

Development Standards

1. Parking and screening shall be provided in accordance with the requirements of the City's Zoning Ordinance (the "Ordinance").
 2. Offstreet parking will not be allowed within the 50 foot setback area along McCullough Drive or the 40 foot setback area along University Executive Park Drive.
 3. Signage shall be provided in accordance with the requirements of the Ordinance.
 4. The setbacks shown are minimums and at the owner's option may be increased at any location. The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, walls, berms, fences, grading, signs, graphics or utility construction and, where indicated, vehicular access, will be restricted from future development. No buildings or parking lots may be placed within any setback.
 5. In setback areas where existing natural vegetation has been cleared to accommodate walls, berms, fences, grading, signs, graphics, vehicular access or utility construction, the cleared, unimproved areas will be landscaped with trees and/or shrubs unless applicable ordinances or constraints imposed by utility companies would prohibit such landscaping.
 6. Within the 50 foot setback area along McCullough Drive, street trees will be provided at a 2 1/2 inch to 3 inch caliper and will be spaced at 35 feet to 45 feet on center depending on the most appropriate spacing for the species selected.
 7. Irrigation systems will be installed in all landscaped setback areas along W.T. Harris Boulevard, along both sides of McCullough Drive and along University Center Boulevard.
 8. The number and general locations of accesses to the Site from McCullough Drive and University Executive Park Drive are identified on this Rezoning Plan. These points of access are conceptual and will be provided within the general vicinities depicted on the Rezoning Plan with the final designs and locations thereof being dictated by engineering and site constraints and being subject to approval by the appropriate governmental agencies. The Petitioner agrees that when a second hotel or an office building is constructed on the Site it must be designed such that a motorist entering the Site from the University Executive Park Drive entrance would be able to gain access to McCullough Drive through the Site.
- All streets and highways in the development will be constructed in accordance with the standards established by the governmental authorities having jurisdiction over their maintenance and operation.
9. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height.
 10. Storm water detention facilities may not be installed within any setback areas established along McCullough Drive and University Executive Park Drive.
 11. The dumpster area will be screened in accordance with the requirements of the Ordinance and will be enclosed on all four sides by a wooden fence or masonry wall, with one side being a hinged wooden gate. If one side of a dumpster area adjoins a rear wall of a building constructed on the Site, the adjoining building rear wall may be substituted for the fence or wall along such side.

NOTE:

W.T. HARRIS BOULEVARD RIGHT-OF-WAY AREA HAS BEEN DEDICATED TO THE CITY. RIGHT-OF-WAY WIDTH FROM CENTER LINE EQUALS 100 FEET.

SITE PLAN AMENDMENT
PETITION NUMBER 98-39
FOR PUBLIC HEARING

1-30-2008 REVISION PER STAFF COMMENTS
 3-24-2008 REVISION PER STAFF COMMENTS
 4-01-2008 REVISION PER STAFF COMMENTS

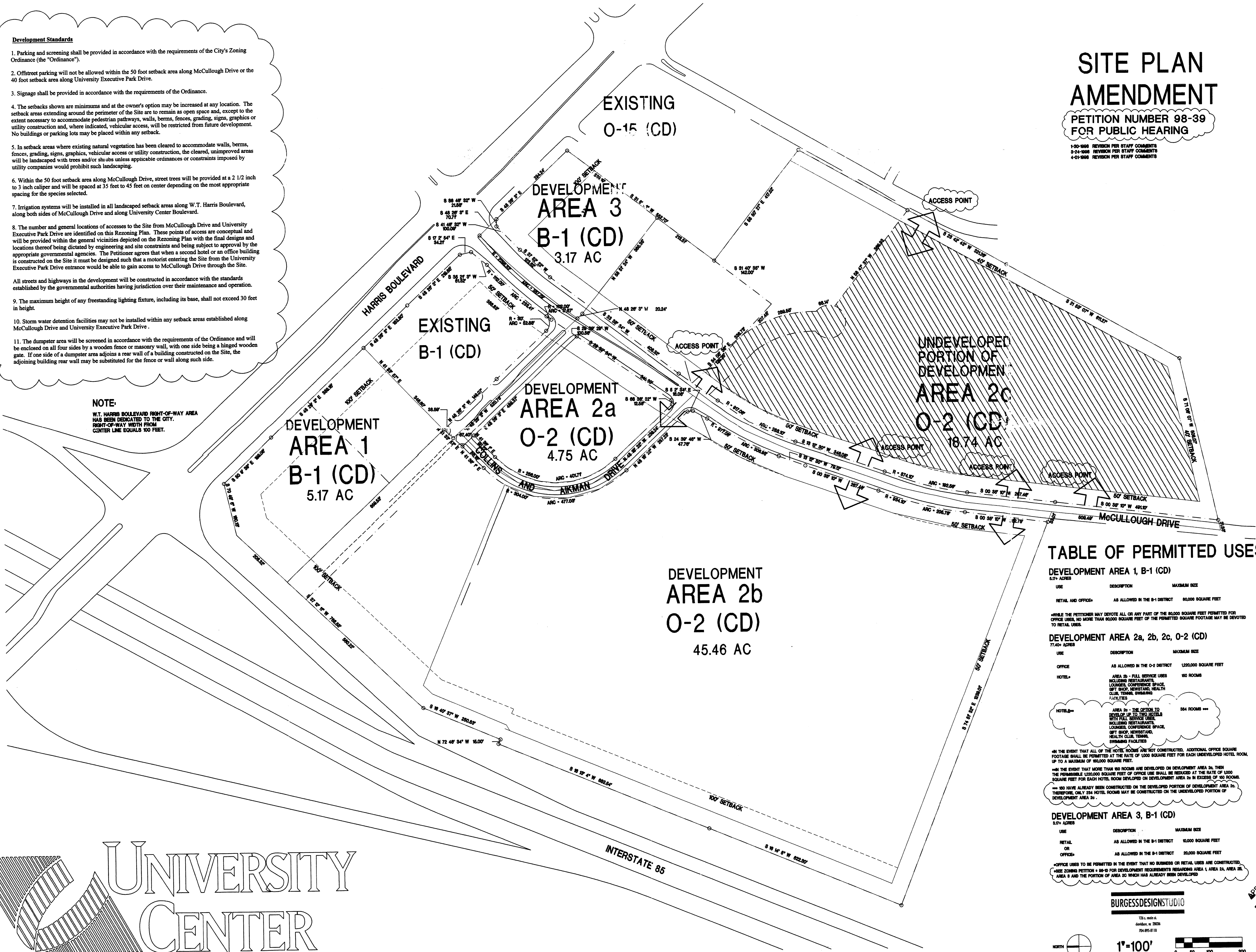


TABLE OF PERMITTED USES

DEVELOPMENT AREA 1, B-1 (CD)		
USE	DESCRIPTION	MAXIMUM SIZE
RETAIL AND OFFICE**	AS ALLOWED IN THE B-1 DISTRICT	80,000 SQUARE FEET
*WHILE THE PETITIONER MAY DEVOTE ALL OR ANY PART OF THE 80,000 SQUARE FEET PERMITTED FOR OFFICE USES, NO MORE THAN 80,000 SQUARE FEET OF THE PERMITTED SQUARE FOOTAGE MAY BE DEVOTED TO RETAIL USES.		
DEVELOPMENT AREA 2a, 2b, 2c, O-2 (CD)		
USE	DESCRIPTION	MAXIMUM SIZE
OFFICE	AS ALLOWED IN THE O-2 DISTRICT	120,000 SQUARE FEET
HOTEL**	AREA 2b - FULL SERVICE USES INCLUDING RESTAURANTS, LOUNGER, CONFERENCE SPACE, GIFT SHOP, NEWSSTAND, HEALTH CLUB, TENNIS, SWIMMING FACILITIES	160 ROOMS
HOTEL***	AREA 2c - THE OPTION TO DEVELOPE UP TO TWO HOTELS WITH FULL SERVICE USES INCLUDING RESTAURANTS, LOUNGER, CONFERENCE SPACE, GIFT SHOP, NEWSSTAND, HEALTH CLUB, TENNIS, SWIMMING FACILITIES	364 ROOMS ***
*IN THE EVENT THAT ALL OF THE HOTEL ROOMS ARE NOT CONSTRUCTED, ADDITIONAL OFFICE SQUARE FOOTAGE SHALL BE PERMITTED AT THE RATE OF 1,000 SQUARE FEET FOR EACH UNDEVELOPED HOTEL ROOM UP TO A MAXIMUM OF 80,000 SQUARE FEET.		
**IN THE EVENT THAT MORE THAN 160 ROOMS ARE DEVELOPED ON DEVELOPMENT AREA 2b, THEN THE PERMISSIBLE 120,000 SQUARE FEET OF OFFICE USE SHALL BE REDUCED AT THE RATE OF 1,000 SQUARE FEET FOR EACH HOTEL ROOM DEVELOPED ON DEVELOPMENT AREA 2b IN EXCESS OF 160 ROOMS.		
*** NO HOTEL ROOMS ALREADY BEING CONSTRUCTED ON THE UNDEVELOPED PORTION OF DEVELOPMENT AREA 2c. THEREFORE, ONLY 294 HOTEL ROOMS MAY BE CONSTRUCTED ON THE UNDEVELOPED PORTION OF DEVELOPMENT AREA 2c.		
DEVELOPMENT AREA 3, B-1 (CD)		
USE	DESCRIPTION	MAXIMUM SIZE
RETAIL OR OFFICE**	AS ALLOWED IN THE B-1 DISTRICT	10,000 SQUARE FEET
OFFICE**	AS ALLOWED IN THE B-1 DISTRICT	20,000 SQUARE FEET
*OFFICE USES TO BE PERMITTED IN THE EVENT THAT NO BUSINESS OR RETAIL USES ARE CONSTRUCTED.		
**USE ZONING PETITION # 98-39 FOR DEVELOPMENT REQUIREMENTS REGARDING AREA 1, AREA 2a, AREA 2b, AREA 3 AND THE PORTION OF AREA 2c WHICH HAS ALREADY BEEN DEVELOPED.		

98-39

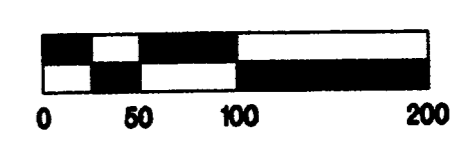


BURGESSDESIGNSTUDIO

1311 North G Street, Durham, NC 27604, 704.895.8110



1"=100'



APPROVED BY CITY COUNCIL
 DATE: May 18, 1998