

REZONING
PETITION
2019-29CRESCENT - 7TH
AND CASWELLCRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1018528

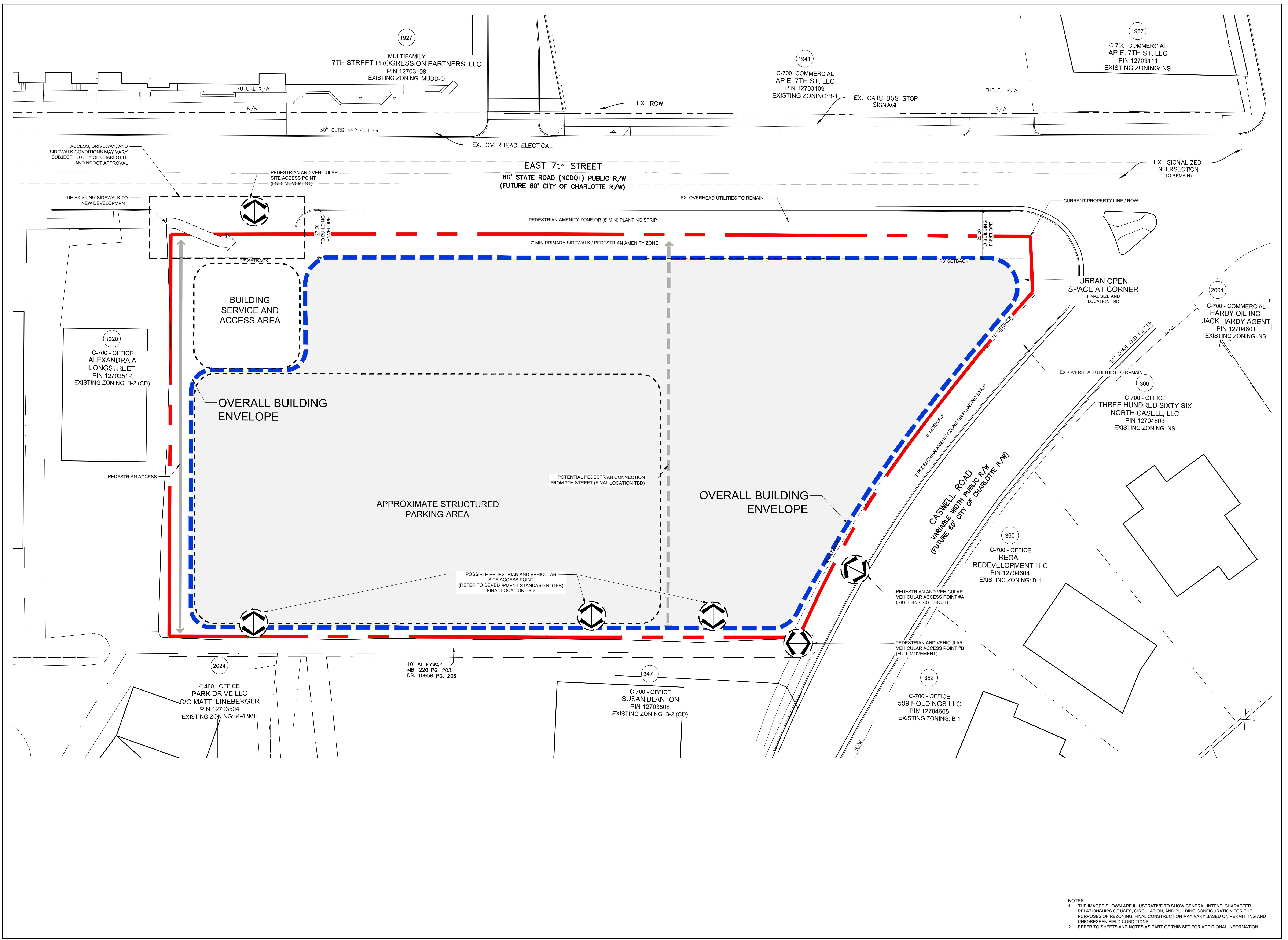
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUB 1	02/15/2019
2	REZONING SUB 2	04/15/2019
3	REZONING SUB 3	05/13/2019
4	REZONING SUB 4	06/17/2019
5	REZONING SUB 5	07/22/2019
6	REZONING SUB 6	08/22/2019

DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/NDSCALE: 1"=20'
VERT: 0 10' 20' 40'
HORZ: 0 10' 20' 40'NOTES:
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNPREDICTED FIELD CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

TECHNICAL DATA PLAN

SHEET NUMBER

RZ-01



KEY MAP
SEALREZONING
PETITION
2019-29CRESCENT - 7TH
AND CASWELLCRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1018528

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB 1	02/15/2019
2	REZONING SUB 2	04/15/2019
3	REZONING SUB 3	05/13/2019
4	REZONING SUB 4	06/17/2019
5	REZONING SUB 5	07/22/2019
6	REZONING SUB 6	08/22/2019

DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/NDSCALE: 1"=20'
NORTHVERT: 1"=20'
HORZ: 0' 10' 20' 40'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-02

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703111
EXISTING ZONING: NSC-700 - COMMERCIAL
HARDY OIL INC.
JACK HARDY AGENT
PIN 12704601
EXISTING ZONING: NSC-700 - OFFICE
THREE HUNDRED SIXTY SIX
NORTH CASELL, LLC
PIN 12704603
EXISTING ZONING: NS

360

C-700 - OFFICE
REGAL
REDEVELOPMENT LLC
PIN 12704604
EXISTING ZONING: B-1

352

C-700 - OFFICE
509 HOLDINGS LLC
PIN 12704605
EXISTING ZONING: B-1

2004

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1941

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1927

MULTIFAMILY
7TH STREET PROGRESSION PARTNERS, LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1957

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703111
EXISTING ZONING: NS

1920

C-700 - OFFICE
ALEXANDRA A
LONGSTREET
PIN 12703512
EXISTING ZONING: B-2 (CD)

1921

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1922

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1923

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1924

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1925

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1926

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1927

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1928

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1929

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1930

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1931

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1932

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1933

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1934

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1935

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1936

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1937

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1938

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1939

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1940

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1941

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1942

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1943

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1944

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1945

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1946

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1947

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1948

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1949

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1950

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1951

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1952

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1953

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1954

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1955

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1956

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1957

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703111
EXISTING ZONING: NS

1958

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1959

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1960

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1961

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1962

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1963

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1964

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1965

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1966

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1967

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1968

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1969

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

1970

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

1971

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703108
EXISTING ZONING: MUDD-O

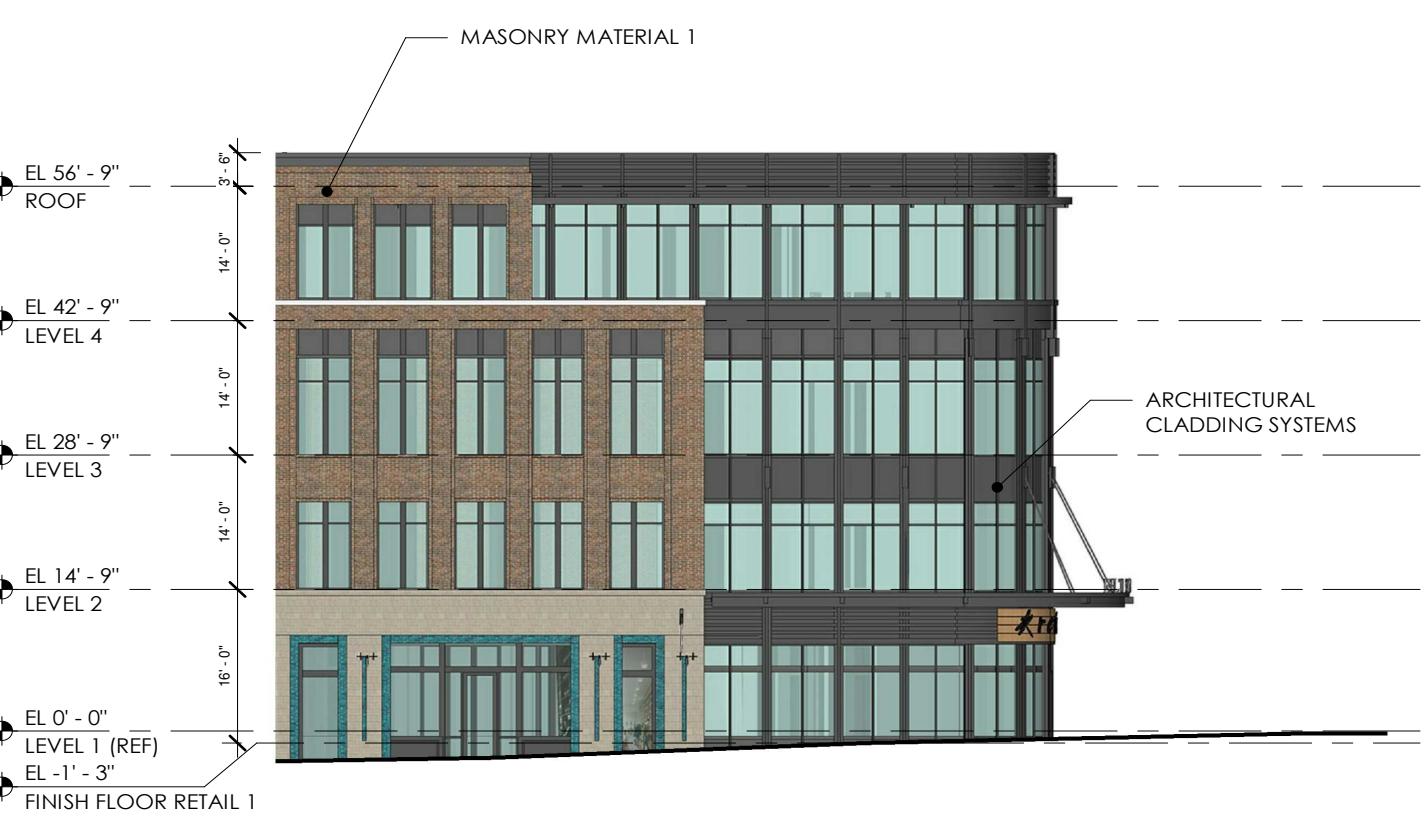
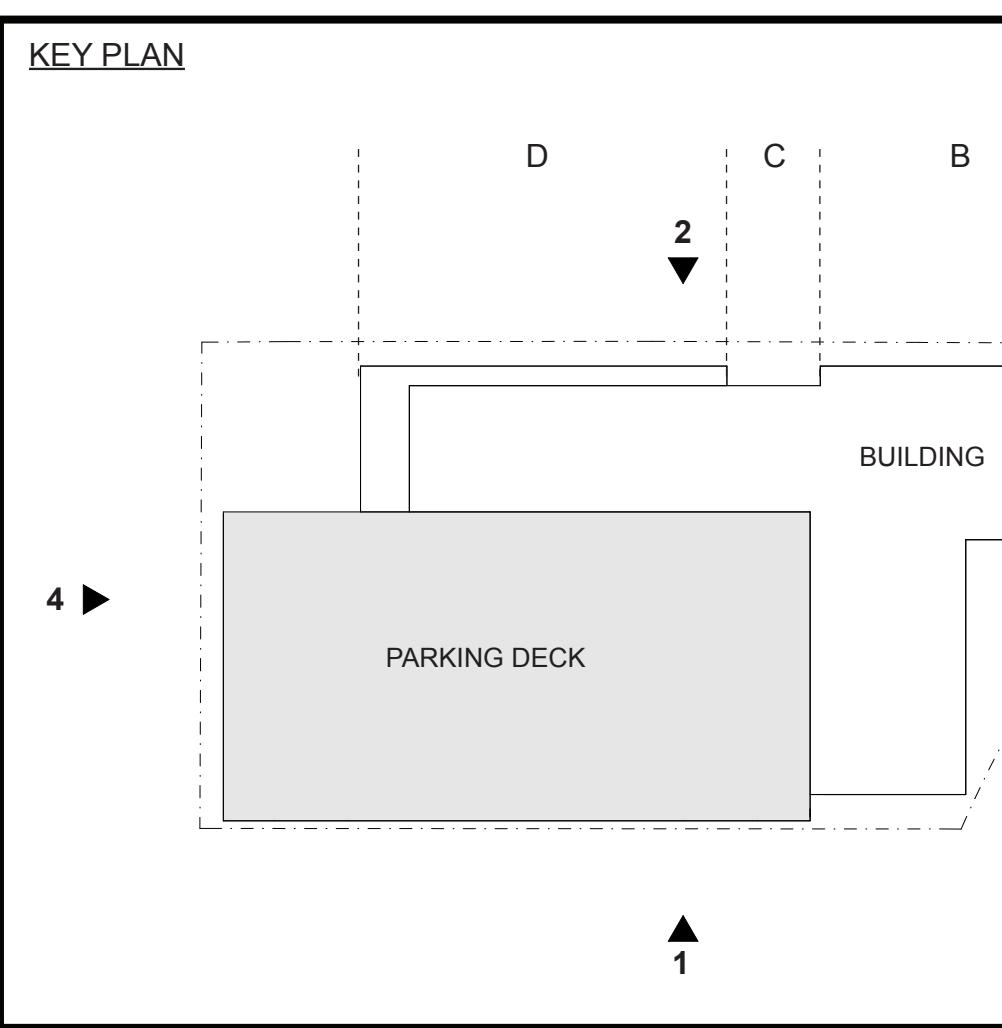
1972

C-700 - COMMERCIAL
AP E. 7TH ST. LLC
PIN 12703109
EXISTING ZONING: B-1

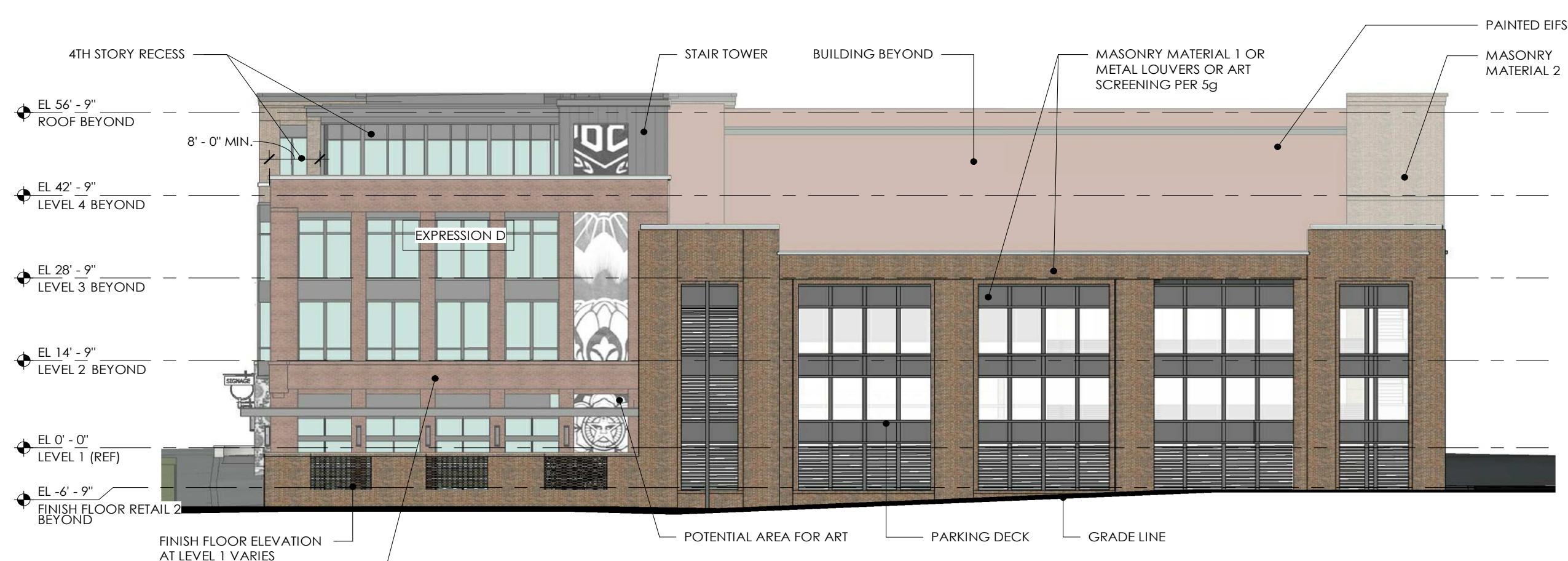
1973

NOTES:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE ONLY AND ARE INTENDED TO REFLECT THE OVERALL SCALE OF THE BUILDING AND VARIOUS BUILDING EXPRESSIONS. HEIGHT SHALL BE PERMITTED AS SET FORTH IN SECTION 5 OF THESE DEVELOPMENT STANDARDS. THE ACTUAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY VARY.

2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.



CASWELL ROAD PARTIAL ELEVATION



NORTHWEST ELEVATION



CASWELL ROAD ELEVATION

REZONING
PETITION
2019-29

CRESCENT - 7TH
AND CASWELL

CRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1018528

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
2	REZONING SUB 2	02/15/2019
3	REZONING SUB 3	05/13/2019
4	REZONING SUB 4	06/17/2019
5	REZONING SUB 5	07/22/2019
6	REZONING SUB 6	08/22/2019

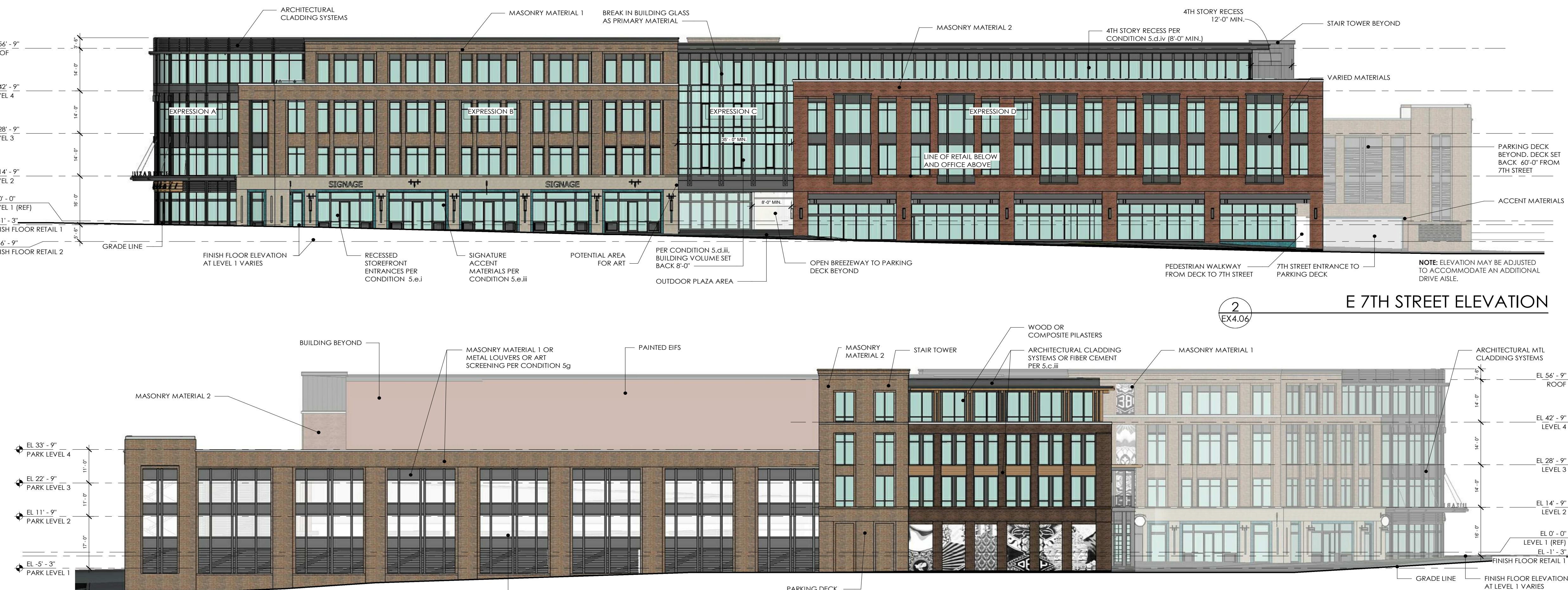
DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/IND

SCALE: NORTH

VERT: HORIZ:

SHEET TITLE: SCHEMATIC
ARCHITECTURAL
ELEVATIONS

SHEET NUMBER: RZ-A1



E 7TH STREET ELEVATION



ALLEY ELEVATION

REZONING
PETITION
2019-29CRESCENT - 7TH
AND CASWELLCRESCENT COMMUNITIES
1950 E. 7TH STREET
CHARLOTTE, NC 28204

LANDDESIGN PROJ.# 1018528

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUB 1	02/15/2019
2	REZONING SUB 2	04/15/2019
3	REZONING SUB 3	05/13/2019
4	REZONING SUB 4	06/17/2019
5	REZONING SUB 5	07/22/2019
6	REZONING SUB 6	08/22/2019

DESIGNED BY: SAM
DRAWN BY: SAM
CHECKED BY: SAM/IND

SCALE: NORTH

VERT: HORIZ:

SHEET TITLE: DEVELOPMENT STANDARD NOTES

SHEET NUMBER: RZ-N1

Crescent Communities
Development Standards
7/22/2019
Rezoning Petition No. 2019-29

Site Development Data:

- Acreage: ± 1.679 acres
- Tax Parcel #: 127-035-09
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O (SPA)

—Existing Uses: Vacant.

—Proposed Uses: Retail; Eating, Drinking and Entertainment, Establishments (EDEE); financial institutions; professional business and general office uses; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).

—Maximum Gross Square feet of Development: Up to 103,500 square feet of gross floor area of permitted uses, of which no more than 23,000 square feet of gross floor area may be devoted to retail and/or EDEE and of which no more than fifty (50) percent shall be devoted to medical office use as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).

—Maximum Building Height: Buildings will be limited to a maximum building height of sixty-five (65) feet as measured by Ordinance and as further described in Section 5 below.

—Parking: 3.2 spaces per 1,000 square feet of gross floor area

—Urban Open Space: Will be provided as required by the Ordinance.

1. General Provisions:

a. **Site Location.** These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Communities to accommodate development of a mix of retail and office uses allowed in the MUDD zoning district on an approximately ± 1.679 acre site located on the southwest side of East 7th Street between N. Caswell Road and Clement Avenue (the "Site").

b. **Zoning District/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 MUDD-O 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 conjunction 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 documentation 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:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or

ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or

iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in 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.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1) building not including the accessory parking structure. 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. **Gross Floor Area.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities) and enclosed loading dock/service areas.

f. **Personal Services.** 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, wellness services, and alike.

g. **Principal Building.** The term "Principal Building" shall refer to the office and retail building to be constructed on the site. Provisions set forth herein specific to the Principal Building shall not apply to the accessory structure parking unless otherwise noted.

2. Optional Provisions:

a. Upper level balconies, window boxes, and architectural features for facade articulation may encroach up to 5 feet into the setbacks from East 7th Street and N. Caswell Road above the second story.

b. The outdoor plaza ("Plaza") at the corner of East 7th Street and N. Caswell Road and similar terraced entry features and/or stairs, along 7th Street may encroach into the setbacks and portions of the Plaza may encroach into the right of way subject to obtaining encroachment agreements.

c. To not require doorways to be recessed into the face of the building(s).

d. To allow to the use of opaque and spandrel glass per Section 5 below.

e. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

f. To allow twelve (12) additional compact parking spaces above what is permitted by Ordinance.

3. Permitted Uses & Development Limitations:

a. The Site may be developed with up to 103,500 square feet of gross floor area devoted to: retail, EDEE, professional business and general office uses, financial institutions, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district; provided the following:

i. No more than 23,000 square feet of gross floor area may be devoted to retail and EDEE uses;

ii. No more than fifty (50) percent of the gross floor area shall be devoted to medical office uses;

iii. No more than 3,500 square feet of gross floor area may be devoted to fitness and/or exercise studios.

4. Transportation and Access:

a. Access to the Site shall be provided as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT.

b. The Petitioner may provide additional access points from the structured parking to the alley as generally depicted on Sheet RZ-01.

c. The alignment of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

d. The East 7th Street Access Point shall be a full movement access with two egress lanes and one ingress lane subject to CDOT and/or NCDOT approval.

e. The Caswell Street Access Point shall be restricted to right-in, right-out vehicular movements subject to CDOT approval. This restriction shall be implemented through the installation of appropriate signage.

f. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the primary sidewalk where feasible excluding the elevated sidewalk as generally depicted on Sheet RZ-02.

g. All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

h. In the event that Vehicular Access is established on the Alley, the Petitioner shall install a sign at each access point that limits vehicular turning movements from the structured parking facility toward N. Caswell Road. Notwithstanding the foregoing, the signs shall not prohibit vehicles exiting the structured parking by way of Vehicular Access from turning right on the Alley for purposes of entering the parking facility at an another entrance.

i. The Petitioner will provide a pedestrian signal to facilitate midblock pedestrian crossing on 7th Street contingent upon NCDOT and CDOT approvals.

j. The Petitioner will provide ADA accessible ramps, APS buttons, and associated pedestrian signals or similar to facilitate pedestrian crossing that meets current ADA standards at the intersection of Caswell and 7th Street and Caswell and 5th Street contingent upon NCDOT and CDOT approvals as applicable.

k. The Petitioner shall provide a pedestrian refuge island at the southwest corner of the intersection of Caswell and 5th Street.

5. Architectural Guidelines:

Overall Building Architecture. The building shall be designed with architectural features and details along the 7th Street facade to create the appearance of four distinct yet complementary sections. The Architectural provision listed herein will reference the "iconic" portion of the building at the corner of 7th Street and Caswell as "Building Expression A", the second as "Building Expression B", the middle and structured parking pedestrian access as "Building Expression C" and the portion of the building closest to the southern property line (parcel 12703512) as "Building Expression D" as generally depicted on Sheet RZ-A1.

Architectural Guidelines:

and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, wellness services, and alike.

Building Height: The maximum building height shall be four (4) stories and sixty-five (65) feet as measured per Ordinance however the building shall be no taller than sixty (60) feet at the corner of 7th Street and Caswell (Building Expression A) as measured from the public sidewalk at the corner of 7th and Caswell to the top of the parapet.

Optional Provisions:

Upper level balconies, window boxes, and architectural features for facade articulation may encroach up to 5 feet into the setbacks from East 7th Street and N. Caswell Road above the second story.

The outdoor plaza ("Plaza") at the corner of East 7th Street and N. Caswell Road and similar terraced entry features and/or stairs, along 7th Street may encroach into the setbacks and portions of the Plaza may encroach into the right of way subject to obtaining encroachment agreements.

To not require doorways to be recessed into the face of the building(s).

To allow to the use of opaque and spandrel glass per Section 5 below.

To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

To allow twelve (12) additional compact parking spaces above what is permitted by Ordinance.

Permitted Uses & Development Limitations:

The Site may be developed with up to 103,500 square feet of gross floor area devoted to: retail, EDEE, professional business and general office uses, financial institutions, and Personal Service uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district; provided the following:

No more than 23,000 square feet of gross floor area may be devoted to retail and EDEE uses;

No more than fifty (50) percent of the gross floor area shall be devoted to medical office uses;

No more than 3,500 square feet of gross floor area may be devoted to fitness and/or exercise studios.

Transportation and Access:

Access to the Site shall be provided as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT.

The Petitioner may provide additional access points from the structured parking to the alley as generally depicted on Sheet RZ-01.

The alignment of the internal vehicular circulation areas and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

The East 7th Street Access Point shall be a full movement access with two egress lanes and one ingress lane subject to CDOT and/or NCDOT approval.

The Caswell Street Access Point shall be restricted to right-in, right-out vehicular movements subject to CDOT approval. This restriction shall be implemented through the installation of appropriate signage.

The Petitioner will provide a permanent sidewalk easement for any of the proposed primary sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the primary sidewalk where feasible excluding the elevated sidewalk as generally depicted on Sheet RZ-02.

All transportation improvements that are the responsibility of the Petitioner, shall be approved and constructed prior to the release of the first certificate of occupancy for the Site subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

In the event that Vehicular Access is established on the Alley, the Petitioner shall install a sign at each access point that limits vehicular turning movements from the structured parking facility toward N. Caswell Road. Notwithstanding the foregoing, the signs shall not prohibit vehicles exiting the structured parking by way of Vehicular Access from turning right on the Alley for purposes of entering the parking facility at an another entrance.

The Petitioner will provide a pedestrian signal to facilitate midblock pedestrian crossing on 7th Street contingent upon NCDOT and CDOT approvals.

The Petitioner will provide ADA accessible ramps, APS buttons, and associated pedestrian signals or similar to facilitate pedestrian crossing that meets current ADA standards at the intersection of Caswell and 7th Street and Caswell and 5th Street contingent upon NCDOT and CDOT approvals as applicable.

The Petitioner shall provide a pedestrian refuge island at the southwest corner of the intersection of Caswell and 5th Street.

Architectural Guidelines:

and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, wellness services, and alike.

Building Height: The maximum building height shall be four (4) stories and sixty-five (65) feet as measured per Ordinance however the building shall be no taller than sixty (60) feet at the corner of 7th Street and Caswell (Building Expression A) as measured from the public sidewalk at the corner of 7th and Caswell to the top of the parapet.

Optional Provisions:

Upper level balconies, window boxes, and architectural features for facade articulation may encroach up to 5 feet into the setbacks from East 7th Street and N. Caswell Road above the second story.

The outdoor plaza ("Plaza") at the corner of East 7th Street and N. Caswell Road and similar terraced entry features and/or stairs, along 7th Street may encroach into the setbacks and portions of the Plaza may encroach into the right of way subject to obtaining encroachment agreements.

To not require doorways to be recessed into the face of the building(s).

To allow to the use of opaque and spandrel glass per Section 5 below.

To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

To allow twelve (12) additional compact parking spaces above what is permitted by Ordinance.

Permitted Uses & Development Limitations:

The Site may be developed with up to 103,500 square feet of gross floor area devoted to: retail, EDEE, professional business and

