



**REZONING PETITION  
FOR PUBLIC HEARING  
2022-156**

**REZONING DOCUMENTS**

**NATIONS FORD ROAD**  
CHARLOTTE, NORTH CAROLINA

**GREYSTAR DEVELOPMENT EAST, LLC**  
521 EAST MOREHEAD, SUITE 400  
CHARLOTTE, NORTH CAROLINA 28202  
704.379.1868

**SCHEMATIC  
SITE PLAN**

30 0 30 60  
SCALE: 1"=60'

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

APRIL 10, 2023

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

**RZ1.00**

**SITE DEVELOPMENT DATA**  
PROJECT: 613-013  
-- TAX PARCEL NOS.: 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-29, 169-042-30 AND 169-042-01  
-- EXISTING ZONING: B-2, B-1 AND I-1 (CD)  
-- PROPOSED ZONING: MUDD (CD)  
-- EXISTING USE: COMMERCIAL  
-- PROPOSED USES: UP TO 317 MULTI-FAMILY DWELLING UNITS (INCLUDING LIVE/WORK MULTI-FAMILY DWELLING UNITS) AND 20,000 SQUARE FEET OF SPECIFIED NON-RESIDENTIAL USES TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT

**1. GENERAL PROVISIONS**  
A. SITE LOCATION: THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY GREYSTAR DEVELOPMENT EAST, LLC (THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 10.82 ACRE SITE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF SOUTH TRYON STREET AND NATIONS FORD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 169-042-24, 169-042-25, 169-042-27, 169-042-28, 169-042-29, 169-042-30 AND 169-042-01.  
B. ZONING DISTRICTS/ORDINANCE: THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING DISTRICT SHALL COVER THE DEVELOPMENT AND USE OF THE SITE.  
C. GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, BUILDINGS, INTERNAL DRIVES AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE DEVELOPMENT/SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHALL BE CONSIDERED THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL, GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED BY SECTION 6.207 OF THE ORDINANCE.  
D. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE CONCEPTUAL GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THERE MAY BE INSTANCES WHERE ALTERATIONS AND/OR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES IF THEY ARE:  
1. MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.  
THE PLANNING DIRECTOR WILL DETERMINE IF SUCH ALTERATIONS AND/OR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION OR MODIFICATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.  
2. PERMITTED USES/DEVELOPMENT LIMITATIONS  
SUBJECT TO THE LIMITATIONS SET OUT HEREIN, THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.  
(1) MULTI-FAMILY DWELLING UNITS AND LIVE/WORK MULTI-FAMILY DWELLING UNITS TOGETHER WITH ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.  
(2) COMMERCIAL, OFFICE, AND PROFESSIONAL SERVICES, INCLUDING BUT NOT LIMITED TO: A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, CO-WORKING AREAS, SWIMMING POOL, DOG PARK AND OTHER GATHERING AREAS TYPICALLY FOUND IN MULTI-FAMILY COMMUNITIES.  
(3) A TOTAL MAXIMUM OF 317 DWELLING UNITS (WHETHER MULTI-FAMILY DWELLING UNITS OR LIVE/WORK MULTI-FAMILY DWELLING UNITS) MAY BE DEVELOPED ON THE SITE.  
(4) A MINIMUM OF 29 OF THE GROUND FLOOR MULTI-FAMILY DWELLING UNITS LOCATED IN THE THREE BUILDINGS THAT FRONT SOUTH TRYON STREET OR NATIONS FORD ROAD SHALL BE LIVE/WORK MULTI-FAMILY DWELLING UNITS.  
(5) EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.  
(6) EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2), SUBJECT TO THE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE.  
(7) EDUCATIONAL USES.  
(8) INDOOR RECREATION.  
(9) INSTITUTIONAL USES.  
(10) PROFESSIONAL, BUSINESS AND GENERAL OFFICES.  
(11) RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT.  
(12) SERVICES SUCH AS BEAUTY AND BARBER SHOPS AND NAIL SALONS.  
(13) STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF ORNAMENTAL AND PERSONAL JEWELRY.  
E. THE USES SET OUT ABOVE IN PARAGRAPHS 2.A(1) THROUGH 2.A(13) ARE HERENFTER COLLECTIVELY REFERRED TO AS THE "NON-RESIDENTIAL USES" AND A MINIMUM OF 20,000 SQUARE FEET OF GROSS FLOOR AREA OF SUCH NON-RESIDENTIAL USES SHALL BE PROVIDED FOR THE NON-RESIDENTIAL BUILDING (DEFINED BELOW). ADDITIONALLY, A MINIMUM OF 8,000 SQUARE FEET OF SUCH GROSS FLOOR AREA SHALL BE RESERVED FOR AND DEVOTED TO RETAIL, SERVICE AND/OR EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS.  
F. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE GROSS FLOOR AREA OF A LIVE/WORK MULTI-FAMILY DWELLING UNIT SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MINIMUM OR MAXIMUM SQUARE FEET OF NON-RESIDENTIAL USES SPECIFIED ABOVE IN PARAGRAPH 2.E.  
G. THE SHARED AND NON-RESIDENTIAL BUILDING SHALL VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE NON-RESIDENTIAL BUILDING IS LOCATED GENERALLY AT THE INTERSECTION OF NATIONS FORD ROAD AND ROAD A.  
H. ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS ARE PROHIBITED ON THE SITE.  
I. THE SHARED AND NON-RESIDENTIAL BUILDING SHALL VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE NON-RESIDENTIAL BUILDING IS LOCATED GENERALLY AT THE INTERSECTION OF NATIONS FORD ROAD AND ROAD A.  
J. ACCESS AND TRANSPORTATION IMPROVEMENTS  
K. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY AMENDMENTS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE STANDARDS.  
L. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND INTERNAL VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND PARKING LAYOUTS AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.  
M. SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, CONSTRUCT A BUS WAITING PAD IN ACCORDANCE WITH CATE DETAIL 60.03B ON THE SITE'S FRONTAGE ON NATIONS FORD ROAD. THE EXACT LOCATION OF THE BUS WAITING PAD SHALL BE DETERMINED DURING THE SITE DESIGN AND PERMITTING PROCESS, AND THE BUS WAITING PAD SHALL BE LOCATED ENTIRELY WITHIN RIGHT-OF-WAY. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO CONSTRUCT THE BUS WAITING PAD, PETITIONER SHALL HAVE NO OBLIGATION TO CONSTRUCT THE BUS WAITING PAD. CATS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF A BENCH OR SHIELDER ON THE BUS WAITING PAD.  
N. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SOUTH TRYON STREET AS REQUIRED TO PROVIDE RIGHT-OF-WAY MEASURING 20 FEET FROM THE EXISTING CENTERLINE OF SOUTH TRYON STREET, TO THE EXTENT THAT SUCH RIGHT-OF-WAY DOES NOT ALREADY EXIST.  
O. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NATIONS FORD ROAD AS REQUIRED TO PROVIDE RIGHT-OF-WAY MEASURING 20 FEET FROM THE EXISTING CENTERLINE OF NATIONS FORD ROAD, TO THE EXTENT THAT SUCH RIGHT-OF-WAY DOES NOT ALREADY EXIST.  
P. PETITIONER SHALL INSTALL A NORTHBORING RIGHT TURN LANE ON SOUTH TRYON STREET AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.  
Q. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING RIGHT-OF-WAY BY A PRIVATE BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.  
R. PETITIONER SHALL REMOVE ALL EXISTING DRIVEWAYS FROM THE SITE TO THE ADJACENT PUBLIC STREETS THAT WILL NOT BE UTILIZED BY THE DEVELOPMENT AND RESTORE THE CURB LINE WITH STANDARD 2 FOOT, 8 INCH CURBS AND GUTTERS.  
S. PETITIONER SHALL RE-STRIPE NATIONS FORD ROAD TO REMOVE THE EXISTING LEFT TURN LANE THAT WILL NOT BE UTILIZED BY THIS DEVELOPMENT AND TO PROVIDE A FULL WIDTH LEFT TURN LANE ON NATIONS FORD ROAD AT THE VEHICULAR ACCESS POINT INTO THE SITE FROM NATIONS FORD ROAD.  
T. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE OR TO NCDOT AS APPLICABLE, WA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. THE PETITIONER WILL PROVIDE A PERMANENT RIGHT-OF-WAY EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BENEATH THE SIDEWALK WHERE FEASIBLE.  
U. SUBJECT TO THE APPROVAL OF CDOT, NCDOT AND ANY OTHER GOVERNMENTAL AGENCIES, PETITIONER SHALL INSTALL A SIGNALIZED PEDESTRIAN CROSSING AT NATIONS FORD ROAD AT THE EXISTING TRAFFIC SIGNAL. THE PRECISE LOCATION OF THE SIGNALIZED PEDESTRIAN CROSSING SHALL BE DETERMINED DURING PERMITTING. IN THE EVENT THAT PETITIONER CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL/PRIORITIZED PEDESTRIAN CROSSING, THEN PETITIONER SHALL HAVE NO OBLIGATION TO INSTALL/PROVIDE THE SIGNALIZED PEDESTRIAN CROSSING.  
V. ALL TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY PETITIONER UNDER THIS SECTION 3 OF THE DEVELOPMENT STANDARDS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.  
W. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWESTERN METROURBAN AREA BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC-SECTOR PROJECT SUPPORT.  
X. ARCHITECTURAL STANDARDS  
Y. THE MAXIMUM HEIGHT OF ANY MULTI-FAMILY BUILDING LOCATED ON THE SITE SHALL BE 65 FEET AS MEASURED UNDER THE ORDINANCE.  
Z. THE MAXIMUM HEIGHT OF THE NON-RESIDENTIAL BUILDING SHALL BE 30 FEET.  
AA. THE MINIMUM FLOOR TO FLOOR HEIGHT IN EACH BUILDING SHALL BE 10 FEET, 6 INCHES.  
BB. NOTWITHSTANDING PARAGRAPH 4.C. ABOVE, THE MINIMUM FLOOR TO FLOOR HEIGHT OF THE GROUND FLOOR OF A LIVE/WORK MULTI-FAMILY DWELLING UNIT SHALL BE 12 FEET.  
CC. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE MULTI-FAMILY BUILDINGS CONSTRUCTED ON THE SITE.  
DD. EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPOSE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT) OR STUCCO.  
EE. PROHIBITED EXTERIOR BUILDING MATERIALS:  
(1) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS, DOORS OR DOOR TRIM).  
(2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.  
(3) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:  
(A) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).  
(B) BUILDINGS SHALL FRONT A MINIMUM OF 30% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUDING DRIVEWAYS). PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVES OR NATURAL AREAS, TREE PLANTING AREAS AND STORM WATER FACILITIES. THIS REQUIREMENT SHALL NOT APPLY TO THE NEW PUBLIC STREET TO BE CONSTRUCTED WITHIN THE SITE (ROAD A).  
(C) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.  
(D) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.  
(E) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:  
(1) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6' EXTENDING THROUGH THE BUILDING.  
(2) BUILDINGS EXCEEDING 120 FEET IN LENGTH NOT ABLE TO PROJECT A 6' RECESS SHALL BE ABLE TO BREAK UP THE MONOLITHIC FORM OF THE FACADE USING DIFFERENT MATERIALS, PATTERNS AND/OR COLORS. THESE BREAK UPS SHALL ALSO BE A MINIMUM OF 10 FEET WIDE EXTENDING THROUGH THE BUILDING.  
(3) ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:  
(A) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, FLATERS, BANDING, AND CHANGES IN MATERIALS AND COLORS. AT A MINIMUM, SUCH EXTERIOR FEATURES SHALL INCLUDE VERTICAL MASONRY RECESSES AND PROMINENT COLUMNS.  
(B) BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF THE EXTERIOR BUILDING MATERIALS DESCRIBED ABOVE IN PARAGRAPH 4.C(1) OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.  
(C) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.  
(D) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:  
(1) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPs, BONNETS OR PARAPETS.  
(2) FOR PITCHED ROOFS, THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.  
(3) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.  
(4) SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT THE EXTERIOR BUILDING MATERIALS SET OUT IN PARAGRAPH 4.C(1) OR A CLASS B BUTTER NOT LESS THAN 10 FEET IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.  
F. THE ARCHITECTURAL STANDARDS SET OUT BELOW SHALL APPLY TO THE NON-RESIDENTIAL BUILDING.  
G. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:  
(1) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.  
(2) FACADES FRONTING STREETS SHALL INCLUDE WINDOWS AND/OR OPERABLE DOORS FOR A MINIMUM OF 80% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRSED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOWS AND REAR WALLS. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPTICAL MATERIALS, GLASS FINISHES OR WINDOW TREATMENTS. THE MAXIMUM GLASS HEIGHT FOR REQUIRED TRANSPARENT GLASS SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.  
(3) THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDING ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE. A FACADE IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA OF THE FIRST/GROUND FLOOR EXCLUDING WINDOWS, DOORS AND TRIM, SO THAT WINDOWS, DOORS AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK OR STONE THAT IS REQUIRED.  
(4) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS 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.  
(5) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES OR OTHER ARCHITECTURAL ELEMENTS.  
H. SITEZINGAGE  
(1) A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SOUTH TRYON STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.  
(2) A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.  
(3) THE MINIMUM 12 FOOT WIDE MULTI-USE PATH AND THE MINIMUM 8 FOOT WIDE SIDEWALK DESCRIBED ABOVE (OR PORTIONS THEREOF) MAY BE LOCATED IN A PERMANENT SIDEWALK EASEMENT.  
I. ENVIRONMENTAL FEATURES  
J. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.  
K. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.  
L. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL, AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.  
M. DEVELOPMENT WITHIN ANY SWM/PCSS BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.  
N. PARK/FARMERS MARKET SPACE  
(1) THAT AREA OF THE SITE LOCATED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AND DESIGNATED AS PARK/FARMERS MARKET ON THE REZONING PLAN SHALL HAVE A MINIMUM SIZE OF 4,000 SQUARE FEET.  
(2) SPACE FOR COMMUNITY ART ON AND/OR ALONG THE RETAINING WALLS ADJACENT TO THE PARKING LOT AND THE ELEVATED PARK/FARMERS MARKET SPACE SHALL BE PROVIDED.  
(3) TREES OR OTHER SHADING DEVICES, HARDSCAPE, LANDSCAPING AND SEATING ELEMENTS SHALL BE PROVIDED WITHIN THE PARK/FARMERS MARKET SPACE.  
(4) A PEDESTRIAN CONNECTION FROM THE PARKING LOT TO THE PARK/FARMERS MARKET SPACE SHALL BE PROVIDED.  
O. MODIFICATIONS TO THE REZONING PLAN  
P. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.  
Q. BINDING EFFECT OF THE REZONING APPLICATION  
(1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BOUND UPON AND PASS TO THE BENEFIT OF THE PETITIONER AND SUCCESSOR OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.