**General Provisions**

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards.

2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the building, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. All parking requirements will be met for specific tenants.

**Permitted Uses**

3. Allowed uses shall be limited to office uses, including general office, medical office, or financial. Accessory drive thru service windows are prohibited.

**Architectural Guidelines**

4. All storefront windows to be translucent glass except at spandral panels. See Rendering on RZ-2.

5. A storefront building entrance will be located on the Southeast corner of the building, facing Ballantyne Commons Pkwy.

6. Provide glass on Southwestern and Northwestern facade comparable to facades facing Ballantyne Commons Parkway and parking, shown on RZ-2.

7. Petitioner commits to the construction of an entry plaza with a minimum 2,000 sf to be constrcuted of intregally colored scored concrete or brick pavers. The entry plaza will include pedestrian amenities such as, but not limited to, seating areas, art, water features, and/or specialty landscaping. 3

**Lighting**

8. The maximum height of any freestanding fixture shall not exceed 20' including its bases.

9. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

**Streetscape & Landscaping**

10. Petitioner will provide landscaping, including required street trees and parking lot screening, between the property line and the proposed 30' setback along Ballantyne Commons Parkway. 3

11. Petitioner agrees to provide a 6' wide sidewalk along the entire frontage along Ballantyne Commons Parkway.

12. The 16' Class C buffer may not be reduced along the Northeastern property line. A 6' tall screen wall will be provided along the Northwestern property line and a 10' screen wall along the Northeastern property line. 3

13. Petitioner agrees to provide an eight foot planting strip behind the future back of curb along Ballantyne Commons Parkway. 3

**Environmental Standards**

14. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

**Transportation**

15. Should NCDOT approve a temporary leftover to the proposed development, it would be under the following conditions:
    A. The leftover installed into the current roadway configuration could be removed by the NCDOT with STIP project U-6030 which is currently under development.
    B. The leftover will be considered of temporary nature, the removal or revision of which will be determined by NCDOT.

16. The petitioner will dedicate conveyance of required rights of way to the City before the site's first building certificate of occupancy is issued.

17. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

18. The petitoner and NCDOT have agreed the directional cross over shall be temporary and removed by NCDOT when the widening of Ballantyne Commons Parkway comences and understand the remaining access will potentially be a right-in-right-out.

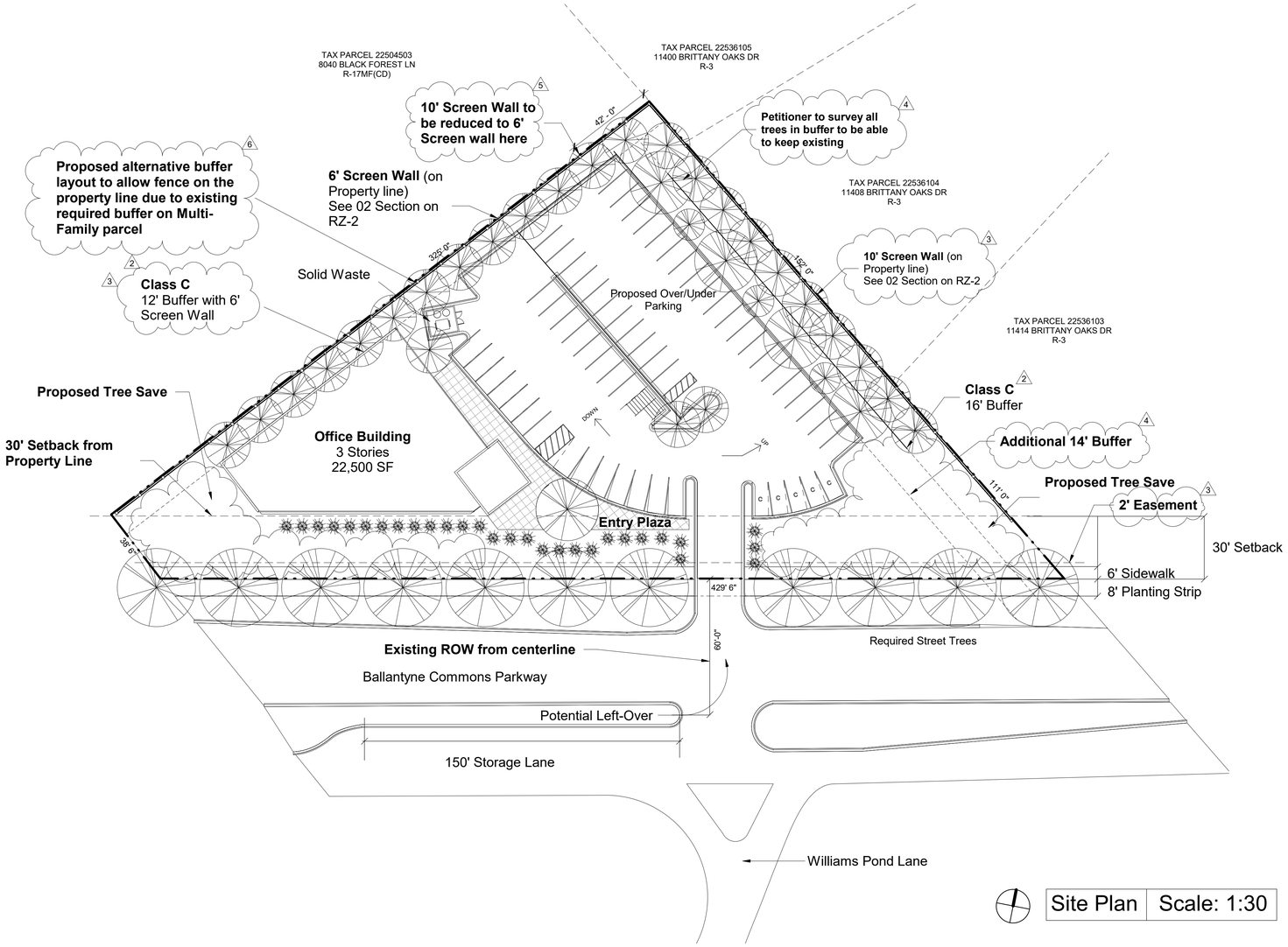
19. The directional crossover shall be designed in a manner that will physically prevent any egress from taking a left across the median.

20. Site must comply with Tree Ordinance. 3

VICINITY MAP

**Development Summary**

| | |
|---|---|
| Tax Parcel ID#: | 22504508 |
| Total Site Acreage: | 1.11 AC |
| Existing Zoning: | O-1 (CD) |
| Proposed Zoning: | O-1 (CD) SPA |
| Total Building Area (proposed): | 22,500 net sf |
| FAR: | .48 |
| Proposed Height: | 40' plus mechanical screened parapet |
| Proposed Tree Save: | 8,000 ft$^2$ (16.5% of site) |




Site Plan | Scale: 1:30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SEAL:

CONSULTANT:

Petition 2018-088

For Public Hearing

7612 Ballantyne Commons Pkwy,
Charlotte, NC 28277
ODA Project No. Project Number

Issue Date

REVISIONS

| No. | Description | Date |
|---|---|---|
| 1 | RZ 1 Revised Submittal | 09.07.2018 |
| 2 | Buffer Revision | 11.14.2018 |
| 3 | Public Hearing Revisions | 11.27.2018 |
| 4 | Neighborhood Comments | 12.14.2018 |
| 5 | Fence Revision | 12.17.2018 |
| 6 | Buffer Revision | 12.17.2018 |

Rezoning Site Plan

RZ-1

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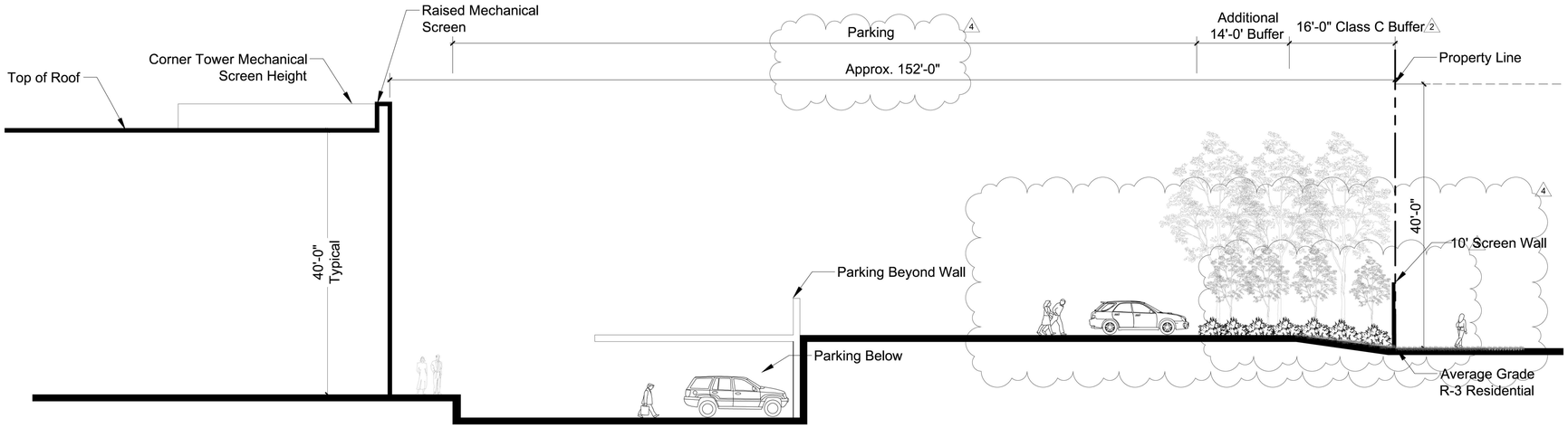
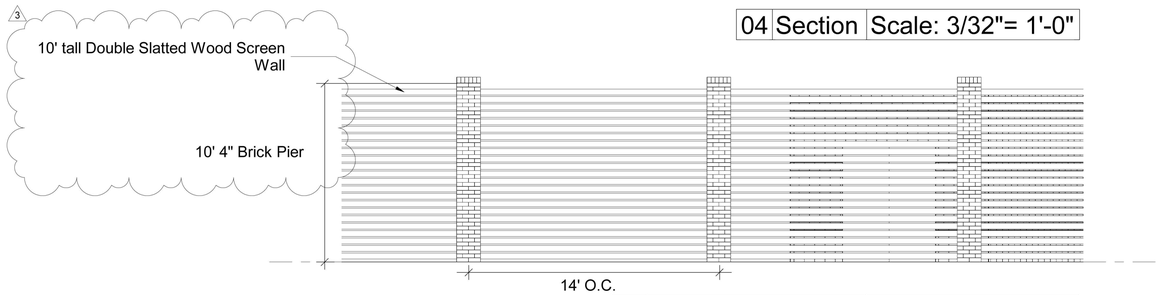
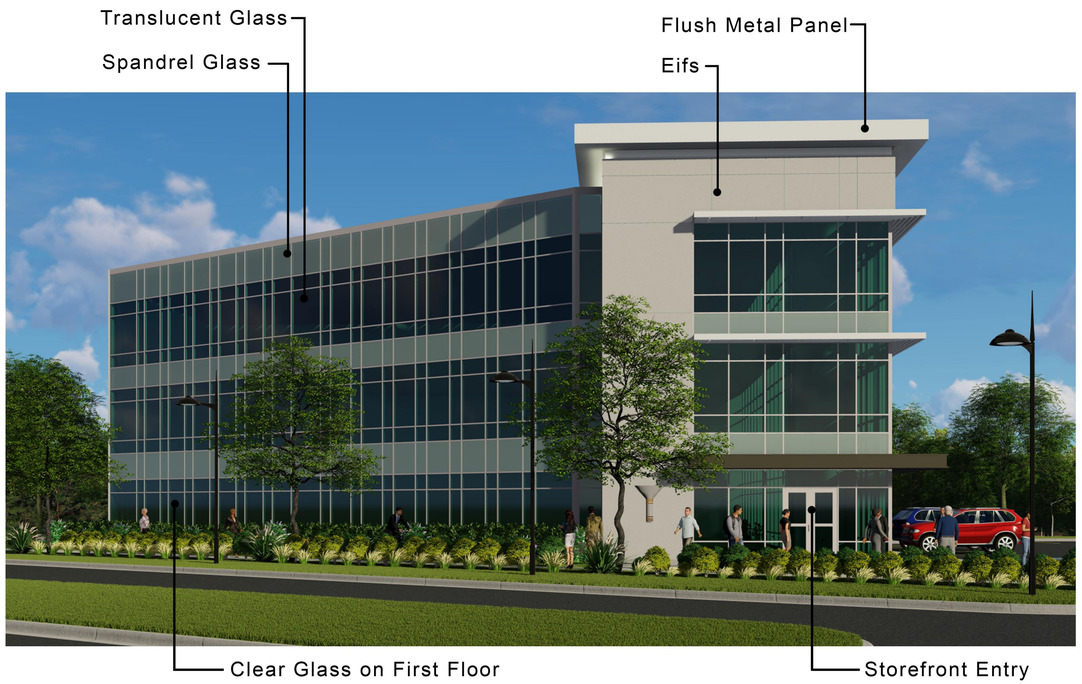
12/17/2018 10:50:21 AM



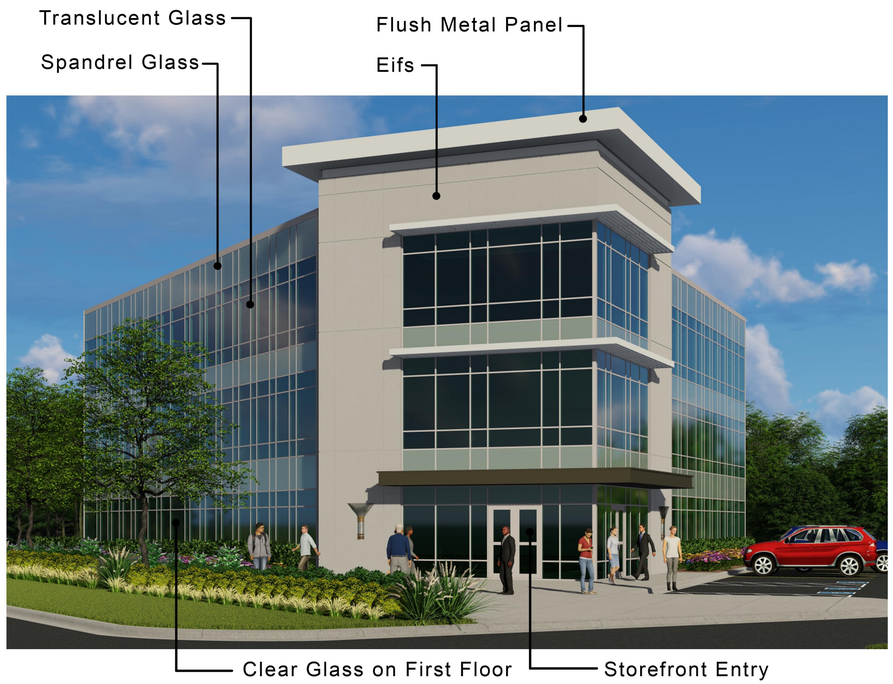

04 Section Scale: 3/32"= 1'-0"




03 Screen Wall Detail Scale: 1/4"= 1'-0"




02 Ballantyne Commons Parkway Elevation




01 Entry Plaza Rendering

12/14/2018 12:52:35 PM

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Site Section, Screen Wall Detail, Rendering

RZ-2

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