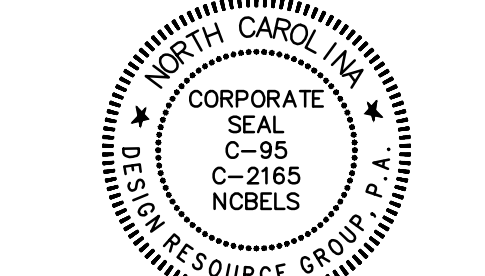
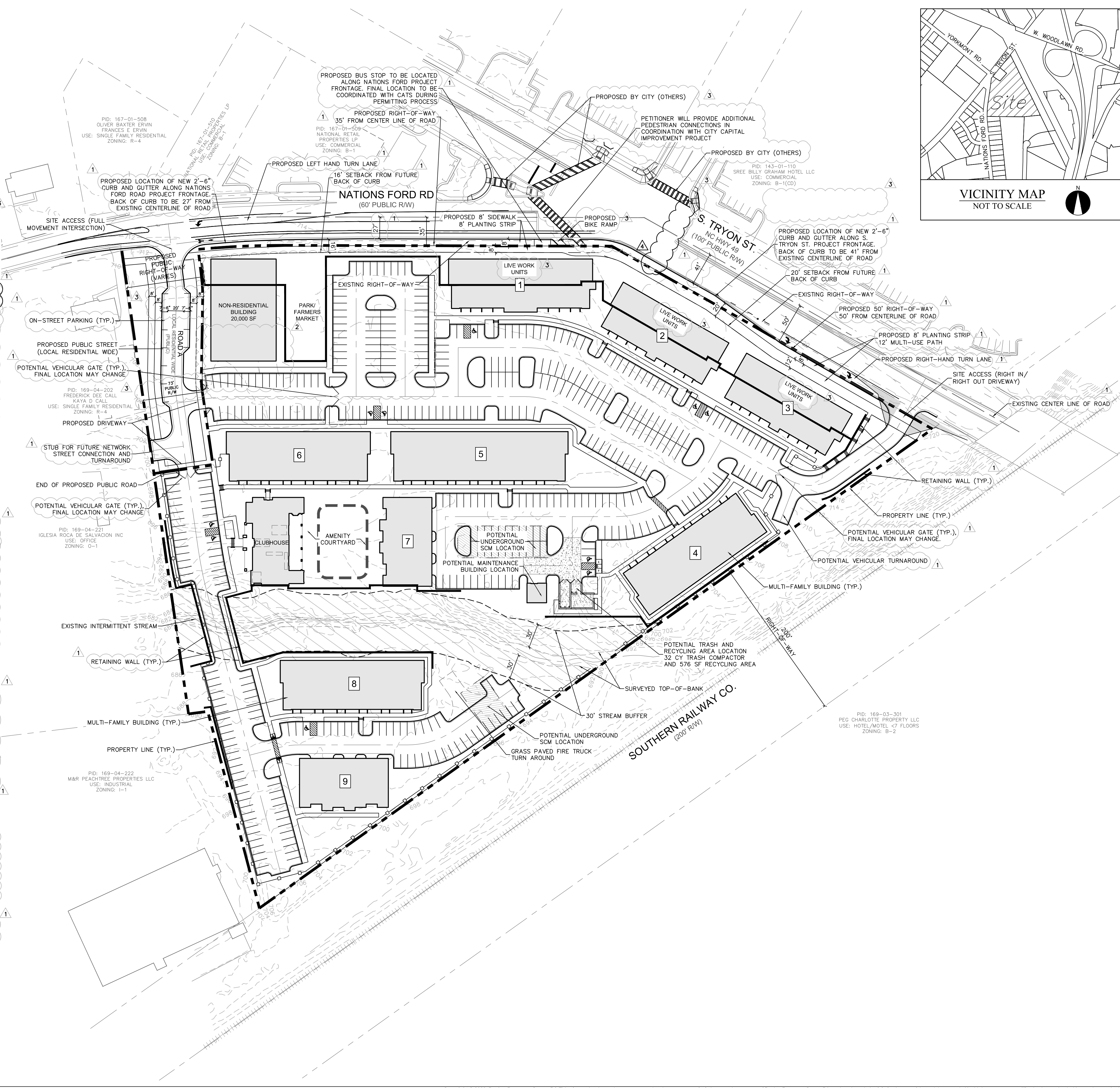


SITE DEVELOPMENT DATA
- PARCEL NO.: 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-29, 169-042-30 AND 169-042-01
- ZONING DISTRICT: B-1 AND I-1 (CO)
- PROPOSED ZONING: MUDD (CO)
- EXISTING USE: COMMERCIAL
- PROPOSED USES: UP TO 317 MULTI-FAMILY DWELLING UNITS (INCLUDING LIVE/WORK MULTI-FAMILY DWELLING UNITS) AND 20,000 SQUARE FEET OF SPECIFIED NON-RESIDENTIAL USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

1. GENERAL PROVISIONS
A. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GREYSTAR DEVELOPMENT EAST, LLC (THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 10.82 ACRE SITE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH TRYON STREET AND NATIONS FORD ROAD, WHICH SITE IS MORE PARTICULARLY DESCRIBED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-29, 169-042-30 AND 169-042-01.
B. ZONING DISTRICTS/ORDINANCE: THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATORY ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
C. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS, INTERNAL DRIVES 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 CONCEPTUAL, GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REQUIRED BY SECTION 6.207 OF THE ORDINANCE. THESE CHANGES MAY BE REQUIRED TO ACCOMMODATE ALTERNATIONS OR MODIFICATIONS TO THE CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS THAT ARE NECESSARY TO COMPLY WITH THE ORDINANCE AND/OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE CHANGES WOULD INCLUDE CHANGES IF THEY ARE:
1. MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
THE PLANNING DIRECTOR WILL DETERMINE IF SUCH ALTERATIONS AND/OR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION OR MODIFICATION 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.
2. PERMITTED USE DEVELOPMENT LIMITATIONS
SUBJECT TO THE LIMITATIONS SET OUT HEREIN, THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES AS ALLOWED THEREIN THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
A. MULTI-FAMILY DWELLING UNITS AND LIVE/WORK MULTI-FAMILY DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.
B. COMMERCIAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND ADJACENT SUCH AS A FITNESS CENTER, CLUBHOUSE, CO-WORKING AREAS, SWIMMING POOL, DOG PARK AND OTHER GATHERING AREAS TYPICALLY FOUND IN MULTI-FAMILY COMMUNITIES.
(A) A TOTAL MAXIMUM OF 317 DWELLING UNITS (WHETHER MULTI-FAMILY DWELLING UNITS OR LIVE/WORK MULTI-FAMILY DWELLING UNITS) MAY BE DEVELOPED ON THE SITE.
(B) A MINIMUM OF 29 OF THE GROUND FLOOR MULTI-FAMILY DWELLING UNITS LOCATED IN THE THREE BUILDINGS THAT FRONT SOUTH TRYON STREET OR NATIONS FORD ROAD SHALL BE LIVE/WORK MULTI-FAMILY DWELLING UNITS.
(C) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
(D) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.
(E) EDUCATIONAL USES.
(F) INDOOR RECREATION.
(G) INSTITUTIONAL USES.
(H) PROFESSIONAL BUSINESS AND GENERAL OFFICES.
(I) RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT.
(J) SERVICES SUCH AS BEAUTY AND BARBER SHOPS AND NAIL SALONS.
(K) STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF JEWELRY AND SPECIALTY JEWELRY.
(L) THE USES SET OUT ABOVE IN PARAGRAPHS 2.A(1) THROUGH 2.A(10) ARE HEREAFTER COLLECTIVELY REFERRED TO AS "NON-RESIDENTIAL USES" AND A MINIMUM OF 20,000 SQUARE FEET OF NON-RESIDENTIAL USES SHALL BE PROVIDED FOR AND RESERVED FOR SUCH USES. NON-RESIDENTIAL USES SHALL BE LOCATED ENTIRELY WITHIN ROIGHT-OF-WAY. IN THE EVENT THAT THE PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE PROPOSED DEVELOPMENT, THE PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE BUS WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHEDDLE ON THE BUS WAITING PAD.
PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, THE PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NOTD AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EXEMPTIONS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SOUTH TRYON STREET AS REQUIRED TO PROVIDE ROIGHT-OF-WAY MEASURING 30 FEET FROM THE EXISTING CENTERLINE OF SOUTH TRYON STREET TO THE EXTENT THAT SUCH ROIGHT-OF-WAY DOES NOT ALREADY EXIST.
PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, THE PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NOTD AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EXEMPTIONS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NATIONS FORD ROAD AS REQUIRED TO PROVIDE ROIGHT-OF-WAY MEASURING 30 FEET FROM THE EXISTING CENTERLINE OF NATIONS FORD ROAD TO THE EXTENT THAT SUCH ROIGHT-OF-WAY DOES NOT ALREADY EXIST.
THE PETITIONER SHALL INSTALL A NORTHBOUND RIGHT TURN LANE ON SOUTH TRYON STREET AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
G. A ROIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED STREET ROIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, BUSINESS OR HOMEOWNER/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY COOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT COOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
H. THE PETITIONER SHALL REMOVE ALL EXISTING DRIVEWAYS FROM THE SITE TO THE ADJACENT PUBLIC STREETS THAT WILL NOT BE UTILIZED BY THE DEVELOPMENT AND RESTORE THE CURB LINE WITH STANDARD 2 FOOT 8 INCH CURBS AND INTERSECTIONS.
I. THE PETITIONER SHALL RE-STREPE NATIONS FORD ROAD TO REMOVE THE EXISTING LEFT TURN LANE THAT WILL NOT BE UTILIZED BY THIS DEVELOPMENT AND TO PROVIDE A FULL WIDTH LEFT TURN LANE ON NATIONS FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM NATIONS FORD ROAD.
J. THE PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NOTD AS APPLICABLE, VIA FE SIMPLE CONVEYANCE ANY EXISTING ROIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS ROIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL ROIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT TO ADJACENT PUBLIC STREETS LOCATED OUTSIDE OF THE ROIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
SUBJECT TO THE APPROVAL OF ANY OTHER GOVERNMENTAL AGENCIES, THE PETITIONER SHALL INSTALL AND PROVIDE A SIGNALIZED PEDESTRIAN CROSSING AT NATIONS FORD ROAD AT THE EXISTING TRAFFIC SIGNAL. THE PRECISE LOCATION OF THE SIGNALIZED PEDESTRIAN CROSSING SHALL BE DETERMINED DURING PERMITTING. IN THE EVENT THAT THE PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL/PROVIDE THE SIGNALIZED PEDESTRIAN CROSSING, THE PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL/PROVIDE THE SIGNALIZED PEDESTRIAN CROSSING.
K. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE SUBJECT TO THE STANDARDS AND CRITERIA OF COOT AND NOTD, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONNECTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BRANCH SOUTHWESTERN HIGHWAY PROJECT SUPPORT.
L. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE SUBJECT TO THE STANDARDS AND CRITERIA OF COOT AND NOTD, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONNECTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BRANCH SOUTHWESTERN HIGHWAY PROJECT SUPPORT.
4. ARCHITECTURAL STANDARDS
A. BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY MULTI-FAMILY BUILDING LOCATED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCES.
B. THE MAXIMUM HEIGHT OF THE NON-RESIDENTIAL BUILDING SHALL BE 30 FEET.
C. THE MINIMUM FLOOR TO FLOOR HEIGHT IN EACH BUILDING SHALL BE 10 FEET, 6 INCHES.
D. NOTWITHSTANDING PARAGRAPH 4.C ABOVE, THE MINIMUM FLOOR TO FLOOR HEIGHT OF THE GROUND FLOOR OF A LIVE/WORK MULTI-FAMILY DWELLING UNIT SHALL BE 12 FEET.
E. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE MULTI-FAMILY BUILDINGS CONSTRUCTED ON THE SITE.
(1) EXTERIOR BUILDING MATERIALS: ALL PROPOSED BUILDINGS EXCEPT A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPOSE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT) OR STUCCO.
(2) PROHIBITED EXTERIOR BUILDING MATERIALS:
(A) VINYL SIDING (BUT NOT VINYL HAND RAELS, WINDOWS, DOORS OR DOOR TRIM).
(B) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
(3) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
(A) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
(B) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVES OR NATURAL AREAS, TREE PLANTING AREAS AND STORM WATER FACILITIES). THIS REQUIREMENT SHALL NOT APPLY TO THE NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE (ROAD A).
(C) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
(D) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED, ON ALL NETWORK REQUIRED STREETS.
(E) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
(A) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
(B) BUILDINGS EXCEEDING 120 FEET IN LENGTH NOT ABLE TO PROJECT A 6 FEET RECESS SHALL BE ABLE TO BREAK UP THE MONOLITHIC FORM OF THE FACADE USING DIFFERENT MATERIALS, PATTERNS AND/OR COLORS - THESE BREAK UPS SHALL ALSO BE A MINIMUM OF 10 FEET WIDE EXTENDING THROUGH THE BUILDING.
(C) BUILDING ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
(A) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL PATTERNS, PROJECTIONS, RECESSES, FLATERS, BANDING, AND CHANGES IN MATERIALS OR COLORS. AT A MINIMUM, SUCH DESIGN FEATURES SHALL INCLUDE VERTICAL MASONRY RECESSES AND COLUMNS.
(B) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS - SUCH BASE MAY BE EXECUTED THROUGH THE USE OF THE EXTERIOR BUILDING MATERIALS DESCRIBED ABOVE IN PARAGRAPH 4.C(1) OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
(C) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET 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.
(D) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
(A) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, PONDS OR PARAPETS.
(B) FOR PITCHED ROOFS, THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
(C) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
(D) SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT EXTERIOR BUILDING MATERIALS SET OUT IN PARAGRAPH 4.C(1) OR A CLASS B BUFFER NOT LESS THAN 10 FEET IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
F. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE NON-RESIDENTIAL BUILDING.
(1) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:
(A) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
(B) FACADES FRONTING STREETS SHALL INCLUDE WINDOWS AND/OR OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN THE FOLLOWING:
(A) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS - SUCH BASE MAY BE EXECUTED THROUGH THE USE OF THE EXTERIOR BUILDING MATERIALS DESCRIBED ABOVE IN PARAGRAPH 4.C(1) OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.
(C) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET 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.
(D) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL PATTERNS (PROJECTIONS AND RECESSES), COLUMNS, PLASTER, CHANGES IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.
5. SIDEWALKS
A. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
C. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH AND THE MINIMUM 8 FOOT WIDE SIDEWALK DESCRIBED ABOVE (OR PORTIONS THEREOF) MAY BE LOCATED IN A PERMANENT SIDEWALK EASEMENT.
6. ENVIRONMENTAL FEATURES
A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
C. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
D. DEVELOPMENT WITH ANY SWMP/SSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.
7. PARK/FARMERS MARKET SEAS
A. THAT AREA OF THE SITE LOCATED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AND DESIGNATED AS PARK/FARMERS MARKET ON THE REZONING PLAN SHALL HAVE A MINIMUM SIZE OF 4,000 SQUARE FEET.
B. SPACE FOR COMMUNITY ART ON AND/OR ALONG THE RETAINING WALLS ADJACENT TO THE PARKING LOT AND THE ELEVATED PARK/FARMERS MARKET SPACE SHALL BE PROVIDED.
C. TREES OR OTHER SHADING DEVICES, HARDSCAPE, LANDSCAPING AND SEATING ELEMENTS SHALL BE PROVIDED WITHIN THE PARK/FARMERS MARKET SPACE.
D. A PEDESTRIAN CONNECTION FROM THE PARKING LOT TO THE PARK/FARMERS MARKET SPACE SHALL BE PROVIDED.
8. MAINTENANCE OF 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 SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
9. ENDING 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 UNDER THE ORDINANCE BE BOUND UPON AND MADE TO THE BENEFIT OF THE PETITIONER AND SUCCESSOR OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



REZONING PETITION
FOR PUBLIC HEARING
2022-156

REZONING DOCUMENTS

NATIONS FORD ROAD
CHARLOTTE, NORTH CAROLINA
GREYSTAR DEVELOPMENT EAST, LLC
521 EAST MOREHEAD, SUITE 400
CHARLOTTE, NORTH CAROLINA 28202
704.379.1868

SCHEMATIC
SITE PLAN

SCALE: 1"=60'

PROJECT #: 613-013
DRAWN BY: BG
CHECKED BY: TH

APRIL 10, 2023

REVISIONS:
1. 3/13/23 PER STAFF REVIEW COMMENTS
2. 4/10/23 PER STAFF REVIEW COMMENTS
3. 6/22/23 PER STAFF REVIEW COMMENTS
4. 7/20/23 PER STAFF REVIEW COMMENTS