

KEY MAP

SEAL

PROJECT

THE EXCHANGE MULTI-FAMILY

RZP 2021-188

LANDDESIGN PROJ# 1021134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021
2	REZONING DOCUMENTS REVISIONS	01.14.2022
3	REZONING DOCUMENTS REVISIONS	02.24.2022
4	REZONING DOCUMENTS REVISIONS	04.07.2022
5	REVISIONS PER CDOT COMMENTS	04.29.2022

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM

SCALE

VERT: 1"=100'
HORZ: 1"=100'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

DEVELOPMENT DATA TABLE

SITE AREA: ± 15.83 ACRES
- TAX PARCEL #S: 169-052-06
- EXISTING ZONING: I-1(CD)
- PROPOSED ZONING: MUDD (CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
- MAXIMUM GROSS SQUARE FEET / UNITS OF DEVELOPMENT: UP TO 300 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USED AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 OF THE NOTES
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 68 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.
MINIMUM SETBACK: 16'-0" MIN. FROM BACK OF EXISTING OR PROPOSED CURB
SIDE YARD: NONE
REAR YARD: NONE

TREE SAVE AREA (15% REQ'D)

REQUIRED: 2.37 AC (103,237 SF)
PROVIDED: PER ORDINANCE
TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE

OPEN SPACE:

REQUIRED: 1 SQUARE FEET / 100 SQUARE FEET
(689,555 SF/100 SF) = .15 AC (6,895 SF)
PROVIDED: .15 AC +

TREE SAVE/OPEN SPACE NOTE:

TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY

NOTE:

SITE WILL COMPLY WITH PCSO

LEGEND

	SITE ACCESS
	NETWORK REQUIRED PUBLIC STREET
	DUKE ENERGY EASEMENT
	POST CONSTRUCTION BUFFER

ZONING:
I-1

ZONING:
I-2

ZONING:
I-2

ZONING:
I-2

ZONING:
I-2

ZONING:
I-1

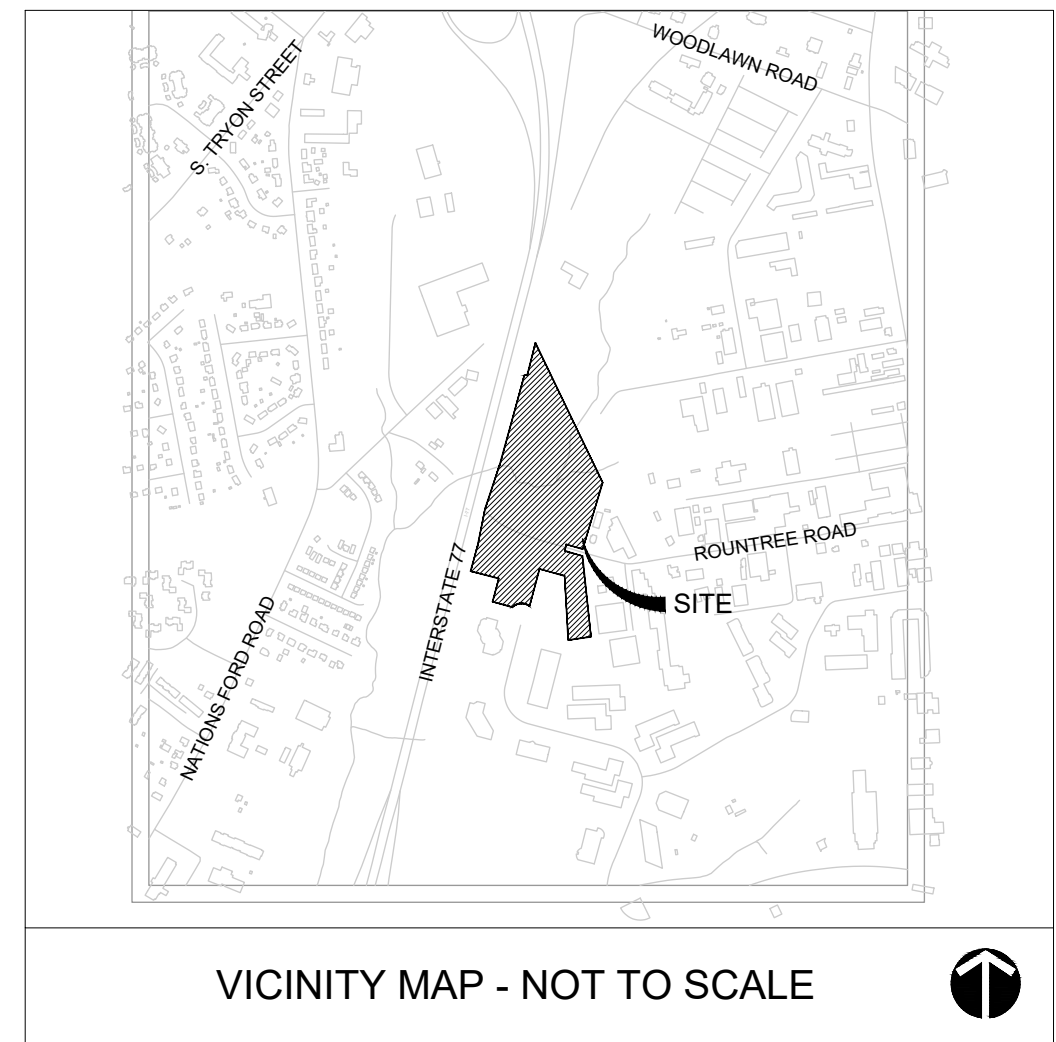
ZONING:
I-2

ZONING:
I-2

ZONING:
O-2

ZONING:
I-1

ZONING:
R-17MF



VICINITY MAP - NOT TO SCALE



KEY MAP

SEAL

PROJECT

THE EXCHANGE
MULTI-FAMILY

RZP 2021-188

LANDDESIGN PROJ.# 1021134

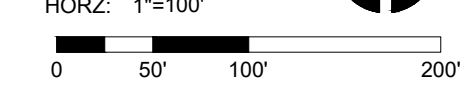
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021
2	REZONING DOCUMENTS REVISIONS	01.14.2022
3	REZONING DOCUMENTS REVISIONS	02.24.2022
4	REZONING DOCUMENTS REVISIONS	04.07.2022
5	REVISIONS PER CDOT COMMENTS	04.29.2022

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM

SCALE

VERT: 1"=100'
HORZ: 1"=100'

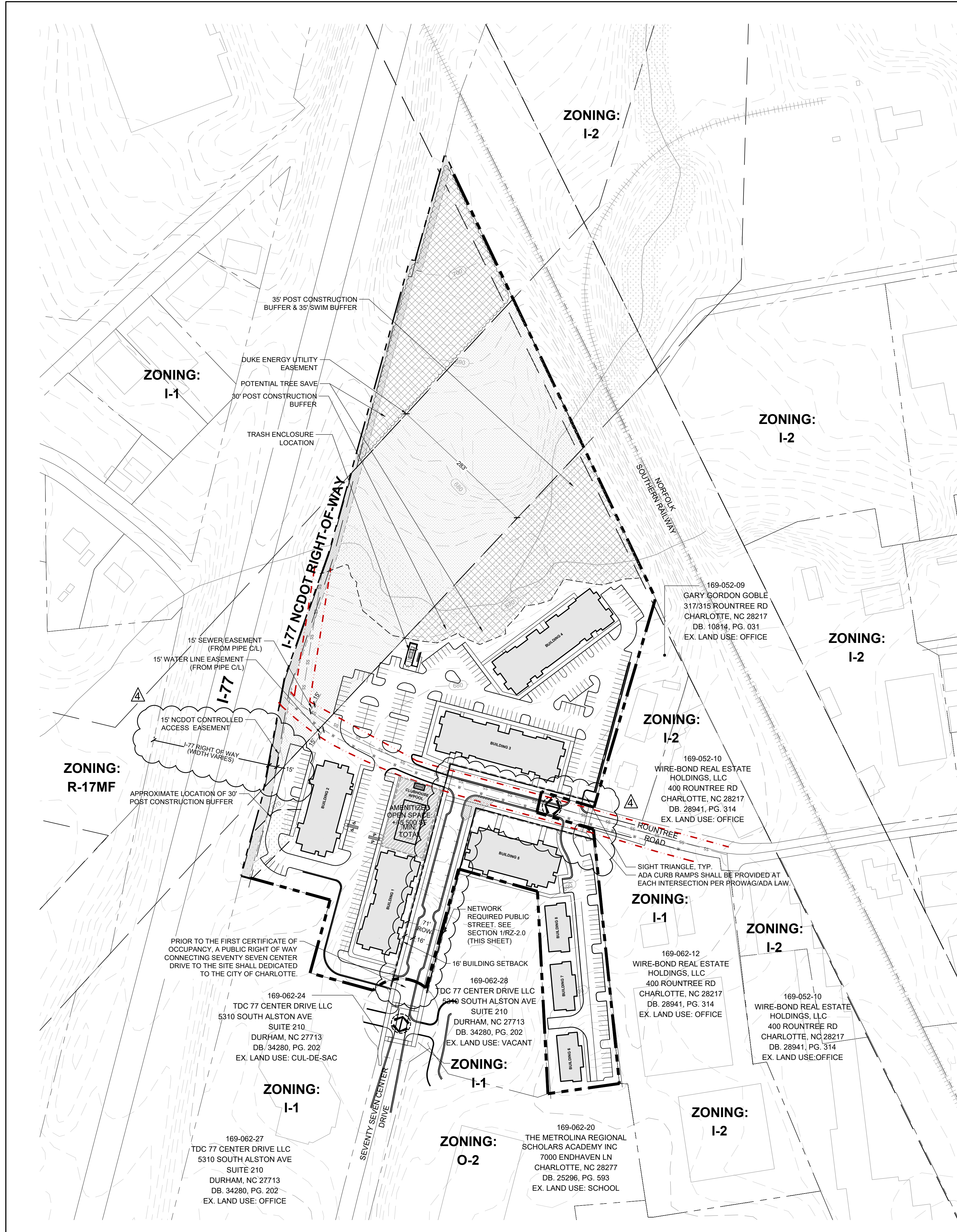


SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2.0



01

NETWORK REQUIRED PUBLIC STREET

SECTION

NTS



KEY MAP

SEAL

PROJECT

THE EXCHANGE
MULTI-FAMILY

RZP 2021-188

LANDDESIGN PROJ.# 1021134

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	07.28.2021
2	REZONING DOCUMENTS REVISIONS	01.14.2022
3	REZONING DOCUMENTS REVISIONS	02.24.2022
4	REZONING DOCUMENTS REVISIONS	04.07.2022
5	REVISIONS PER CDOT COMMENTS	04.29.2022

DESIGNED BY: AWM
DRAWN BY: JMM
CHECKED BY: AWM

SCALE NORTH

VERT:
HORZ:

SHEET TITLE

REZONING DEVELOPMENT
NOTES

SHEET NUMBER

RZ-3.0

DOMINION REALTY PARTNERS
DEVELOPMENT STANDARDS
4/7/2022
REZONING PETITION NO. 2021-188
POST ZONING COMMITTEE

SITE DEVELOPMENT DATA:

- ACREAGE: ± 15.83 ACRES
- TAX PARCEL #S: 169-05-206
- EXISTING ZONING: I-1
- PROPOSED ZONING: MUDD (CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: UP TO 300 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 68 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE AS DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN, AND RELATED GRAPHICS FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY DOMINION REALTY PARTNERS (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THE APPROXIMATELY 15.83 ACRE SITE LOCATED AT THE TERMINUS OF SEVENTY SEVEN CENTER DRIVE (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 MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE PROVISIONS PROVIDED BELOW.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW), OPEN SPACE AREAS 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 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:

- EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-2.

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; ACCESSORY BUILDING DESIGN.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE FOR MULTI-FAMILY RESIDENTIAL DWELLINGS SHALL NOT EXCEED NINE (9) PRINCIPAL BUILDINGS. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSES, PICNIC/GATHERING PAVILIONS, RECREATION AND RELATED USES, EQUIPMENT STORAGE STRUCTURES AND THE LIKE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. PERMITTED USES AND DEVELOPMENT AREA LIMITATIONS:

a. THE SITE MAY BE DEVELOPED WITH UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES AS PERMITTED IN THE MUDD ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, COMMUNITY CLUBHOUSE, RECREATION, OPEN SPACE AND RELATED USES (E.G. IMPROVED PASSIVE AND ACTIVE OPEN SPACES, PICNIC/GATHERING SHELTERS, GAZEBOs, MAINTENANCE BUILDINGS, OUTDOOR RECREATIONAL USES, AND OTHER USES TYPICALLY ASSOCIATED WITH RESIDENTIAL COMMUNITIES ETC.).

3. ON-SITE TRANSPORTATION IMPROVEMENTS AND ACCESS

- ACCESS.** ACCESS TO THE SITE WILL BE FROM THE EXTENSION OF SEVENTY SEVEN CENTER DRIVE AND ROUNTREE ROAD AS GENERALLY DEPICTED ON SHEET RZ2.
- INTERNAL ACCESS POINTS.** THE NUMBER AND LOCATION OF ACCESS POINTS TO THE INTERNAL PUBLIC/PRIVATE STREET AND DRIVES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND THEREAFTER ADDITIONAL OR FEWER DRIVEWAYS AND/OR ADDITIONAL STREETS MAY BE INSTALLED OR REMOVED WITH APPROVAL FROM APPROPRIATE GOVERNMENTAL AUTHORITIES SUBJECT TO APPLICABLE STATUTES, ORDINANCES AND REGULATIONS.
- ALIGNMENT.** THE ALIGNMENT OF THE INTERNAL 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 CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- RIGHT-OF-WAY CONVEYANCE.** THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE A SEVENTY-ONE (71) FOOT RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS THE PUBLIC STREET CONNECTING SEVENTY SEVEN CENTER DRIVE AND ROUNTREE ROAD. THE RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- TRANSPORTATION IMPROVEMENTS.** THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.

4. GENERAL ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS:

- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - BUILDINGS SHALL BE PLACED TO PRESENT A FRONT OR ENHANCED SIDE FAÇADE TO ALL NETWORK STREETS (PUBLIC OR PRIVATE). ENHANCED SIDE FAÇADE SHALL MEAN THE AVOIDANCE OF BLANK WALLS THROUGH THE USE OF WINDOWS AND/OR OTHER ARCHITECTURAL DETAILS TO CREATE VISUAL INTEREST.
 - BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE, EXCLUDING DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES.
 - THE PRINCIPAL ENTRANCE TO THE BUILDINGS, BOTH FUNCTIONALLY AND ARCHITECTURALLY, SHALL FRONT ON THE PRIMARY STREETS OR A PUBLIC OPEN SPACE SUCH AS A SQUARE, PLAZA, OR COURTYARD.
 - FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS, OPERABLE DOORS, AND/OR BREEZEWAYS.
 - DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS OR BREEZEWAYS TO SIDEWALKS ON ADJACENT STREETS.
 - BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (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.
 - PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
 - DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
- PREFERRED EXTERIOR BUILDINGS MATERIALS:
 - ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING CEMENTITIOUS SIDING, PANEL, BOARD AND BATTEN, OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR. VINYL AS A PRIMARY BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, HANDRAILS, OR DOOR TRIM. CONCRETE MASONRY UNITS THAT ARE NOT ARCHITECTURALLY FINISHED ARE PROHIBITED.
- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

- BUILDINGS EXCEEDING ONE HUNDRED SIXTY (160) FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS. MODULATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF FIVE (5) FEET EXTENDING THROUGH THE BUILDING.
- d. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTERESTS AS FOLLOWS:

- BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
- BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
- FAÇADES FRONTING STREETS SHALL HAVE A MINIMUM TRANSPARENCY OF 30%.
- ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - 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, FORMERS OR PARAPETS.
 - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENS FROM PUBLIC REVIEW AT GRADE FROM THE NEAREST STREET.
- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGNS THAT ARE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM OF 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN TEN (10) FEET IN DEPTH.

5. STREETScape, LANDSCAPING AND BUFFER:

- A SIXTEEN (16) FOOT SETBACK WILL BE PROVIDED AS MEASURED FROM THE EXISTING OR PROPOSED BACK OF CURB OF THE EXTENSION OF SEVENTY SEVEN CENTER AS GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK ALONG THE PUBLIC STREETS CONNECTING SEVENTY SEVEN CENTER DRIVE AND ROUNTREE ROAD.
- THE PETITIONER WILL PROVIDE AN INTERNAL SIDEWALK AND CROSS-WALK NETWORK THAT LINKS ALL OF THE PRINCIPAL BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC OR PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE A MINIMUM OF SIX (6) FEET.
- ON-STREET PARKING WILL BE PROVIDED ALONG THE EXTENSION OF SEVENTY SEVEN CENTER DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN. NO PARKING LOTS SHALL BE LOCATED BETWEEN BUILDING OR ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.

6. ENVIRONMENTAL FEATURES AND OPEN SPACE

- 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 FROM AND ENGINEERING PERSPECTIVE WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE CITY POST CONSTRUCTION STORMWATER ORDINANCE.
- THE PETITIONER WILL PROVIDE AN IMPROVED OPEN SPACE AREA(S) TOTALING A MINIMUM OF 5,500 SQUARE FEET. THE OPEN SPACE AREA(S) WILL BE IMPROVED WITH LANDSCAPING, HARDSCAPE ELEMENTS (E.G. WALKING PATHS), SEATING, AND LIGHTING; ADDITIONAL IMPROVEMENTS MAY BE PROVIDED.
- DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STEAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND AREA NOT APPROVED WITH REZONING DECISIONS.

8. SIGNAGE:

- SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

9. LIGHTING:

- ALL NEW LIGHTING SHALL BE DECORATIVE, CAPPED, AND DOWNWARDLY DIRECTED.
- DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT.

10. AMENDMENTS TO THE REZONING PLAN:

- 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:

- 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 AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.