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 limitations for blank walls on Southwestern facade.
- 7. Petitioner commits to the construction of an entry plaza with a minimum 2,000 sf to be constructed of intregally colored scored concrete or brick pavers.

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 20' setback along Ballantyne Commons Parkway. Small maturing trees shall be planted 5' from the edge of the travel lane. Large maturing trees shall be planted 10' from the edge of the travel lane.
- 11. Petitioner agrees to provide a 6' wide sidewalk along the entire frontage along Ballantyne Commons Parkway.
- 12. The 15' Class C buffer may not be reduced along the Northwestern and Northeastern property lines. A 6' tall screen wall will be provided along the Northwestern and Northeastern property lines.

Environmental Standards

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

Transportation

- 14. 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 would 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.



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): 29,500 ft²

Proposed Height: 40' plus mechanical screening 8,000 ft² (16.5% of site)



2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 www.oda.us.com

SEAL:

CONSULTANT

Petition 2018-088

For Public Hearing

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

Issue Date

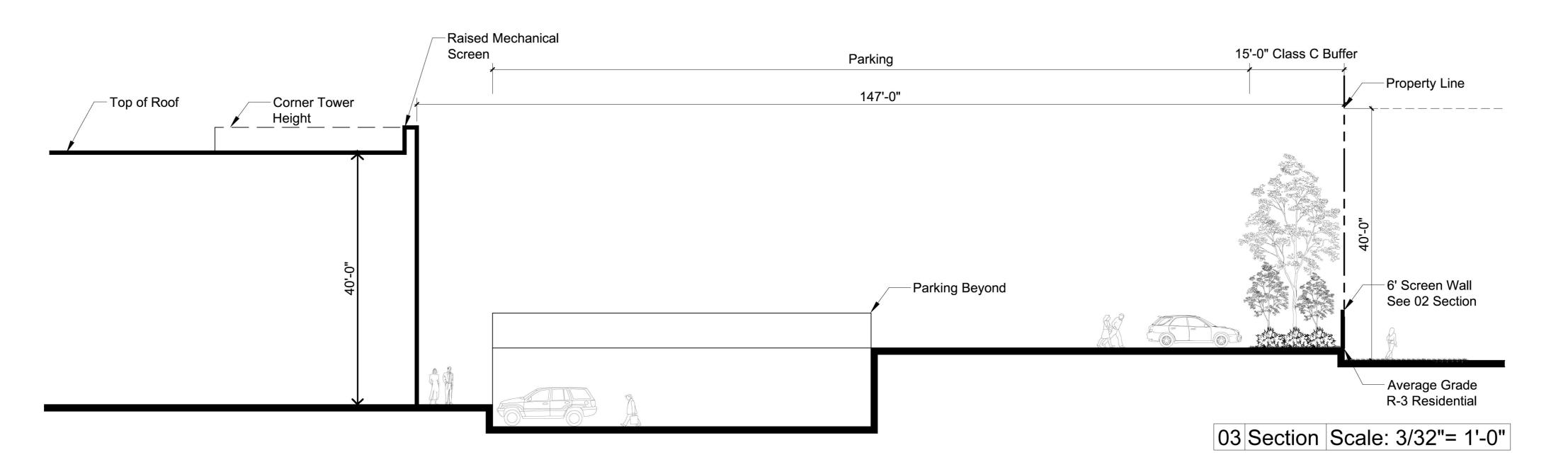
REVISIONS		
No.	Description	Date
1	RZ 1	09.07.20

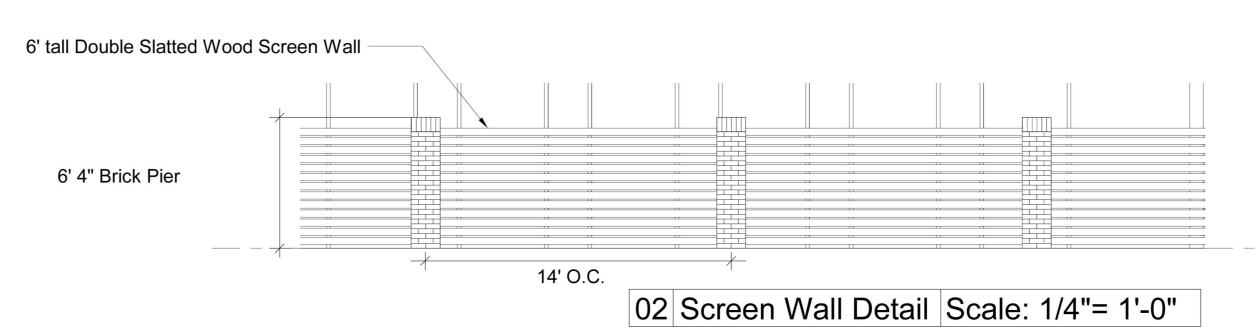
Rezoning Site Plan

RZ-1

TAX PARCEL 22504503 8040 BLACK FOREST LN R-17MF(CD) 6' Screen Wall (on Property line) TAX PARCEL 22536104 See 02 Section on 11408 BRITTANY OAKS DR RZ-2 Class C 15' Buffer (not to 6' Screen Wall (on be reduced) with Parking Property line) See 02 Section on RZ-2 Screen Wall TAX PARCEL 22536103 11414 BRITTANY OAKS DR **Proposed Tree Save** Class C 15' Buffer (not to be reduced) with Screen Office Building 20' Setback from **Proposed Tree Save Property Line Entry Plaza Approximate Edge** of Future Curb 20' Setback 6' Sidewalk 429' 6" 8' Landscaping Large maturing trees @40' NOC Ballantyne Commons Parkway Potential Left-Over 150' Storage Lane Williams Pond Lane Site Plan | Scale: 1:30

TAX PARCEL 22536105 11400 BRITTANY OAKS DR





Flush Metal Panel

Eifs

Translucent Glass

Spandrel Glass

01 Rendering



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Issue Det

REVISIONS		
No.	Descriptio	n Date
2	RZ-2	09.07.201

Site Section, Screen Wall Detail, Rendering

RZ-2