



PROJECT:



DRAWN:	ESB
DATE:	10/28/19
REVISIONS:	
03/16/20 1st SUBMITT	AL COMMENTS
2 06/15/20 TIS PROPOS	ED IMPROVEMENTS
3 08/14/20 TIS REVISIO	NS
4 09/25/20 STAFF ANAL	YSIS COMMENTS
JOB. NO: SHEET TITLE:	19-305
SCHEM SITE PL	



Novant Health Development Standards 09/24/2020	<ul> <li>Minimum internal protected stem of 100 feet</li> <li>i. Mallard Creek Church Road &amp; Access "B"</li> </ul>
Site Development Data: Acreage: ± 23.75 acres	<ul> <li>2025 Build Conditions</li> <li>Construct an eastbound right turn lane with 100 feet of storage on Mallard Creek Church Road</li> <li>Construct proposed Access "B" with one ingress and one egress lane; a terminating right turn lane</li> <li>Minimum internal protected stem of 100 feet</li> </ul>
Tax Parcel #: 047-441-02 Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA	j. North Tryon Street & Access "C"
Existing Uses: Vacant Proposed Uses: General and medical office uses, health institutions, emergency rooms, surgery centers, clinics, and related uses as permit right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning d	
<ul> <li>(as more specifically described and restricted below in Section 3).</li> <li>Maximum Gross Square feet of Development: Up to 144,000 square feet of gross floor area of permitted uses as allowed in the MUDE district (as more specifically described and restricted below in Section 3).</li> </ul>	<ul> <li>Utilize the existing northbound left turn lane with 300 feet of storage on N Tryon Street</li> <li>Construct proposed Access "C" with one ingress and one egress lane; a terminating right turn lane</li> <li>Minimum internal material data of 100 feet</li> </ul>
Maximum Building Height: Buildings will be limited to a maximum building height of four (4) stories and sixty-five (65) feet as measur Ordinance and as further described in Section 5 below. Parking: As required and allowed by the Ordinance.	II. Standards, Phasing and Other Provisions.
Urban Open Space: Will be provided as required by the Ordinance and as indicated below.	a. <b>CDOT/NCDOT Standards.</b> All of the foregoing public roadway improvements will be subject to the standards an CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in
<ol> <li>General Provisions:         <ul> <li>Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition f Novant Health to accommodate development of a medical campus composed of medical and general office uses, health institutions, surgery centers, emergency rooms, and related uses as allowed in the MUDD zoning district of</li> </ul> </li> </ol>	iled by sector project support. clinics,
<ul> <li>approximately ± 23.75 acre site located at 9831 N Tryon Street (the "Site").</li> <li><b>Zoning District/Ordinance.</b> Development of the Site will be governed by the Rezoning Plan as well as the applicable provise 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 Site, subject to the Optional Provisions provided below.</li> </ul>	3.I. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to certificate of occupancy for building(s) on the Site in connection with related development phasing described above Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the
<ul> <li>Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveway streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth 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.</li> </ul>	ys, h on the <b>c. Right-of-way Availability.</b> It is understood that some of the public roadway improvements referenced above may involve without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified in the Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering Department, the P
Since the project has not undergone the design development and construction documentation phases, it is intended that this Re Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development 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:	to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, de governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable a department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the even improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right- contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occur
<ul> <li>i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.</li> <li>The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined</li> </ul>	building(s) on the Site in connection with related development phasing described above, then the Petitioner will wor to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, how continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitio to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is is
the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Proce Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.	
d. Gross Floor Area. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as do in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridor elevators within such facilities) and enclosed loading dock/service areas.	
2. Optional Provisions.	5. Access:
<ul> <li>a. Within Development Area A to allow surface parking areas and maneuvering for parking areas to be located between the prop building and the abutting streets as follows:</li> <li>i. An Optional provision to allow 20% of the building frontage on N. Tryon Street to have parking and maneuvering for p between the building and the street.</li> </ul>	a. Access to the Site will be from W. Mallard Creek Church Road, and N. Tryon Street as generally depicted on the Ro
<ul> <li>An Optional provision to allow 50% of the building frontage on W. Mallard Creek Church Road to have parking and maneuvering for parking between the building and the street.</li> <li>An Optional provision to allow 100% of the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking and maneuvering for parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have parking between the building frontage on Public Street B to have pa</li></ul>	b. The Petitioner will construct a new public street (public street B) extending from W. Mallard Creek Church Road to property line as generally depicted on the rezoning plan. Public street B will be constructed per USDG standards.
<ul> <li>An Optional provision to allow 100% of the building frontage on Private Street A to have parking and maneuvering for between the building and the street.</li> <li>An Optional provision to allow 100% of the building frontage on Private Street A to have parking and maneuvering for between the building and the street.</li> </ul>	c. The Petitioner will construct a private street (private street A) extending from N. Tryon Street to the public street B
<ul> <li>b. Within Development Area B to allow parking areas and maneuvering for parking areas to be located between the proposed but and the abutting streets as follows:</li> <li>i. An Optional Provision to allow 100% of the building frontage on N. Tryon Street to have parking and maneuvering for between the building and the street.</li> </ul>	d. The angument of the internal ventual circulation areas and driveways may be modified by returning to accommod
<ul> <li>An Optional Provision to allow 100% of the building frontage on W. Mallard Creek Church Road to have parking and maneuvering for parking between the building and the street.</li> <li>An Optional Provision to allow 35% of the building frontage on Public Street B to have parking and maneuvering for parking and maneuvering for parking and maneuvering for parking and the street.</li> </ul>	e. The Petitioner will provide a permanent sidewalk easement for any of the proposed primary sidewalks located along located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet be
between the building and the street. iv. An Optional Provision to allow 35% of the building frontage on Private Street A to have parking and maneuvering for p between the building and the street.	parking f. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as
c. To not require doorways to be recessed into the face of the building(s) when the door is 4 or more feet behind the sidewalk alo	be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
street.	
3. <u>Permitted Uses &amp; Development Limitations:</u>	<ul> <li>6. <u>Architectural Guidelines:</u> <ol> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following:</li> </ol> </li> </ul>
&	1.       Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proprior network required streets, through the following:         a.       The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.
<ul> <li>3. <u>Permitted Uses &amp; Development Limitations:</u> <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed co and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> </ul> </li> <li> <ul> <li>Transportation Improvements: Proposed Improvements:</li> </ul> </li> </ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propresentations</li> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propresentation in the proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and</li> </ul>
<ul> <li>3. <u>Permitted Uses &amp; Development Limitations:</u> <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed co and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> </ul> </li> <li>4. <u>Transportation Improvements:</u></li> </ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propresent in the proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet and 10' feet on the screened with film, decals, and material.</li> </ul>
<ul> <li>3. <u>Permitted Uses &amp; Development Limitations:</u> <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed co and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> </ul> </li> <li> <ul> <li>A: <u>Transportation Improvements:</u> Proposed Improvements: Improvements. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may improvide of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance of following implementation provisions. The following Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a magnet) in the point of the context of the proposed improvements (reference to a magnet) in the following notes to determine the extent of the proposed improvements (reference to a magnet) in the point of the proposed improvements (reference to a magnet) in the point of the proposed improvements (reference to a magnet) in the point of the proposed improvements (reference to a magnet).         </li></ul> </li> </ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propression of the proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a masonry material such as brick or stone.</li> </ul>
<ul> <li>A <u>Permitted Uses &amp; Development Limitations:</u> <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related 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.</li> </ul> </li> <li> <ul> <li>A <u>Transportation Improvements:</u> Proposed Improvements: Proposed Improvements: Proposed Improvements: Improvements. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may imp portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance of tollowing implementation provisions. <i>The following Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a nulletter when describing an improvement corresponds to the number or letter found on Figure 11 for the proposed improvement).</i> The following roadway improvements will be made by the Petitioner as part of the development of the Site as proposed by the Plan:         <ul> <li>A to the improvements will be made by the Petitioner as part of the development of the Site as proposed by the Plan:</li> </ul> </li> </ul></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propression network required streets, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3' depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a reasonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> </ul> </li> </ul>
<ul> <li>3. <u>Permitted Uses &amp; Development Limitations:</u> <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed con and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> </ul> </li> <li> <ul> <li></li></ul></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propression network required streets, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a reasonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and</li> </ul> </li> </ul>
<ul> <li>A Tensited Uses &amp; Development Limitations:         <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed or and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> </ul> </li> <li> <ul> <li></li></ul></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following:         <ul> <li>a. The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>b. The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20' requirement may be comprised of display windows. These display windows must maintain a minimum of 3' depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0'' feet an street sidewalk.</li> <li>on Sheet</li> <li>c. The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a reasonry material such as brick or stone.</li> <li>d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectu as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>f. Building elevations shall be designed with vertical bays or articulated architectural features which shall inclus of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns,</li> </ul> </li> </ul>
<ul> <li>A remitted Uses &amp; Development Limitations:         <ul> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, climic health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed or optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> <li>A transportation Improvements:</li></ul></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20° requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a r masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectu as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> </ul> </li> </ul>
<ul> <li>A Transportation Improvements: meants the improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 hellowing ransportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 hellowing ransportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 hellowing ransportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 hellowing ransportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 hellowing rough an improvements will be made by the Petitioner as part of the development of the Site as proposed by the letter.</li> <li>A Mallard Creek Church Road &amp; I-85 Southbound Ramps (Signalized) delawing Land Southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>Mallard Creek Church Road &amp; I-85 Northbound Ramps (Signalized)</li> </ul>	cs, anditions       1.       Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following: <ul> <li>a.</li> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>b.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20% requirement may be comprised of display windows. These display windows must maintain a minimum of 3' depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet a street sidewalk.</li> <li>on Sheet</li> <li>c. The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a reasonry material such as brick or stone.</li> <li>d. Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>e. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectua as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>f. Building elevations shall be designed with vertical bays or articulated architectural features which shall inclu of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, in materials or colors, awnings, arcades, or other architectural elements.</li></ul>
<ul> <li>A construct of the improvements are also illustrated on Figure 11 on Sheet R-102 of the Rezoning Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements. The retire to an improvements will be made by the Petitioner as part of the development of the Site as proposed by the return of the site as proposed improvements.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct Church Road &amp; 1-85 Northbound Ramps (Signalized)</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.<td><ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20' requirement may be comprised of display windows. These display windows must maintain a minimum of 3'. depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0'' feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a r masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectur as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall inclu of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, in materials or colors, awnings, arcades, or other architectural elements.</li> <li>Buildings should be a minimum height of 22 feet.</li> </ul> </li> </ul></td></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretwork required streets, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20' requirement may be comprised of display windows. These display windows must maintain a minimum of 3'. depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0'' feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a r masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectur as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall inclu of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, in materials or colors, awnings, arcades, or other architectural elements.</li> <li>Buildings should be a minimum height of 22 feet.</li> </ul> </li> </ul>
<ul> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A mallard Creek Church Road &amp; Berkeley Place Drive (Signalized)</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional provements conditions</li> <li>C construct an additional provements prove (Signalized)</li> <li>D construct an additional provements of the prope of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional provements Conditions</li> <li>C nostruct an additional provements conditions</li> <li>C construct an provements conditions</li> <li>C construct provements condit</li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proprietwork required streets, through the following:         <ul> <li>Building Placement and Site Design shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20° requirement may be comprised of display windows. These display windows must maintain an minimum of 3' depth between vindow and rear wall. Windows within this zone shall not be screened with fin, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4'-0" feet at street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a r masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall include as but not limited to banding, medallions, or design features or anticulated architectural features which shall include a faile as three of the following: a combination of exterior vall officests (projections and recesses), columns, in materials or colors, awnings, arcades, or other architectural elements.</li> <li>Buildings should be a minimum height of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> </ul> </li> <li>All roof mounted mechanical equipment will be screened from view from adjoining public rights-</li></ul>
<ul> <li>A reminical value of the development Limitations.</li> <li>a function of the first may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, clinin incluint institutions, surgery centers, emergency rooms, and related uses as permitted by right, under presented or and per remean or Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> <li>A responsibility of the proposed Improvements:</li> <li>A responsibility of the provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> <li>A responsibility of the proposed Improvements.</li> <li>A responsibility of the proposed Improvements set forth below to benefit overall traffic patterns throughout the area in accordance of allowing implementation provisions.</li> <li>A refollowing Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Recoming Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to an exter when adscripting an improvement corresponds to the number or letter found on Figure 11 on the proposed improvement.</li> <li>A following roadway improvements will be made by the Petitioner as part of the development of the Site as proposed by the land.</li> <li>A undard Creek Church Road &amp; L-85 Southbound Ramps (Signalized)</li> <li>Construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A usugested improvements.</li> <li>A construct an westhound right turn lane with 50 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an westhound right turn lane with 50 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an westhound right turn lane with 50 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an westhound right turn lane with 50 feet of storage on Berkley</li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and properties inditions</li> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and properties inditions</li> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and properties individual streets, through the following:         <ul> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B devation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20' requirement may be comprised of display windows. These display windows must maintain a minimum of 3' depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4-0'' feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a 1 masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectur as but to limited to banding, medallons, or design fatures or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall inclu of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, in materials or colors, awnings, arcades, or other architectural elements.</li> <li>Building shoul</li></ul></li></ul>
<ul> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>A mallard Creek Church Road &amp; Berkeley Place Drive (Signalized)</li> <li>A construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>C nostruct an additional provements conditions</li> <li>C construct an additional provements prove (Signalized)</li> <li>D construct an additional provements of the prope of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.</li> <li>D construct an additional provements Conditions</li> <li>C nostruct an additional provements conditions</li> <li>C construct an provements conditions</li> <li>C construct provements condit</li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propretty individes a start of the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 200' requirement may be comprised of display windows. These display windows must maintain a minimum of 3' depth between window and rear wall. Windows within this zone shall not be screened with film, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4-0" feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a 1 masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectur as but not limited to bunding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>Building should be a minimum height of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> <li>All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutit vieweed from grade.</li></ul></li></ul>
<ul> <li>A remained on the second on the second on the second of th</li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and proprinted streets, through the following:         <ul> <li>The proposed buildings shall he placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2? (set and 10) feet on the first for 100. Up to 20% depth between windows and rear wall. Windows within this zone shall not be screened with find, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4*-0° feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall include windows for a minimum of 2% depth between window and rear wall. Windows within this zone shall not be screened with find, decals, and street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a 1 masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall he provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along cach respective street.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall include of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, in materials or colors, awnings, areades, or other architectural elements.</li> <li>Building should be a minimum height of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> </ul> <ul> <li>All roof mounted mechanical equipment will be screene</li></ul></li></ul>
<ul> <li>A construct uses the evelopment Limitations:</li> <li>a. The Site may be developed with up to 144,000 square feet of gross floor area devoted to medical and general office uses, elimi health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under preserbed or and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> <li><i>Main Transportation Improvements:</i> <b>Proposed Improvements: Proposed Improvements:</b>         Transportation Improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance verfollowing implementation provisions.         <i>The following Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements.            <i>Main Transportation Improvements are also illustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 R-102 is to be used in conjunction with the following notes to determine the extent of the proposed improvements.         <i>The following Transportation Improvements conditions</i>         a. Mallard Creek Church Road &amp; 1-85 Southbound Ramps (Signalized)         2025 Build with Improvements Conditions         a. Construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.         <i>Desting Transportation Improvements Construct an additional Southbound Ramps</i> (Signalized)         2025 Build with Improvements Conditions         a. Construct a westbound right turn lane with 50 feet of storage on 1-85 Southbound Off-Ramp.         <i>Desting Transportation may be given to any pedestrian improvements deemed acceptable in the vicinity of this study intersection i additional rootdway </i></i></i></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and properties of the proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street and public street B and include windows must maintain a minimum of 31 det below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall not be screened with fifth, decals, and material, or glazing finishes. The maximum sill height for required transparency shall not exceed 4-0° feet a street sidevalk.</li> <li>The facades of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a 1 masonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, an Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walk greater than 20 feet in all directions and architecture as but not binving a combination of exterior wall off-sets (projections and received), in materials or colors, awnings, arcades, or other architectural features which shall includ of at least three of the following: a combination of exterior wall off-sets (projections and received).</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall includ of at least three of the following: a combination of exterior wall off-sets (projections and receives), in materials or colors, awnings, arcades, or other architectural elements.</li> <li>Building should be a minimum height of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> <li>All roof mounted mechanical equipment will be sereched from view</li></ul>
<ul> <li>Armitted Uses &amp; Development Limitations:</li> <li>a. The Site may be developed with up to 144 000 square feet of gross floor area devoted to medical and general office uses, chini health institutions, surgery centers, emergency rooms, and related uses as permitted by right, under prescribed or and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.</li> <li> <b>Areasport line Improvements: Proposed Improvements:</b>             Transport line Improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance or following implementation provisions.                  <i>Or Coloreng Transport and Improvements are also illustrated on Figure 11 on Sheet R-102 of the Reconing Plan. Figure 11             <i>R-102 is to be used in conjunction with the following notes to determine the catent of the proposed improvements. Figure 11             <i>R-102 is to be used in conjunction with the following notes to determine the catent of the proposed improvements. Molard Creek Church Road &amp; 1-85 Southbound Ramps (Signalized)</i>                 2025 Build with Improvements Conditions                 Construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.                 Malard Creek Church Road &amp; 1-85 Northbound Ramps (Signalized)                 2025 Build with Improvements Conditions                 Construct an additional southbound right turn lane with 275 feet of storage on 1-85 Southbound Off-Ramp.                  Consideratin phasin</i></i></li></ul>	<ul> <li>Building Placement and Site Design shall focus on and enhance the Pedestrian environment on the existing and property in the proposed buildings shall be placed to present an interesting and well-articulated fiquade to N. Tryon Street B described below.</li> <li>The proposed buildings shall be placed to present an interesting and well-articulated fiquade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 20' requirement may be comprised of display windows. These display windows must maintain a minimum of 73 depth between window and rear wall. Windows within this zone shall not be screened with film, decids, and material. or glazing finishes. The maximum sill height for required transparency shall not exceed 4:0' feet a street sidewalk.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a reasonry material such as brick or stone.</li> <li>Direct pedestrian connection shall be provided between the buildings and N. Tryon Street, public street B, and Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall not have expanses of blank walks greater than 20 feet in all directions and architectur as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterife, u treatment of such walks.</li> <li>Building should be a minimum height of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> <li>All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abuttiviewed from grade.</li> <li>The Site shall comply with the applicable setback, side yard and rear yard requirements. As depicted on the Rezoning setback along N.</li></ul>
<ul> <li>An entrue of the second process of the provided on the number of the second process of the proposed inprovements of the proposed inprovements of the proposed inprovements. The Petitioner process of the second process of the proposed inprovements of the proposed inprovements of the proposed inprovements. The Petitioner plane to provide on the second process of the proposed inprovements. The Petitioner plane to provide on the second process of the proposed inprovements. The Petitioner plane to provide on the second process of the proposed inprovements. The Petitioner plane to provide on the second process of the proposed inprovements are also ellustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 is the second process of the proposed inprovements of the proposed inprovements. The provements are also ellustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 is the second provements. The provements are also ellustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 is the second provements. The following romovements are also ellustrated on Figure 11 on Sheet R-102 of the Recording Plan. Figure 11 is the second plane provide plane provide plane regress of the second of the second plane proposed inprovements. Configure 11 on Sheet R-102 of the Recording Plan. Figure 11 is the second plane provide plane provide plane Plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane provide plane provide plane Plane. Figure 11 is the second plane provide plane provide plane plane plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane provide plane plane. Figure 11 is the second plane plane plane plane. Figure 11 is the second plane plane plane provide plane pla</li></ul>	<ul> <li>Building Pasement and Site Design shall focus on and enhance the Pedestrian environment on the existing and propriet and environ requires dretces, through the following:         <ul> <li>The proposed buildings shall be placed to present an interesting and well-articulated fiquade to N. Tryon Street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B allocitide windows for a minimum of 60% of street and public street B described below.</li> <li>The Facades fronting on N. Tryon Street and public street B allows within this zone shall not be screened with fifth, decals, and metricative glaving finishes. The maximum sill height for required transparency shall not exceed 4-0° feet a street steewark are wall. Windows within this zone shall not be screened with fifth, decals, and material or glaving finishes. The maximum sill height for required transparency shall not exceed 4-0° feet a street steewark.</li> <li>The facade of first/ground floor of the building along N. Tryon Street and public street B shall incorporate a masonry material such as brick or stone.</li> <li>Direct pedestrian connections shall be provided between the buildings and N. Tryon Street, public street B, and Creek Church Road, to the sidewalks along each respective street.</li> <li>Building elevations shall hot have expanses of blank walls greater than 20 feet in all directions and architectur as but not limited to banding, medallions, or design features or materials will be provided to avoid a sterile, u treatment of such walls.</li> <li>Building should be a minimum beight of 22 feet.</li> <li>Multi-story buildings should have a minimum of 20% transparency on upper stories.</li> <li>All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutit viewed from grade.</li> <li>All roof mounted mechanical equipment will be strees church</li></ul></li></ul>
<ul> <li>A construct an additional southbound right turn lane with 275 feet of storage on Berkley Place Drive.</li> <li>Analytical Construct an additional weakboard fitting turn lane with 275 feet of storage on Berkley Place Drive.</li> <li>Analytical construct an additional weakboard fitting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fitting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional defiting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical construct an additional weakboard fifting turn lane with 375 feet of storage on Mallard Creek Church Road.</li> <li>Analytical Creek Church Road &amp; Lass Church Churc</li></ul>	ex, and the set of the s
<ul> <li>A remain a state of the state</li></ul>	ex.       Imaging the set of the set
<ul> <li>A contract of the improvements of the improvements are also illustrated on Figure 11 on Shorth Physical Improvements is a provided on its own or in cooperation with the MUID-O zoning district.</li> <li>A contract on a provement of the improvements are also illustrated on Figure 11 on Shorth Physical Physica Physical Physical Physical Physical</li></ul>	ex.         or, shiftions         Image: the processor and Site Design shall focus on and enhance the Pedestrian environment on the existing and peder environk required existes, through the following:         a.       The proposed buildings shall be placed to present an interesting and well-articulated façade to N. Tryon Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall include windows for a minimum of 00% of Street and public street B shall not exceed 47.0° feet a street sidewalls. The maximum sill height for required transparency shall not exceed 47.0° feet a street sidewalls.         ensuble or       0.       The facades fronting on N. Tryon Street and public street B shall inclusore of the shall one street sidewalls along each respective street.         ensuble or intervent required transparence place of first/ground floor of the building along N. Tryon Street and public street B, and Creek Church Road, to the sidewalls along each respective street.         ensuble of a tast three of the following: a combination of exterior wall off-ast (projections and architectura is shull not have of the solidowing a combination of exterior wall off-ast (projections and architectura is that the tilling elevanitor is shull he designed with vertical hays or articulated architectural features.         en
<list-item><image/><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></list-item>	<ul> <li>Ruiking Placement and Site Design shall be placed to present an interesting and peop methods of the second shull be placed to present an interesting and well-articulated façade to N. Tryon Street B describes below.</li> <li>The Pacedes Fronting on N. Tryon Street and public street B shall include windows for a minimum of 60% of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 200 of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 200 of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 200 of Street and public street B elevation, transparent glass between 2' feet and 10' feet on the first floor. Up to 200 of Street and public street B elevation, transparent glass between and the first floor. The pace 2' feet and public street B shall include with film, decala, and the street sidewall.</li> <li>an Sheet and Sheet elevation connection shall be provided between the buildings and N. Tryon Street B shall incorporate a transparency shall be the could be the street sidewall and the second of the sidewalls and the street sidewall in the street production shall to be a compared to a street sidewall.</li> <li>Building elevations shall be designed with vertical bays or articulated architectural features which shall include of a fleest three of the following: a combination of exterior wall off sect (projections and recesses), columns, in material sort colors, awing, a recake, or other architectural features which shall include of a fleest three of the following: a combination of 20% transparency on upper stories.</li> <li>All roof mounted mechanical equipment will be sercened from view from adjoining public right-of-way and aburtiviewed from grade.</li> <li>Building elevations shall be derigned with vertical bays or articulated architectural features which shall include of a fleest three of the following: a</li></ul>
<ul> <li>A contract of the improvements of the improvements are also illustrated on Figure 11 on Shorth Physical Improvements is a provided on its own or in cooperation with the MUID-O zoning district.</li> <li>A contract on a provement of the improvements are also illustrated on Figure 11 on Shorth Physical Physica Physical Physical Physical Physical</li></ul>	<ul> <li>Building Pleacement and Site Design shall focus on and enhance the Pedestrian environment on the existing and you more short required trees, through the following:</li> <li>The proposed building shall be placed to present an interesting and well-articulated façade to N. Tryon Street and public street B elevation. It analyzer place between 2 leval and 10 feet on the first flow. The variation of the between the control of the between the soft place without the soft for requirement may be comprised of the place within this zone shall not be screened with film, decals, unit matrial, and guing findes. The maximum of the place within the soft for requirement may be comprised of deplay windows. There shall not be screened with film, decals, with an arter shall be provided between the buildings and N. Tryon Street and public street B and increasing through the requires through a screened with film, decals, with an arter shall be provided between the buildings and N. Tryon Street public street B, and Creek Church Read, to the sidewalk, along eath respective street.</li> <li>Direct pedetrian connection shall be provided between the buildings and N. Tryon Street, public street B, and Creek Church Read, to the sidewalk, along each respective street.</li> <li>Building Velevations shall no the activate as the context of the building, medallons, or design faatures or materials will be provided to avoid a sterile, a reatment of the building, medallons, or design faatures or materials will be provided to avoid a sterile, a reatment of the building should have a minimum of 20% transparency on upper stories.</li> <li>All noof muunted mechanical equipment will be screened from view from adjoining public rights-of-way and abuilt viewed from guide.</li> <li>The site shall comply with the applicable schack, side yard and requirements. As depicted on the Resoning states at any instrume of 14% for the indexe of curve N. Tryon Street, and W. Mallard Creek Church Read, all has 20 feat as measured from the</li></ul>
<image/> <section-header><section-header><section-header><text><text><section-header><section-header><ul> <li></li></ul></section-header></section-header></text></text></section-header></section-header></section-header>	<ul> <li>Is Building Heenement and Site Design shall focus on and enhance the Pedestrian environment on the existing and you specific the second of the</li></ul>
<ul> <li>A state of the st</li></ul>	<ul> <li>Building Plasment and Site Design shall focus on and enhance the Pedestrate environment on the existing and page sensitives equival exects (hough the following).</li> <li>The pressed buildings shall be plased to present an interesting and well-articulated fixed to N. Tryon Street and public street B download to following and an event interesting and well-articulated fixed to N. Tryon Street and public street B download to following and an event interesting and well-articulated fixed to N. Tryon Street and public street B download to present an interesting and well-articulated fixed to N. Tryon Street and public street B download to explore an event and the street B download to event download to event download to event download an event in the event download to event download an event in the street B download to event download an event in the street B download to event download to ev</li></ul>
<text><text><text><text><section-header><section-header><ul> <li>An ender the set of the s</li></ul></section-header></section-header></text></text></text></text>	e. Building Plasmant and Sine Dasign shall focus on and calance the Polastian environment on the existing and poly         e. Building Plasmant and Sine Dasign shall focus on and calance the Polastian environment on the existing and poly         e. Building Plasmant and Sine Dasign shall be placed to present an interacting and well articulated facals to N. Tryon Street and polylic street B shall include shadows for a minimum of 3 <sup>th</sup> effect and polylic street B shall include shadows for a minimum of 3 <sup>th</sup> effect and polylic street B shall include shadows (10 fm, dask), and material or glazing finales. The maximum shall height for equive the most shall be poly-well and be shadow well finales, which and pullic street B shall necessary whell also the second shall be place and all necessary material and shall be provided between the building a down be shadow within this area with the shall be conserved and pullic street B shall incorporate a remain methal and based or dual and the shadow within this area within the share of the shall and based or dual base is exceeded and the share whele shall necessary material and based and based or dual shall be provided between the buildings and N. Tryon Street and public street B shall incorporate a remain of a share the share which shall rector of the shall and the second or black will greater the and D free the all relation of the shall and the second or black will greater the and D free the all relation of the shall be provided between the buildings and the second shall be provided between the buildings and N. Tryon Street and public street B shall rector of the all relation of the all shall be construct and and while shall be provided between the buildings and N. Tryon Street and the second the shall be been observed the shall be been observed the shall be provided between the buildings and the second shall be been observed to an the streater and the street B shall rector of all shalls three

• Construct proposed Access "A" with one ingress and one egress lane; a terminating right turn lane

ng fixture installed on the Site shall be 31 feet.

## 100 feet of storage on Mallard Creek Church Road gress and one egress lane; a terminating right turn lane

## 100 feet of storage on N Tryon Street e with 300 feet of storage on N Tryon Street gress and one egress lane; a terminating right turn lane

### ing public roadway improvements will be subject to the standards and criteria of improvements may be undertaken by the Petitioner on its own or in conjunction with place within the area, by way of a private/public partnership effort or other public

antial completion" for certain improvements as set forth in the provisions of Section y improvements in accordance with the standards set forth in Section 3.IIa above provements are not completed at the time that the Petitioner seeks to obtain a Site in connection with related development phasing described above, then the e a process to allow the issuance of certificates of occupancy for the applicable be asked to post a letter of credit or a bond for any improvements not in place at the o secure completion of the applicable improvements.

at some of the public roadway improvements referenced above may not be possible y. If after the exercise of diligent good faith efforts, as specified in the City of dministered by the City of Charlotte's Engineering Department, the Petitioner is unable y such additional right of way upon commercially reasonable terms and at market eering Department or other applicable agency, department or governmental body agree a such event, the Petitioner shall reimburse the applicable agency, department or uisition proceedings including compensation paid by the applicable agency, land and the expenses of such proceedings. Furthermore, in the event public roadway e are delayed because of delays in the acquisition of additional right-of-way as yond the time that the Petitioner seeks to obtain a certificate of occupancy for ed development phasing described above, then the Petitioner will work with City Staff certificates of occupancy for the applicable buildings; provided, however, Petitioner blete the applicable road-way improvements; in such event the Petitioner may be asked vements not in place at the time such a certificate of occupancy is issued to secure

bove referenced roadway improvements can be approved through the Administrative d mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, portation improvements provide (in the aggregate) comparable transportation network Petition.

ek Church Road, and N. Tryon Street as generally depicted on the Rezoning Plan. The s are subject to any minor modifications required by CDOT.

t (public street B) extending from W. Mallard Creek Church Road to northwestern ing plan. Public street B will be constructed per USDG standards.

rivate street A) extending from N. Tryon Street to the public street B as generally A will be constructed per USDG standards, and will be open to the public. A public reet A.

ion areas and driveways may be modified by Petitioner to accommodate changes in nents required for approval by CDOT in accordance with applicable published

alk easement for any of the proposed primary sidewalks located along the public streets nent sidewalk easement will be located a minimum of two (2) feet behind the primary

eyance any required right-of-way indicated on the Rezoning Plan as right-of-way to e dedicated prior to the issuance of the first certificate of occupancy.

s on and enhance the Pedestrian environment on the existing and proposed Public present an interesting and well-articulated façade to N. Tryon Street and public street

and public street B shall include windows for a minimum of 60% of the N. Tryon parent glass between 2' feet and 10' feet on the first floor. Up to 20% of this windows. These display windows must maintain a minimum of 3'-0" foot clear Vindows within this zone shall not be screened with film, decals, and other opaque num sill height for required transparency shall not exceed 4'-0" feet above adjacent

uilding along N. Tryon Street and public street B shall incorporate a minimum of 30%

vided between the buildings and N. Tryon Street, public street B, and W. Mallard ong each respective street.

ses of blank walls greater than 20 feet in all directions and architectural features such s, or design features or materials will be provided to avoid a sterile, unarticulated blank

th vertical bays or articulated architectural features which shall include a combination bination of exterior wall off-sets (projections and recesses), columns, pilasters, change or other architectural elements.

imum of 20% transparency on upper stories. e screened from view from adjoining public rights-of-way and abutting properties as

ck, side yard and rear yard requirements. As depicted on the Rezoning Plan, the Creek Church Road shall be 20 feet as measured from the existing right-of-way line

s required by the Ordinance. The Petitioner will provide an improved urban open and W. Mallard Creek Church Road. This urban open space area will be improved scape elements, seating areas, pedestrian scale lighting and other amenities as

t wide planting strip and a 12 foot multi-use path (MUP) along the Site's frontage on N. bad as generally depicted on the Rezoning Plan. Sidewalks and planting strips as led for public street B and private street A.

agement systems depicted on the Rezoning Plan are subject to review and approval as are not implicitly approved with this rezoning. Adjustments may be necessary in nent requirements and natural site discharge points.

lowed.

e Site (excluding street lights, lower, decorative lighting that may be installed along landscaping lighting and building accent lighting) shall be fully capped and shielded at direct illumination does not extend past any property line of the Site.

 $\overline{3}$ c. Any lighting fixtures attached to a building to be constructed on the Site shall be decorative, capped and downwardly directed.

# $\sqrt{3}$

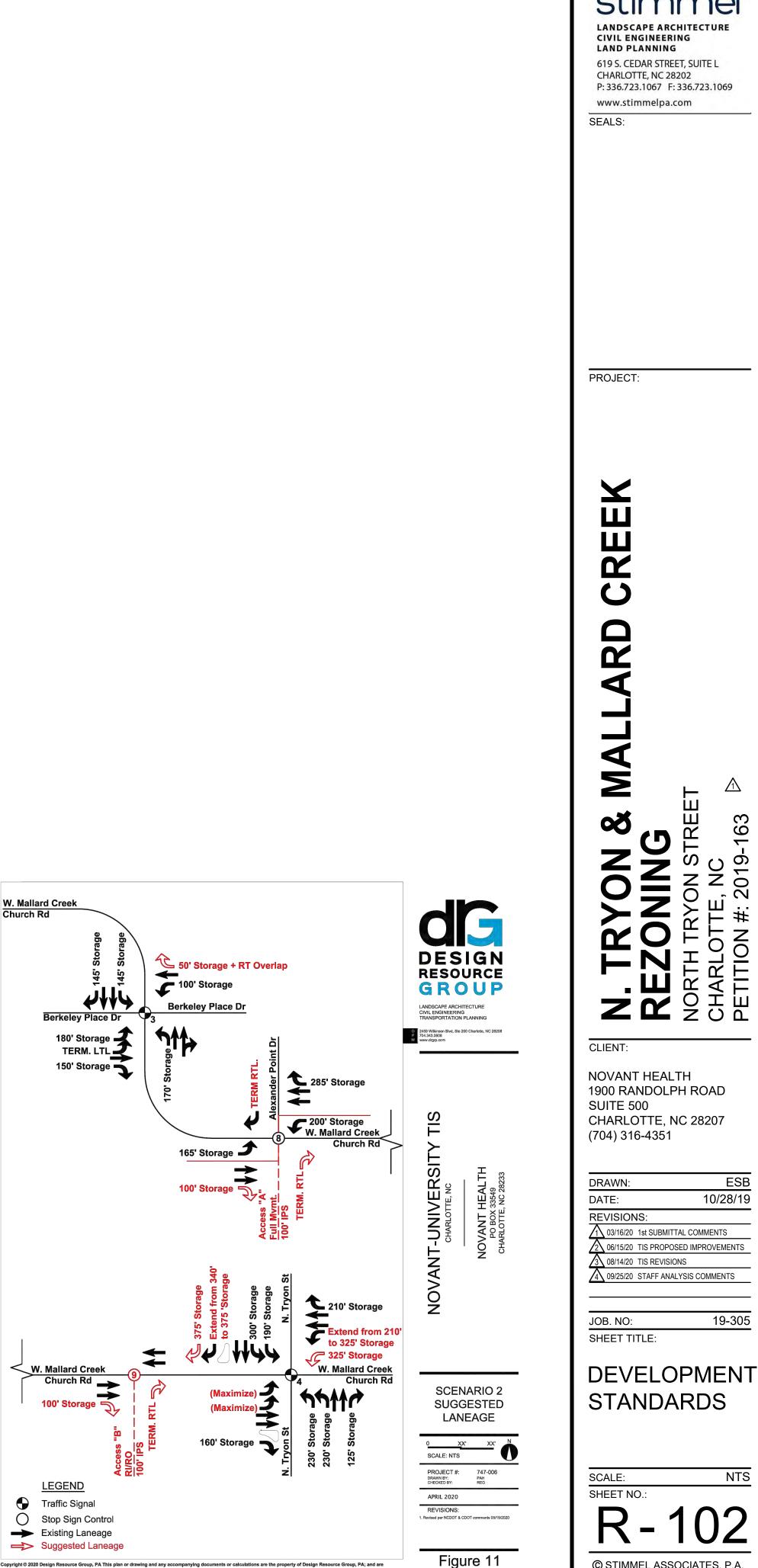
- 11. CATS ADA Compliant Waiting Pad:
- a. The Petitioner will provide an ADA compliant bus waiting pad per Land Development Standard 60.01A. The exact location will be determined with CATS staff during the permitting process.

### Amendments to the Rezoning Plan: 12

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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

## 13. <u>Binding Effect of the Rezoning Application</u>:

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 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.



Copyright © 2020 Design Resource Group, PA This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA; and are intended solely for the use of the recipient noted. No third party use or modification is permitted without written authorization.

© STIMMEL ASSOCIATES, P.A.

63

 $\overline{}$ 

#

TITION

ш