

REALIGNMENT AND
SUBSEQUENT ABANDONMENT
OF CHIPPENDALE ROAD
RIGHT-OF-WAY TO BE
INCLUDED AS PART OF THIS
REZONING ONCE COMPLETED

[illegible]

THIS SURVEY IS CERTIFIED TO ONLY DAVID KRUG & ASSOCIATES.
STATE OF NORTH CAROLINA, Mecklenburg County
I, ANDREW G. ZOUBEK, do hereby certify that this map was drawn
from an actual field survey performed under my supervision; that
the precision is 1:15,000; that the angular precision is less than
7.5 seconds per angle; that this survey is not intended to meet
G.S. 47-30 recording requirements.

Andrew G. Zolotarev, PLS 1-3086

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TOPOGRAPHIC SURVEY
4701 MONROE ROAD
& adjacent tracts
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for DAVID KRUG & ASSOCIATES
Survey Date: May 19, 2008

Scale: 1" = 30'

A.G. ZOUTEWELLE
SURVEYORS
1410 East 4th St.
Charlotte, NC 28204
Phone: 704-372-6444 FAX: 704-372-9555

SITE INFORMATION
SITE ADDRESS:

PROPERTY OWNER(S):

TAX PARCEL ID #:

EXISTING ZONING:

TOTAL SITE SF (ACRES):
REGULATED AREA PLANTING:
ADJACENT OWNERS

4701 MONROE ROAD
CHARLOTTE, NC 28205

LAKE CITY TRACTOR SUPPLY, LLC
131 PROVIDENCE ROAD
CHARLOTTE, NC 28207

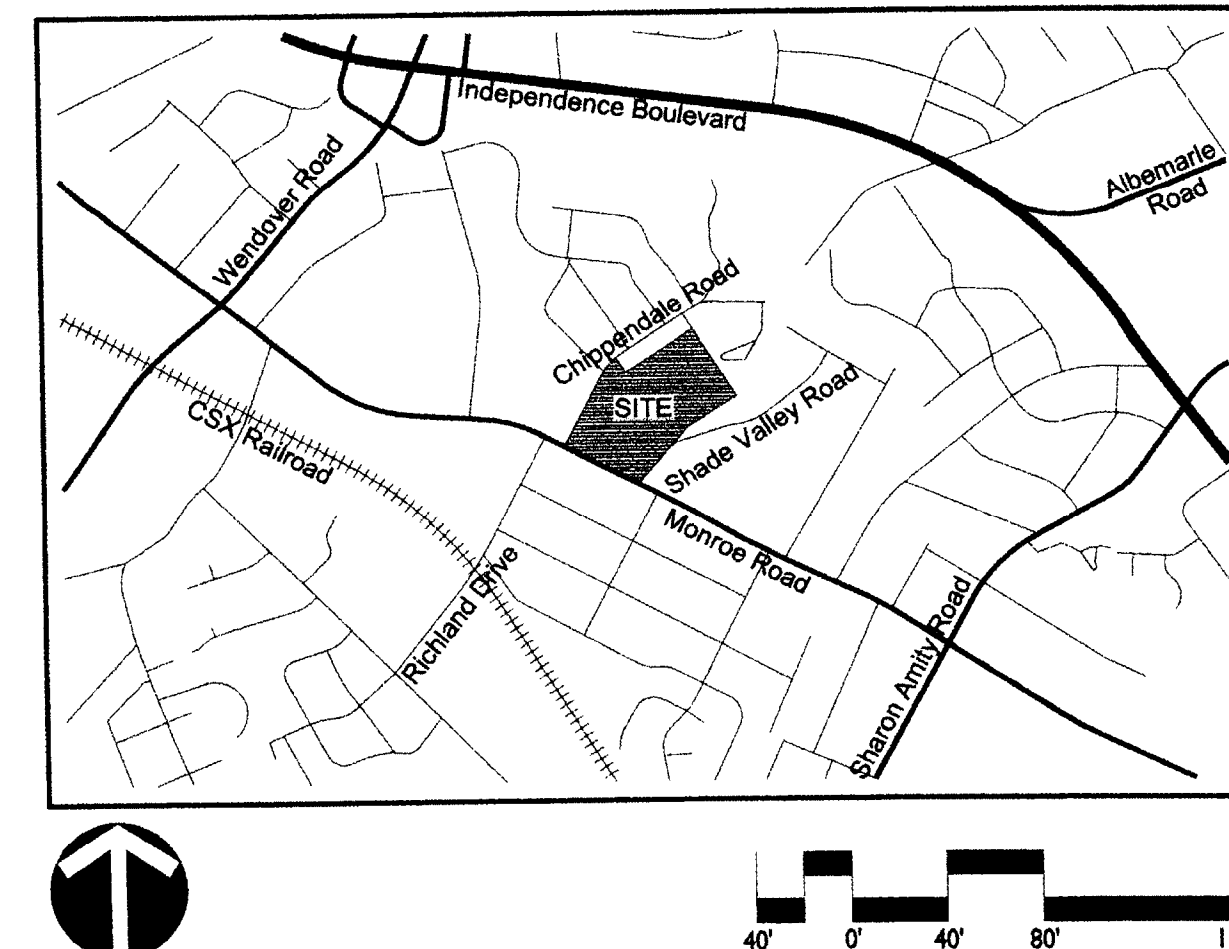
16104344, 16105208, 16105219, 16105220, 16105221,
16105222, 16105223, 16105224, 16105225

GENERAL INDUSTRIAL DISTRICT "I-2" MULTI-FAMILY
RESIDENTIAL DISTRICT "R-17MF" (AND SINGLE-FAMILY
RESIDENTIAL DISTRICT "R-5")

(+/- 793,086.51 (+/- 18.2 AC))

- 1 #16104338
CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
701 E MARTIN LUTHER KING
JR BLVD.
CHARLOTTE, NC 28202
EXISTING ZONING: R-TMWF
EXISTING USE: SINGLE
EXISTING USE: INSTITUTIONAL
- 2 #16104301
CHARLOTTE-MECKLENBURG
BOARD OF EDUCATION
701 E MARTIN LUTHER KING
JR BLVD.
CHARLOTTE, NC 28202
EXISTING ZONING: R-TMWF
EXISTING USE: SINGLE
EXISTING USE: INSTITUTIONAL
- 3 #16104218
DAVID L AND JANIE H
BARKER
412 LIVINGSTON DR
CHARLOTTE, NC 28211
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 4 #16105218
JANIE R LATHROP AND BY
MARK
1414 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 5 #16105217
JONATHAN P AND ANGELA P
GRAUEL
1420 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 6 #16105216
WILLIAM NORMAN JR FISHER
1428 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 7 #16105215
JOHN ROBERT SMYRL
1432 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 8 #16105214
RICHARD DENNIS SLAGLE
7780 SQUIRREL SPUR RD
MEADOWS OF DAN, VA 24120
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 9 #16105213
MARY BOWMAN
1444 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 10 #16105212
PEGGY PADGETT
1601 KEELING PL
CHARLOTTE, NC 28210
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 11 #16105211
CARLA R STISH
1500 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 12 #16105210
BEN M WHITLOCK AND
MICHELLE J CORJIS
1508 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 13 #16105209
ELIZABETH WILLA BRADFORD
4414 CARTERET ST
CHARLOTTE, NC 28212
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 14 #16105231
GREGORY EVANGELIST
1518 CHIPPENDALE ROAD
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 15 #16105207
STEVEN P Santee
5401 CHILTERN HILLS TL
CHARLOTTE, NC 28215
EXISTING ZONING: R-TMWF
EXISTING USE: VACANT
EXISTING USE: VACANT
- 16 #16105232
STEVEN Santee
5401 CHILTERN HILLS TL
CHARLOTTE, NC 28215
EXISTING ZONING: R-TMWF
EXISTING USE: VACANT
EXISTING USE: VACANT
- 17 #16105201
BRITANNY WOODS INC
1636 CHIPPENDALE RD
CHARLOTTE, NC 28205
EXISTING ZONING: R-TMWF
EXISTING USE: COMMERCIAL
EXISTING USE: COMMERCIAL
- 18 #16105233
LAKE HILL APARTMENTS LP
5008 MONROE RD #200
CHARLOTTE, NC 28205
EXISTING ZONING: R-TMWF
EXISTING USE: MULTI-FAMILY
EXISTING USE: MULTI-FAMILY
- 19 #16105132
LAKE HILL APARTMENTS LP
5008 MONROE RD #200
CHARLOTTE, NC 28205
EXISTING ZONING: R-TMWF
EXISTING USE: MULTI-FAMILY
EXISTING USE: MULTI-FAMILY
- 20 #16105106
V J G & S ASSOCIATES
22048 HAVEN VIEW DR
CORNELIUS, NC 28031
EXISTING ZONING:
O-2P-R-17M
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 21 #16105105
LAKE HILLS CORPORATION
AND LERNER & COMPANY
REAL ESTATE
5008 MONROE RD #200
CHARLOTTE, NC 28205
EXISTING ZONING: O-2
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 22 #16108215
HAZEL B MULLINS AND
MARJORIE DAVIS
4814 MONROE ROAD
CHARLOTTE, NC 28205
EXISTING ZONING: O-2
EXISTING USE: SINGLE
EXISTING USE: SINGLE
- 23 #16108216
ILMA REALTY CORP
104 SAINT ANDREWS PL
YONKERS, NY 10705
EXISTING ZONING: B-1
EXISTING USE: WAREHOUSE
EXISTING USE: WAREHOUSE
- 24 BRYANT W AND NANCY L
CUTTER
123 BREVARD CT
CHARLOTTE, NC 28202
EXISTING ZONING: B-1
EXISTING USE: COMMERCIAL
EXISTING USE: COMMERCIAL
- 25 #16108218
BRYANT W AND NANCY L
CUTTER
123 BREVARD CT
CHARLOTTE, NC 28202
EXISTING ZONING: B-1
EXISTING USE: VACANT
EXISTING USE: VACANT
- 26 #16108219
BRYANT W AND NANCY L
CUTTER
123 BREVARD CT
CHARLOTTE, NC 28202
EXISTING ZONING: B-1
EXISTING USE: COMMERCIAL
EXISTING USE: COMMERCIAL
- 27 #16108220
BRYANT W AND NANCY L
CUTTER
123 BREVARD CT
CHARLOTTE, NC 28202
EXISTING ZONING: B-1
EXISTING USE: COMMERCIAL
EXISTING USE: COMMERCIAL
- 28 #16108222
GATE PETROLEUM CO INC
PO BOX 23827
JACKSONVILLE, FL 32241
EXISTING ZONING: OFFICE
EXISTING USE: OFFICE
- 29 #16108201
MICHAEL E AND PATRICK W
CASTRILLON
4824 MONROE RD
CHARLOTTE, NC 28205
EXISTING ZONING: B-1
EXISTING USE: WAREHOUSE
EXISTING USE: WAREHOUSE
- 30 #16107112
1924-1988 EAST 7TH ST LLC
AND DAVID R KRUG
131 PROVIDENCE RD
CHARLOTTE, NC 28207
EXISTING ZONING: B-1
EXISTING USE: COMMERCIAL
EXISTING USE: COMMERCIAL

VICINITY MAP - NOT TO SCALE



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FOR PUBLIC HEARING
PETITION NO. 2010-042

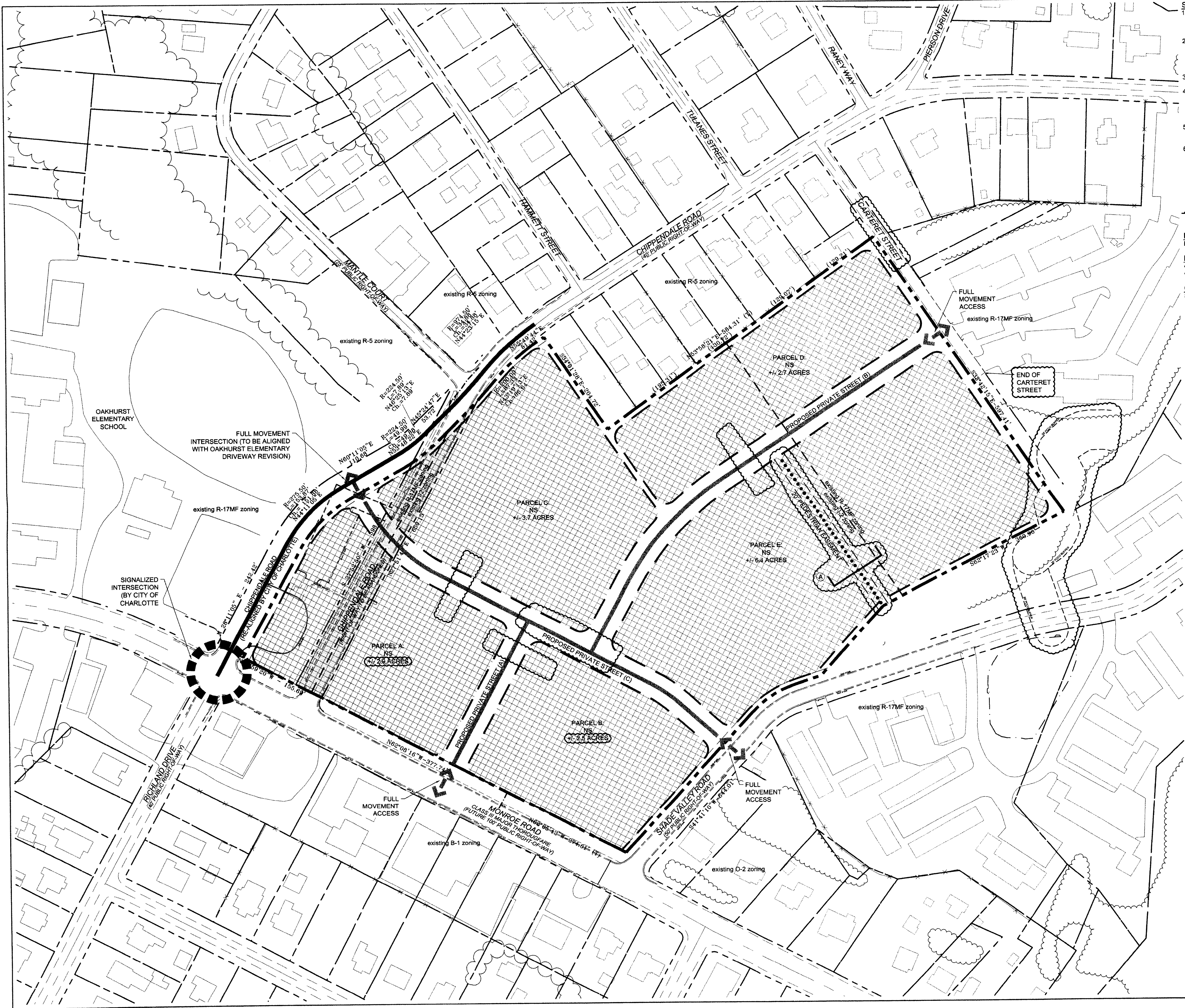
OAKHURST
NEIGHBORHOOD SERVICES DEVELOPMENT
DAVID R. KRUG ASSOCIATES, INC.; CHARLOTTE, NC

EXISTING CONDITIONS

DATE: APRIL 26, 2010
DESIGNED BY:
DRAWN BY:
CHECKED BY:
O.C. BY:
SCALE: 1"=80'-0"
PROJECT #: 1007230
SHEET #:

X-1.0

2010-042



SITE DEVELOPMENT SUMMARY:

1) TAX PARCEL ID #:
16104344, 16105208, 16105219, 16105220, 16105221, 16105222, 16105223, 16105224, 16105225

2) THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE INDEPENDENCE BOULEVARD AREA PLAN (SEPTEMBER 2009 DRAFT) AND THE CHARLOTTE DISTRESSED BUSINESS DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT OCCURRING ON THIS SITE.

3) TOTAL SITE SF (ACREAGE): +/- 793,086.52 SF (18.2 AC)

4) EXISTING ZONING: GENERAL INDUSTRIAL DISTRICT (I-2)
MULTI-FAMILY RESIDENTIAL DISTRICT (R-17MF)
SINGLE-FAMILY RESIDENTIAL DISTRICT (R-5)

5) PROPOSED ZONING: NEIGHBORHOOD SERVICES DISTRICT (NS)

6) DIMENSIONAL REQUIREMENT: NONE REQUIRED
MAXIMUM LOT AREA: NONE REQUIRED
MINIMUM SETBACK REQUIREMENTS (FROM THE INDEPENDENCE BOULEVARD AREA PLAN):
ALONG MONROE ROAD: 16 FEET FROM BACK OF CURB
ALONG PRIVATE STREETS A AND C: 14 FEET FROM BACK OF CURB
ALONG PRIVATE STREETS B: 20 FEET FROM BACK OF CURB
MINIMUM SIDE YARD REQUIREMENTS: 0 FEET 10 FEET ADJACENT TO RESIDENTIAL
MINIMUM REAR YARD REQUIREMENTS: 0 FEET 20 FEET ADJACENT TO RESIDENTIAL

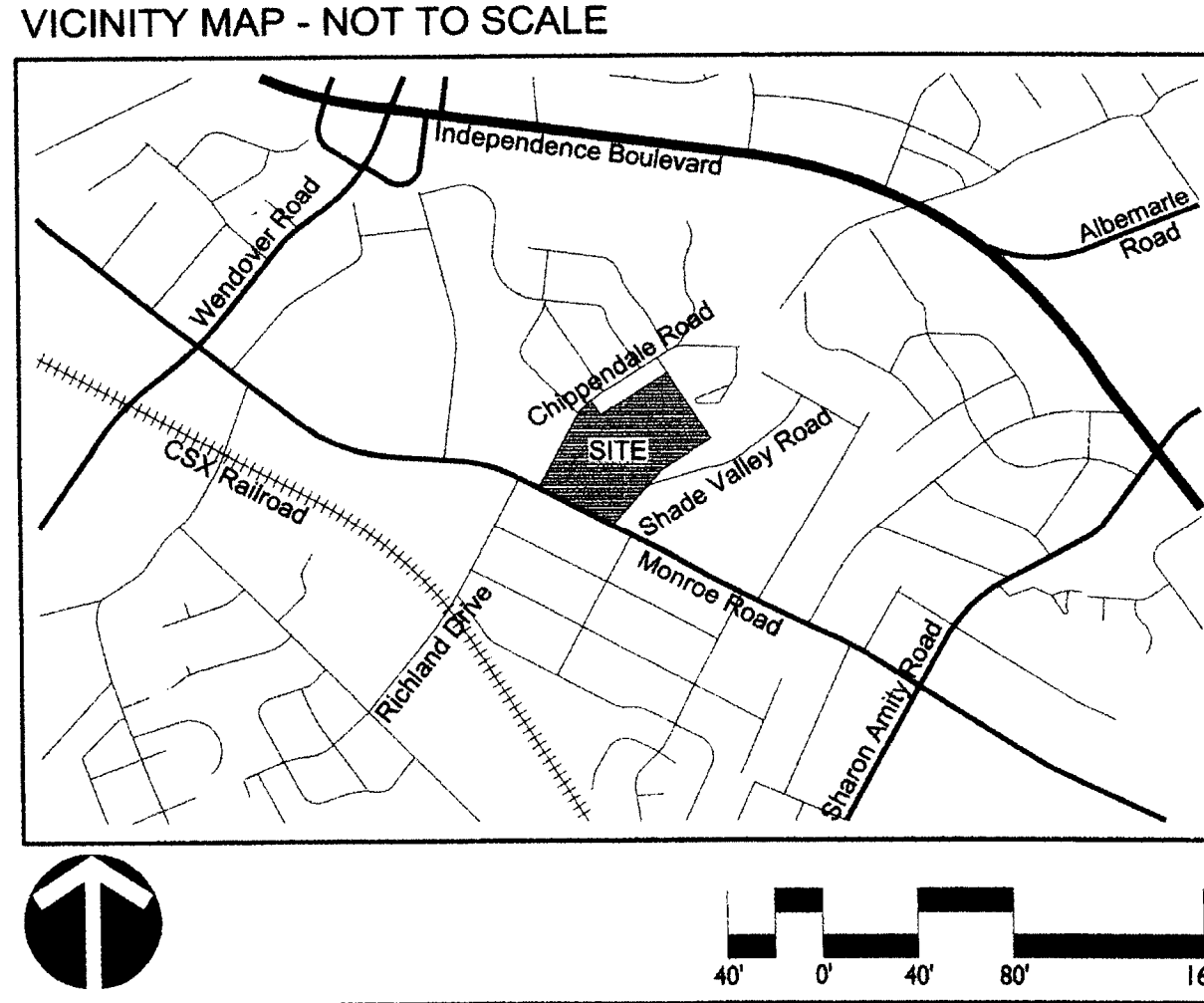
*10 FOOT BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE

PARKING REQUIREMENTS:
MINIMUM PARKING PER THE ORDINANCE

DEVELOPMENT SUMMARY:
• COMMERCIAL USES: 75,000 SQFT MAXIMUM
• RESIDENTIAL USES: 250 UNITS MAXIMUM

GENERAL NOTES:
SURVEY PROVIDED BY:
A.G. ZOUTEWELLE SURVEYORS
1418 EAST FIFTH STREET
CHARLOTTE, NC 28204
704.372.9444

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
2004 MECKLENBURG COUNTY DELD DATA



DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVID R. KRUG ASSOCIATES, INC. (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT OF A ~~COMMERCIAL USE, PEDESTRIAN FRIENDLY VILLAGE TYPE DEVELOPMENT~~ TO BE KNOWN AS OAKHURST ON AN APPROXIMATELY 18.2 ACRE SITE GENERALLY LOCATED BETWEEN CHIPPENDALE ROAD AND SHADE VALLEY ROAD ON THE NORTH SIDE OF MONROE ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NEIGHBORHOOD TYPES DISTRICT (S) ZONING CLASSIFICATIONS, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.

2. THE DEVELOPMENT STANDARDS ESTABLISHED UNDER THE INDEPENDENCE BOULEVARD AREA PLAN AND THE CHARLOTTE DISTRESSED BUSINESS DISTRICT, SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT OCCURRING ON THIS SITE.

3. DEVELOPMENT TOTALS FOR THIS PETITION MAY INCLUDE A MAXIMUM OF:

- 3.1. COMMERCIAL USES: 75,000 SQFT
- 3.2. RESIDENTIAL: 250 UNITS

II. PERMITTED USES AND BUILDING AREA RESTRICTIONS

1. THE USES PERMITTED IN THIS REZONING DISTRICT ARE THOSE PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE NEIGHBORHOOD SERVICES ZONING DISTRICT, EXCEPT OUTDOOR STORAGE, OUTDOOR ADVERTISING SIGNS (BILLBOARDS), GASOLINE SALES FACILITIES, AUTOMOBILE SERVICE STATIONS, AUTOMOBILE SALES, BOARDING HOUSES, COMMERCIAL ROOMING HOUSES, SINGLE ROOM OCCUPANCY RESIDENCES (SRO), AND CAR WASHES. ALL PERMITTED ACCESSORY USES WILL ALSO BE ALLOWED EXCEPT OUTDOOR ADVERTISING SIGNS.

2. IN ADDITION THE FOLLOWING USES SHALL BE PERMITTED SUBJECT TO THE FOLLOWING REQUIREMENTS:

- 2.1. DRIVE-THROUGH SERVICES FOR ONE (1) OFFICE, BANK, RESTAURANT, OR RETAIL ESTABLISHMENT MAY BE LOCATED WITHIN THE SITE. THE DRIVE-THROUGH STATION(S) MUST BE LOCATED TO THE REAR OR SIDE OF THE BUILDING, AND IS LIMITED TO NO MORE THAN FOUR (4) DRIVE-THROUGH STATIONS, INCLUDING LANES SERVING AUTOMATIC TELLER MACHINES (ATMS). THE LOCATION OF THE DRIVE-THROUGH SERVICE WINDOW IS LIMITED TO PARCEL A, B, OR C.
- 2.2. NIGHTCLUBS, BARS AND LOUNGES AS A PRINCIPAL USE, SHALL BE AT LEAST 400 FEET FROM ANY RESIDENTIAL USE IN A RESIDENTIAL DISTRICT OR FROM A RESIDENTIAL DISTRICT. THIS SEPARATION DISTANCE MAY BE REDUCED BY A STREETScape PLAN APPROVED BY THE CITY COUNCIL.
- 2.3. RESIDENTIAL AND NON-RESIDENTIAL USES
- 2.4. PARKING AND/OR PARKING STRUCTURES, AND
- 2.5. ACCESSORY USES AND STRUCTURES

3. THE SITE WILL CONSIST OF ~~3 PARCELS~~ AS GENERALLY DEPICTED ON THE SCHEMATIC PLAN AS PARCELS A, B, C, D, AND E. EACH A "PARCEL" OR "COMPONENT", AND COLLECTIVELY THE "PARCELS" OR "COMPONENTS".

4. IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE PARCELS (AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ALL SUCH PARCELS), MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH PARCELS, SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR.

5. THE FOLLOWING USES WILL BE PERMITTED ON PARCELS A, B, AND C:

- 5.1. RESIDENTIAL USES
- 5.2. RETAIL
- 5.3. RESTAURANTS
- 5.4. ~~BANKS~~
- 5.5. ~~BANKS~~
- 5.6. CIVIC
- 5.7. OPEN SPACE; AND
- 5.8. ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPAL USE.

6. THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCELS D AND E:

- 6.1. RESIDENTIAL
- 6.2. OPEN SPACE
- 6.3. CIVIC

7. BUILDING PERMITS SHALL NOT BE GRANTED FOR PARCELS A OR C UNTIL THE APPROVAL FOR THE ABANDONMENT OF RIGHT-OF-WAY FOR CHIPPENDALE ROAD IS OBTAINED. THE CITY OF CHARLOTTE SHALL NOT BE RESPONSIBLE FOR THE ABANDONMENT OF THE CHIPPENDALE ROAD RIGHT-OF-WAY, AS SCHEMATICALLY SHOWN ON SHEET Z-1.0.

8. THE TOTAL RESIDENTIAL DENSITY FOR THE SITE SHALL NOT EXCEED 22 DWELLING UNITS PER ACRE (22 DU/A) AS RECOMMENDED BY THE INDEPENDENCE BOULEVARD AREA PLAN.

III. DEVELOPMENT STANDARDS

1. THERE SHALL NOT BE A MINIMUM LOT AREA

2. THERE SHALL NOT BE A MAXIMUM FLOOR AREA RATIO

3. SETBACKS

THE MINIMUM BUILDING SETBACK SHALL ADHERE TO THE PROVISIONS OF THE INDEPENDENCE BOULEVARD AREA PLAN AND THE CHARLOTTE DISTRESSED BUSINESS DISTRICT. THE MINIMUM SETBACK WILL BE MEASURED FROM THE BACK OF ALL EXISTING OR FUTURE CURBS, WHICHEVER IS GREATER. IF THE EXISTING RIGHT-OF-WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF EXISTING OR FUTURE CURBS, THE RIGHT-OF-WAY LINE WILL BECOME THE MINIMUM SETBACK. IF THE EXISTING CURB LINE VARIES, THE SETBACK SHALL BE MEASURED FROM THE WIDEST SECTION. CURB LINES ARE TO BE DETERMINED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN CONJUNCTION WITH THE PLANNING COMMISSION STAFF.

IF NEW CONSTRUCTION INCORPORATES AN EXISTING STRUCTURE LOCATED WITHIN THE REQUIRED SETBACK, THE CDOT AND THE PLANNING COMMISSION STAFF MAY ALLOW THE SETBACK FOR THE ADDITION TO BE REDUCED TO THE ESTABLISHED SETBACK. IN NO EVENT SHALL THE SETBACK OF ANY PORTION OF THE NEW STRUCTURE BE LESS THAN TEN (10) FEET FROM THE BACK OF THE CURB.

THE "CHARLOTTE TREE ORDINANCE" SHALL BE APPLICABLE IN ADDITION TO ANY APPROVED STREETScape PLAN, FOR THE PURPOSES OF THIS REZONING, THE SETBACK APPLIES TO ALL STREET FRONTAGES, NOT JUST TO THE STREET TOWARD WHICH THE STRUCTURE IS ORIENTED. ALL NEW TRANSFORMER VAULTS, UTILITY STRUCTURES, AIR VENTS, BACKFLOW PREVENTERS, OR ANY OTHER SIMILAR DEVICES, INCLUDING THESE FACILITIES WHEN LOCATED BELOW GRADE, MUST BE BEHIND THE SETBACK. NO NEW DOORS SHALL BE ALLOWED TO SWING INTO THE MINIMUM, SETBACK, EXCEPT FOR EMERGENCY EXIT DOORS.

NO WALLS OR FENCES SHALL BE PERMITTED IN THE ESTABLISHED SETBACK, EXCEPT AS SCREENING FOR PARKING AS DESCRIBED IN SECTION III.9.

4. SIDE AND REAR YARDS

THERE SHALL NOT BE A MINIMUM SIDE OR REAR YARDS. HOWEVER, A 5-FOOT MINIMUM SIDE YARD AND/OR A 20-FOOT MINIMUM REAR YARD IS REQUIRED WHERE THE LOT ABUTS AN EXISTING RESIDENTIAL STRUCTURE OR A RESIDENTIAL ZONING DISTRICT. IF SIDE AND REAR YARDS ARE PROVIDED, THE MINIMUM SHALL BE FIVE (5) FEET.

5. BUILDING HEIGHT

THE MAXIMUM HEIGHT FOR STRUCTURES LOCATED WITHIN EACH PARCEL-THE SITE SHALL BE DEFINED AS FOLLOWS-REGARDLESS OF THE BUILDING DISTANCE FROM ABUTTING SINGLE-FAMILY RESIDENCES:

5.1. RESIDENTIAL USES WITHIN THE SITE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 60 FEET, OR FOUR STORIES.

5.2. COMMERCIAL USES WITHIN THE SITE SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 60 FEET EXCEPT WHEN ABUTTING PROPERTY USED OR ZONED FOR SINGLE FAMILY RESIDENTIAL. IN THIS INSTANCE, THE MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET, EXCEPT THE HEIGHT MAY EXCEED 40 FEET IF THERE IS AN INCREASE IN SIDE AND REAR YARDS OF ONE FOOT FOR EVERY FOOT OF BUILDING HEIGHT OVER 40 FEET UP TO THE 60 FEET MAXIMUM.

BUILDING HEIGHT SHALL BE MEASURED AS DEFINED IN THE ORDINANCE PROVIDED THE FOLLOWING WILL NOT BE INCLUDED IN THE CALCULATION OF MAXIMUM BUILDING HEIGHT: SKYLIGHTS, AND ROOF STRUCTURES FOR ELEVATORS, STAIRWAYS, TANKS, HEATING, VENTILATION AND AIR-CONDITIONING EQUIPMENT, OR SIMILAR EQUIPMENT FOR THE OPERATION AND MAINTENANCE OF A BUILDING AND ANY DEVICE USED TO SCREEN SUCH STRUCTURES AND EQUIPMENT.

III. DEVELOPMENT STANDARDS (CON'T)

6. STREETScape

6.1. STREETS WITHIN THE SITE MAY BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE SCHEMATIC PLAN. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.

6.2. PUBLIC STREETS AND PRIVATE STREETS LOCATED WITHIN THE SITE OR IMPROVED AS A RESULT OF DEVELOPMENT RELATED TO THE SITE SHALL FOLLOW THE GUIDELINES FOR PUBLIC STREETS DESIGNATED BY THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES.

6.3. A UNIFIED STREETScape TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE, INCLUDING THE SITE'S FRONTAGE ON MONROE ROAD, CHIPPENDALE ROAD, AND SHADE VALLEY ROAD. ~~THE PROPOSED STREETScape TREATMENT SHALL BE DESIGNED TO PROVIDE A UNIFIED STREETScape TREATMENT, SUBJECT, HOWEVER, TO ANY CONFLICTS WITH EXISTING UTILITY EASEMENTS LOCATED WITHIN SUCH AREAS.~~

6.4. SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PHASES AS THE PROJECT DEVELOPS.

6.5. WHERE ON-STREET PARKING IS LOCATED ALONG PRIVATE STREETS WITHIN THE SITE, COORDINATION WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION SHALL BE PURSUED TO ENSURE DRIVEWAY PLACEMENT AND ON-STREET PARKING LOCATIONS ARE PLACED SO AS TO MINIMIZE POTENTIAL CONFLICTS. RESOLUTION OF DRIVEWAY PLACEMENT SHALL BE MADE DURING THE DRIVEWAY PERMITTING PROCESS.

7. PARKING STANDARDS

PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF CHAPTER 12, PART 2, OFF-STREET PARKING AND LOADING OF THE CITY OF CHARLOTTE ZONING ORDINANCE, EXCEPT AS REQUESTED IN THIS REZONING.

7.1. PERMITTED USES SHALL BE REQUIRED TO PROVIDE OFF-STREET PARKING SPACES FOR NEW USES AS FOLLOWS:

RESIDENTIAL USES: ONE (1) SPACE PER DWELLING UNIT
RESTAURANTS/NIGHTCLUBS: ONE (1) SPACE PER 100 SQUARE FEET
FOR ALL OTHER NON-RESIDENTIAL USES: ONE (1) SPACE PER 600 SQUARE FEET

7.2. THE REQUIRED NUMBER OF PARKING SPACES FOR ANY BUILDING WITHIN THE DISTRICT, INCLUDING MIXED USE BUILDINGS, IS THE SUM TOTAL OF THE REQUIREMENTS FOR EACH USE IN THE BUILDING CALCULATED SEPARATELY.

A 25% PARKING REDUCTION IS ALLOWED IF LOCATED WITHIN 400 FEET OF A PARKING FACILITY AVAILABLE TO THE GENERAL PUBLIC. (SUCH FACILITY MUST BE WHOLLY AVAILABLE FOR PUBLIC USE); THERE SHALL BE NO MORE THAN A TOTAL OF 25% PARKING REDUCTION.

7.3. FOR NEW PARKING, THE MINIMUM STALL AND AISLE DIMENSIONS MUST CONFORM TO THOSE OF THE CURRENT CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL. AT LEAST 75% OF THE REQUIRED SPACES MUST BE FULL-SIZED SPACES.

7.4. NO SURFACE PARKING OR MANEUVERING FOR PARKING IS PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED SETBACK AND FINISHED MASONRY WALL OR ALTERNATIVE AS APPROVED BY THE PLANNING DIRECTOR, OR HIS OR HER AUTHORIZED DESIGNEE. HOWEVER, A WALL CANNOT BE SUBSTITUTED FOR THE PLANTING STRIP ALONG ANY PUBLIC STREET UNLESS SUPPLEMENTED BY LANDSCAPING IN A MINIMUM 3-FOOT WIDE PLANTING STRIP. SCREENING MAY BE REDUCED IN HEIGHT TO 30 INCHES WITHIN SIGHT TRIANGLES AS REQUIRED BY THE CDOT.

MANEUVERING OF SERVICE VEHICLES FOR COMMERCIAL USES LOCATED WITHIN PARCELS A, B, OR C MAY BE UTILIZED WITHIN THE STREET LIMITS OF PROPOSED PRIVATE STREET C.

7.5. ON-STREET PARKING SPACES LOCATED ALONG THE PORTION OF A PUBLIC STREET(S) ABUTTING THE USE WHERE PARKING IS CURRENTLY PERMITTED MAY BE COUNTED TOWARD THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THIS ORDINANCE. THOSE ON-STREET PARKING SPACES MUST BE LOCATED ON THE SAME SIDE(S) OF THE STREET AS THE USE, HAVE A DIMENSION OF AT LEAST 22 FEET IN LENGTH, AND BE IN LOCATIONS APPROVED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT). HOWEVER, ON-STREET PARKING DIRECTLY ACROSS THE STREET FROM THE USE MAY BE COUNTED IF THAT PARKING ABUTS PROPERTY, WHICH IS UNDEVELOPABLE BECAUSE OF PHYSICAL CONSTRAINTS. IN THE EVENT THAT THE CITY OR STATE REMOVES ANY ON-STREET PARKING THAT WAS ALLOWED TO COUNT TOWARD THE MINIMUM REQUIREMENT, THE EXISTING USE WILL NOT BE REQUIRED TO MAKE UP THE DIFFERENCE AND WILL NOT BE MADE NON-CONFORMING.

7.6. ALL RECESSED ON-STREET PARKING SHALL HAVE A MINIMUM WIDTH OF 7 FEET MEASURED FROM FACE OF CURB, PER THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES.

7.7. THE PARKING REQUIREMENTS (FOR NEW SPACES) OF THIS DEVELOPMENT MAY BE MET ON-SITE OR OFF-SITE AT A DISTANCE OF UP TO 800 FEET FROM THE PERMITTED USE. OFF-SITE PARKING TO MEET THE REQUIREMENTS OF THIS SECTION MAY BE PROVIDED THROUGH A LEASE, SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR OF ENGINEERING AND PROPERTY MANAGEMENT (FOR COMMERCIAL AND MULTI-FAMILY PROJECTS, CHANGE OF USE PERMITS) OR THE DIRECTOR OF NEIGHBORHOOD DEVELOPMENT (FOR RESIDENTIAL PROJECTS, AND CHANGE OF USE PERMITS), OR THEIR DESIGNEE(S).

7.8. PARKING THAT IS LOCATED TO THE REAR OF THE PRIMARY STRUCTURE MAY EXTEND THE ENTIRE WIDTH OF THE LOT, WITH THE EXCEPTION OF ANY REQUIRED PLANTING STRIPS. FOR PARCELS D AND E, PARKING THAT IS LOCATED TO THE SIDE OF THE PRIMARY STRUCTURE MAY COVER NO MORE THAN 35% OF THE TOTAL LOT WIDTH.

FOR PARKING LOCATED TO THE SIDE OF THE PRIMARY STRUCTURE WITHIN PARCELS A, B, AND C, THE AGGREGATE FOR PARKING ALONG THE ENTIRE BLOCK FRONTAGE SHALL BE AS FOLLOWS:

- 7.8.1. PARCEL A (MONROE ROAD, CHIPPENDALE ROAD, AND PRIVATE STREET A FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED 50%.
- 7.8.2. PARCEL A (PRIVATE STREET C FRONTAGE) - IF A COMMERCIAL USE GREATER THAN 25,000 SQUARE FEET IS PLACED ON PARCEL C, PARKING FRONTAGE SHALL NOT EXCEED 75%. IF A COMMERCIAL USE LESS THAN 25,000 SQUARE FEET IS PLACED ON PARCEL C, PARKING FRONTAGE SHALL NOT EXCEED 50%.
- 7.8.3. PARCEL B (MONROE ROAD, SHADE VALLEY ROAD, PRIVATE STREET A, AND PRIVATE STREET C FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED 50%.
- 7.8.4. PARCEL C (CHIPPENDALE ROAD, PRIVATE STREET B, AND PRIVATE STREET C FRONTAGE) - AGGREGATE PARKING FRONTAGE SHALL NOT EXCEED 50%.

7.9. THE FIVE-FOOT PLANTING STRIP OR WALL AS INDICATED UNDER SECTION III.9 MAY BE ELIMINATED IF ABUTTING PARKING LOTS ARE COMBINED OR INTERCONNECTED WITH VEHICULAR AND PEDESTRIAN ACCESS. IF A WALL IS PROVIDED, THEN THE AREA DEVOTED TO THE WALL SHALL BE WIDE ENOUGH TO ALLOW FOR ITS MAINTENANCE. SURFACE PARKING LOTS SHALL CONFORM TO THE "CHARLOTTE TREE ORDINANCE".

7.10. THE BICYCLE PARKING STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ARE APPLICABLE FOR THIS DEVELOPMENT.

7.11. PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH THE MAXIMUM AND MINIMUM PARKING RATIO REQUIREMENTS FOR RETAIL AND RESTAURANTS, RESIDENTIAL, OFFICE, CIVIC AND OTHER NON-RESIDENTIAL USES AS SET FORTH IN SECTION 12.04 OF THE ORDINANCE. PARALLEL PARKING WILL BE PROVIDED ALONG INTERNAL STREETS AS INDICATED ON THE SHEET Z-3.0 TYPICAL STREET CROSS SECTIONS.

III. DEVELOPMENT STANDARDS (CON'T)

8. LOADING STANDARDS

8.1. NON-RESIDENTIAL BUILDINGS AND STRUCTURES MUST PROVIDE A MINIMUM NUMBER OF OFF-STREET SERVICE/DELIVERY PARKING SPACES. THESE SPACES MUST BE DESIGNED AND CONSTRUCTED SO THAT ALL PARKING MANEUVERS CAN TAKE PLACE ENTIRELY WITHIN THE PROPERTY LINES OF THE PREMISES WITH THE EXCEPTION OF SERVICE VEHICLES MANEUVERING FOR COMMERCIAL USES LOCATED WITHIN PARCELS A, B, OR C MAY BE UTILIZED WITHIN THE STREET LIMITS OF PROPOSED PRIVATE STREET C. THESE SERVICE/DELIVERY PARKING SPACES MUST NOT INTERFERE WITH THE NORMAL MOVEMENT OF VEHICLES AND PEDESTRIANS ON THE PUBLIC RIGHTS-OF-WAY OR PRIVATE STREETS, EXCEPT AS PERMITTED BY THE CITY CODE. THESE PARKING SPACES MUST BE A MINIMUM OF 10 FEET BY 25 FEET AND BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

NON-RESIDENTIAL USES WITH GROSS FLOOR AREA:
8.1.1. LESS THAN 50,000 SQUARE FEET: NONE REQUIRED
8.1.2. 50,000 - 150,000 SQUARE FEET: ONE (1) SPACE

EXISTING BUILDINGS ARE EXEMPT FROM THESE LOADING STANDARDS.

8.2. NO LOADING SPACES MAY BE PERMITTED WITHIN ANY REQUIRED OR ESTABLISHED SETBACK, OR BETWEEN THE PERMITTED SETBACK AND FINISHED MASONRY WALL OR ALTERNATIVE AS APPROVED BY THE PLANNING DIRECTOR, OR HIS OR HER AUTHORIZED DESIGNEE. HOWEVER, A WALL CANNOT BE SUBSTITUTED FOR THE PLANTING STRIP ALONG ANY PUBLIC STREET UNLESS SUPPLEMENTED BY LANDSCAPING IN A MINIMUM 3-FOOT WIDE PLANTING STRIP. SCREENING MAY BE REDUCED IN HEIGHT TO 30 INCHES WITHIN SIGHT TRIANGLES AS REQUIRED BY THE CDOT.

9. SCREENING

9.1. ALL SURFACE PARKING LOTS FOR MORE THAN 10 VEHICLES, SERVICE ENTRANCES OR UTILITY STRUCTURES ASSOCIATED WITH A BUILDING, LOADING DOCKS OR SPACES AND OUTDOOR STORAGE OF MATERIALS, STOCK AND EQUIPMENT SHALL BE SCREENED FROM THE ABUTTING PROPERTY AND VIEW FROM A PUBLIC STREET AS DESIGNATED BY AN ADOPTED PLAN. SUCH SCREENING SHALL CONSIST OF EITHER A 5-FOOT WIDE PLANTING STRIP CONSISTING OF EVERGREEN SHRUBBERY ACCORDING TO THE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, OR A 3-FOOT HIGH MINIMUM TO A 3.5-FOOT HIGH MAXIMUM SOLID AND FINISHED MASONRY WALL OR ALTERNATIVE AS APPROVED BY THE PLANNING DIRECTOR, OR HIS OR HER AUTHORIZED DESIGNEE. HOWEVER, A WALL CANNOT BE SUBSTITUTED FOR THE PLANTING STRIP ALONG ANY PUBLIC STREET UNLESS SUPPLEMENTED BY LANDSCAPING IN A MINIMUM 3-FOOT WIDE PLANTING STRIP. SCREENING MAY BE REDUCED IN HEIGHT TO 30 INCHES WITHIN SIGHT TRIANGLES AS REQUIRED BY THE CDOT.

9.2. DUMPSTERS OR TRASH HANDLING AREAS MUST ALWAYS BE SCREENED FROM ADJACENT PROPERTY AND FROM PUBLIC VIEW WITH A MINIMUM 6-FOOT HIGH SOLID AND FINISHED MASONRY WALL WITH A SOLID AND CLOSABLE GATE. A SOLID WOODEN FENCE MAY BE SUBSTITUTED IF THE DUMPSTERS OR TRASH HANDLING AREAS ARE NOT VISIBLE FROM A PUBLIC STREET. DUMPSTERS ARE NOT ALLOWED IN ANY REQUIRED SETBACK OR YARD SPACE.

9.3. THE PLANNING DIRECTOR, OR HIS OR HER AUTHORIZED DESIGNEE, SHALL HAVE THE AUTHORITY TO MODIFY THE SCREENING REQUIREMENTS, INCLUDING MODIFICATION OF THE 5' WIDE PLANTING STRIP, AS LONG AS THE INTENT OF THIS SECTION IS MET.

10. BUFFERS

10.1. ALL USES IN THE DEVELOPMENT AREA, OTHER THAN SINGLE-FAMILY DETACHED UNITS, MUST PROVIDE BUFFERING ALONG ALL EDGES ABUTTING RESIDENTIAL DISTRICTS. HOWEVER, MULTI-FAMILY DEVELOPMENTS ABUTTING MULTI-FAMILY USES OR UNDEVELOPED MULTI-FAMILY ZONING DISTRICTS ARE EXEMPT FROM THIS BUFFERING REQUIREMENT.

10.2. SUCH BUFFERING SHALL CONSIST OF A 10-FOOT WIDE PLANTING STRIP. THE PLANTING STRIP SHALL CONSIST OF A COMBINATION OF EVERGREEN TREES AND EVERGREEN SHRUBS. PLANT MATERIALS WILL BE PROVIDED AT A MINIMUM OF SIX (6) TREES AND TWENTY (20) SHRUBS PER 100 LINEAR FEET IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE. THE 10-FOOT WIDE PLANTING STRIP MAY BE REDUCED TO 8 FEET AND THE SHRUBS NEED NOT BE PLANTED IF A MASONRY WALL WITH A MINIMUM HEIGHT OF 8 TO 8 FEET IN A REAR YARD OR 8 TO 10 FEET IN A REAR YARD IS INSTALLED. THIS BUFFERING AREA MAY BE INTERRUPTED WITH A GATE/PEDESTRIAN ACCESS WAY TO AN ADJACENT SITE.

11. OUTDOOR LIGHTING

11.1. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.

11.2. ALL OUTDOOR LIGHTING WILL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE CAN NOT BE SEEN FROM ANY ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.

11.3. AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULL CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED. ~~THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES, INCLUDING ITS BASE, SHALL NOT EXCEED 80 FEET.~~

12. EXISTING TREES

EXISTING SIGNIFICANT TREES OR GROUPS OF TREES SHALL BE SAVED WHEREVER POSSIBLE.

IV. ACCESS POINTS

1. THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE SCHEMATIC PLAN, EXCEPT TO THE EXTENT MORE ACCESS POINTS ARE PERMITTED BY CDOT. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON FINAL DESIGN AND LOCALATIONAL REQUIREMENTS AS REGULATED BY CDOT AND NCDDOT.

- 2. THE EXISTING ACCESS POINTS TO THE SITE MAY CONTINUE TO BE USED UNTIL THE NEW ACCESSSES HAVE BEEN COMPLETED. AS EACH PARCEL WITH EXISTING DRIVEWAYS IS REDEVELOPED EXISTING DRIVEWAYS WILL BE REMOVED OR RECONSTRUCTED TO MEET CURRENT DRIVEWAY STANDARDS AND THE CONDITIONS OF THIS CONDITIONAL PLAN.
- 3. A DEDICATED 20 FOOT EASEMENT SHALL BE LOCATED WITHIN THE LIMITS OF PARCEL E TO ALLOW FOR A DESIGNATED PEDESTRIAN ACCESS EXTENDING FROM PRIVATE STREET B TO THE PROPERTY BOUNDARY CLOSEST TO SHADE VALLEY ROAD AND PARCEL #161.05-233. THIS EASEMENT SHALL BE LOCATED WITHIN TO ENSURE THE MAXIMUM BLOCK FRONTAGE ALONG PRIVATE STREET B DOES NOT EXCEED 500 FEET IN LENGTH WITHOUT A DESIGNATED PEDESTRIAN ACCESS POINT. INCLUDED WITHIN THIS 20 FOOT EASEMENT SHALL BE A PEDESTRIAN WALKWAY AT A MINIMUM OF 10 FEET IN WIDTH AND A PLANTING AND/OR PAVING ZONE ENCOMPASSING THE REMAINDER OF THE 20 FOOT EASEMENT WIDTH. REFER TO CROSS-SECTION A ON SHEET Z-3.0.

V. URBAN DESIGN STANDARDS

1. ALL BUILDINGS AND USES DEVELOPED IN THIS DEVELOPMENT MUST MEET THE FOLLOWING MINIMUM STANDARDS:

1.1. ARCHITECTURAL CONTROLS

1.1.1. THE FIRST FLOORS OF ALL BUILDINGS MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVE BUILDINGS WITHIN THE AREA. ~~THE FIRST FLOOR OF ALL BUILDINGS MUST BE DESIGNED TO PROVIDE VISIBILITY TO THE STREET. THE FIRST FLOOR OF ALL OTHER BUILDINGS DESIGNED AND/OR USED FOR RETAIL OR OFFICE USES FRONTING DIRECTLY TO A STREET MUST INCLUDE TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR BUILDING ELEVATION ALONG THE FIRST FLOOR STREET FRONTAGE.~~

1.1.2. FOR ALL BUILDINGS, EXPANSES OF BLANK WALLS MAY NOT EXCEED 20 FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOORS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION.

1.1.3. FOR ALL OTHER BUILDINGS, THE EXCLUSION OF BLANK WALLS IS INTENDED TO BE ACCOMPLISHED PRINCIPALLY BY THE USE OF TRANSPARENT WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE STREET ON AT LEAST 25% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE. WHEN THIS APPROACH IS NOT FEASIBLE, A COMBINATION OF DESIGN ELEMENTS MUST BE USED ON THE BUILDING FACADE AND/OR IN RELATIONSHIP TO THE BUILDING AT STREET LEVEL, TO ANIMATE AND ENLIVEN THE STREETScape. THESE DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION; MOLDING; STRING COURSES; BELT COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; FOUNTAINS AND POOLS; STREET FURNITURE; LANDSCAPING AND GARDEN AREAS; AND DISPLAY AREAS.

1.1.4. VENTILATION GRATES OR EMERGENCY EXIT DOORS LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO ANY PUBLIC STREET MUST BE DECORATIVE.

1.1.5. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING).

1.1.6. MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:

- 1.1.6.1. MASONRY (I.E. BRICK, STONE, GRANITE, ETC.)
- 1.1.6.2. TILE (CERAMIC, PORCELAIN, ETC.)
- 1.1.6.3. PRECAST CONCRETE
- 1.1.6.4. METAL PANEL
- 1.1.6.5. ALUMINUM CURTAIN WALL
- 1.1.6.6. FABRIC AWNINGS
- 1.1.6.7. METAL CANOPIES
- 1.1.6.8. COMMERCIAL TENANT SIGNAGE

1.1.7. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:
1.1.7.1. SPANDREL GLASS
1.1.7.2. VINYL SIDING FOR COMMERCIAL USES

1.2. CANOPIES, AWNINGS AND SIMILAR APPURTENANCES MAY BE INCLUDED AT THE ENTRANCES TO BUILDINGS AND IN OPEN SPACE AREAS. SUCH FEATURES MAY BE CONSTRUCTED OF RIGID OR FLEXIBLE MATERIAL DESIGNED TO COMPLEMENT THE STREETScape OF THE AREA. ANY SUCH FACILITY MAY EXTEND FROM THE BUILDING TO WITHIN TWO (2) FEET OF THE BACK OF THE CURB. SUPPORTS FOR THESE CANOPIES ARE NOT ALLOWED IN THE MINIMUM SETBACK. IF THIS EXTENSION WOULD REACH INTO THE PUBLIC RIGHT-OF-WAY, AN ENCROACHMENT AGREEMENT FROM THE CITY OR STATE IS REQUIRED.

1.3. BUILDING ENTRANCES

AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PER BUILDING MUST FACE A PUBLIC OR PRIVATE STREET AND BE DISTINGUISHABLE FROM THE REST OF THE BUILDING. SUCH ENTRANCES MUST BE RECESSED INTO THE FACE OF THE BUILDING WITH A MINIMUM 15 SQUARE FOOT AREA TO PROVIDE A SENSE OF ENTRY AND TO ADD VARIETY TO THE STREETScape. NO NEW DOORS WILL BE ALLOWED TO SWING INTO THE MINIMUM SETBACK, EXCEPT FOR EMERGENCY EXIT DOORS.

HOWEVER, BUILDINGS WITHIN PARCEL A AND C WITH A USER/TENANT 15,000 SQUARE FEET OR GREATER OF GROSS FLOOR AREA MAY NOT HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG MONROE ROAD OR CHIPPENDALE ROAD. IN THE EVENT THAT THE USER/TENANT OF THE 15,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE, THE USE OF THE SPACE WITH A NEW USER/TENANT THAT OCCUPY LESS THAN 15,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE ADDITION OF NEW OPERABLE PEDESTRIAN ENTRANCES ALONG CHIPPENDALE ROAD.

~~FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH ABOVE, THE TERM "GROSS FLOOR AREA" OR "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREA OF EACH FLOOR OF A PRINCIPAL BUILDING AND ANY GROUND FLOOR ATTACHMENT, MEASURED FROM THE EXTERIOR WALLS OF THE BUILDING. EXCEPT FOR STRUCTURED PARKING FACILITIES OR RELATED ACCESS AREAS, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACES) PROVIDED, AREAS DEVOTED TO OUTDOOR DINING ARE NOT INTENDED TO BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA, BUT ANY SUCH OUTDOOR DINING AREAS SHALL BE CONSIDERED FOR PARKING PURPOSES.~~

1.4. SIGNS, BANNERS, FLAGS AND PENNANTS WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATION ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE, EXCEPT FOR THE FOLLOWING:

1.4.1. SPECIFICATIONS FOR PERMANENT SIGNS SHALL BE ACCORDING TO THE CITY OF CHARLOTTE ZONING ORDINANCE, EXCEPT FOR SIGNS LOCATED ON ANY BUILDING WALL OF A STRUCTURE THAT SHALL HAVE A MAXIMUM SIGN SURFACE OF ALL SIGNS ON ONE WALL NOT TO EXCEED 5% OF BUILDING WALL AREA TO WHICH THE SIGN IS ATTACHED, UP TO A MAXIMUM OF 100 SQUARE FEET. WALL SIGNS MAY BE INCREASED BY 10% PER SIGN IN LIEU OF A GROUND MOUNTED OR MONUMENT SIGN.

1.4.2. PERMANENT DETACHED POLE SIGNS SHALL NOT BE PERMITTED.

1.4.3. GROUND MOUNTED OR MONUMENT SIGNS ARE ALLOWED AS FOLLOWS:
1.4.3.1. NOT TO EXCEED 7 FEET IN HEIGHT AND 32 SQUARE FEET IN AREA.
1.4.3.2. LOCATED BEHIND THE RIGHT-OF-WAY AND OUT OF ANY SIGHT DISTANCE TRIANGLE PRESCRIBED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
1.4.3.3. SIGNS MUST BE LOCATED A MINIMUM OF 14 FEET FROM THE EXISTING OR FUTURE CURB, WHICHEVER IS GREATER.

1.4.4. NO OUTDOOR ADVERTISING SIGNS (BILLBOARDS) WILL BE PERMITTED.

1.4.5. MARQUEE AND MESSAGE CENTER SIGNS ARE ALLOWED.

1.4.6. SIGNS ARE ALLOWED TO PROJECT NINE (9) FEET INTO THE REQUIRED SETBACK OR ONE-HALF THE WIDTH OF THE REQUIRED SETBACK, WHICHEVER IS LESS. A MINIMUM OVERHEAD CLEARANCE OF EIGHT (8) FEET FROM THE SIDEWALK MUST BE MAINTAINED.

V. URBAN DESIGN STANDARDS (CON'T)

1.5. THE STREETScape REQUIREMENTS FOR THIS DEVELOPMENT AREA ARE AS FOLLOWS:
1.5.1. SIDEWALKS AND TREES WILL BE INSTALLED IN ACCORDANCE WITH A STREETScape PLAN APPROVED BY THE CITY COUNCIL.

1.5.2. TREES MUST BE PLANTED IN ACCORDANCE WITH THE "CHARLOTTE TREE ORDINANCE" AS PER THE "CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL".

1.5.3. THE PLANNING DIRECTOR, OR HIS OR HER AUTHORIZED DESIGNEE, WITH THE AFFIRMATIVE RECOMMENDATION OF THE CITY ARBORIST/ URBAN FORESTER SHALL HAVE THE AUTHORITY TO MODIFY THE ABOVE STREETScape REQUIREMENTS, INCLUDING THE MODIFICATION OF THE PLANTING STRIP, SIDEWALK LOCATION AND WIDTH IN ORDER TO PRESERVE EXISTING TREES AND BUILDINGS.

1.6. SINCE DEVELOPMENT OCCURRING ON THE SITE IS PART OF A UNIFIED MASTER PLANNED DEVELOPMENT, THE URBAN OPEN SPACE REQUIREMENTS OF THE ORDINANCE WILL BE SATISFIED WITH REFERENCE TO ALL PARCELS OF THE SITE TAKEN TOGETHER. BY WAY OF EXAMPLE, OPEN SPACE LOCATED ON PARCEL E THAT EXCEEDS THE URBAN OPEN SPACE REQUIREMENTS FOR PARCEL E MAY BE USED TO SATISFY THE URBAN OPEN SPACE REQUIREMENTS ASSOCIATED WITH PARCEL A.

1.7. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

1.8. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCES. TWO 35' X 35' AND TWO 10' X 70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES. SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.

1.9. THE PROPOSED DRIVEWAY CONNECTIONS TO MONROE ROAD, CHIPPENDALE ROAD AND SHADE VALLEY ROAD WILL REQUIRE A DRIVEWAY PERMITS TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/WIDTH OF THE DRIVEWAYS WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.

1.10. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.

1.11. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CON

