

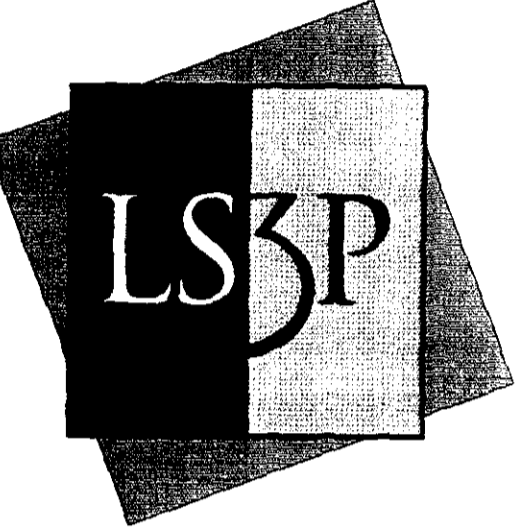
MUDD Development Standards

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Access to the site will be provided by existing driveway connections to Pineville-Matthews Road (I-77) and Little Avenue (as shown on this site plan).
3. The proposed use of the property will be for the redevelopment of the site to accommodate a mixed-use development that may include retail, restaurant, and office uses along with associated parking and service areas. Office uses will comprise at least one third of the total floor area. Office uses will be construed to be uses that are permitted under the office districts in the Zoning Ordinance.
4. All dumpsters will be screened with solid enclosures and gates.
5. The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping except as provided for in number 6 below.
6. In view of the fact that this site proposes to redevelop the site in a built environment, the Petitioner reserves the right through the Optional process to seek modifications to the strict application of the Ordinance as it applies to streetscape requirements to recognize the site features, existing streetscape configuration, and the mixed use nature of the proposed development. As part of the optional streetscape along Carmel Rd. and NC 51, the existing sidewalk will remain in place. The Petitioner will construct a new sidewalk along and adjacent to the building's fronting along those streets and will connect building entrances with this sidewalk and with the existing public street sidewalk. The site plan includes typical cross sections for both streets that will be used to evaluate the detailed streetscape plans for approval under the optional process.
7. Parking will be provided which meets or exceeds the requirements of the Ordinance. Any parking that may be located within the building and parking envelop indicated on the site plan will be located no closer to the public street than the established building line for the building nearest to the parking and the parking will be screened from the public street with either landscape or structural elements that are at least 4' in height.
8. Maximum building height will be limited to 60'. A pedestrian connection will be installed between the development on this site and the office building to the west, currently known as Quail Plaza. The exact location and configuration of this connection will be determined during the detailed design for the development of the site to connect in an appropriate and safe location. All buildings will be located within 750' of a fire hydrant.
9. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not appropriate zoning conditions imposed by this plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
10. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

October 10, 2003
 Revised per staff comments December 18, 2003
 Revised per staff comments February 11, 2004

RJ Property Group, Inc.

1917 Harrison St.
 Suite 100
 Hollywood, FL 33020
 (954) 923-9514



CHARLESTON • CHARLOTTE

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 112 SOUTH TRYON
 CHARLOTTE, NC 28284
 TEL: 704.333.6666 FAX: 704.332.2220
 HTTP://WWW.LS3P.COM

DEVELOPMENT DATA

PIN: 209-242-02
 OWNER: RJ PROPERTY GROUP, INC.
 ADDRESS: 1917 HARRISON ST., #100
 Hollywood, FL 33020
 TELEPHONE NUMBER: (954) 923-9515
 EXISTING ZONING: O-1
 PROPOSED ZONING: MUDD-O
 JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: OFFICE / RETAIL / RESTAURANT (51,850 sf)
 BUILDING HEIGHT: 1 & 2 STORY
 SITE AREA: 4.38 AC.
 SETBACK: 14' From B.O.C.
 SIDE YARD: None Required
 REAR YARD: None Required
 MAX. BLDG. HGT: 60'

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REVISIONS:
 1. 12/29/03 PER CMPC COMMENTS
 2. 02/12/04 PER CMPC COMMENTS

SYMBOL LEGEND

- ← PUBLIC STREET ACCESS POINT
- ← INTERNAL ACCESS POINT
- △ BUILDING ENVELOPE

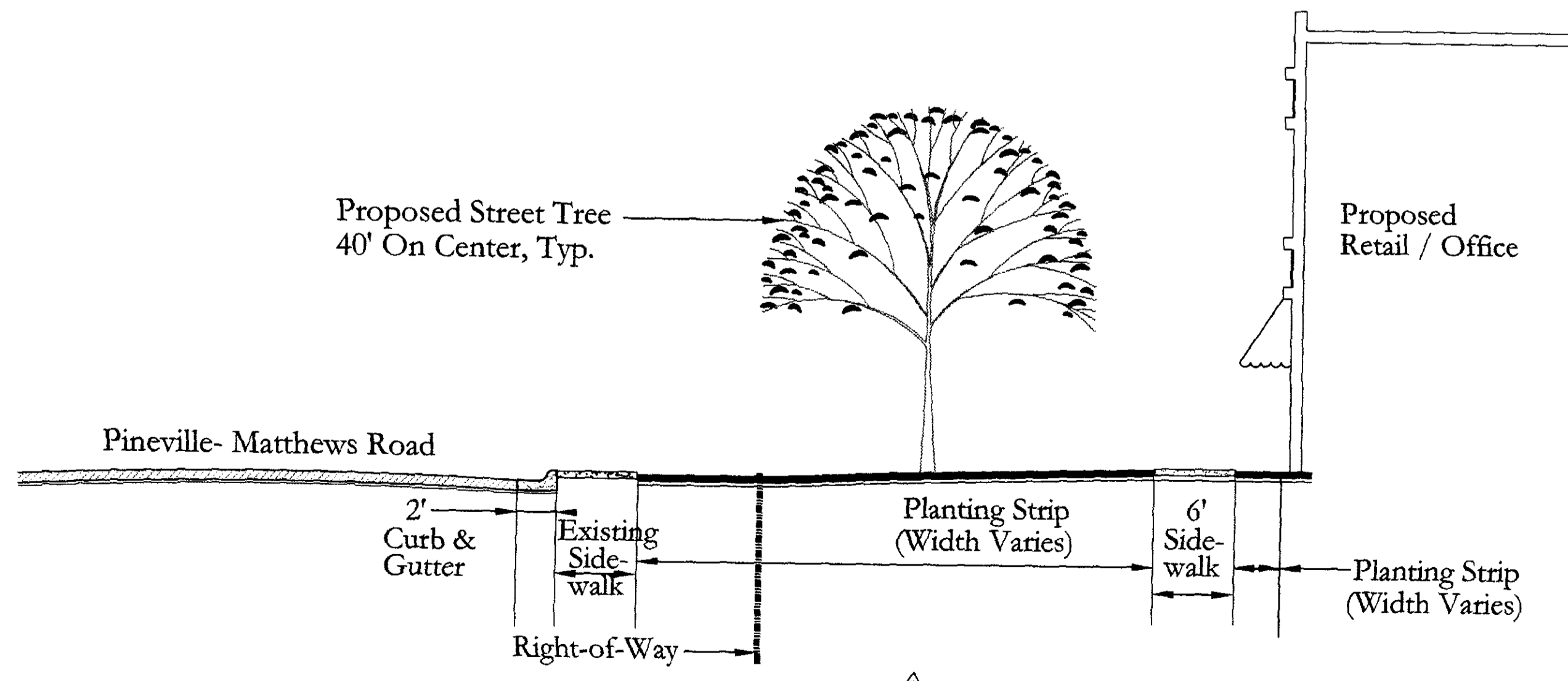
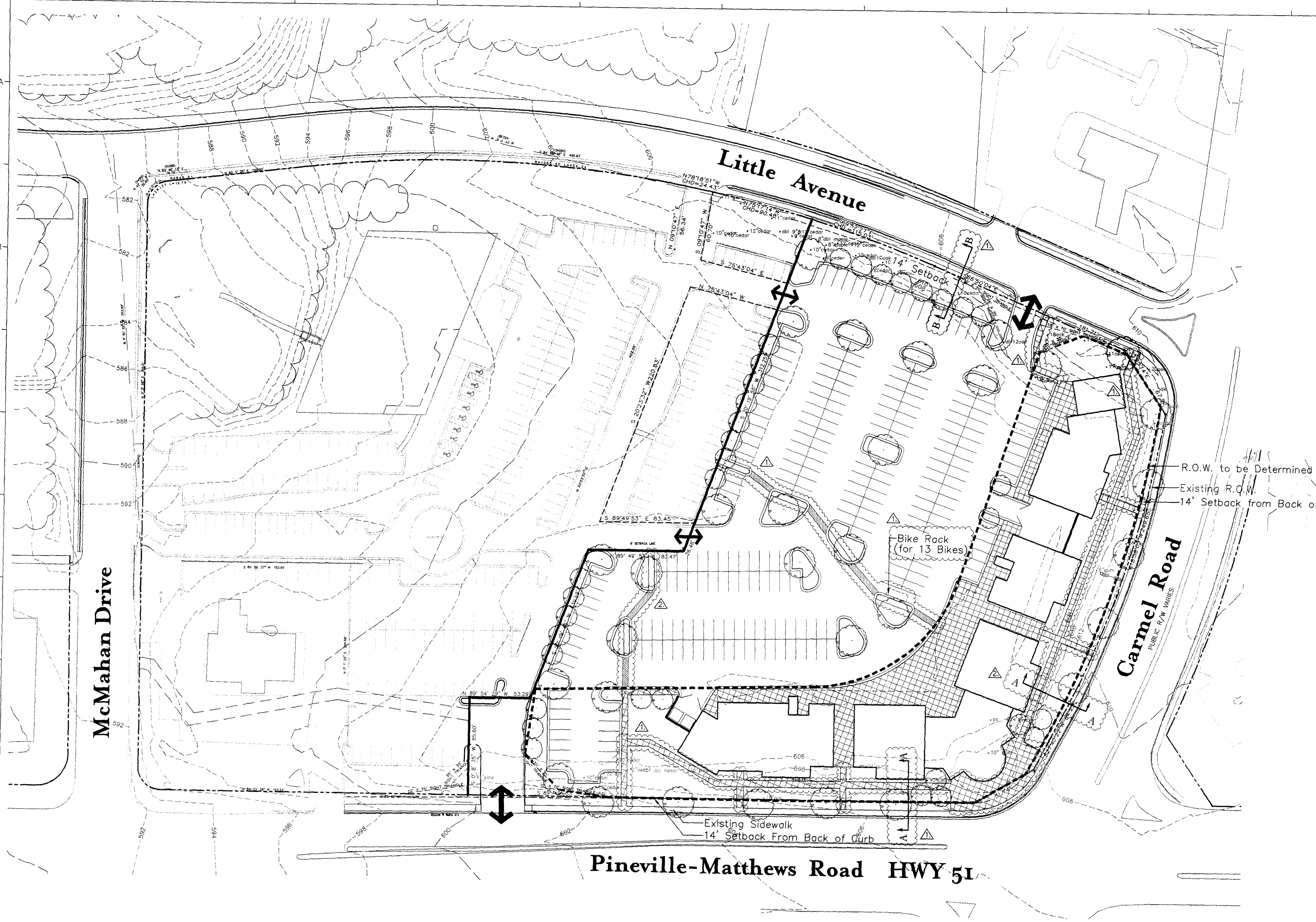
APPROVED BY CITY COUNCIL
 DATE: 2/16/04

PROJECT: TDS 03-090
 DATE: 10/22/03
 DRAWN BY:
 CHECKED BY:

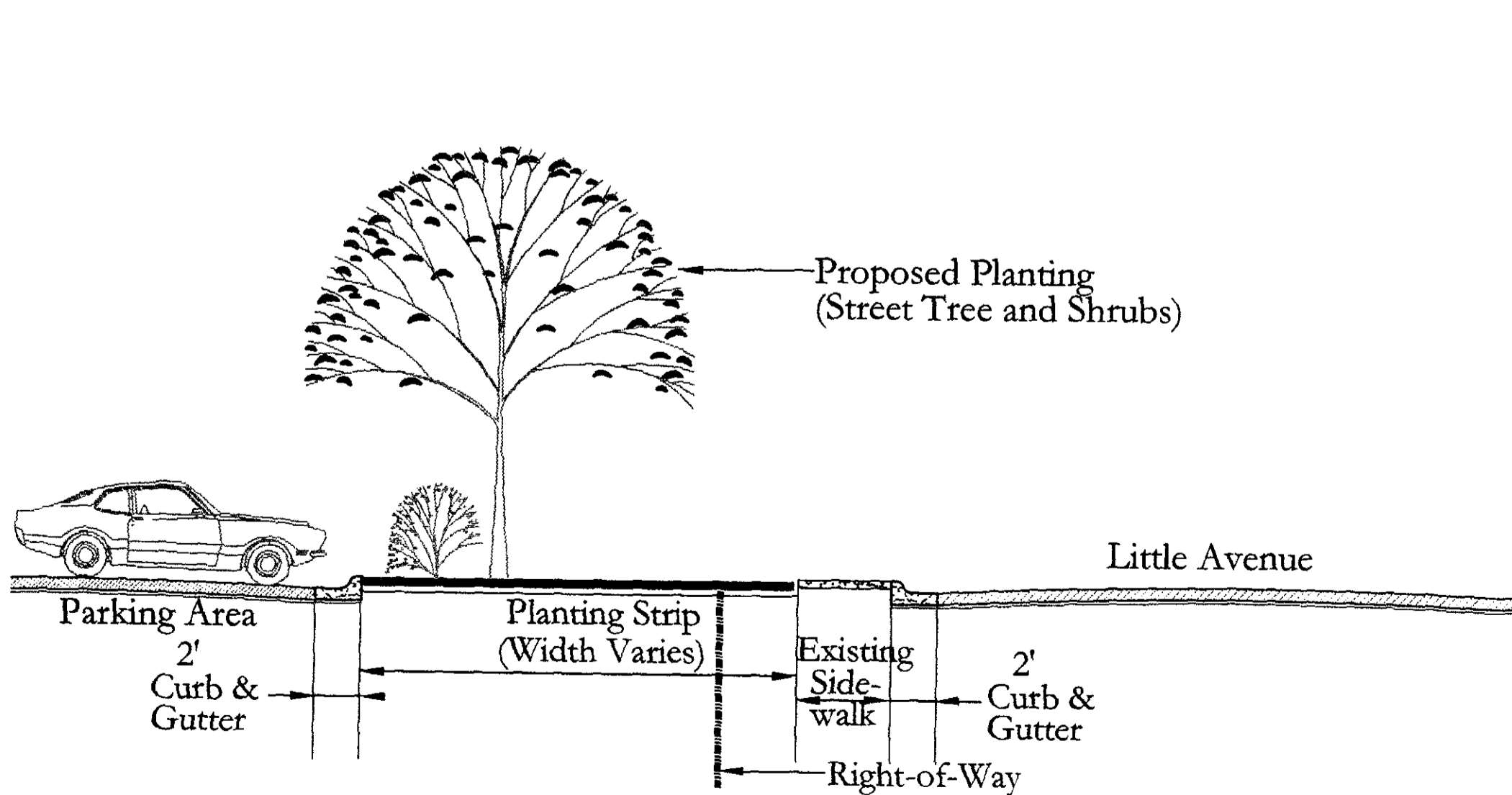
Petition # 2004-008
 For Public Hearing

REZONING PLAN

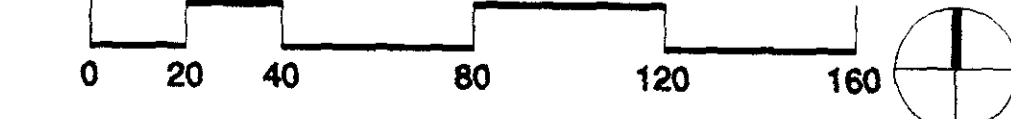
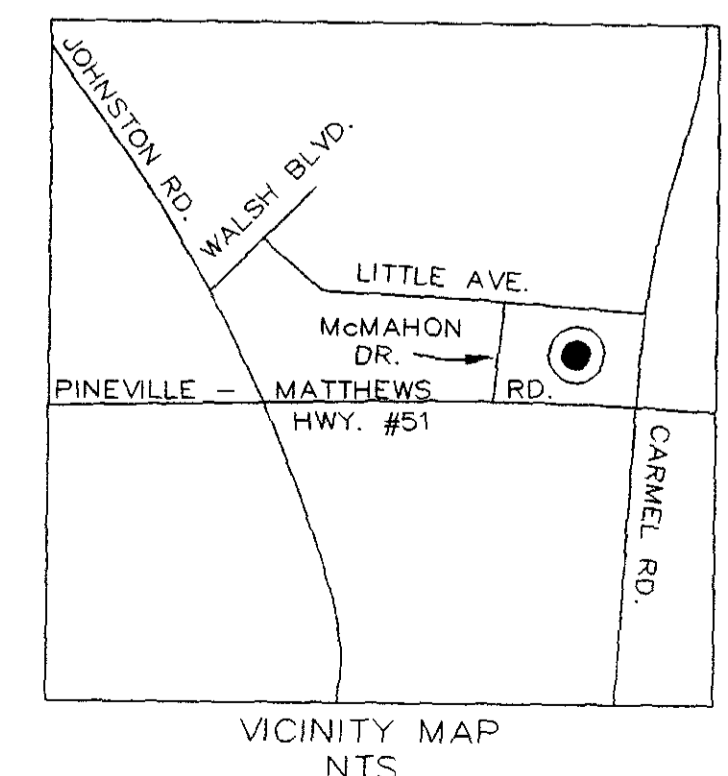
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CROSS-SECTION A-A': PINEVILLE-MATTHEWS ROAD AND CARMEL ROAD STREETSCAPE, TYPICAL NOT TO SCALE



CROSS-SECTION B-B': LITTLE AVENUE STREETSCAPE, TYPICAL NOT TO SCALE

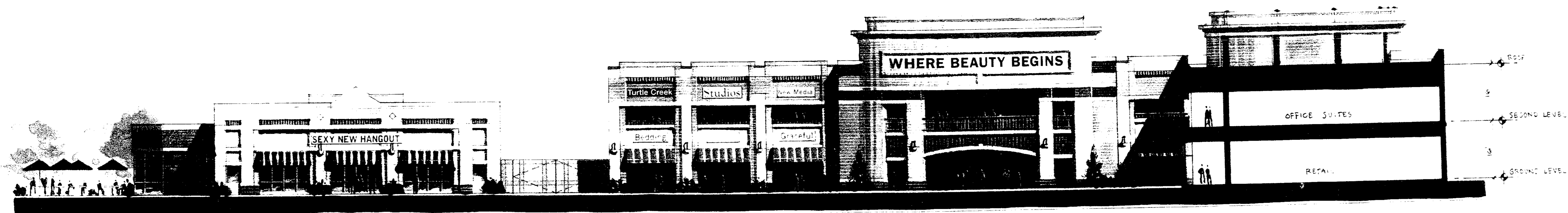




SOUTH ELEVATION from PINEVILLE MATTHEWS ROAD-HWY 51



EAST ELEVATION from CARMEL ROAD



WEST ELEVATION from PARKING LOT

CARMEL & 51 RETAIL CENTER
CHARLOTTE, NC

0' 8' 16' 32'

OCTOBER 27, 2003

