

DEVELOPMENT STANDARDS

PART I
COMMITMENT

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE CC ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE BUILDING CONFIGURATIONS, PLACEMENTS AND SIZES, AND THE LOCATIONS OF ALL OTHER DEVELOPMENT SHOWN ON THE SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM DEVELOPMENT LINES ESTABLISHED ON THE TECHNICAL DATA SHEET AS PROVIDED FOR UNDER SECTION 6 OF THE ZONING ORDINANCE.

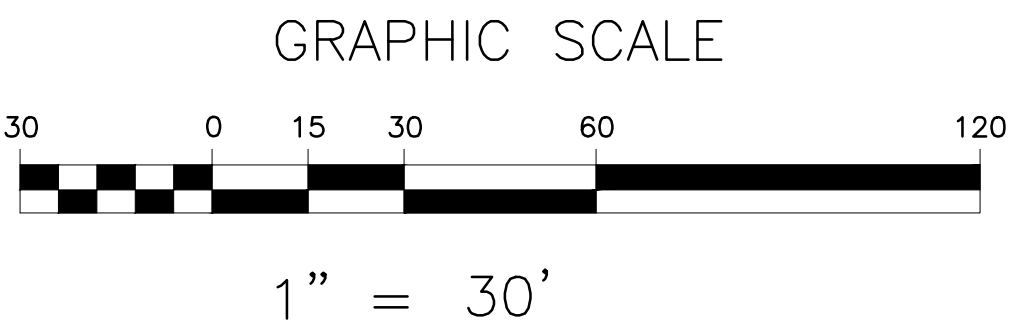
PART II

THE SITE AS APPROVED PER PETITION 2015-015, IS DIVIDED INTO ONE PARCEL ZONED CC (CD) AND ONE PARCEL ZONED BD (CD).

PERMITTED DEVELOPMENT WITHIN THE CC (SPA) PARCEL INDICATED ON THIS PLAN SHALL BE ALLOWED AN ADDITIONAL 31,000 SF ABOVE THE APPROVED RETAIL AREA PER REZONING 2015-015. CASE 2015-015 WILL HAVE AN ADMINISTRATIVE AMENDMENT STATING THIS AS WELL SO THERE IS NO LOSS OF RETAIL SPACE TO THE REMAINDER OF THE PROPERTY WITH THE ADDITION OF THE 31,000 SF INDICATED ON THIS PLAN.

PART III - DESIGN STANDARDS

- (A) THE SITE WILL COMPLY WITH SECTION 11.405 (7) OF THE CHARLOTTE ZONING ORDINANCE REGARDING REDUCTION OF THE SETBACK TO 14'-0".
- (B) DUMPSTER AREAS, WHERE PROVIDED, WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE. EACH DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE.
- (C) THERE IS A MINIMUM HEIGHT OF 25' AND THE BUILDING SHALL MATCH THE THE EXISTING IN CHARACTER AND MATERIALS, WITH A CLEAR BASE, MIDDLE AND CAP.
- (D) BUILDING SHALL BE DESIGNED SO THAT THE STREET FAÇADE ALONG ALL STREETS INCLUDES THE USE OF CLEAR GLASS 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 STREET FRONTAGE (APPLICABLE TO MALLARD CREEK ROAD). WHEN THIS APPROACH IS NOT FEASIBLE (ON BERKELEY PLACE AND PINNACLE DRIVE), A COMBINATION OF DESIGN ELEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: ORNAMENTATION; MOLDING; STRING COURSES; CHANGES IN MATERIAL OR COLOR; ARCHITECTURAL LIGHTING; WORKS OF ART; FOUNTAINS AND POOLS; STREET FURNITURE; STOOPS, LANDSCAPING AND GARDEN AREAS; AND DISPLAY AREAS.



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REVISIONS

PER CITY COMMENTS	DATE
	08.21.15

PROJECT TEAM

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GSB

PROJECT NAME

PINNACLE POINT

PROJECT NUMBER

124-4114-00

SHEET TITLE

REZONING PLAN
ENLARGED
AREA PLAN

SHEET NUMBER

RZ-1