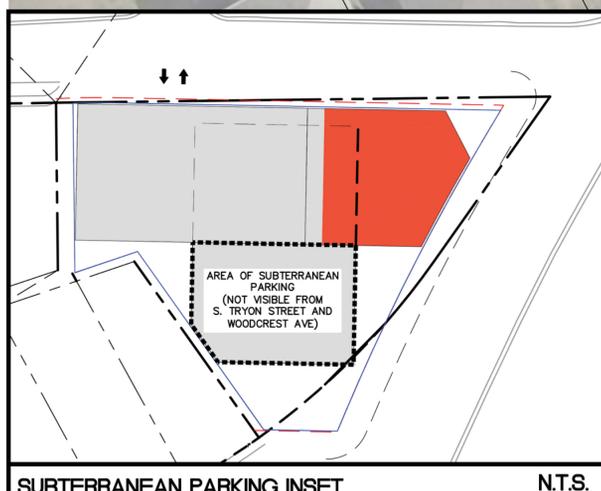


ENHANCED LANDSCAPE AREA ADJACENT TO WILMORE WALK; COMBINATION OF LARGE-MATURING SHADE TREES, SHRUBS, AND/OR EVERGREEN PLANTING

PODIUM PARKING TO BE BELOW GRADE ADJACENT TO PARCEL #119-076-21

15' INTERIM PLANTING STRIP PER PROPOSED CROSS-SECTION ON SHEET RZ-3; PLANTING STRIP TO BE AMENDED PER SOUTH TRYON CORRIDOR STUDY TO ULTIMATE 8' WIDTH.



SURVEY DISCLAIMER
 ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 2, 2017, PROVIDED BY THE ISAACS GROUP, P.C., 8720 RED OAK BLVD SUITE 420, CHARLOTTE, NC 28217, (704) 527-3440

LEGEND

SYMBOL	DESCRIPTION
[Patterned Box]	PROPOSED SIDEWALK
[Line with Dots]	PROPOSED CURB & GUTTER
[Arrow]	VEHICULAR ACCESS
[Dashed Line]	PROPERTY LINE / RIGHT-OF-WAY
[Red Dashed Line]	BUILDING SETBACK
[Blue Outline]	BUILDING ENVELOPE

REZONING SUMMARY:

PETITIONER:	SOUTHEND WEST SYNDICATE, LLC
PROPERTY OWNER:	SOUTH TRYON VENTURES, LLC AND TAG VENTURES, LLC
REZONING SITE AREA:	0.75± ACRES
TAX PARCEL #:	119-076-23 119-076-24 119-076-25
EXISTING ZONING:	B1, R8
PROPOSED ZONING:	TOD-RO
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	VACANT (FORMERLY CHURCH, COMMERCIAL & PARKING)
PROPOSED USE:	45 RESIDENTIAL UNITS 3,500 SF NON-RESIDENTIAL
BUILDING SETBACK: (ALONG WORTHINGTON)	20' FROM EXISTING/FUTURE BOC
BUILDING SETBACK: (ALONG S. TRYON ST)	16' FROM FUTURE BOC
MIN. SIDE YARD:	10' FROM UR-2 5' FROM MUDD
MIN. REAR YARD:	5'
MAX. BUILDING HEIGHT:	FIVE (5) STORIES. MEASURED PER THE ORDINANCE. NOT TO EXCEED 53'
MIN. FLOOR AREA RATIO: (F.A.R.)	50%
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE

- GENERAL REZONING NOTES**
- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-2 FOR ZONING EXHIBIT
 - SEE SHEET RZ-3 FOR BUILDING HEIGHT EXHIBITS AND SOUTH TRYON STREET SECTION



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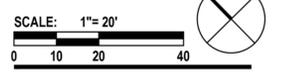
1900 S. Tryon St.
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TECHNICAL DATA SHEET

Project No.
 4576

Issued
 12/18/17

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 02/12/18 - CITY COMMENTS
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RZ-1

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PETITION #: 2017-203

**SOUTH END WEST SYNDICATE, LLC
DEVELOPMENT STANDARDS
(6251)
REZONING PETITION NO. 2017-203**

SITE DEVELOPMENT DATA:

- ACREAGE: ± 0.75 ACRES
- TAX PARCEL AS: 1194076-23, 1194076-24, AND 1194076-22
- EXISTING ZONING: R-1 AND R-4
- PROPOSED ZONING: TOD-R - OPTIONAL
- EXISTING USES: VACANT (FORMERLY CHURCH, COMMERCIAL, PARKING)
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS, RETAIL, EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS (EDEE), GENERAL AND MEDICAL OFFICE USES, AND PERSONAL SERVICE USES ALL AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-R ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3). EXISTING STRUCTURES TO BE DEMOLISHED UPON REDEVELOPMENT OF THE SITE.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 45 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 3,500 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL PERMITTED USES, PROVIDED, HOWEVER, LOADING DOCKS (OPEN OR ENCLOSED), OUTDOOR DINING AREAS AND SURFACE AND STRUCTURE PARKING AREAS SHALL NOT BE COUNTED TOWARD THE ALLOWED "GROSS FLOOR AREA."
- MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES NOT TO EXCEED FORTY-THREE FEET (43) BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE AND THE OPTIONAL PROVISIONS BELOW.
- PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND EXHIBITS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SOUTH END WEST SYNDICATE, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL MIXED-USE COMMUNITY ON AN APPROXIMATELY 0.75 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF S. TRYON STREET AND W. WORTHINGTON AVENUE (THE "SITE").
- b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-R ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONNECTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

- e. **PERSONAL SERVICE USES:** THE TERM "PERSONAL SERVICE USES" WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISE BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, NAIL SALONS, MASSAGE SHOPS, MARTIAL ART TRAINING STUDIOS, DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, AND ALIKE.

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO NOT REQUIRE SURFACE AND STRUCTURE PARKING AREAS, OUTDOOR DINING AREAS, AND LOADING DOCK AREAS (OPEN OR ENCLOSED) TO BE COUNTED AS PART OF THE ALLOW GROSS FLOOR AREA (GROSS FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE.
- b. TO ALLOW THE BUILDING HEIGHT TO EXCEED THE TOD-R HEIGHT PLANS AS GENERALLY DEPICTED ON THE REZONING PLAN AND PERMIT A MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES NOT TO EXCEED FORTY-THREE FEET (43) AS GENERALLY DEPICTED.
- c. TO ALLOW GROUND FLOOR STRUCTURED PARKING TO FRONT W. WORTHINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. TO ALLOW BALCONIES TO ENCRoACH UP TO 4' INTO THE SETBACK ON S. TRYON STREET PROVIDED THAT THEY HAVE A CLEARANCE A MINIMUM OF 15' FROM FINISHED GRADE.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 45 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS AND UP TO 3,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO: RETAIL, EDEE, GENERAL AND MEDICAL OFFICE USES, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND PER THE OPTIONAL PROVISIONS ABOVE, TOGETHER WITH ACCESSORY USES ALLOWED IN THE TOD-R ZONING DISTRICT.
- b. ACTIVE NON-RESIDENTIAL USES WILL BE LOCATED ON THE GROUND FLOOR OF THE BUILDING LOCATED AT THE INTERSECTION OF S. TRYON STREET AND W. WORTHINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. THE FOLLOWING USES WILL NOT BE ALLOWED: ADULT ESTABLISHMENTS, GASOLINE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, AND CAR WASHES (EXCEPT FOR A CAR WASHES) FOR THE RESIDENTS OF THE SITE THAT ARE PART OF THE AMENITIES/ACCESSORY USES ASSOCIATED WITH THE PROPOSED APARTMENTS).

4. ACCESS AND TRANSPORTATION IMPROVEMENTS:

- a. ACCESS TO THE SITE WILL BE FROM W. WORTHINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN, PROVIDED THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL. BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.
- b. THE PETITIONER MAY PROVIDE PARALLEL ON-STREET PARKING ALONG W. WORTHINGTON AVENUE THAT WILL BE RECESSED AND COMPLY WITH LOCAL RESIDENTIAL WIDE STANDARD CROSS SECTION FROM CENTERLINE AND WILL NOT BE WITHIN THE INTERSECTION AREA OF INFLUENCE AS DETERMINED BY CDOT.
- c. THE PETITIONER WILL DEDICATE AND CONVEY VIA FEE SIMPLE RIGHT-OF-WAY OF FORTY-THREE FEET (43) AS MEASURED FROM CENTERLINE OF S. TRYON STREET PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- d. THE PETITIONER WILL MAKE THE PROPOSED CHANGES TO THE INTERSECTION OF S. TRYON STREET AND WOODCREST AVENUE AS GENERALLY DEPICTED CONTINGENT UPON CDOT & CDOT APPROVAL. THE IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

THE PETITIONER SHALL CONTRIBUTE \$100 TO CDOT TO A FUTURE PEDESTRIAN CROSSING AT W. WORTHINGTON AVENUE OR DOGGETT STREET FOR PLANNING DESIGN AND/OR DEVELOPMENT UP TO \$100 PER YEAR.

5. STREETScape, BUFFER, LANDSCAPING OPEN SPACE AND SCREENING:

- a. A TWENTY FOOT (20') SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB ALONG W. WORTHINGTON AVENUE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. A ~~TEN FOOT (10')~~ SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB ALONG S. TRYON STREET WILL BE PROVIDED ALL AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. A TEN (10) FOOT SIDEYARD SHALL BE PROVIDED ALONG THE COMMON BOUNDARY WITH ADJACENT PARCEL 11907C96 AS GENERALLY DEPICTED.
- d. CARS PARKED IN THE PROPOSED PARKING STRUCTURE WILL BE SCREENED FROM THE ADJACENT PUBLIC STREETS AND THE ADJOINING PROPERTIES AS DESCRIBED IN SECTION 6. BELOW.
- d. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- e. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL.

6. GENERAL DESIGN GUIDELINES:

BUILDINGS CONSTRUCTED ON THE SITE SHALL ADHERE TO THE FOLLOWING ARCHITECTURAL STANDARDS DESCRIBED HEREIN:

- a. THE PETITIONER SHALL CREATE AN ~~OCULUS POINT~~ FOCAL POINT AT THE CORNER OF S. TRYON STREET AND W. WORTHINGTON AVENUE, AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ORDER TO STIMULATE PEDESTRIAN ACTIVITY AND INTEREST AT THIS LOCATION, THE FIRST FLOOR (STREET LEVEL) OF THE BUILDING AT THAT INTERSECTION SHALL BE DESIGNED TO ADDRESS THE CORNER AND PROMOTE A VISUAL RELATIONSHIP TO THE STREET AND ENCOURAGE MOVEMENT AND ACTIVITY AT STREET LEVEL.
- b. THE BUILDING SHALL HAVE A STEPBACK ABOVE THE FOURTH STORY A MINIMUM OF SEVENTY (70) FEET FROM THE FACE OF THE BUILDING ALONG THE COMMON BOUNDARY WITH ADJACENT PARCEL 11907C96 AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ADDITION, A TEN (10) FOOT STEPBACK SHALL BE PROVIDED ABOVE THE FOURTH STORY FROM THE FACE OF THE BUILDING ALONG WORTHINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. THE BUILDING MAY BE CONSTRUCTED WITH SOME COMBINATION OF THE FOLLOWING MATERIALS: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.
- d. THE GROUND FLOOR SHALL BE TALLER THAN AND ARCHITECTURALLY DIFFERENT THAN UPPER FLOORS, THIS STANDARD WILL ONLY APPLY TO BUILDING WALLS LOCATED ALONG PUBLIC STREETS.
- e. THE WINDOWS SHALL HAVE SLIGHT INSETS TO AVOID MONOLITHIC AND DULL FACADES.
- f. FACADES OVER 50 FEET IN LENGTH SHALL BE DIVIDED INTO SHORTER SEGMENT BY MEANS OF FACADE MODULATION, REPEATING WINDOW PATTERNS, CHANGE IN MATERIALS, CANOPIES OR AWNINGS, VARYING ROOF LINES AND/OR OTHER ARCHITECTURAL TREATMENTS.
- g. **ENTRANCES:** PRIMARY BUILDING ENTRANCES SHALL BE PROVIDED PER ORDINANCE AND PER THE FOLLOWING PROVISIONS:
 - i. EACH OPERABLE PEDESTRIAN ENTRANCE (DEFINED AS AN ENTRANCE DESIGNED TO PROVIDE CUSTOMERS ACCESS TO THE PROPOSED NON-RESIDENTIAL USES OR COMMON ENTRANCES TO PROVIDE ACCESS TO THE RESIDENTIAL USE) WILL BE DESIGNED TO BE CLEARLY IDENTIFIABLE AND PROMINENT ELEMENTS WITHIN THE BUILDING FACADES IN WHICH THEY ARE LOCATED SHALL INCLUDE AT LEAST 3 OF THE FOLLOWING:
 - 1. DECORATIVE PEDESTRIAN LIGHTING.
 - 2. ARCHITECTURAL DETAILS CARRIED TO UPPER STORIES.
 - 3. COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES.

- 4. ARCHWAYS.
- 5. TRANSOM WINDOWS.
- 6. TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS.
- 7. COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; OR
- 8. DOUBLE DOORS.

- ii. INDIVIDUAL UNIT ENTRANCES OR A MINIMUM OF ONE COMMON ENTRANCE SHALL BE PROVIDED ON THE ELEVATION FRONTING WOODCREST AVENUE PROVIDING ACCESS TO THE PROPOSED OPEN SPACE AND PUBLIC SIDEWALK.
- iii. A MINIMUM OF ONE COMMON ENTRANCE FROM THE ACTIVE GROUND FLOOR/NON-RESIDENTIAL USES SHALL BE PROVIDED TO THE PROPOSED OPEN SPACE ALONG S. TRYON ST. FROM THE INTERIOR OF THE BUILDING OR FROM AN EXTERIOR PATIO/PLAZA SPACE.
- iv. DIRECT PEDESTRIAN CONNECTIONS SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.

- b. A TRANSITION ZONE WITH AN AVERAGE DEPTH FOUR FEET (4') WILL BE ESTABLISHED BETWEEN BUILDING FACE AND THE BACK OF THE SIDEWALK ALONG W. WORTHINGTON AVENUE. THE TRANSITION ZONE MAY BE USED FOR ENHANCED LANDSCAPING, STAIRS, PORCHES, STOOPS, ARCHITECTURAL FEATURES OR SIMILAR AND SUCH FEATURES MAY ENCRoACH INTO THIS TRANSITION ZONE.

- i. IF BALCONIES ARE PROVIDED, THEY WILL BE DESIGNED SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCRoACH UP TO FOUR FEET (4') INTO THE TRANSITION ZONE PROVIDED ALONG W. WORTHINGTON AVENUE AND INTO THE SETBACK ON S. TRYON STREET ABOVE THE FIRST STORY OF THE BUILDING AND WILL HAVE A CLEARANCE OF FIFTEEN FEET (15') FROM FINISHED GRADE (NO BALCONIES SHALL BE PROVIDED ON THE FACADE OF THE ELEVATIONS ORIENTED TOWARD THE COMMON BOUNDARY WITH ADJACENT PARCEL 11907C9).

- j. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:

- i. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
- ii. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR EXCEPT AS DESCRIBED BELOW FOR THE PROPOSED GROUND FLOOR PARKING USE. UP TO 10% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 3'-0" ABOVE ADJACENT STREET SIDEWALK.

- iii. THE FACADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.

- iv. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY FEET (20') IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

- v. MULTI-STORY BUILDINGS WILL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER FLOORS.

- k. THE GROUND FLOOR PARKING PROVIDED ALONG W. WORTHINGTON AVENUE AND COMMON BOUNDARY WITH WILMORE WALK SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM ADJACENT RESIDENTIAL USES AND PUBLIC STREETS ALONG THE W. WORTHINGTON AVENUE FRONTAGE. THIS SHALL BE PRIMARILY ACCOMPLISHED THROUGH THE USE OF OPERABLE PERFORATED SCREENS, SOLID PERFORATED SCREENS, SOLID PERFORATED AND/OR ARTISTIC DETAILS, A COMBINATION OF ARCHITECTURAL AND LANDSCAPE FEATURES SUCH AS, BUT NOT LIMITED TO, AN ESPALIER, AND/OR SIMILAR. THE USE OF COULDERS ALONG W. WORTHINGTON AVENUE SHALL BE LIMITED TO 5' ABOVE THE GRADE OF THE SIDEWALK.

7. ENVIRONMENTAL FEATURES:

- a. THE SITE WILL COMPLY WITH THE TREE ORDINANCE AND THE POST CONSTRUCTION ORDINANCE.

8. SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE.

9. LIGHTING:

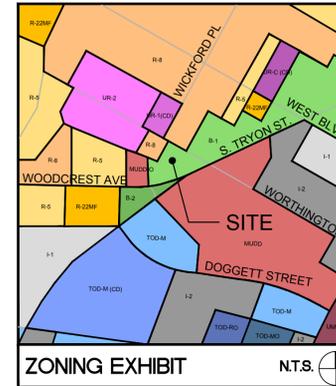
- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY FEET (20') FEET IN HEIGHT.

10. AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

- a. 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.



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DEVELOPMENT STANDARDS NOTES

Project No.
4576

Issued
12/18/17

Revised
02/12/18 - CITY COMMENTS
03/12/18 - CITY COMMENTS
05/16/18 - CITY COMMENTS
06/25/18 - CITY COMMENTS

RZ-2

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PETITION #: 2017-203



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**BUILDING
HEIGHT
EXHIBITS**

Project No.
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Issued
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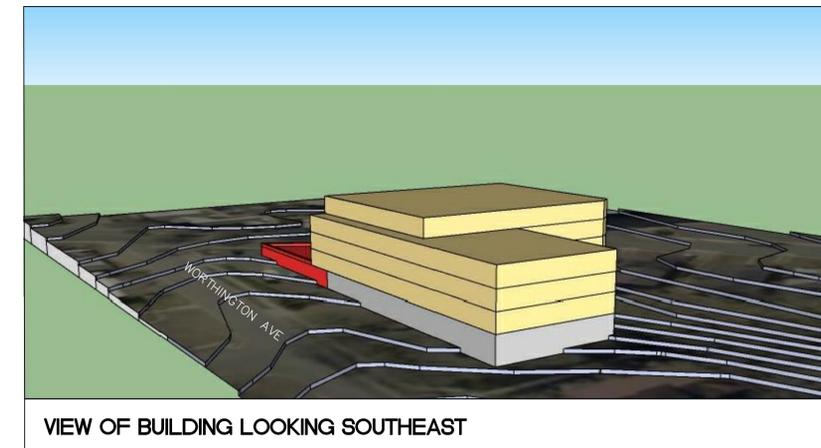
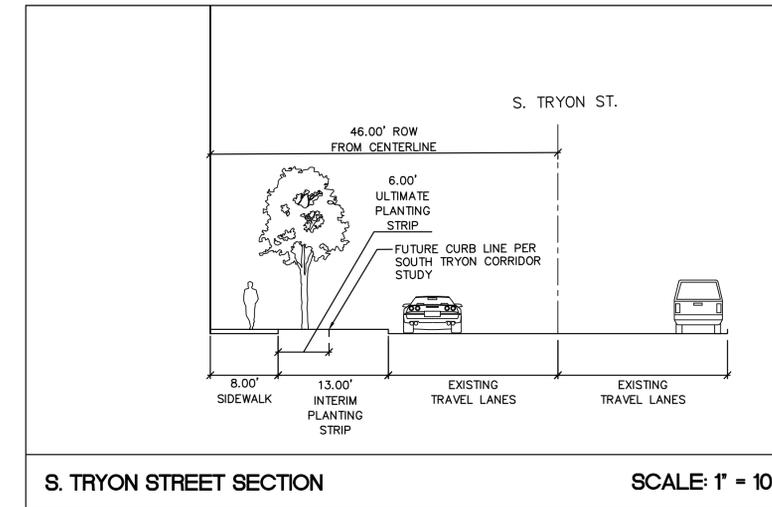
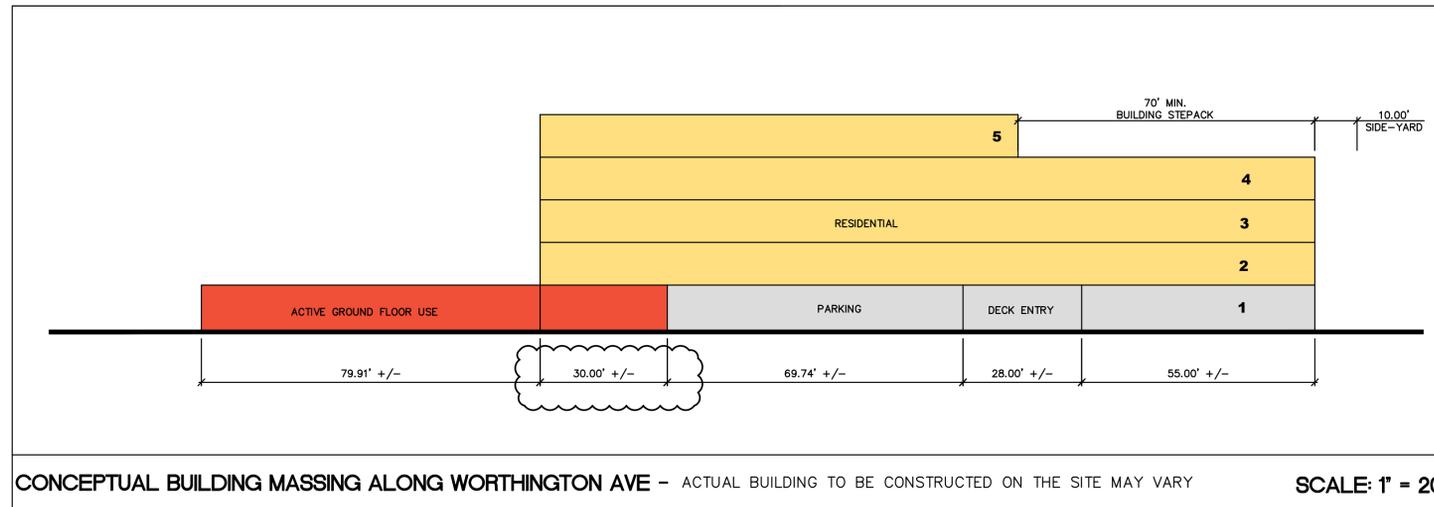
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02/12/18 - CITY COMMENTS
03/12/18 - CITY COMMENTS
05/18/18 - CITY COMMENTS
06/25/18 - CITY COMMENTS

RZ-3

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PETITION #: 2017-203



NOTE: THE MASSING AND HEIGHT MODELS ARE ILLUSTRATIVE FOR THE PROPOSED BUILDING AND ARE INCLUDED TO REFLECT THE PROPOSED STEPBACKS. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DEVELOPMENT STANDARDS ARE ADHERED TO.

