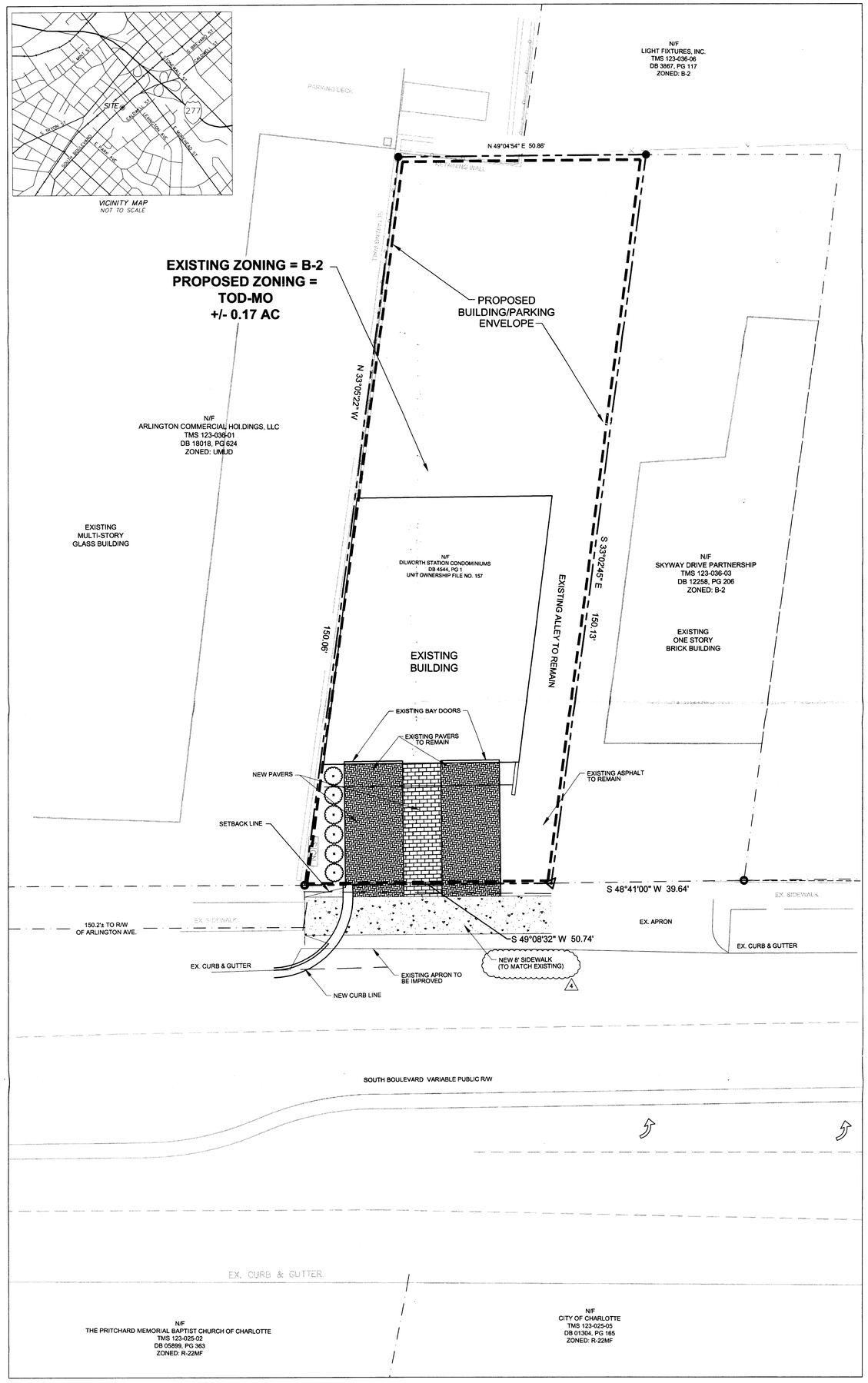

DEVELOPMENT STANDARDS
12.21.2006

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Cram Holdings Group LLC (the "Petitioner"). This rezoning Petition, and accompanying plan seeks to accommodate the development of any use allowed within the TOD-MO District and may include a private social club, and ancillary uses on the approximate .17 acre site fronting South Boulevard (the "Site"). Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO zoning classification shall govern all development taking place on the site.

The Technical Data Sheet includes a general site plan for the Site depicting the limits of the proposed structure expansion. Detailed site planning and building design for the Site has not been finalized. The development scenario depicted on the Technical Data Sheet is intended to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the uses and elements may be altered during the design development and construction document phases of the project, within the limits described by this Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.

1. Permitted Uses

The Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses and structures associated therewith) which are permitted under the Ordinance in the TOD-MO Zoning District. The Site has been designated by the Historic Landmarks Commission as a Historic Property, therefore certain allowances may be accommodated which may override the strict interpretation of the Ordinance, City Code, and certain requirements of CDOT primarily the ability to park and maneuver in the setback.

2. Maximum Building Areas and Limitations:

a. The height of any building on the Site will comply with the height restrictions imposed within the TOD-MO District.

b. The FAR within the Site will not be less than .75

3. Setbacks and Yards:

a. The setback will be established a minimum of 16 feet from the future back of curb, or as described in the ordinance. Parking and maneuvering will be allowed in the setback due to the Historic Designation of the Property

b. The side yard setback will remain 0, and the rear yard setback will be provided as described in the transit area station plan associated with the property, pending potential impacts and approvals by the Historic Landmarks Commission

4. Design and Performance Standards:

a. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear of the building may be substituted for the wall.
b. Wal-pak lighting is prohibited within the Site.
c. Service areas will be screened from public view, and will be covered
d. Signage will be designed and erected in accordance with the requirements of the ordinance.

5. Parking:

a. The number of parking spaces within the site will, as a minimum, satisfy the requirements of the Ordinance. Parking will not be required for the Site, however, the Petitioner reserves the right to allow parking either within the Site, or off Site.
b. The Petitioner reserves the right to maintain, or provide improvements to the existing apron along South Boulevard as requested by the Charlotte Mecklenburg Historic Landmarks Commission, and to continue to utilize the area within the setback for maneuvering.
c. Valet type drop off maneuvering will be allowed in front of the building but not in the setback.
d. Parking will not be allowed in front of the building, and no parking signage for that area will be provided.

6. Vehicular Access and Roadways

a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
b. The Petitioner reserves the right to seek abandonment of existing easements, alleyways, or other encumbrances within the site through quit claim procedure or other methods in order to create a compatible and integrated development.

7. Fire Protection

a. Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshall and building code in existence at the time of approval of this Petition.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 6 of the Ordinance. The Petitioner reserves the right to seek variances through the zoning board of adjustment for any necessary modifications to the Site in the future.

9. Binding Effect of the Rezoning Documents and Definitions:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site, and their respective successors in interest and assigns
b. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives,

SITE DATA:

TOTAL ACREAGE:	±0.17 AC.
EXISTING ZONING:	B-2
PROPOSED ZONING:	TOD-MO
EXISTING BUILDING AREA:	4,400 SQUARE FEET
PROPOSED BUILDING AREA:	TO CONFORM TO THAT ALLOWED IN TOD-MO
EXISTING PARKING:	4 SPACES
PROPOSED PARKING:	NONE REQUIRED, BUT WILL BE ALLOWED

TAX PARCEL #'S:

123-036-08
123-036-09
123-036-10
123-036-11

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

PETITIONER:

CRAM HOLDINGS GROUP, LLC
3409 MEADOW BLUFF DRIVE
CHARLOTTE, NORTH CAROLINA 28226
(704) 341-4111

NOTE:

THIS TECHNICAL DATA SHEET (2-02-07) WILL REPLACE THE PREVIOUSLY SUBMITTED TECHNICAL DATA SHEET (1-16-07)

APPROVED BY
CITY COUNCIL
FEB 18 2008

REZONING PETITION #: 2006-154
FOR PUBLIC HEARING

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LITTLE

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The Perigrine Club

PRINCIPAL IN CHARGE
J. Gamble, ASLA

PROJECT MANAGER
D. Powlen, RLA

DRAWN BY
J. Browning

NO.	REASON	DATE
1	REZONING RESUBMITTAL	12/19/06
2	REZONING RESUBMITTAL	12/21/06
3	REZONING RESUBMITTAL	01/16/07
4	REZONING RESUBMITTAL	02/02/07

Rezoning Plan

125-2579-00

8/25/06

RZ-1