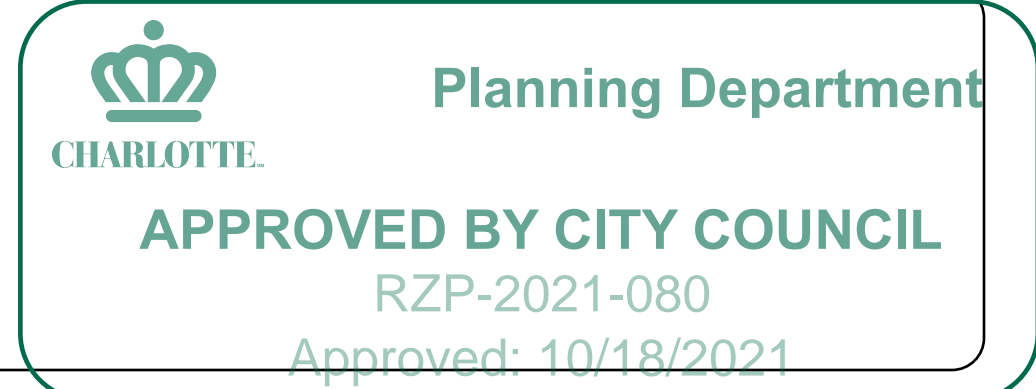


**RZP-2021-080**

**2128 W TYVOLA RD, CHARLOTTE NC 28217**

10/21/2021 4:10:58 PM



## General Notes

*[Discipline: CHARLOTTE WATER]*

### **Note**

Summary: Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.

Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Tyvola Road.


Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 270 feet northeast of the rezoning boundary on National Ave. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections.


Development is encouraged to contact Installation Development Services at (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions). Comments: Has direct access to water. Might have access to private on-site sewer. If not, sewer will need to be extended from National Avenue. Contact CLT Water New Services Department for water/sewer services.

Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-2854 for further information on reserving capacity up to 24 months.

This sheet indicates the findings of a cursory review of Utilities System Information for the presence or absence of public water or wastewater infrastructure only. The findings do not imply available capacity in water and sanitary sewer lines, pump stations, or treatment facilities. Reservation of capacity is achieved through the Charlotte Water's Capacity Assurance Program.




**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZ-2021-081  
 Approved 10/18/2021


**stimmel**  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING  
 601 N. TRADE STREET, SUITE 300  
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 LICENSE NO.: C-0293  
 DATE: 06/11/2021

**PETITION # 2021-080**

NOTE:  
 COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH  
 IN REZONING 2007-082.

**DEVELOPMENT DATA:**  
 ACREAGE: +/- 4.65  
 TAX PARCELS: 143-131-14, 143-131-15  
 EXISTING ZONING: MUDD-0  
 PROPOSED ZONING: MUDD-0 S.P.A.  
 PROPOSED USE: UP TO 12,000 SQUARE FEET OF  
 COMMERCIAL USES (ENTITLED IN REZONING  
 PETITION 2007-082) INCLUDING THE  
 ADDITION OF ONE (1) FAST FOOD  
 DRIVE-THROUGH WINDOW (EXISTING HOTEL  
 AND PARKING TO REMAIN)

--- PROPOSED REZONING BOUNDARY

EXISTING REGIONAL STORMWATER FACILITY

**THE JOHN R. MCADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
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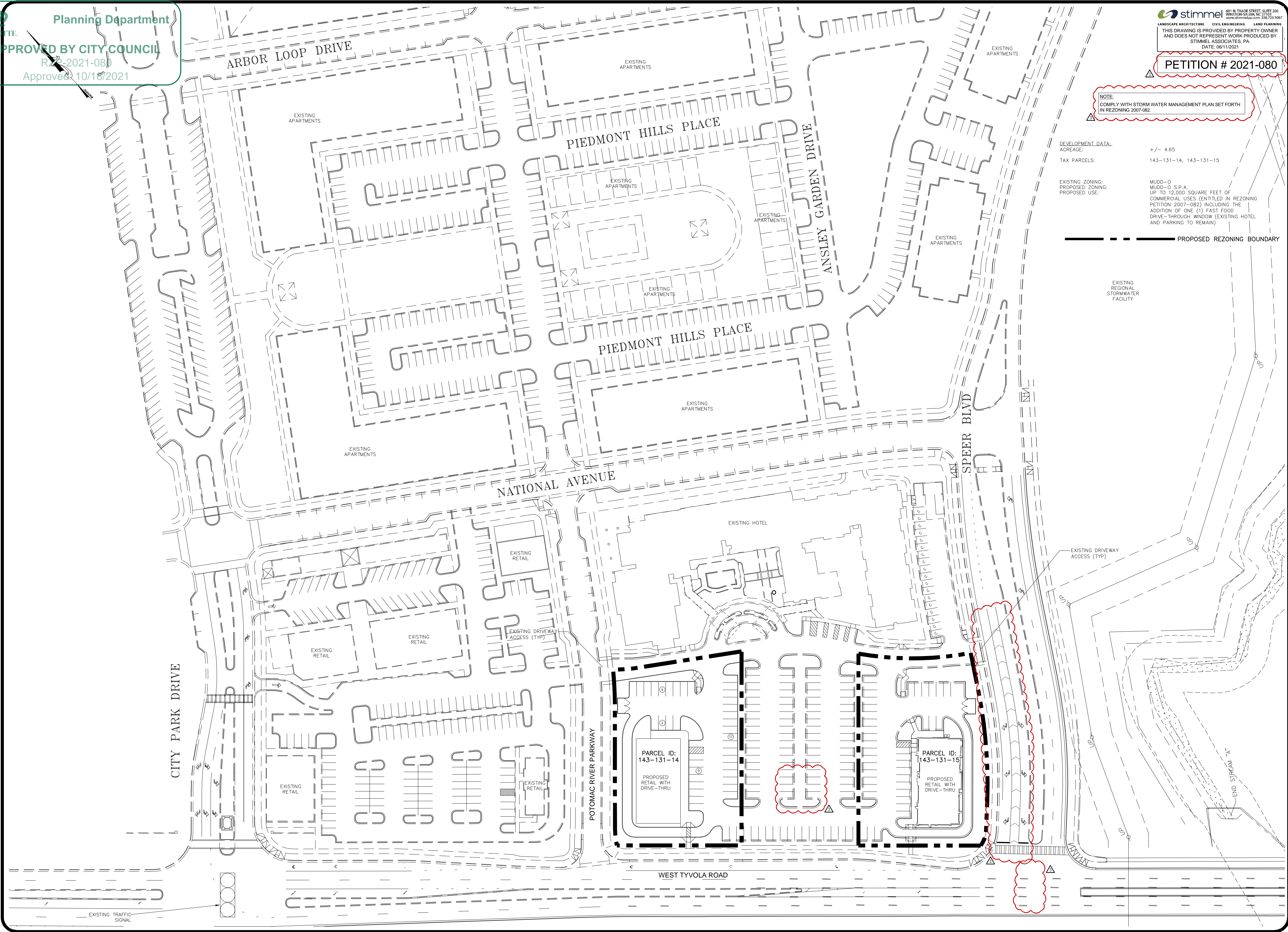


REVISIONS:  
 Δ #14/02/21 CITY COMMENTS

OWNER:  
**APOLLO HOLDING COMPANY, LLC**  
 5720 CREEDMOOR ROAD, SUITE 205  
 RALEIGH, NORTH CAROLINA 27612

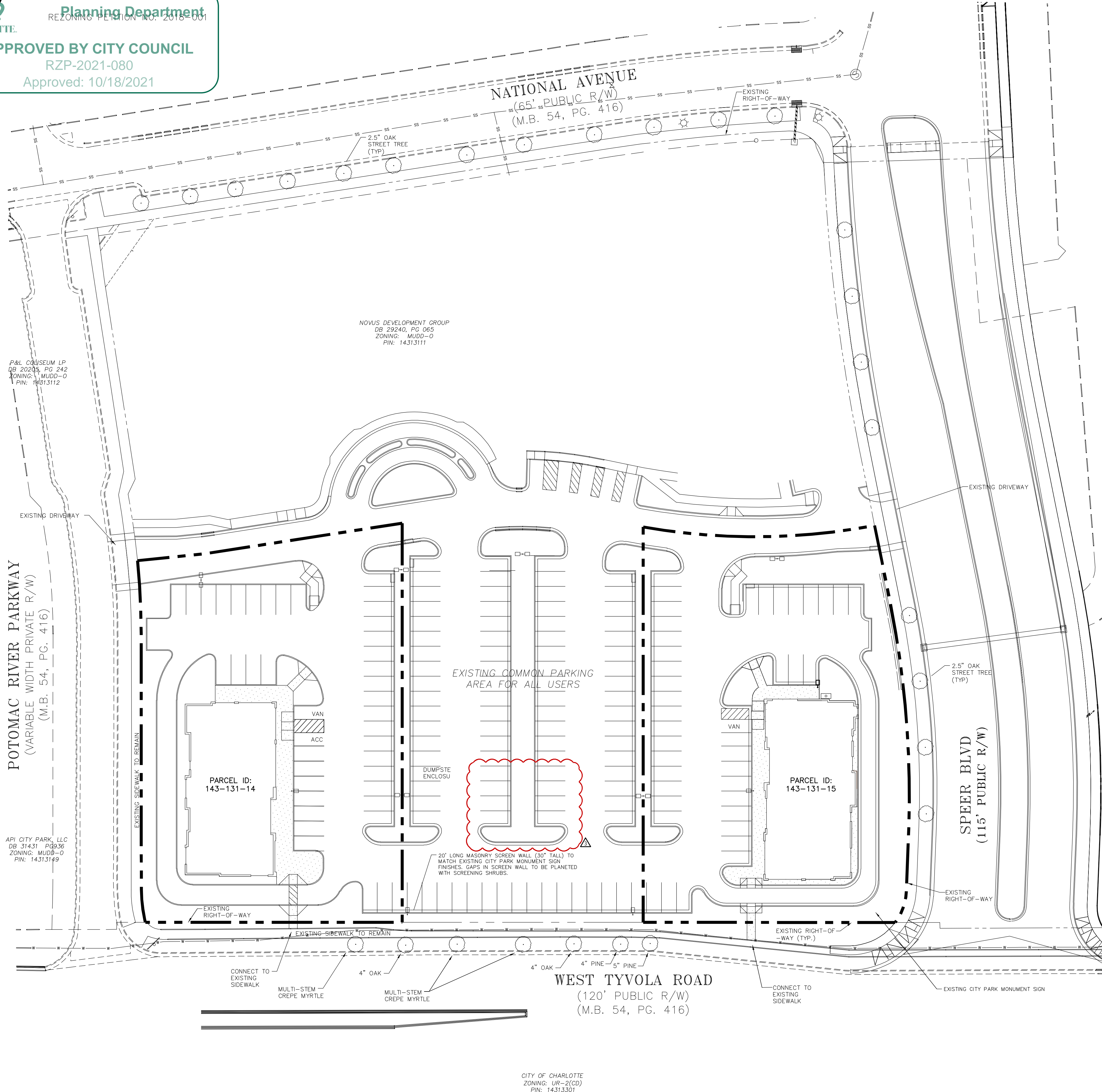
**CITY PARK RETAIL**  
**PETITION #2018-001**  
 CITY OF CHARLOTTE, NORTH CAROLINA  
 TECHNICAL DATA SHEET


PROJECT NO. MRE-13040  
 FILENAME:  
 DESIGNED BY: BGP  
 DRAWN BY: BGP  
 SCALE:  
 DATE: 12-15-2017  
 SHEET NO. **RZ-1**

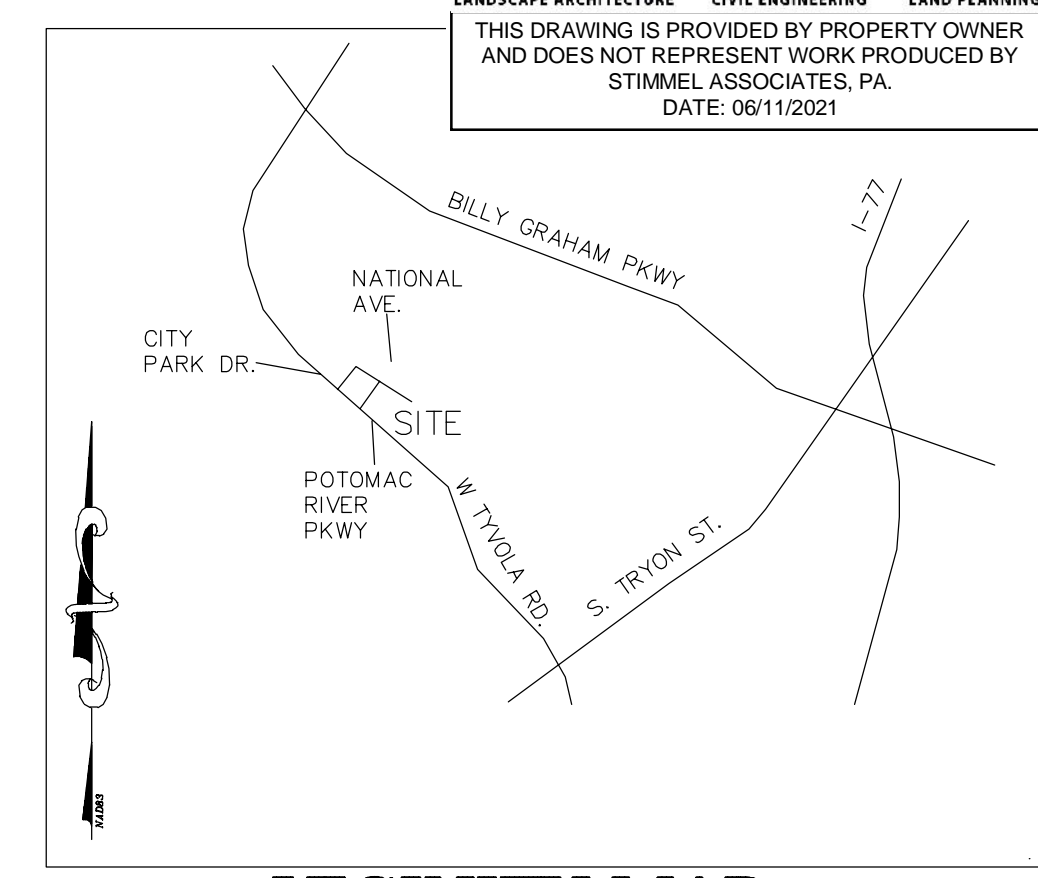


EXISTING TRAFFIC SIGNAL






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 DATE: 06/11/2021



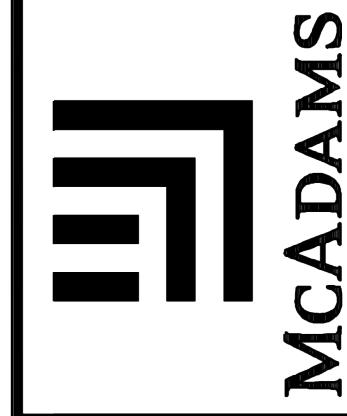
SITE DEVELOPMENT DATA:  
 ACREAGE: ± 4.65 ACRES  
 TAX PARCELS: 143-131-14, 143-131-15  
 EXISTING ZONING: MUDD-O  
 PROPOSED ZONING: MUDD-O S.P.A.  
 EXISTING USES: HOTEL/PARKING/VACANT  
 PROPOSED USES: UP TO 12,000 SQUARE FEET OF ADDITIONAL COMMERCIAL USES (ENTITLED IN REZONING PETITION 2008-082), INCLUDING THE ADDITION OF ONE (1) FAST FOOD DRIVE-THROUGH WINDOW, EXISTING HOTEL AND PARKING TO REMAIN. THE 12,000 SQUARE FEET CAN BE DIVIDED BETWEEN THE TWO PARCELS AND DO NOT HAVE TO BE EQUAL.

PROPOSED REZONING BOUNDARY

PETITION # 2021-080

NOTE:  
 COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH IN REZONING 2007-082.

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REVISIONS:

2018-04-26	REVISIONS PER CITY COMMENTS
09/18/2021	CITY COMMENTS

OWNER:  
 APOLLO HOLDING  
 COMPANY, LLC  
 5720 CREEDMOOR ROAD, SUITE 205  
 RALEIGH, NORTH CAROLINA 27612

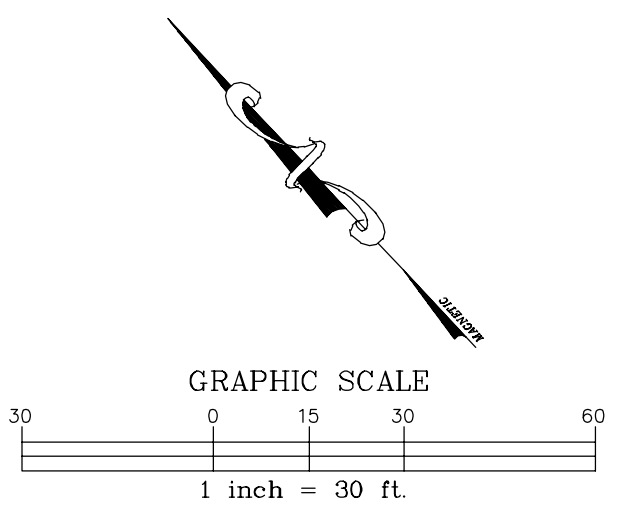
**CITY PARK RETAIL**  
**PETITION #2018-001**  
 CITY OF CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

PROJECT NO.	MRE-13040
FILENAME:	MRE13040-S1
DESIGNED BY:	BGP
DRAWN BY:	BGP
SCALE:	1" = 30'
DATE:	12-15-2017
SHEET NO.	RZ-2



CITY OF CHARLOTTE  
 ZONING: UR-2(CD)  
 PIN: 14313301





**1. GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE MUDD-0 SITE PLAN AMENDMENT FILED BY APOLLO HOLDING COMPANY, LLC TO MODIFY SEVERAL PROVISIONS OF A MUDD-0 REZONING PLAN WHICH WAS APPROVED BY THE CITY COUNCIL ON 07/12/2017. THIS REZONING PETITION IS 2018-001 FOR THE 159 ACRE CITY PARK DEVELOPMENT, AS THEREAFTER AMENDED ADMINISTRATIVELY FROM TIME TO TIME.

**RZP-2021-080**  
**APPROVED BY CITY COUNCIL**  
 THIS SITE PLAN AMENDMENT APPLIES ONLY TO THAT PART OF THE CITY PARK DEVELOPMENT WHICH IS BOUNDED BY POTOMAC RIVER PARKWAY, WEST ATYVOLA ROAD, AND SPIDER AVENUE AND WHICH HAS BEEN DESIGNATED BY MECKLENBURG COUNTY AS TAX PARCELS 143-131-14 AND 143-131-15 (THE "SITE").

UNLESS THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS OR ACCOMPANYING EXHIBITS ESTABLISH MORE STRINGENT STANDARDS, OR AS OTHERWISE PROVIDED IN THE OPTIONAL PROVISIONS BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT AND THE DEVELOPMENT STANDARDS AS APPROVED IN REZONING PETITION 2007-082 AND ASSOCIATED ADMINISTRATIVE APPROVALS SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

**2. MUDD-0 OPTIONAL PROVISIONS**

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-0 PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

- (a) A DEVIATION TO ALLOW TWO (2) DRIVE-THROUGH SERVICE WINDOWS AS AN ACCESSORY TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (RESTAURANT) USE. THE DRIVE-THROUGH WINDOW SHALL ONLY BE LOCATED ON THE SAME PARCEL AS THE PRINCIPAL USE. THE DRIVE-THROUGH WINDOWS AND VEHICULAR CIRCULATION, GENERALLY DEPICTED ON THE SITE PLAN, CAN BE LOCATED ANYWHERE ON THE BUILDING.
- (b) A DEVIATION TO ALLOW MANEUVERING BETWEEN THE STREET AND THE BUILDINGS FOR THE TWO (2) DRIVE-THROUGH SERVICE WINDOWS ALLOWED.

**3. PERMITTED USES AND MAXIMUM DEVELOPMENT**

THE SITE MAY BE DEVELOPED WITH UP TO 12,000 SQUARE FEET OF COMMERCIAL FLOOR AREA (EXCLUSIVE OF AREAS USED FOR BUILDING AND EQUIPMENT ACCESS, SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE) WITHIN UP TO TWO (2) BUILDINGS. THE 12,000 SQUARE FEET MAY BE DIVIDED BETWEEN THE TWO (2) PARCELS AND ARE NOT REQUIRED TO BE EQUALLY SPREAD BETWEEN THE PARCELS. THE EXISTING HOTEL AND FULLY CONSTRUCTED PARKING LOT SHALL REMAIN.

EXCEPT AS OTHERWISE PROVIDED IN THE NEXT SUCCEEDING PARAGRAPH, THE SITE MAY BE DEVOTED TO ANY USES (INCLUDING ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT UNDER THE ORDINANCE, AS WELL AS TWO (2) DRIVE-THROUGH SERVICE WINDOW USES PERMITTED UNDER THE OPTIONAL PROVISIONS IN SECTION 2 ABOVE.

NOTWITHSTANDING THE FOREGOING PARAGRAPH OF THIS SECTION 3, THE FOLLOWING USES SHALL NOT BE ALLOWED ON THE SITE:

- CONVENIENCE STORES WITH GASOLINE SALES;
- CAR WASHES; AND
- AUTOMOTIVE SERVICE STATIONS.

**4. ARCHITECTURAL STANDARDS**

- (a) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2" AND 10" ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOWS AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIALS, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
- (b) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
- (c) DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
- (d) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF LANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- (e) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
- (f) BUILDINGS SHALL BE A MINIMUM HEIGHT OF TWENTY-TWO (22) FEET.

**5. STREETScape AND LANDSCAPING**


- (a) DRIVE THROUGH WINDOW AREAS WILL BE SCREENED FROM VIEW FROM THE PARALLEL STREET UTILIZING A TRELIS STRUCTURE INTEGRATED WITHIN A SCREEN WALL WITH A COMBINED MINIMUM HEIGHT OF SEVEN (7) FEET WHICH INCLUDES THE HEIGHT OF THE BASE WALL (IF ANY), AND A MINIMUM WIDTH OF THIRTY (30) FEET GENERALLY CENTERED ON THE LOCATION OF THE PROPOSED DRIVE THROUGH WINDOW. THE TRELIS WILL BE PLANTED WITH CLIMBING EVERGREEN PLANT MATERIAL COMMON TO THE AREA.
- (b) THE DESIGN FOR DRIVE-THROUGH LANES CONSTRUCTED ON THE SITE MUST INCORPORATE AREAS FOR SAFE PEDESTRIAN CROSSING.
- (c) IN AREAS INDICATED ON THE SITE PLAN, THE PETITIONER WILL PROVIDE A MIXTURE OF INTERMITTENT WALLS AND ENHANCED LANDSCAPING ALONG STREETS WHERE DRIVE-THROUGH SERVICE LANES AND/OR PARKING ABUT THE STREET. WALLS WILL BE CONSTRUCTED OF MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE. IN ALL OTHER AREAS, PARKING SHALL BE SCREENED FROM PUBLIC ROADS, AS REQUIRED BY MUDD STANDARDS.
- (d) NO TREES SHALL BE REMOVED FROM THE RIGHT-OF-WAY OF ANY CITY MAINTAINED STREET WITHOUT EXPLICIT PERMISSION OF THE CITY ARBORIST'S OFFICE. AUTHORIZATION IS REQUIRED TO BE OBTAINED PRIOR TO PLAN APPROVAL BY URBAN FORESTRY DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS.

**6. ENVIRONMENTAL FEATURES**

- (a) PETITIONER SHALL COMPLY WITH THE STORM WATER MANAGEMENT PLAN WHERE REQUIRED AS SET FORTH IN REZONING PETITION 2007-082 AS AMENDED.
- (b) PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE WHERE REQUIRED AS SET FORTH IN REZONING PETITION 2007-082 AS AMENDED. THE SITE IS TO BE CONSIDERED PART OF THE BROADER CITY PARK DEVELOPMENT CONTAINED IN REZONING PETITION 2007-082 FOR TREE SAVE PURPOSES.

**7. TRANSPORTATION**

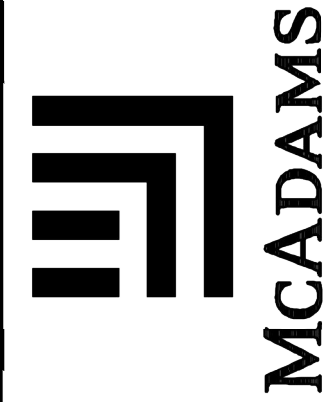
- (a) PETITIONER SHALL DEDICATE IN FEE SIMPLE CONVEYANCE ALL RIGHTS-OF-WAY TO THE CITY AND OR NCDOT PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY, WHERE REQUIRED.
- (b) ALL TRANSPORTATION IMPROVEMENTS, WHERE APPLICABLE TO THE SITE, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. FOR THE SAKE OF CLARITY, TRANSPORTATION IMPROVEMENTS APPLICABLE TO THE BROADER CITY PARK DEVELOPMENT CONTAINED IN REZONING PETITION 2007-082 SHALL NOT HOLD UP CERTIFICATES OF OCCUPANCY FOR THIS SITE.


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 STIMMEL ASSOCIATES, PA.  
 DATE: 06/11/2021

**PETITION # 2021-080**

**NOTE:**  
 COMPLY WITH STORM WATER MANAGEMENT PLAN SET FORTH  
 IN REZONING 2007-082.

**THE JOHN R. MCADAMS  
 COMPANY, INC.**  
 2005 Meridian Parkway  
 Durham, North Carolina 27713  
 License No.: C-0293  
 (800) 783-5646 • McAdamsCo.com



**REVISIONS:**

2018-03-12	REVISIONS PER PLANNING COMMENTS
2018-04-26	REVISIONS PER CITY COMMENTS
09/04/2021	CITY COMMENTS
09/22/2021	CITY COMMENTS


**OWNER:**  
 APOLLO HOLDING  
 COMPANY, LLC  
 5720 CREEDMOOR ROAD, SUITE 205  
 RALEIGH, NORTH CAROLINA 27612


**CITY PARK RETAIL  
 PETITION #2018-001**  
 CITY OF CHARLOTTE, NORTH CAROLINA

PROJECT NO.	MRE-13040
FILENAME:	
DESIGNED BY:	BGP
DRAWN BY:	BGP
SCALE:	
DATE:	12-15-2017
SHEET NO.	RZ-3

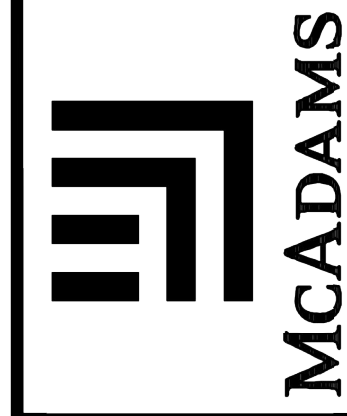





**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZ-2021-08  
 Approved 10/18/2021


**stimmel**  
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 LICENSE NO.: C-0293  
 DATE: 06/11/2021

**THE JOHN R. MCADAMS  
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 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 License No.: C-0293  
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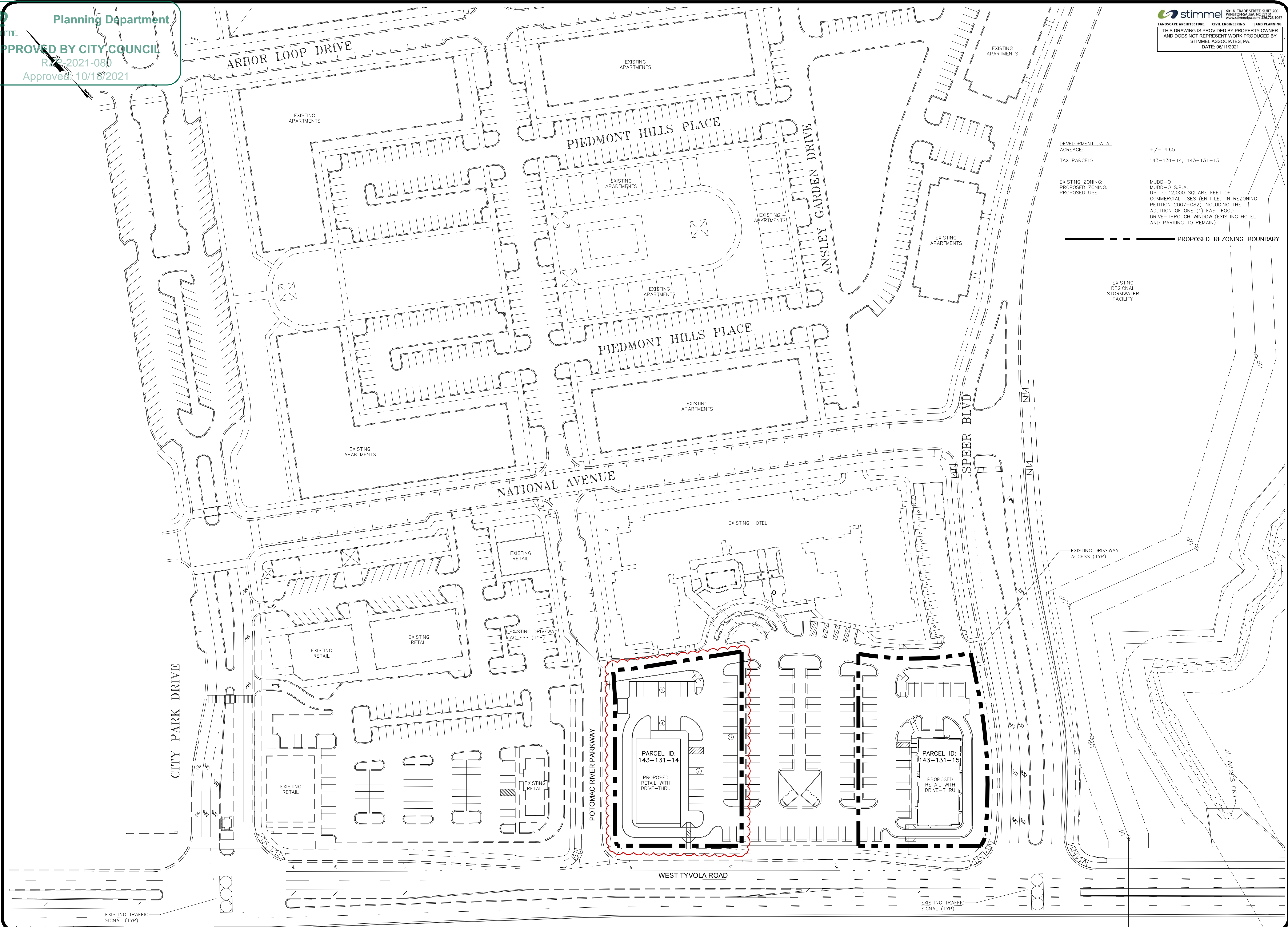
REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:  
**APOLLO HOLDING  
 COMPANY, LLC**  
 5720 CREEDMOOR ROAD, SUITE 205  
 RALEIGH, NORTH CAROLINA 27612

**CITY PARK RETAIL  
 PETITION #2018-001**  
 CITY OF CHARLOTTE, NORTH CAROLINA  
 TECHNICAL DATA SHEET

PROJECT NO.	MRE-13040
FILENAME:	
DESIGNED BY:	BGP
DRAWN BY:	BGP
SCALE:	
DATE:	12-15-2017
SHEET NO.	RZ-1

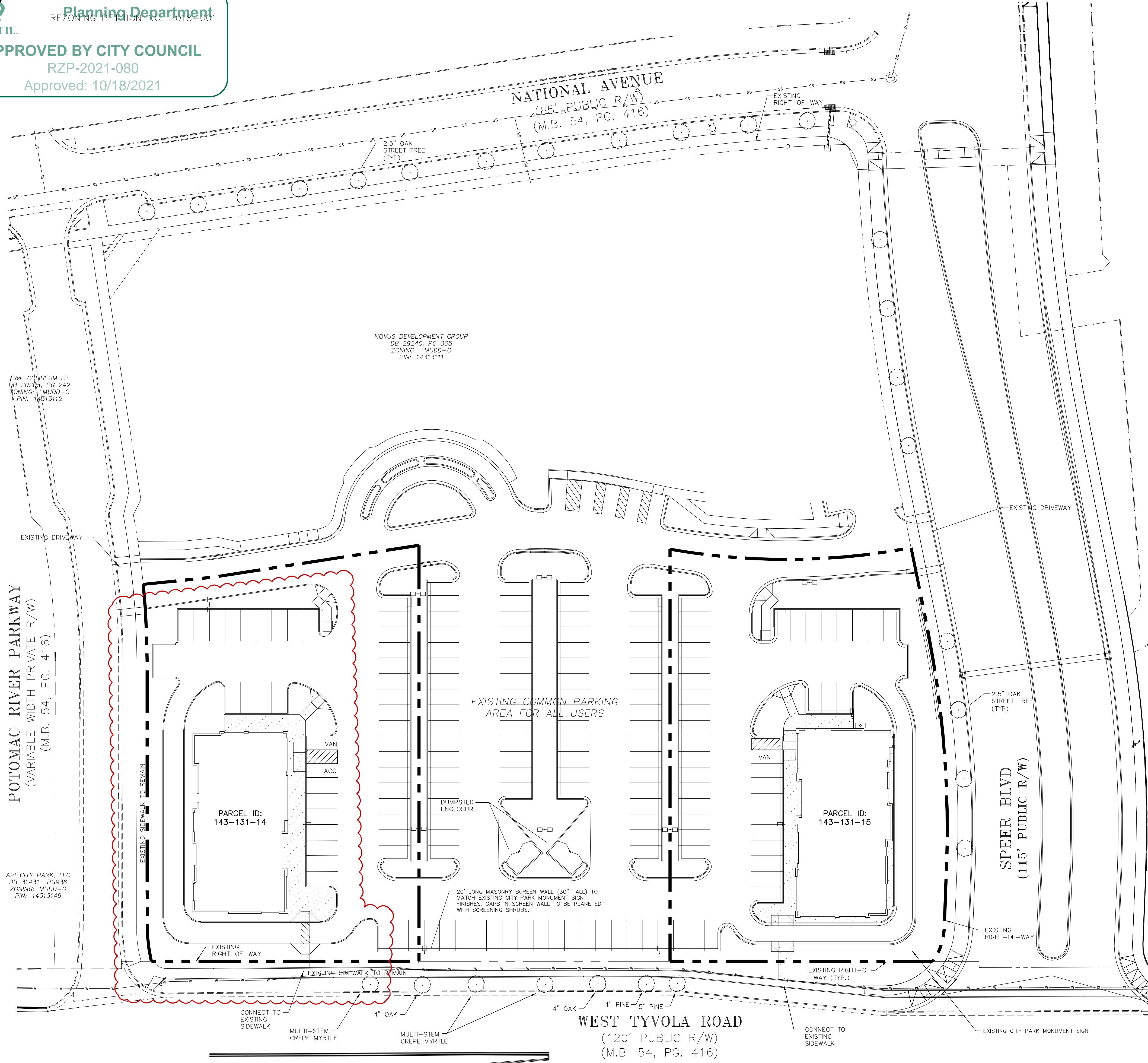



**DEVELOPMENT DATA:**  
 ACREAGE: +/- 4.65  
 TAX PARCELS: 143-131-14, 143-131-15  
 EXISTING ZONING: MUDD-0  
 PROPOSED ZONING: MUDD-0 S.P.A.  
 PROPOSED USE: UP TO 12,000 SQUARE FEET OF  
 COMMERCIAL USES (ENTITLED IN REZONING  
 PETITION 2007-082) INCLUDING THE  
 ADDITION OF ONE (1) FAST FOOD  
 DRIVE-THROUGH WINDOW (EXISTING HOTEL  
 AND PARKING TO REMAIN)

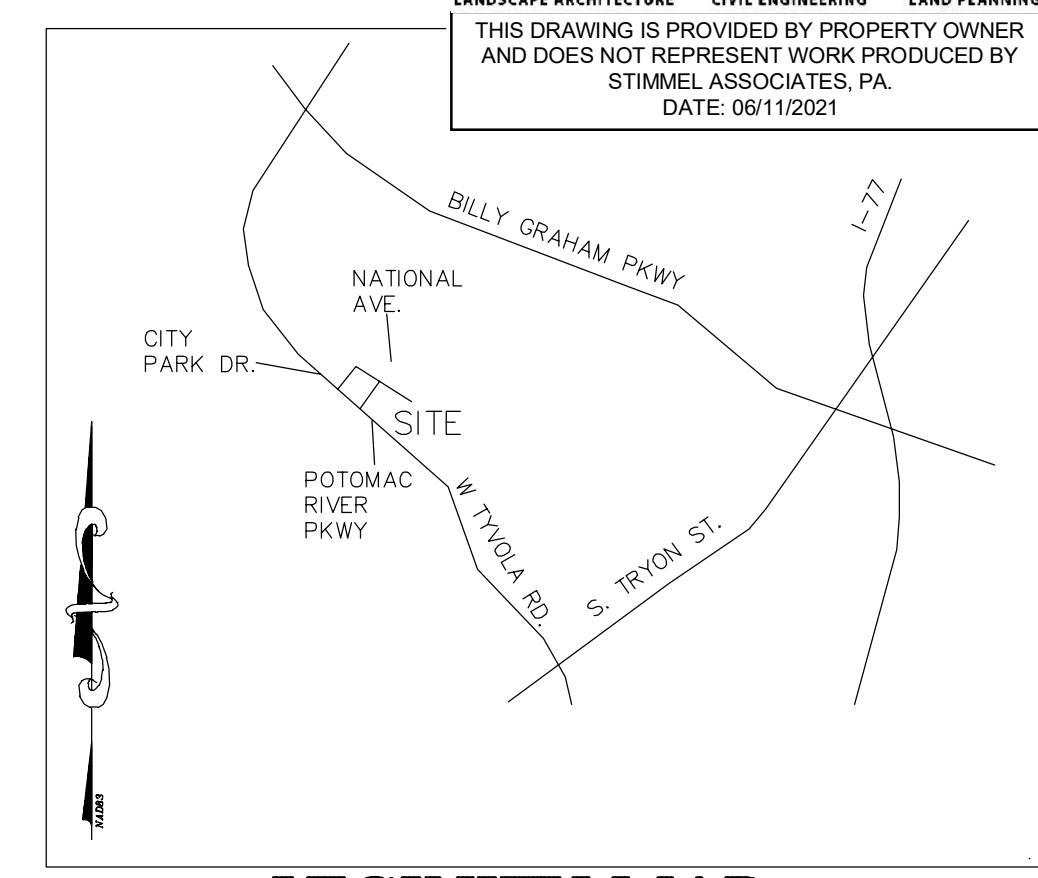
--- PROPOSED REZONING BOUNDARY

--- EXISTING REGIONAL STORMWATER FACILITY






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 STIMMEL ASSOCIATES, PA.  
 DATE: 06/11/2021



SITE DEVELOPMENT DATA:  
 ACREAGE: ± 4.65 ACRES  
 TAX PARCELS: 143-131-14, 143-131-15  
 EXISTING ZONING: MUDD-O  
 PROPOSED ZONING: MUDD-O S.P.A.  
 EXISTING USES: HOTEL/PARKING/VACANT  
 PROPOSED USES: UP TO 12,000 SQUARE FEET OF ADDITIONAL COMMERCIAL USES (ENTITLED IN REZONING PETITION 2008-082), INCLUDING THE ADDITION OF ONE (1) FAST FOOD DRIVE-THROUGH WINDOW. EXISTING HOTEL AND PARKING TO REMAIN.

- - - - - PROPOSED REZONING BOUNDARY

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 Durham, North Carolina 27713  
 License No.: C-0293  
 (800) 733-5646 • McAdamsCo.com



REVISIONS:

2018-04-26	REVISIONS PER CITY COMMENTS
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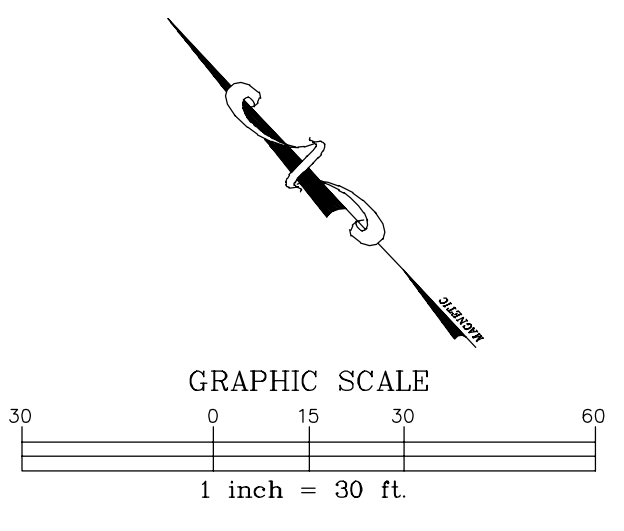
OWNER:  
 APOLLO HOLDING  
 COMPANY, LLC  
 5720 CREEDMOOR ROAD, SUITE 205  
 RALEIGH, NORTH CAROLINA 27612

**CITY PARK RETAIL  
 PETITION #2018-001**  
 CITY OF CHARLOTTE, NORTH CAROLINA  
 TECHNICAL DATA SHEET

PROJECT NO.	MRE-13040
FILENAME:	MRE13040-S1
DESIGNED BY:	BGP
DRAWN BY:	BGP
SCALE:	1" = 30'
DATE:	12-15-2017
SHEET NO.	RZ-2



CITY OF CHARLOTTE  
 ZONING: UR-2(CD)  
 PIN: 14313301







1. GENERAL NOTES

THESE DEVELOPMENT STANDARDS FORM PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE MUDD-0 SITE PLAN AMENDMENT FILED BY APOLLO HOLDING COMPANY, LLC TO MODIFY SEVERAL PROVISIONS OF A MUDD-0 REZONING PLAN WHICH WAS APPROVED BY THE CITY COUNCIL ON JANUARY 22, 2008 IN REZONING PETITION NO. 2018-001 FOR THE 159 ACRE CITY PARK DEVELOPMENT, AS THEREAFTER AMENDED ADMINISTRATIVELY FROM TIME TO TIME.

2. MUDD-0 OPTIONAL PROVISIONS

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-0 PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

- (a) A DEVIATION TO ALLOW TWO (2) DRIVE-THROUGH SERVICE WINDOWS AS AN ACCESSORY TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (RESTAURANT) USE. THE DRIVE THROUGH WINDOW SHALL ONLY BE LOCATED ON THE SAME PARCEL AS THE PRINCIPAL USE.
(b) A DEVIATION TO ALLOW MANEUVERING BETWEEN THE STREET AND BUILDINGS FOR THE TWO (2) DRIVE-THROUGH SERVICE WINDOWS ALLOWED.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 12,000 SQUARE FEET OF COMMERCIAL FLOOR AREA (EXCLUSIVE OF AREAS USED FOR BUILDING AND EQUIPMENT ACCESS, SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE) WITHIN UP TO TWO (2) BUILDINGS. THE EXISTING HOTEL AND FULLY CONSTRUCTED PARKING LOT SHALL REMAIN. EXCEPT AS OTHERWISE PROVIDED IN THE NEXT SUCCEEDING PARAGRAPH, THE SITE MAY BE DEVOTED TO ANY USES (INCLUDING ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT UNDER THE ORDINANCE, AS WELL AS (1) ADDITIONAL DRIVE-THROUGH SERVICE WINDOW USE PERMITTED UNDER THE OPTIONAL PROVISIONS IN SECTION 2 ABOVE.

4. ARCHITECTURAL STANDARDS

- (a) THERE SHALL BE NO INDOOR SEATING REQUIREMENTS.
(b) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIALS, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
(c) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
(d) DIRECT PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
(e) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
(f) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
(g) BUILDINGS SHALL BE A MINIMUM HEIGHT OF TWENTY-TWO (22) FEET.

5. STREETScape AND LANDSCAPING

- (a) DRIVE THROUGH WINDOW AREAS WILL BE SCREENED FROM VIEW FROM THE PARALLEL STREET UTILIZING A TRELIS STRUCTURE INTEGRATED WITHIN A SCREEN WALL WITH A COMBINED MINIMUM HEIGHT OF SEVEN (7) FEET WHICH INCLUDES THE HEIGHT OF THE BASE WALL (IF ANY), AND A MINIMUM WIDTH OF THIRTY (30) FEET GENERALLY CENTERED ON THE LOCATION OF THE PROPOSED DRIVE THROUGH WINDOW. THE TRELIS WILL BE PLANTED WITH CLIMBING EVERGREEN PLANT MATERIAL COMMON TO THE AREA.
(b) THE DESIGN FOR DRIVE-THROUGH LANES CONSTRUCTED ON THE SITE MUST INCORPORATE AREAS FOR SAFE PEDESTRIAN CROSSING.
(c) IN AREAS INDICATED ON THE SITE PLAN, THE PETITIONER WILL PROVIDE A MIXTURE OF INTERMITTENT WALLS AND ENHANCED LANDSCAPING ALONG STREETS WHERE DRIVE-THROUGH SERVICE LANES AND/OR PARKING ABUT THE STREET. WALLS WILL BE CONSTRUCTED OF MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE. IN ALL OTHER AREAS, PARKING SHALL BE SCREENED FROM PUBLIC ROADS, AS REQUIRED BY MUDD STANDARDS.
(d) NO TREES SHALL BE REMOVED FROM THE RIGHT-OF-WAY OF ANY CITY MAINTAINED STREET WITHOUT EXPLICIT PERMISSION OF THE CITY ARBORIST'S OFFICE. AUTHORIZATION IS REQUIRED TO BE OBTAINED PRIOR TO PLAN APPROVAL BY URBAN FORESTRY DURING THE LAND DEVELOPMENT PLAN REVIEW PROCESS.

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Table with 2 columns: REVISIONS, COMMENTS. Includes revision symbols and dates like 2018-02-12 and 2018-04-26.

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CITY PARK RETAIL PETITION #2018-001 CITY OF CHARLOTTE, NORTH CAROLINA

Table with project details: PROJECT No. MRE-13040, FILENAME, DESIGNED BY: BGP, DRAWN BY: BGP, SCALE, DATE: 12-15-2017, SHEET No. RZ-3

