

1 2 3 4		5		6		7		8
PARK ABBEY DEVELOPMENT STANDARDS REZONING PETITION NO. 2015-120	5	ΓΟ ALLOW R STRUCTURES.	EQUIRED LONG	TERM BIKE	PARKING SPAC	CES TO BE LO	CATED WITHI	IN PARKIN
GRUBB PROPERTIES - PETITIONER			WATER QUALITY DEWALKS, BUT O				LITIES TO BI	E LOCATE
	V	VERIFYING T	BACKFLOW PREV HE ACCEPTABLE	E LOCATION	WITH CITY AN			
DEVELOPMENT DATA: REAGE: ± 10.6 ACRES	m. 7	TO ALLOW TI	PREVENTION DEV HE "BASE" OF BU	JILDING REQ	UIREMENTS O			
<b>X PARCELS:</b> 175-144-03, 175-144-04, 175-14C-93 <b>ISTING ZONING:</b> O-1	Ι	DISTINGUISH	NG TALLER AND I GROUND FLOOR				GROUND FLO	OORS THA
DPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS. STING USES: OFFICE. DPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH	a. S		– THE MAXIMUM D					
CESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT. MUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN):	I	RIGHT OR UN	AY BE DEVOTED NDER PRESCRIBE NTAL OR ACCESS	D CONDITION	NS IN THE MU	DD ZONING D	DISTRICT TOGE	ETHER WIT
UP TO 600,000 SQUARE FEET OF COMMERCIAL USES (INCLUSIVE OF 228,324 SQUARE FEET OF EXISTING OFFICE USES), HOWEVER RETAIL USES SHALL NOT EXCEED 35,000 SQUARE FEET TOTAL.		CAR WAS	SHES; DBILE SERVICE ST	ATIONS AND	)			
UP TO 450 RESIDENTIAL UNITS. HOTEL USES SUBJECT TO THE CONVERSION PROVISIONS IN SECTION 4.	3	3. EDEES W	ITH DRIVE-THRO	UGH SERVICI	E WINDOWS.			
MUM BUILDING HEIGHT: UP TO 120 FEET AS ALLOWED BY THE ORDINANCE IN THE MUDD NING DISTRICT.	b. 1	NO HOTEL US	SES SHALL BE PEI	RMITTED IN I	DEVELOPMENT	AREA E.		
<b>ING:</b> AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.	a. 7	THE REZONIN	AREAS AND CON	RTH FIVE (5)	DEVELOPMEN			
<u>ENERAL PROVISIONS:</u> SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET	د.	'DEVELOPME	ICAL DATA SHE ENT AREA" AND C	COLLECTIVEI	LY THE "DEVEI	LOPMENT ARE	AS").	
FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY GRUBB PROPERTIES ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE COMMERCIAL AND	I	BELOW, THE	THE RESTRICTION PRINCIPAL BUIL (I) WITH UP TO	LDINGS CON	STRUCTED W	ITHIN DEVEL	OPMENT AREA	AS MAY I
RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 10.6 ACRE SITE BOUNDED BY PARK ROAD, ABBEY PLACE, MOCKINGBIRD LANE, AND HEDGEMORE DRIVE (THE "SITE").	τ	UP TO 450 RE	NTIAL USES PERN ESIDENTIAL DWE ONING DISTRICT.	LLING UNITS	S, ALONG WIT	H ANY ACCES	SSORY USES A	LLOWED
<b>INTENT.</b> THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE IN A MANNER CONSISTENT WITH THE OBJECTIVES SET FORTH IN THE PARK WOODLAWN SMALL AREA PLAN. DEVELOPMENT OF THE SITE WOULD INCLUDE A HORIZONTALLY-INTEGRATED	(	CONVERTED	ONSTRUCTED ON TO RESIDENTIA NIT PER 1,000 SQ	L DWELLIN	G UNITS AT	THE RATE C	OF ONE (1) RI	ESIDENTIA
IIXTURE OF USES, POTENTIALLY INCLUDING OFFICE, RETAIL, HOTEL, AND RESIDENTIAL USES. HE PETITIONER SEEKS TO PRESERVE EXISTING BUILDINGS AND INFRASTRUCTURE WHERE OSSIBLE WHILE MAINTAINING ENOUGH FLEXIBILITY TO DEVELOP NEW IMPROVEMENTS IN A	] I	THUS, THE TO EXCEED 450 I	OTAL NUMBER ( F UNUSED COMM	OF RESIDENT IERCIAL SQU	TIAL DWELLING	G UNITS ALL E IS CONVERT	OWED ON THE ED IN ACCORD	E SITE MA DANCE WI
MANNER AND AT A TIME THAT IS RESPONSIVE TO MARKET DEMAND. THE PETITIONER DESIRES TO SIGNIFICANTLY REDUCE THE AMOUNT OF EXISTING SURFACE PARKING BY BUILDING	H T	EXCEED 775 U FAKE INTO A	RATIO. HOWEV UNITS AT ANY T ACCOUNT ANY RI	IME, INCLUD EDUCTION IN	DING CONVERS	SIONS. ANY S L SQUARE FO	SUCH CONVERS OTAGE RESUL	SION SHAI LTING FRO
ARKING STRUCTURES WITH SMALLER FOOTPRINTS THAT CAN BE SHARED BY A VARIETY OF SES. THE PETITIONER PROPOSES TO CREATE AN INTERNAL STREET NETWORK THROUGH THE TE TO CREATE A MORE COMPLETE STREET NETWORK THAT WILL ALLOW PEDESTRIAN,	]	THE FOLLOW	SION OF COMME					
ICYCLE, AND AUTOMOBILE TRAFFIC TO TRAVEL THROUGH THE SITE. THE PETITIONER SEEKS O CREATE A PUBLIC REALM WITH THE PEDESTRIAN EXPERIENCE IN MIND. THE OVERALL EVELOPMENT PLAN IS INTENDED TO ALLOW THE SITE TO EVOLVE IN A MANNER THAT IS	(	CONVERSION					,	
ONSISTENT WITH THE FUTURE VISION FOR THE AREA, RESULTING IN A WELL DESIGNED, UALITY EXPERIENCE FOR THE RESIDENTS, EMPLOYEES, AND VISITORS, AS WELL AS THE ARGER COMMUNITY.	S I	STANDARDS	ES OF THE DEV (BUT NOT TO B ITEMS WILL NOT	E CONSTRUE I BE COUNTI	ED AS A LIMI' ED AS PART C	TATION ON H OF THE ALLO'	FAR REQUIREM WED GROSS FI	MENTS) TI LOOR ARI
<b>DNING DISTRICTS/ORDINANCE.</b> DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE EZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE	I	PARKING FAC	A AS DEFINED E CILITIES, ALL LOA THER ON THE R	ADING DOCK	AREAS (OPEN	OR ENCLOSE	D), AND OUTDO	OOR DINI
NING ORDINANCE (THE "ORDINANCE"). NLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS,	( I	OUTDOOR DI DEVELOPMEN	INING AREAS WI NT STANDARDS).	LL BE PROV	IDED AS REQ	UIRED BY TH	IE ORDINANCE	E OR THE
THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION FOR THE PORTION OF THE SITE SO DESIGNATED ON THE REZONING PLAN	Ι	DESIGNED A	SHALL PROVIDE ND CONSTRUCT TERS, LOBBIES,	ED TO ACCO	OMMODATE R	ETAIL ACTIV	ITIES (LEASIN	G OFFICI
SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.	( H	OFFICE USES FURTHERMO	SHALL NOT BE RE, AT LEAST 2,5 L BE LOCATED AT	CONSIDERED 00 SQUARE F	D RETAIL SPAC TEET OF THE 5,	CE FOR PURPO 000 SQUARE F	OSES OF THIS I FEET OF MINIM	PROVISIO ⁄IUM RETA
<b>INNED/UNIFIED DEVELOPMENT.</b> THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED /ELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED THE REZONING PLAN. AS SUCH, SETBACKS, SIDE AND REAR YARDS, BUFFERS, BUILDING	f. 7	THE TOTAL S	SQUARE FEET O L USES SUCH AS	F GROSS FL	OOR AREA DE	EVOTED TO C	OFFICE USES A	AND OTH
GHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING NDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE MENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE	Ι	INTERCHANG	GEABLE PROVIDE	D THAT:				
E RESERVE THE RIGHT TO SUBDIVIDE PORTIONS OR ALL OF THE SITE AND CREATE LOTS THIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION		COMMER	AL AMOUNT OF R	NOT EXCEEI	D 600,000 SQUA	RE FEET OF G	ROSS FLOOR AF	REA;
ANDARDS, PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, OVIDED, HOWEVER, THAT ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR DUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE		AND	EVENT THAT A					-
GULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION IV BELOW AS TO THE E AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN. <b>STING DEVELOPMENT</b> . ALL EXISTING INFRASTRUCTURE, STRUCTURES, USES AND PARKING		HOTEL RO	E FOR COMMERC OOM THAT IS DE		HALL BE REDU	JCED BY 500	SQUARE FEET	FOR EAG
EAS ON THE SITE MAY BE MAINTAINED AND CONTINUED IN THEIR CURRENT CONDITION TIL SUCH TIME AS THE PARTICULAR INFRASTRUCTURE, STRUCTURE, USE OR PARKING AREA	a. A		<u>JN</u> ROADWAY IMPRO JD NCDOT, AS A					
EDEVELOPED. HOWEVER, NOTHING SHALL PREVENT THE PETITIONER FROM DEMOLISHING ER OF THE EXISTING BUILDINGS AND REPLACING THEM WITH NEW STRUCTURES. IN THE NT THAT NEW STREETSCAPE INFRASTRUCTURE IS INSTALLED ADJACENT TO EXISTING	H H	RESPECTIVE I BE UNDERTA	ROAD SYSTEM A AKEN BY THE I NT OR ROADW	UTHORITY. PETITIONER	IT IS UNDERST ON ITS OWN	TOOD THAT SU	UCH IMPROVEN	MENTS MA TTH OTH
ACE PARKING AREAS, THE SURFACE PARKING AREAS MAY REMAIN IN THEIR CURRENT DITION UNTIL SUCH TIME AS NEW BUILDINGS ARE CONSTRUCTED WITHIN THE ELOPMENT AREA WHERE THEY ARE LOCATED. IN THE EVENT THAT THE EXISTING	Ν	MECKLENBUI	RG AREA, BY WA IECT SUPPORT.					
UCTURE WITHIN DEVELOPMENT AREA A IS DEMOLISHED AND A NEW STRUCTURE IS INSTRUCTED WITHIN DEVELOPMENT AREA A, THEN ONLY LIMITED OFF-STREET SURFACE INFORMATION AREAS SHALL BE PERMITTED BETWEEN PARK ROAD AND ANY NEW STRUCTURE		. ACCESS 7	<b>INTERNAL STRE</b> TO THE SITE FRO	M EXTERNAL				Y DEPICT
THIN DEVELOPMENT AREA A. THE EXISTING BUS SHELTER PAD ON PARK ROAD WILL BE TAINED OR REPLACED. IF THE BUS SHELTER PAD IS REPLACED, THE PETITIONER WILL NSTRUCT THE BUS STOP ACCORDING TO THE WAITING PAD WITH BOX SHELTER STANDARD	2		REZONING PLAN, AL NUMBER OF A					E (1).
TAIL 60.08A. <b>TE YEAR-VESTED RIGHTS</b> . PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE	3	DETERMI	CT LOCATION OF INED DURING TH RIATE GOVERNM	E DESIGN F	PROCESS AND	THEREAFTER	R WITH APPRC	OVAL FRO
DINANCE AND N.C.G.S. SECTION 160A-385.1, DUE TO THE MASTER PLANNED LARGE SCALE TURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE MING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE	/	ORDINAN	RIATE GOVERNM NCES AND REGUL ERNAL PRIVATE	ATIONS SUC	H AS SUBDIVIS	SION AND DRI	VEWAY REGUL	ATIONS.
MPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES ESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS SSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD.	-	HOWEVE INTERNA	R, THIS SHALL L PRIVATE STRI MARKETS, CONCE	NOT PREC EETS FOR, B	LUDE PETITIC UT NOT LIMIT	ONER FROM TED TO, SPEC	TEMPORARILY CIAL EVENTS,	Y CLOSI
ONAL PROVISIONS FOR THE MUDD-O AREA.	5	5. PETITION	VARKETS, CONCE VER RESERVES TH TION TO ABBEY F	E RIGHT TO	LIMIT THE AC	CESS POINT		NAL STRE
OLLOWING OPTIONAL PROVISIONS ARE PROVIDED TO ACCOMMODATE DEVIATIONS FROM THE ) STANDARDS: ) ALLOW OFF-STREET. SURFACE LEVEL. VEHICULAR PARKING AND MANEUVERING AREAS	e	5. UP TO SIZ ACCESS I	X (6) ACCESS POI POINTS TO INTE	NTS TO INTE	RNAL STREET	SHALL BE PE		
ETWEEN EXISTING BUILDINGS AND PUBLIC AND PRIVATE STREETS IN THE AREAS GENERALLY EPICTED ON THE REZONING PLAN. THE TOTAL NUMBER OF OFF-STREET, SURFACE LEVEL,	7	7. IN ADDI	ING PROCESS.			· ·		
HICULAR PARKING SPACES SHALL NOT EXCEED 100 SPACES. ALLOW UP TO THREE PORTE-COCHERES OR VALET PARKING SERVICE AREAS BETWEEN ILDINGS AND A STREET.		TO STRUC ACCESS 1	AL VEHICULAR A CTURED PARKINO POINTS WILL BE	G FACILITIES. DETERMINE	. THE EXACT NED DURING TH	IUMBER AND IE DESIGN PR	LOCATION OF COCESS AND T	VEHICULA HEREAFT
ALLOW ALL EXISTING WALL MOUNTED AND DETACHED GROUND MOUNTED SIGNAGE, AS NTIFIED BELOW, TO REMAIN. EXISTING SIGNS MAY BE UPDATED AS LONG AS THEIR		APPLICAI	PPROVAL FROM BLE STATUTES, AY REGULATION	ORDINANCE	S AND REGUI	LATIONS SUC	CH AS SUBDIV	VISION A
ZERALL SIZE AND HEIGHT IS NOT INCREASED. EXISTING NONCONFORMING SIGNAGE IS LOWED TO REMAIN, HOWEVER SHALL BE REMOVED UPON THE DEMOLITION OF THE EXISTING JILDING FOR WHICH THE SIGNS ARE ASSOCIATED (SEE TABLE BELOW).		EGRESS 1 TRAFFIC	MOVEMENTS OR IF NECESSARY.	RESTRICT (	CERTAIN VEHI	ICULAR ACCH	ESS POINTS TO	O ONE-W
LDING SIGNS GROUND MOUNTED SIGNS	8	STAMPED	TIONER RESERVE O OR COLORED A O DESIGNATE A	SPHALT WITH	HIN STREETS A	BUTTING OR	INTERNAL TO	THE SITE
5 MOCKINGBIRD LANE SIGNS       SF         1515 MOCKINGBIRD SIGN       15         1) PARK SIGN       15         2ARK SIGN #1       300		COORDIN THE PUB	VATE THE DESIGNATE A SLIC RIGHT-OF-V RMORE, THE PI	N OF ANY DE WAY WITH	CORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCORATIVE PATCOR	VEMENT ELEI G THE DRIV	MENTS PROPOS EWAY PERMIT	SED WIT
ARK SIGN #1         300           ARK SIGN #2         100		MAINTEN PAVERS	NANCE AGREEME AND/OR STAMPE	ENT MUST BE	E OBTAINED F	ROM CDOT B	BEFORE ANY D	DECORAT
PARK ROAD SIGNSSF4601 PARK ROAD SIGNSSFOCKINGBIRD SIGN1351) PARK SIGN 50	ç		ED. IGNMENT OF T .TION AND DRIVE					
ARK SIGN #1         55         2) ABBEY SIGN #1         20           ARK SIGN #2         10         3) ABBEY SIGN #2         50	c G	FINAL AP						
DGEMORE SIGN 35	I I	IMPROVEMEN IMPROVEMEN	NTS AS SET FOR NTS IN ACCORDA	RTH HEREIN NCE WITH TH	SHALL MEA HE STANDARDS	N COMPLETI 5 SET FORTH I	ON OF THE HEREIN, HOWE	ROADW VER, IN T
D ALLOW WALL SIGNS HAVING UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR % OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS (EXCLUSIVE OF NY EXISTING WALL MOUNTED SIGNAGE TO REMAIN).	I C	BY CDOT) AI CERTIFICATE	AIN NON-ESSENT RE NOT COMPLE OF OCCUPANCY	TED AT THE	E TIME THAT ' ING(S) ON THE	THE PETITION E SITE IN COM	NER SEEKS TO NNECTION WIT	) OBTAIN TH RELAT
O ALLOW 45 SQUARE FEET OF WALL MOUNTED SIGNAGE ON THE GROUND FLOOR, NEAR NTRANCES, FOR EACH USE IN ADDITION TO ANY OTHER SIGNAGE ALLOWED (NOT INCLUDING)	A H	AUTHORITIES BUILDINGS, A	NT PHASING D S TO ALLOW THE AND IN SUCH EVE	ISSUANCE OF NT THE PETI	F CERTIFICATE	S OF OCCUPA BE ASKED TO I	NCY FOR THE A POST A LETTER	APPLICAE R OF CREI
ALLOW TEMPORARY SIGNS AND BANNERS NOT TO EXCEED 100 SQUARE FEET IN SIGN AREA	(	OCCUPANCY	FOR ANY IMPRO	CURE COMPL	ETION OF THE	APPLICABLE	IMPROVEMENT	S.
NOT INCLUDING EXISTING NONCONFORMING SIGNS). ANY SUCH SIGNS OR BANNERS WILL BE ROFESSIONALLY FABRICATED BANNERS MADE OF FABRIC OR PLASTIC OF ANY TYPE. PAPER ANNERS WILL NOT BE ALLOWED; AND NO MORE THAN TWO (2) BANNERS WILL BE ALLOWED	I	PROVIDED O	<b>MPROVEMENTS</b> N ITS OWN OR I F THE IMPROVE	IN COOPERA	TION WITH O	THER PARTIE	S WHO MAY I	IMPLEME
T A TIME. O ALLOW ALONG PARK ROAD (ONE (1)) GROUND MOUNTED SIGN UP TO 12 FEET IN HEIGHT AND	(	OVERALL TRA	AFFIC PATTERNS	THROUGHOU				
ACH CONTAINING UP TO 100 SQUARE FEET OF SIGN AREA (NOT INCLUDING EXISTING ONCONFORMING SIGNS).	1		L STREETS SHAL					
TO ALLOW ONE (1) DETACHED. GROUND MOUNTED SIGN PER STREET FRONT FOR EACH DEVELOPMENT AREA (NOT INCLUDING EXISTING NONCONFORMING SIGNS). THE DETACHED SIGNS MAY BE UP TO FIVE (5) FEET IN HEIGHT AND CONTAIN UP to 60 SQUARE FEET OF SIGN	~	SITE.	THE EXISTING S					
SIGNS MAY BE UP TO FIVE (5) FEET IN HEIGHT AND CONTAIN UP TO 60 SQUARE FEET OF SIGN AREA. THESE SIGNS SHALL NOT BE LOCATED ON PARK ROAD. NOTE: THE OPTIONAL PROVISIONS ABOVE REGARDING CERTAIN SIGNS ARE	2	ABBEY P ISSUANCI	PLACE FROM 150 E OF A CERTIFICA	FEET TO 225	5 FEET WITH 9	90 FEET OF B	AY TAPER PRI	IOR TO T
ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD ZONING DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE	3		THE EXISTING					
OPTIONAL PROVISIONS. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF BUILDINGS WHEN THE ABUITTING SIDEWALK WIDTH IS GREATER THAN TWELVE (12) FEET HOWEVER RECESSED		360 FEET 375 FEET	WN ROAD. THE WITH 115 FEET ( TO THE MAXIM	OF TAPER. TI IUM EXTENT	HE OUTSIDE T `ALLOWABLE	URN LANE SH WITHOUT IN	HALL BE EXTEN TERFERING W	NDED FRO /ITH A NH
ABUTTING SIDEWALK WIDTH IS GREATER THAN TWELVE (12) FEET. HOWEVER, RECESSED DOORS SHALL BE PROVIDED ON BUILDING FACADES THAT FRONT PARK ROAD.		PEDESTR	IAN REFUGE ISL EMENTS SHALL	AND TO BE	PROVIDED W	ITHIN THE EX	XISTING MEDIA	AN. THE

ACES TO BE LOCATED WITHIN PARKING	OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE;	iv. ARCHWAYS;
TENTION FACILITIES TO BE LOCATED HT-OF-WAY. LOCATED WITHIN BUILDINGS. AFTER	4. INSTALL A PEDESTRIAN REFUGE ISLAND AT LEAST 30 FEET IN LENGTH WITHIN THE EXISTING PARK ROAD MEDIAN NEAR THE INTERSECTION OF PARK ROAD AND MONTFORD DRIVE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE SITE;	<ul> <li>v. TRANSOM WINDOWS;</li> <li>vi. TERRACED OR RAISED PLANTERS THAT CAN BE U</li> <li>vii. COMMON OUTDOOR SEATING ENHANCED WITH S</li> <li>WATER FEATURES;</li> </ul>
AND COUNTY DEPARTMENTS. EXPOSED 9. OF SECTION 9.8506(2)(I) TO BE SATISFIED	5. INSTALL A TRAFFIC SIGNAL AT PARK ROAD AND MOCKINGBIRD LANE ALONG WITH A WESTBOUND LEFT-THROUGH LANE ON MOCKINGBIRD LANE WHEN WARRANTED. HOWEVER, IN THE EVENT THAT THE TRAFFIC SIGNAL IS REQUIRED TO BE PROVIDED BY OTHERS BEFORE THIS THRESHOLD HAS BEEN MET, PETITIONER WILL ONLY BE REOUIRED	viii. DOUBLE DOORS; ix. STOOPS OR STAIRS; AND/OR x. CONTRASTING PAVEMENT FROM PRIMARY SIDEW
FFERENTIATED GROUND FLOORS THAT RIES.	CONTRIBUTE UP TO \$50,000 OF THE COST OF THE SIGNAL;	16. STREETSCAPE TREATMENT WILL BE A U CONSISTENT PAVING, PEDESTRIAN SCALE
IS SET FORTH UNDER SECTION 4 BELOW, AND RESIDENTIAL USES PERMITTED BY UDD ZONING DISTRICT TOGETHER WITH HEREWITH, EXCEPT FOR THE FOLLOWING:	6. RESTRIPE MONTFORD DRIVE (BETWEEN WOODLAWN ROAD AND ABBEY PLACE) TO ACCOMMODATE A LEFT TURN LANE INTO ABBEY PLACE WHILE MAINTAINING THE EXISTING LANES AT THE INTERSECTION OF MONTFORD DRIVE AND WOODLAWN ROAD;	FURNISHINGS AND SIGNAGE. SPECIALTY PA PAVING OR OTHER SIMILAR MEANS WILL AREAS, GATHERING SPACES AND PLAZAS AS
	7. PETITIONER SHALL CONTRIBUTE \$50,000 TO THE CITY OF CHARLOTTE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST PERMANENT BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA D, TO BE USED TOWARDS THE FOLLOWING	17. EXPANSES OF BLANK OR UNARTICULATED SHALL BE TREATED WITH A MINIMUM OF TH
	<ul><li>IMPROVEMENTS TO BE INSTALLED BY CDOT OR OTHERS:</li><li>ii. INSTALLATION OF A TRAFFIC SIGNAL AT WOODLAWN ROAD AND MONTFORD DRIVE.</li></ul>	i. PROVIDE A HIGHER LEVEL OF TRANSPARE EXAGGERATED OR LARGER WINDOWS INDICATI
T AREA E.	8. PETITIONER SHALL CONTRIBUTE \$150,000 TO THE CITY OF CHARLOTTE, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT IN EXCESS OF 450,000 SQUARE FEET OF SPACE WITHIN NEW BUILDINGS ON THE SITE, TO BE USED FOR IMPROVEMENTS AT THE INTERSECTION OF PARK ROD AND WOODLAWN ROAD. THE IMPROVEMENTS THAT THESE FUNDS COULD BE USED FOR MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:	<ul> <li>ii. UTILIZE HORIZONTAL AND VERTICAL VARIATION</li> <li>iii. PROVIDE ARCHITECTURAL PROTRUSION TO ACCI</li> <li>iv. UTILIZE CORNERS TO PROVIDE VISUAL INTERES DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUV.</li> <li>PROVIDE AMENITY LANDSCAPING, SUCH AS A SI'VI.</li> <li>VITHER ARCHITECTURAL IMPROVEMENTS A</li> </ul>
NT AREAS AS GENERALLY DEPICTED ON AREAS A, B, C, D AND E (EACH A ELOPMENT AREAS").	<ul> <li>ij. INSTALLATION OF A PEDESTRIAN REFUGE ISLAND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PARK ROAD AND WOODLAWN ROAD; AND</li> <li>ii. INSTALLATION OF A NORTHBOUND RIGHT TURN LANE AT PARK ROAD AND WOODLAWN ROAD WITH A MINIMUM OF 200 FEET OF STORAGE.</li> </ul>	THE VISUAL AESTHETICS OF BLANK OR UNARTIC 18. THE SCALE AND MASSING OF BUILDINGS L PUBLIC OPEN SPACE OR GREATER THAN MINIMIZED BY UTILIZING AT LEAST THREE (
TRANSFER/CONVERSION RIGHTS LISTED	WITH A MINIMUM OF 200 FEET OF STORAGE.	i. PROVIDE A MINIMUM FOUR (4) FOOT STEP BACK

## FANDARDS AND CRITERIA OVEMENTS WITHIN THEIR UCH IMPROVEMENTS MAY NJUNCTION WITH OTHER N THE BROAD SOUT EFFORT OR OTHER PUBLIC

## TE STREETS, VEHICULAR IONER, SUBJECT TO CDOT'S

- e. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED HEREIN MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS. AS SPECIFIED BY THE CITY OF CHARLOTTE RIGHT-OF-WAY ACOULSITION PROCESS AS ADMINISTERED BY THE CITY OF CHARLOTTE'S ENGINEERING AND PROPERTY MANAGEMENT
- DEPARTMENT, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT-OF-WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES. THEN CDOT. THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN ABOVE, THEN THE PETITIONER WILL CONTACT THE PLANNING DEPARTMENT AND CDOT REGARDING AN APPROPRIATE INFRASTRUCTURE PHASING PLAN THAT APPROPRIATELY MATCHES THE SCALE OF THE DEVELOPMENT PROPOSED TO THE PUBLIC INFRASTRUCTURE MITIGATIONS. IF AFTER CONTACTING THE PLANNING DEPARTMENT AND CDOT TO DETERMINE THE APPROPRIATE INFRASTRUCTURE PHASING PLAN, DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS: IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE
- f. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER. CDOT. PLANNING DIRECTOR, AND AS APPLICABLE, NCDOT, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS MUST PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.
- g. ALTERNATIVE COMPLIANCE. WHILE IT IS UNDERSTOOD THAT THE IMPROVEMENTS SET FORTH ABOVE UNLESS OTHERWISE SPECIFIED ARE THE RESPONSIBILITY OF THE PETITIONER OR OTHER PRIVATE SECTOR ENTITY. IN EVENT THAT IT IS NECESSARY OR ADVANTAGEOUS, CDOT MAY, AT ITS DISCRETION, ACCEPT A FEE IN LIEU OF CONSTRUCTION OF CERTAIN IMPROVEMENTS, AS LONG AS SUCH FEE IS EQUAL TO THE FULL COST OF SAID IMPROVEMENTS (INCLUDING DESIGN ACOUISITION AND CONSTRUCTION)

## VI. DESIGN GUIDELINES: a. GENERAL DESIGN GUIDELINES.

IMPROVEMENTS.

- 1. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS (OTHER THAN STRUCTURED PARKING FACILITIES) WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE. PRE-CAST STONE. ARCHITECTURAL PRECAST CONCRETE. SYNTHETIC STONE, STUCCO, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD. EIFS AS A BUILDING MATERIAL WILL NOT BE ALLOWED, EXCEPT AS BACK-UP FOR ARCHITECTURAL TRIM ON STUCCO CLAD BUILDINGS. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
- 2. A MINIMUM FOUR (4) FOOT TRANSITION ZONE SHALL BE PROVIDED BETWEEN THE BACK OF SIDEWALK AND ADJACENT BUILDING FACES ALONG AT LEAST 75% PERCENT OF THE PERIMETER OF THE SITE. THE PURPOSE OF THE TRANSITION ZONE IS CONTINGENT UPON THE USE AND SHALL BE DESIGNED TO ACCOMMODATE SEMI-PUBLIC COURTYARDS, A WIDER SIDEWALK FOR OUTDOOR DINING WHEN ADJACENT TO NON-RESIDENTIAL OR ENHANCED LANDSCAPING. STAIRS AND STOOPS MAY ENCROACH INTO THIS TRANSITION ZONE
- 3. "BUILDING FRONTAGE AREAS" ARE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. WITHIN THESE AREAS BUILDING FRONTAGES SHALL INCLUDE PRINCIPAL USES. WITHIN THESE AREAS, NO STRUCTURED PARKING AREAS OR PARKING AND MANEUVERING AREAS SHALL BE VISIBLE FROM STREETS OR OPEN SPACES HOWEVER DRIVEWAY ACCESS POINTS INTO "WRAPPED" PARKING STRUCTURES AND LOADING AREAS ARE PERMITTED WITHIN ANY BUILDING FRONTAGE AREA.
- 4. "PERMISSIBLE PARKING AREAS" ARE GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THIS DENOTES AREAS WHERE PARKING AREAS AND PARKING STRUCTURES MAY BE VISIBLE FROM STREETS OR OPEN SPACES.
- 5. BUILDING MATERIALS ASSOCIATED WITH FACADES OF PARKING STRUCTURES SHALL BE GENERALLY COMPATIBLE IN CHARACTER AND QUALITY WITH MATERIALS USED ON NEARBY BUILDINGS, PLAZAS AND STREETSCAPES, TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.
- 6. ALTHOUGH PARKING AREAS OR PARKING STRUCTURES MAY BE VISIBLE FROM PARK ROAD, AT LEAST 50% OF DEVELOPMENT AREA C'S PARK ROAD FRONTAGE SHALL BE TREATED LIKE A BUILDING FRONTAGE AREA.
- 7. IN THE EVENT THE DEVELOPMENT AREA A IS REDEVELOPED, AT LEAST 50% OF DEVELOPMENT AREA A'S PARK ROAD FRONTAGE SHALL BE TREATED LIKE A BUILDING FRONTAGE AREA.
- 8. AT LEAST 50% OF DEVELOPMENT AREA C'S FRONTAGE ALONG THE ADJACENT INTERNAL STREET SHALL BE TREATED LIKE A BUILDING FRONTAGE AREA. 9. ALL PERMISSIBLE PARKING AREA: THAT FACE PUBLIC AND PRIVATE STREETS ADJACENT TO
- REQUIRED OPENS SPACES SHOWN ON THE TECHNICAL DATA SHEET SHALL BE SCREENED AT A LEVEL THAT EXCEEDS THE ORDINANCE REQUIREMENT. THE FIRST FLOORS OF ANY PARKING STRUCTURES THAT FACE STREETS OR REQUIRE OPEN SPACES SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE ACTIVITY AND SHALL INCORPORATE AT LEAST TWO OF THE FOLLOWING DESIGN FEATURES:
- WORKS OF ART; • DECORATIVE PEDESTRIAN LIGHTING/SCONCES;
- FOUNTAINS AND POOLS;
- COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; STREET FURNITURE:
- LANDSCAPING AND GARDEN AREAS; AND/OR ARCHITECTURALLY ARTICULATED FACADES.
- 10. NEW METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS AND SHALL BE LOCATED OUTSIDE OF THE SETBACK.
- 11. NEW ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM
- PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS. 12. TREES MAY BE PROVIDED IN GRATES OR RAISED PLANTERS RATHER THAN IN PLANTING
- 13. DUMPSTERS, LOADING AND SERVICES AREAS SHALL BE SCREENED FROM STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. DUMPSTER ENCLOSURES WILL NOT DIRECTLY ABUT THE BACK OF A SIDEWALK.
- 14. BACKFLOW PREVENTERS AND TRANSFORMERS SHALL BE SCREENED AND LOCATED OUTSIDE THE SETBACK, BUT CAN BE LOCATED IN THE FOUR (4) FOOT TRANSITION ZONE. BACKFLOW PREVENTION DEVICES MAY ALSO BE LOCATED INSIDE BUILDINGS, AS PERMITTED IN THE OPTIONAL PROVISIONS ABOVE.
- 15. BUILDINGS SHALL BE DESIGNED SO THAT INDIVIDUAL RESIDENTIAL UNITS, SHOPS. TENANTS OR COMMON ENTRANCES HAVE DIRECT ACCESS TO PUBLIC OR PRIVATE STREETS, PEDESTRIAN CORRIDORS OR OPEN SPACES. BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCE THROUGH A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING FEATURES:
- i. DECORATIVE PEDESTRIAN LIGHTING/SCONCES; ii. ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES;
- iii. COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES:

- E UTILIZED AS SEAT WA I SPECIALTY DETAILS, I
- EWALK. UNIFYING ELEMENT LE LIGHTING, ENHAN PAVERS, STAINED AND LL BE USED TO CALL
- AS A METHOD OF WAY-F ED WALLS GREATER TI THREE (3) OPTIONS BELC
- RENCY ON THE GRO
- TIVE OF LIVING AREAS O IONS IN WALL PLANES;
- CCENTUATE ENCLOSED E REST AT THE PEDESTRIA
- ROUND FLOOR USES; SITTING AREA WITH ARI
- S AS ALLOWED BY THE TICULATED WALL. S LONGER THAN 150 FE N 30,000 HORIZONTAL E (3) OPTIONS BELOW:
- PROVIDE A MINIMUM FOUR (4) FOOT STEP BACK FOR BUILDINGS TAL ABOVE THE FIRST FLOOR OR SECOND FLOOR;
- ii. PROVIDE VARIED ROOF LINES THROUGH THE USE OF SLOPES. MODUL GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS;
- iii UTILIZE CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIA DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES;
- iv. PROVIDE ARCHITECTURAL PROTRUSION TO ACCENTUATE ENCLOSED v. PROVIDE AMENITY LANDSCAPING, SUCH AS A SITTING AREA WITH ARI
- vi. ANY OTHER ARCHITECTURAL IMPROVEMENTS AS ALLOWED BY THE THE VISUAL AESTHETICS OF SCALE AND/OR MASSING.
- 19. IF NON-RESIDENTIAL USES ARE NOT ORIENTED TO AN EXIST REQUIRED STREET AND CANNOT MEET THE DESIGN STANDA ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS N APPROVAL BY THE PLANNING DIRECTOR
- 20. UPON COMPLETION OF THE REDEVELOPMENT OF THE SITE. NO 1 LEVEL (EXCLUSIVE OF THOSE LOCATED WITHIN A PARKING PARKING SPACES SHALL BE ALLOWED THROUGHOUT THE SI PARKING AREAS WITHIN A SPECIFIC DEVELOPMENT AREA MA DEVELOPMENT AREA IS REDEVELOPED.
- 21. ALL BUILDINGS SHALL COMPLY WITH THE HEIGHT REQUIREMEN THE ORDINANCE FOR THE MUDD CLASSIFICATION.
- DESIGN GUIDELINES FOR DESIGNATED FOCAL POINTS. 1. PETITIONER SHALL CREATE A FOCAL POINT WITHIN DEVELOPMEN OF PARK ROAD AND MOCKINGBIRD LANE, AS GENERALLY DEPI PLAN. IN ORDER TO STIMULATE PEDESTRIAN ACTIVITY AND INT THE FIRST FLOOR (STREET LEVEL) OF ANY BUILDING WITHIN DESIGNED TO ADDRESS THE CORNER AND PROMOTE A VISUAI STREET AND ENCOURAGE MOVEMENT AND ACTIVITY AT STREET PETITIONER SHALL PROVIDE AT LEAST 2500 SQUARE FEET OI CONSTRUCTED FOR RETAIL ACTIVITY FRONTING THE CORNER PURPOSES OF THIS PARAGRAPH. THE TERM RETAIL INCLUDE MERCHANDISE AT RETAIL BUT WILL ALSO BE CONSTRUED TO BUSINESS SERVICES, EATING, DRINKING AND ENTERTAINM GALLERIES, AND SIMILAR USES, BUT NOT FINANCIAL INSTITUTION
- PETITIONER SHALL CREATE A FOCAL POINT WITHIN DEVELOPMEN OF ABBEY PLACE AND THE INTERNAL STREET CONNECTING GENERALLY DEPICTED ON THE REZONING PLAN IN ORDER TO ACTIVITY AT THE STREET LEVEL, THE FIRST FLOOR (STREET LEVE WITHIN THAT AREA SHALL BE DESIGNED AND CONSTRUCTED RELATIONSHIP TO THE STREET. ENCOURAGE MOVEMENT AND AC AND TO ACCOMMODATE GROUND FLOOR ACTIVITIES IN THE NORMAL BUSINESS DAY. ADDITIONALLY, AT LEAST 50% OF TH FLOOR STREET FRONTAGE WITHIN THIS AREA SHALL INCO WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE ACCESSIBLE TO THE ADJACENT STREETS.

VII. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES.

- STRUCTURED PARKING FACILITIES SHALL BE DESIGNED TO ENCOUL PEDESTRIAN-SCALE INTEREST AND ACTIVITY ON THE GRO ARCHITECTURALLY COMPATIBLE WITH PRIMARY BUILDINGS ON ALL
- b. PETITIONER SEEKS TO LIMIT AREAS WHERE PARKING STRUCTURES A PARKING AREAS ARE VISIBLE FROM PUBLIC OR PRIVATES STREET PARKING STRUCTURES (DRIVEWAY ENTRANCES TO PARKING DECK OFF-STREET SURFACE PARKING AREAS THAT ARE VISIBLE FROM PUB SHALL NOT BE ALLOWED IN THE AREAS GENERALLY DEPICTED ON TH
- OPENINGS AT THE STREET LEVEL ARE LIMITED TO VEHICULAR ACCESS TO THE STRUCTURE, AND VENTILATION OPENINGS. ALL SU DECORATIVE AND BE AN INTEGRAL PART OF THE OVERALL BUILDING
- d. IF AN EXPOSED PARKING STRUCTURE IS LOCATED AT A STREET CORN PARKING STRUCTURE SHALL BE ACTIVATED WITH A GROUND FLOOR U
- ON-SITE LOADING DOCKS AND WASTE AREAS SHALL BE SEPARATED VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES ANI ABBEY PLACE.

VIII. PEDESTRIAN ACCESS AND CIRCULATION DESIGN GUIDELINES.

- a. ALONG THE SITE'S INTERNAL STREETS, THE PETITIONER WILL PROV CROSS-WALK NETWORK THAT LINKS THE BUILDINGS, PARKING AREAS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALK PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES
- WHERE WALKWAYS OCCUR ALONG BUILDING WALLS, A WALKWAY W FEET MUST BE MAINTAINED CLEAR OF MAIN DOOR SWINGS, SHOPPI TEMPORARY TRASH OR SIMILAR IMPEDIMENTS. MAIN DOOR SWINGS A FROM EMERGENCY EXITS, WITH EMERGENCY EXITS ONLY REOUIRING AT LEAST SIX (6) FEET.
- SUBJECT TO THE OPTIONAL PROVISION SET FORTH ABOVE, DEV SIDEWALK AND PLANTING STRIP REQUIREMENTS ARE ALLOWABLE U AND THE PLANNING DIRECTOR. ANY CHANGES TO DIMENSIONA ALLOWABLE ONLY IN CASES OF HARDSHIP.

IX. OPEN SPACE AND AMENITY AREAS.

PETITIONER SHALL PROVIDE OPEN SPACES THROUGHOUT THE SITE IN FOLLOWING STANDARDS:

- URBAN OPEN SPACES: NEW DEVELOPMENT WITHIN THE SITE SHAL JRBAN OPEN SPACE REQUIREMENTS OF THE MUDD DISTRICT.
- AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE: PETITIONER SHALL SOUARE FEET OF AMENITIZED. PUBLICLY ACCESSIBLE OPEN SPACE AREAS CENTRAL TO THE SITE IN THE AREAS GENERALLY DEPICTED THE MAJORITY OF THE REQUIRED OPEN SPACE WILL BE AT THE GROU THAT ARE VISIBLE AND ACCESSIBLE FROM STREETS OR SIDEWAL INCLUDE ELEMENTS SUCH AS: WATER FEATURES, SPECIALTY G SPECIALTY PAVING. SEATING AREAS, SIGNAGE, ART WORK AND/OR OT
- PERIMETER OPEN SPACE: PETITIONER SHALL PROVIDE A FOUR (4) BETWEEN THE BACK OF SIDEWALK AND THE FACE OF BUILDING PERCENT OF THE PERIMETER OF THE SITE'S EXISTING PUBLIC ST PURPOSE OF THE TRANSITION ZONE IS CONTINGENT UPON THE USE AN ACCOMMODATE SEMI-PUBLIC COURTYARDS, A WIDER SIDEWALK FOR ADJACENT TO NON-RESIDENTIAL OR ENHANCED LANDSCAPING. ST ENCROACH INTO THIS TRANSITION ZONE.
- THE AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE WITHIN DEVELO DESIGNED TO CREATE A CONNECTION BETWEEN THE BUILDING WITHI AND THE OPEN SPACE AREAS AT THE CENTER OF THE SITE. PEDESTRI BE PROVIDED FROM THE REAR OF THE BUILDING WITHIN DEVELO ADJACENT AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE. OPEN SPACES WITHIN A SPECIFIC DEVELOPMENT AREA SHALL BE CO
- ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUIL DEVELOPMENT AREA. HOWEVER, THE AMENITIZED PUBLICLY ACCESSI <u> DEVELOPMENT AREA B MAY BE IMPACTED BY THE DEVELOPMENT OF D</u> MPROVEMENTS TO DEVELOPMENT AREA B OCCUR FIRST, THEN DEVELOPMENT AREA B WILL BE PROVIDED WITH THE ISSUANCE OF TH

OCCUPANCY FOR DEVELOPMENT AREA E. IF DEVELOPMENT AREA E IS DE OPEN SPACE SHALL BE PROVIDED WITH THE IMPROVEMENTS TO AREA CERTIFICATE OF OCCUPANCY FOR AREA C. WHICHEVER OCCURS FIRST. **SIGNAGE** 

SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROV SECTION II ABOVE MAY BE PROVIDED. BECAUSE THE SITE WI PLANNED/UNIFIED-DEVELOPMENT AS DEFINED BY THE ORDINANCE SHOP BE LOCATED THROUGHOUT THAT PORTION OF THE SITE ZONED MUDD ORDINANCE AND THE OPTIONAL PROVISIONS. IN ADDITION, USES LOCAT THE SITE MAY BE IDENTIFIED ON THE ALLOWED SHOPPING CENTER/DEVE

LLS; PAVING, LANDSCAPING OR THROUGH THE USE OF CED LANDSCAPING, SITE D PATTERNED CONCRETE, ATTENTION TO AMENITY FINDING. THAN 20 FEET IN LENGTH W: DUND FLOOR, SUCH AS OR RETAIL SPACES; BALCONIES; AN LEVEL AS WELL AS TO BORING; AND/OR	<ul> <li>OF EXAMPLE, THE MULTI-FAMILY DEVELOPMENTS MAY BE IDENTIFIED ON THE SIGNS ALLOWED ALONG PARK ROAD). THE ALLOWED SIGNS MAY CONTAIN IDENTIFICATION SIGNAGE FOR ANY OF THE USES LOCATED ON THE SITE.</li> <li><b>XI LIGHTING:</b> <ul> <li>a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.</li> <li>b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 30 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR NON-RESIDENTIAL USES AND 25 FEET IN HEIGHT IN THE PORTIONS OF THE SITE USED FOR RESIDENTIAL USES.</li> <li>c. ATTACHED AND DETACHED LIGHTING SHALL BE DOWNWARDLY DIRECTED. HOWEVER, UPWARD FACING ACCENT LIGHTING SHALL BE PERMITTED.</li> <li>d. ARCHITECTURAL LIGHTING MAY BE INTEGRATED INTO BUILDING ELEMENTS.</li> </ul> </li> <li><b>TIT PHASING</b> PETITIONER INTENDS TO DEVELOP THE SITE IN PHASES AND MAY DEVELOP INDIVIDUAL DEVELOPMENT AREAS BASED ON MARKET DEMAND. ALL REQUIRED SIDEWALKS, STREET TREES AND OPEN SPACE AMENTIES WITHIN A PARTICULAR DEVELOPMENT AREAS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY (THIS REQUIREMENT SHALL DE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY (THIS REQUIREMENT SHALL DE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATES OF OCCUPANCY (THIS REQUIREMENT SHALL DE VELOPMENT AREAS. </li> </ul>	Kimley » Horn NC License #F-0102 200 SOUTH TRYON ST. SUITE 200 CHARLOTTE, NC 28202 PHONE: (704) 333-5131 © 2016
ORDINANCE TO IMPROVE EET ALONG A STREET OR SQUARE FEET SHALL BE LLER THAN FOUR STORIES LATED BUILDING HEIGHTS, AN LEVEL AS WELL AS TO BALCONIES; BORING; AND/OR ORDINANCE TO IMPROVE TING OR NEW NETWORK ARDS FOR BLANK WALL MAY BE CONSIDERED FOR MORE THAN 100 SURFACE STRUCTURE) OFF-STREET ITE. EXISTING SURFACE AY REMAIN UNTIL THAT	<ul> <li>XIII. AMENDMENTS TO THE REZONING PLAN:</li> <li>FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.</li> <li>XIV. BINDING EFFECT OF THE REZONING APPLICATION:</li> <li>IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.</li> <li>XV. VESTED RIGHTS PROVISION:</li> <li>IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL THEN, PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.</li> </ul>	REVISED PER CITY COMMENTS REVISED PER CITY COMMENTS
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