ballantyne Commons Parkway. Small maturing trees shall be planted 5' from the edge of the travel lane. Large maturing trees shall be planted 10' from the edge of the travel lane.
11. Petitioner agrees to provide a 6' wide sidewalk along the entire frontage along Ballantyne Commons Parkway.
12. The 15' Class C buffer may not be reduced along the Northwestern and Northeastern property lines. A 6' tall screen wall will be provided along the Northwestern and Northeastern property lines.

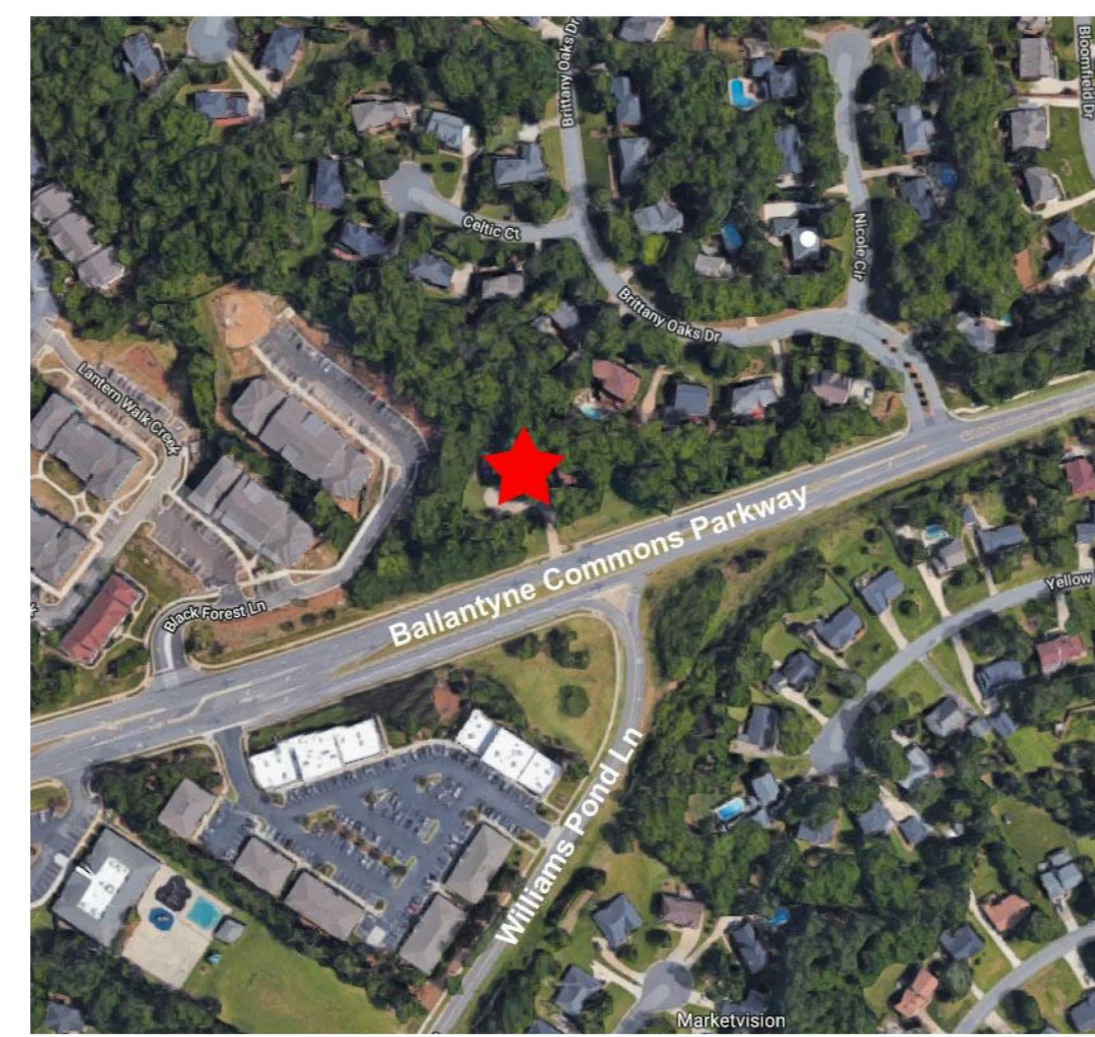
**Environmental Standards**

13. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

**Transportation**

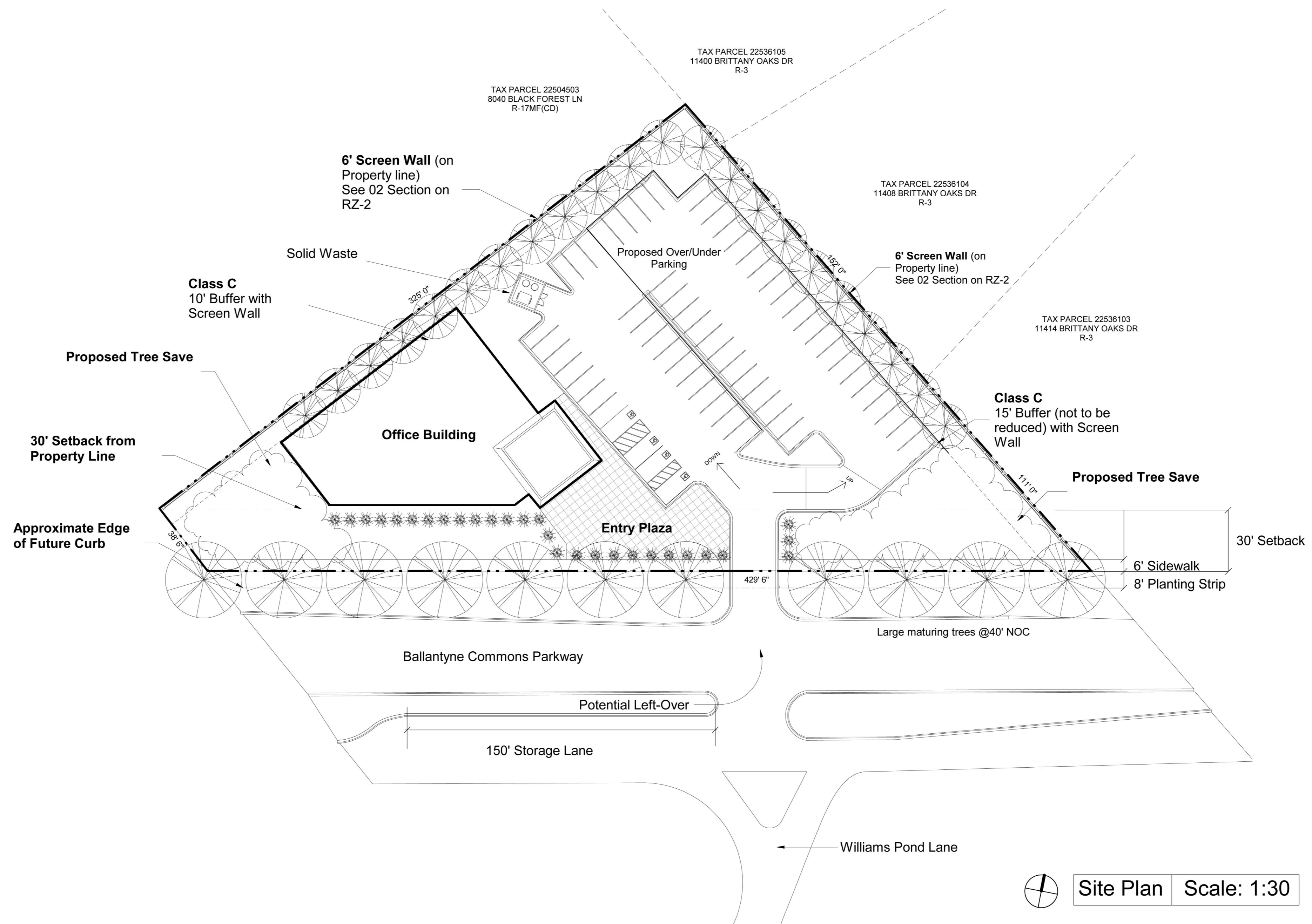
14. Should NCDOT approve a temporary leftover to the proposed development, it would be under the following conditions:
  - A. The leftover installed into the current roadway configuration could be removed by the NCDOT with STIP project U-6030 which is currently under development.
  - B. The leftover will be considered of temporary nature, the removal or revision of which will be determined by NCDOT.
15. The petitioner will dedicate conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued.
16. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
17. The petitioner and NCDOT have agreed the directional corssover shall be temporary and removed by NCDOT when the widening of Ballantyne Commons Parkway commences and understand the remaining access will potentially be a right-in-right-out.
18. The directional crossover shall be designated in a manner that will physically prevent any egress from taking a left across the median.

VICINITY MAP



**Development Summary**

Tax Parcel ID#: 22504508  
 Total Site Acreage: 1.11 AC  
 Existing Zoning: O-1 (CD)  
 Proposed Zoning: O-1 (CD) SPA  
 Total Building Area (proposed): 24,750 ft²  
 FAR: .51  
 Proposed Height: 40' plus mechanical screening  
 Proposed Tree Save: 8,000 ft² (16.5% of site)



**ODA**  
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SEAL:  
 CONSULTANT:

**Petition 2018-088**

For Public Hearing

7612 Ballantyne Commons Pkwy,  
 Charlotte, NC 28277  
 ODA Project No.      Project Number

**Issue Date**

REVISIONS		
No.	Description	Date
1	RZ 1	10.01.2018

**Rezoning Site Plan**

**RZ-1**

9/28/2018 7:56:17 AM



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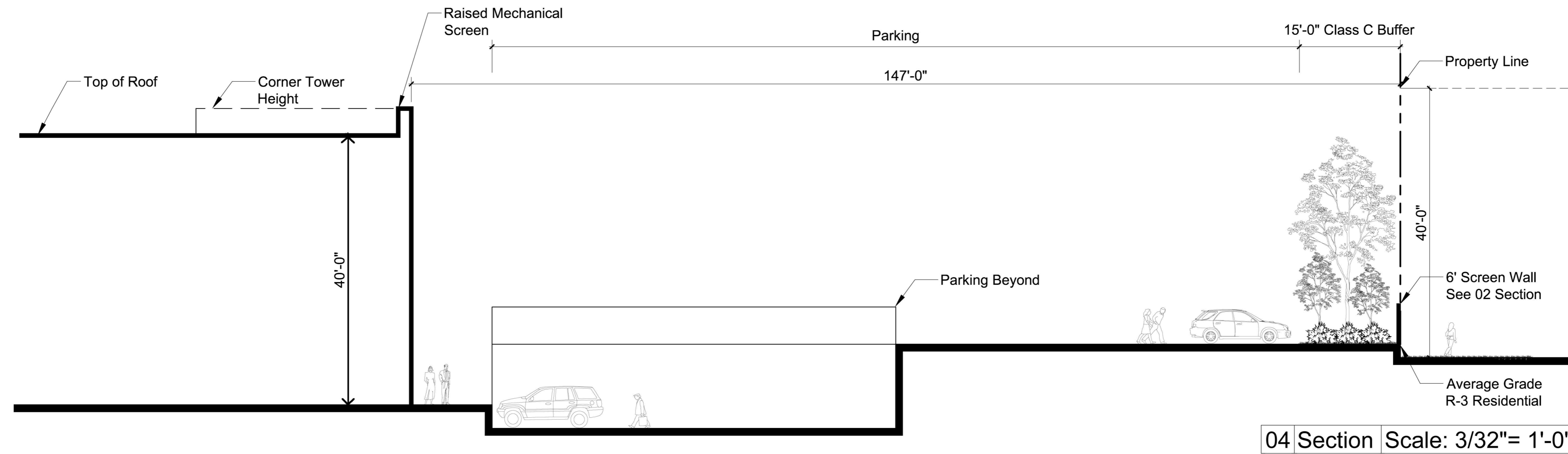
Issue Date

REVISIONS		
No.	Description	Date
2	RZ-2	10.01.2018

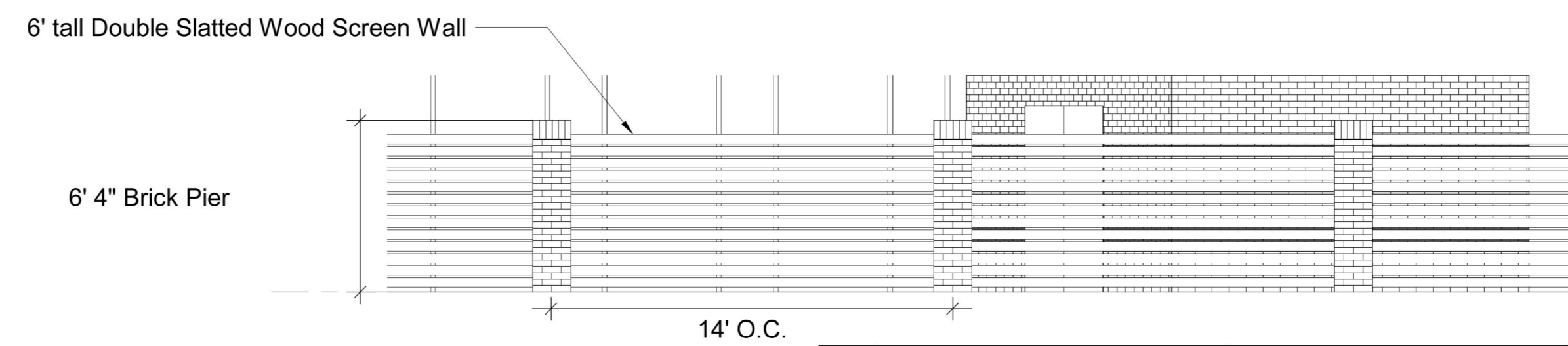
Site Section, Screen Wall Detail, Rendering

**RZ-2**

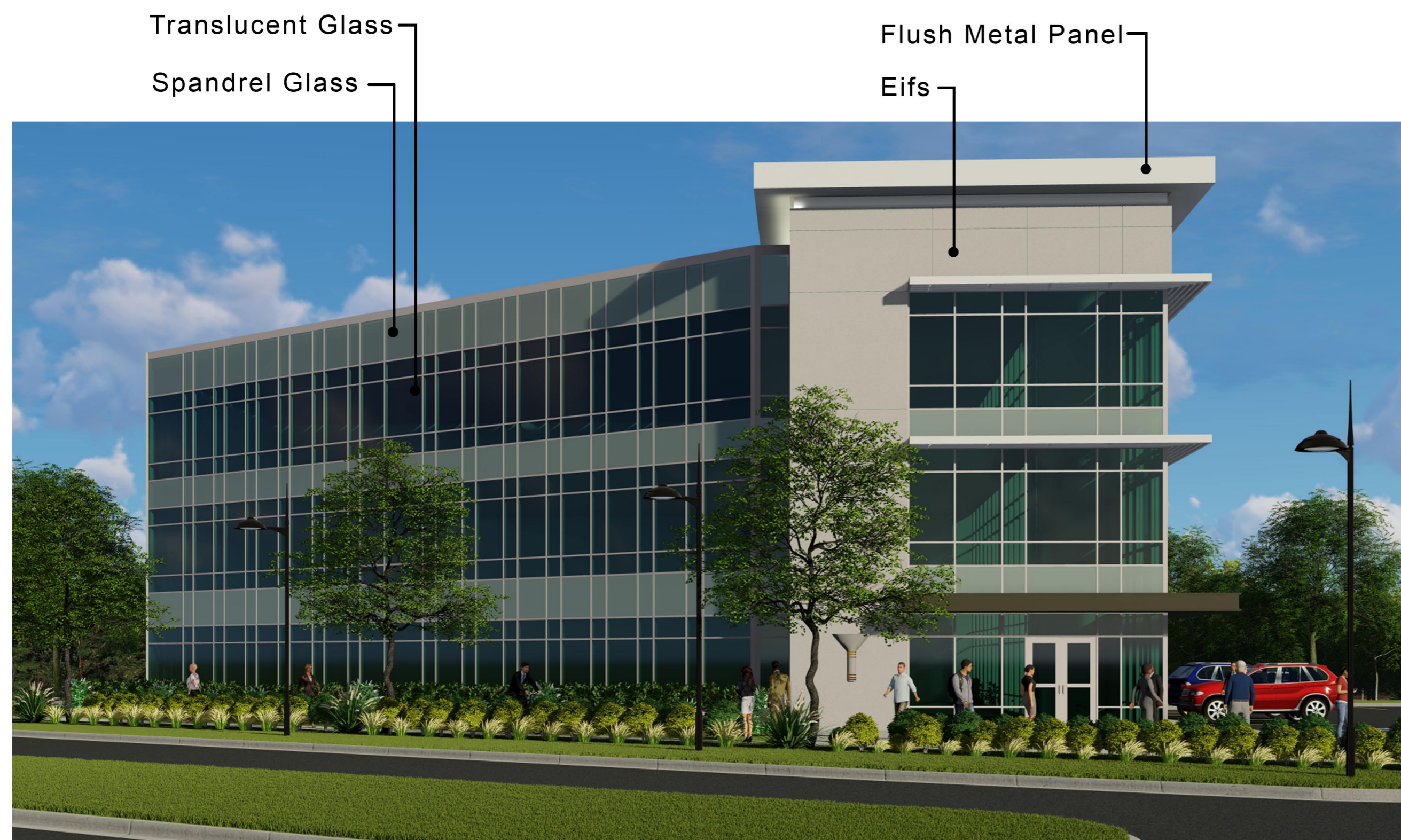
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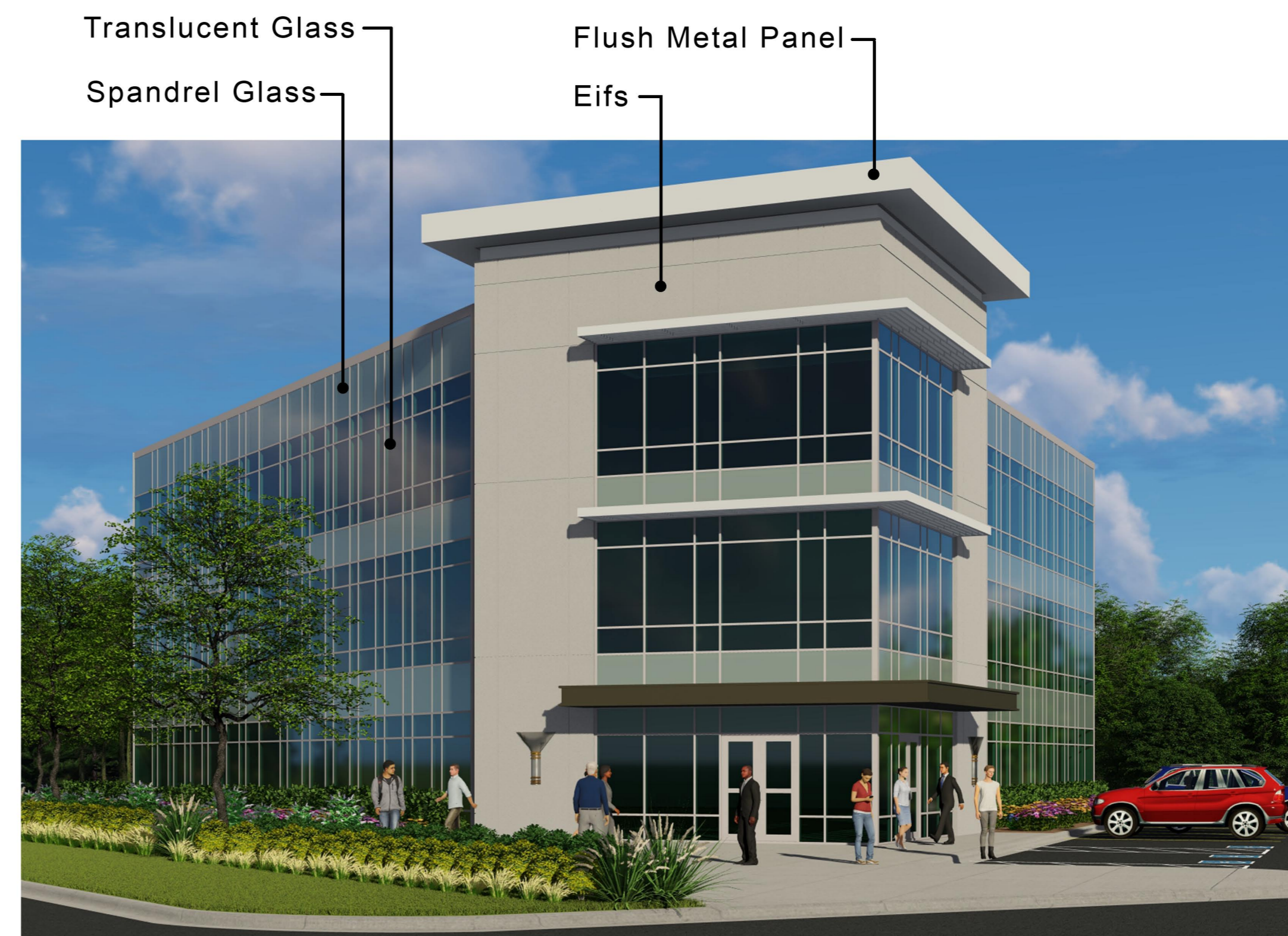
04 Section Scale: 3/32"= 1'-0"



03 Screen Wall Detail Scale: 1/4"= 1'-0"



02 BCP Elevation



01 Perspective Rendering