



SITE DATA				
TAX PARCEL #	GROSS AC.	EXT'G ZONING	PROPOSED ZONING	
145-12-901	3.643 AC	N5	N5- SPA	
145-12-902	2.373 AC	N5	N5- SPA	
145-12-903	1.267 AC	N5	N5- SPA	
145-12-904	0.21 AC	N5	N5- SPA	
TOTAL AC.	7.543 AC			

BUILDING DATA				
BUILDING	PROPOSED SQ FT	MAX BUILDING FOOTPRINT	MAX HEIGHT	PROPOSED USE
BUILDING A	40,000 SQ	20,000 SQ	60'	OFFICE
BUILDING B	32,000 SQ	20,000 SQ	60'	CHILD DAY CARE

PARKING SUMMARY	
PARCEL A- REQUIRED VEHICLE PARKING: 1 PKG SPACE/600 S.F. (SECTION 11.506.1) TYP. PARKING SPACE TO BE 8'-6" X 18'-6" MIN. REQUIRED BICYCLE PARKING: 2 LONG TERM + 2 SHORT TERM	PARCEL B- REQUIRED VEHICLE PARKING: 1 PKG SPACE/600 S.F. (SECTION 11.506.1) TYP. PARKING SPACE TO BE 8'-6" X 18'-6" MIN. REQUIRED BICYCLE PARKING: 2 LONG TERM + 2 SHORT TERM

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLOTTE HOUSING AUTHORITY TO ACCOMMODATE DEVELOPMENT ON AN APPROXIMATELY 7.555 ACRE SITE LOCATED AT THE INTERSECTION OF WEST BOULEVARD AND CLANTON ROAD. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT PROVISIONS OUTLINED ON THE TECHNICAL DATA SHEET.

PERMITTED USES

1. BUILDING "A" OF THE SITE MAY BE DEVOTED TO COMMERCIAL, OR OFFICE USES TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREIN WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDERPRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT.
2. BUILDING "B" OF THE SITE MAY BE DEVOTED TO CHILD DAY CARE TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREIN WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDERPRESCRIBED CONDITIONS IN THE NS ZONING DISTRICT.

SETBACKS, SIDE YARDS, AND REAR YARDS

- I. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT.

DESIGN AND PERFORMANCE STANDARDS

THE DEVELOPMENT DEPICTED ON THE CONCEPTUAL MASTER PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF USES ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS AND SIZES OF THE BUILDING FOOTPRINTS AND LOTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE CONCEPTUAL MASTER PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS TO THE EXTENT PERMITTED BY THE ORDINANCE.

1. ARCHITECTURAL CONTROLS
 - a) LARGE EXPANSES OF SOLID WALLS EXCEEDING 20 LINEAR FEET FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS.
 - b) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
 - c) ANY RESTAURANT WILL INCLUDE AN OUTDOOR AREA, SEATING AREA AND COURTYARD.
2. LANDSCAPING AND SCREENING
 - a) INTERNAL AREA OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF THE CITY OF CHARLOTTE.
 - b) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
 - c) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
 - d) THE SITE SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE
3. STREETSCAPE TREATMENT
 - a) THE SITE WILL CONFORM TO THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SUPPLEMENTAL SHRUBBERY, SIDEWALKS AND PLANTING STRIPS.
4. LIGHTING
 - a) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
 - b) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INCLUDING ITS BASE MAY NOT EXCEED 25 FEET.
 - c) ALL PARKING LOT LIGHTING SHALL BE CAPPED DOWNWARDLY DIRECTED AND SHIELDED.
 - d) ANY LIGHTING ATTACHED TO A BUILDING SHALL BE CAPPED DOWNWARDLY DIRECTED AND SHIELDED.
 - e) WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
 - f) PEDESTRIAN SCALE LIGHTING OF NOT MORE THAN 15 FEET IN HEIGHT WILL BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS.
5. PARKING
 - a) OFF-STREET PARKING AND LOADING AREAS WILL SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 - b) WHILE AREA DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE MAXIMUM NOTED ABOVE, ANY OFF-STREET PARKING REQUIRED BY THE ORDINANCE WILL BE PROVIDED FOR THESE AREAS.
6. DRIVEWAYS
 - a) SITE ACCESS DRIVEWAYS NEEDED BUT NOT SHOWN WILL BE IN ACCORDANCE WITH THE STANDARDS OF CDOT AND NCDOT WHERE APPLICABLE.