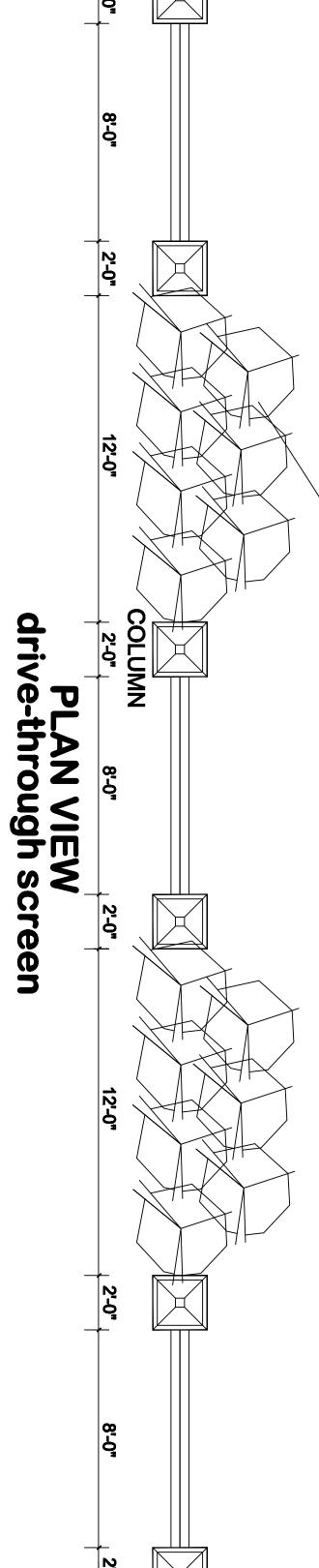


drive-through screen



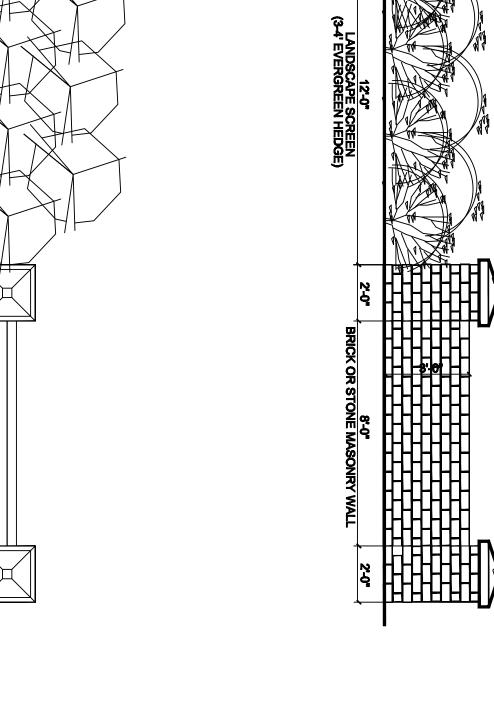
URE Ū DESIGN











evelopment of the site will be controlled by the standards depicted on site plan and by the standards of the Charlotte Zoning Ordinance. The lopment depicted on this plan is intended to reflect the arrangement of osed uses on the site, but the exact configuration, placement, and size advidual site elements may be altered or modified within the limits cribed by the ordinance during the design development and construction ses as allowed under the provisions of Section 6.2 of the Zoning nance.

Throughout this Rezoning Petition, the terms Owner, Owners, Petitioner Petitioners, shall, with respect to the Site, be deemed to include the irs, devisees, personal representatives, successors in interest and assignees the owner or owners of the Site who may be involved in its development of time

d. The development depicted on the Rezoning Plan is schematic in nature and, except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of buildings, parking, and site elements. The buildings will generally be oriented to the roadways and parking will not be allowed between the buildings and S. Tryon Street or the buildings and Steelecroft Parkway. However, drive—thru lanes will be allowed in these areas on the Site provided that such drive—thru lanes will be allowed in conjunction with the use of landscaping in accordance with the Ordinance. The schematic depictions set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on this Rezoning Plan, the ultimate layout of the proposed development, the exact alignments of streets and points of access, the size, configuration, placements and number of buildings and parking areas, and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the provisions of Section 6.2 of the Zoning Ordinance.

Permitted Uses
The Site may be developed with up to 30,000 square feet of gross floor a of all uses permitted by right and under prescribed conditions together a of all uses permitted by right and under prescribed conditions together half accessory uses allowed within the NS Zoning District, if at least ,000 square feet of gross floor area is dedicated to office uses. The site may be developed with up to 25,000 square feet of poss floor area of all uses permitted by right under the NS Zoning District. The site shall be limited to two uses which may include accessory drive rough service windows or one such use with a drive though service window do one convenience store.

3. Transportation Improvements a. Access to the site will be from S. Tryon Street, Steelecroft Parkway and Old Steele Creek Road as generally depicted on the Rezoning Plan. In addition, future access will also be provided by a future connection to properties to the north of the Petitioner's site.

nber of vehicular access points are subject to any ed to accommodate the final site and construction

The internal access drive connecting to Steelecroft Parkway will be ended to the property line of parcel 219—123—03 as that part of the site developed.

ements that involve the installation or modification of site streets, sidewalks, and planting strips will be completed as

uilding that fronts on Steelecroft Parkway will but not be limited to building entrances, ar vision glass along at least one third of the parallel to the interior access drive, outdoor dining ating area(s), gardens, or other features that are relationship between the building and the pedestrian

5. Streetscape

owledges that other standard development requirements ordinances, such as those that regulate streets, le parking, and site development, may apply to the ite. These are not zoning regulations, are not coning Administrator, and are not separate zoning this site plan. Unless specifically noted in the e plan, these other standard development requirements development of this site as defined by those other

. In accordance with discussions and agreements with CDOT & NCDOT, the etitioner will be responsible for installing the improvements related to the evelopment at the intersection of Steelecroft Parkway and South Tryon treet prior to the first building's certificate of occupancy is issued for any arcels fronting along South Tryon Street.

All site improver ements such as ach site develops. Architectural The buildings aterials. Each bonstructed with a bard (such as Habard (such as Habard shall be consen shall be conchitecture will be a such as the design of

S. Standards
Standards
s constructed on the site will use a variety of building s constructed on the site will use a variety of building building façade, exclusive of doors and windows, will be a minimum of 50% brick, brick veneer, stone, cementous lardiPlank), and/or simulated stone. The masonry material consistent throughout the development. The general consistent throughout the development. The general consistent throughout the development.

a. A 50 foot landscape setback will be provided along S. Tryon Street. Two rows of trees will be planted along South Tryon Street. The first row of trees will be located between the curb and sidewalk and will be placed 40' on center. The second row of trees will be located behind the sidewalk within the setback and will be planted 40' on center. Due to the presence of overhead power lines along South Tryon Street, small maturing trees will be utilized. A 14 foot setback measured from the back of curb will be provided along Steelecroft Parkway and Old Steele Creek Road as generally illustrated on the Rezoning Plan.

b. The Petitioner will provide 8 foot planting strips and 6 foot sidewalks within the right of way along all public streets adjoining the site if this treatment is not already existing.

c. The Petitioner will provide a minimum 5 foot wide internal sidewalk network along one side of the internal access drives so as to connect all internal buildings with each other and the abutting public streets. d. The Petitioner will provide a raised crosswalk across any drive through lanes to better delineate the pedestrian path. In addition raised cross walks will be constructed wherever a cross walk crosses the internal access drives.

e. If a drive through lane is located between a building and a public street, the Petitioner will construct a screening wall/planting as depicted on Sheet RZ-2 will be installed along that portion of the Site where a drive through lane is located . If a low wall is constructed, it will be constructed using materials consistent with the materials used on the buildings within the development.

6. Environmental Features

7. Signage Implementation of the Post Construction Controls Ordinance may be altered or modified if the City's authority for such an ordinance is altered or limited by the General Assembly.

RESERVED

8. Lighting

a. All new lighting shall be full cut—off type lighting fixtures excluding lower, decorative fixtures that may be installed along the driveways, sidewalks, and parking areas.

9. Other b. Detached lighting on the Site will be limited to 25 feet in height.c. No wall pack lighting will be allowed. However, architectural lighting on building facades, such as sconces, will be permitted.

a. The Petitioner will provide a location for and construct a shelter pad for bus service along Steelecroft Parkway. The exact location of the pad will be agreed to by CATS and the Petitioner.

Revised per staff comments, 8/30/13

O J Ŋ PUBLIC H CHARL HEARING PETITION JE, 2013-

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DATE: 4-18-13 revised: 6-13-13 revised: 9-4-13





