1. General Provisions

a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.

b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.

c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

2. Optional Provisions:

The following optional provisions shall apply to the Site:

a. There is no existing storm system adjacent to the Site, therefore the Montford Drive planting strip shall be built by alternate means of compliance with the Ordinance. Petitioner shall install a suspended sidewalk as depicted on the Rezoning Plan instead of utilizing the storm system for drainage.

b. The Site shall be exempt from any requirement to install, extend or connect to the existing storm system to tie tree pit drains.

c. The Site shall be exempt from any requirement to install or add curb inlets to existing storm system and will generally maintain existing sheet flow condition to the southern property line

d. Parking shall be permitted to extend past the building façade on the unnamed street border and up to the setback and may be located between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.

e. The southern and eastern boundary lines of the Site shall not be required to meet the parking lot screening requirements set forth in Sections 9.8506(2)(b) and 12.303 of the Ordinance.

3. Permitted Uses

a. Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses.

4. Transportation

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications.

b. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance as set forth in the Rezoning Plan.

c. On-street vehicular parking shall be provided as set forth on the Rezoning Plan.

d. Parking for all uses shall be provided at a minimum rate of one space per 500 square feet of gross floor area.

5. Streetscape and Landscaping

a. A fourteen (14) foot setback as measured from the back of the existing curb along the unnamed street on the western border of the Site will be provided. The setback shall include a six (6) foot sidewalk adjacent to the on-street parallel parking as depicted on the Rezoning Plan, and an eight (8) foot planting strip adjacent.

b. A fourty (40) foot setback as measured from the road center line along Montford Dr. per the Park Road Area Plan - Montford Drive street section will be provided as generally set forth in the Rezoning Plan. The setback shall include an eight (8) foot planting strip, with suspended sidewalk sections covering portions of the planting strip and connecting the curb to the sidewalk as depicted on the Rezoning Plan, and a minimum of an (8) foot wide sidewalk will be which will extend to the building façade.

c. Addition of street trees and interior trees as shown on the Rezoning Plan, subject to the Optional Provisions.

6. Architectural Standards

a. Area marked as Building/Patio Envelope may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 60' including any rooftop patio structure.

7. Environmental Features

a. Tree save areas - The subject site is located within an area that has been designated as a "center" with mitigation options. For the purpose of this rezoning plan, it has been assumed that a payment in lieu has been excercised. However, developer may opt to provide on-site tree save for all or a portion of the 15% requirement via modification of the layout shown.

8. Parks, Greenways and Open Space

a. Reservation/Dedication of park and/or greenway: N/A

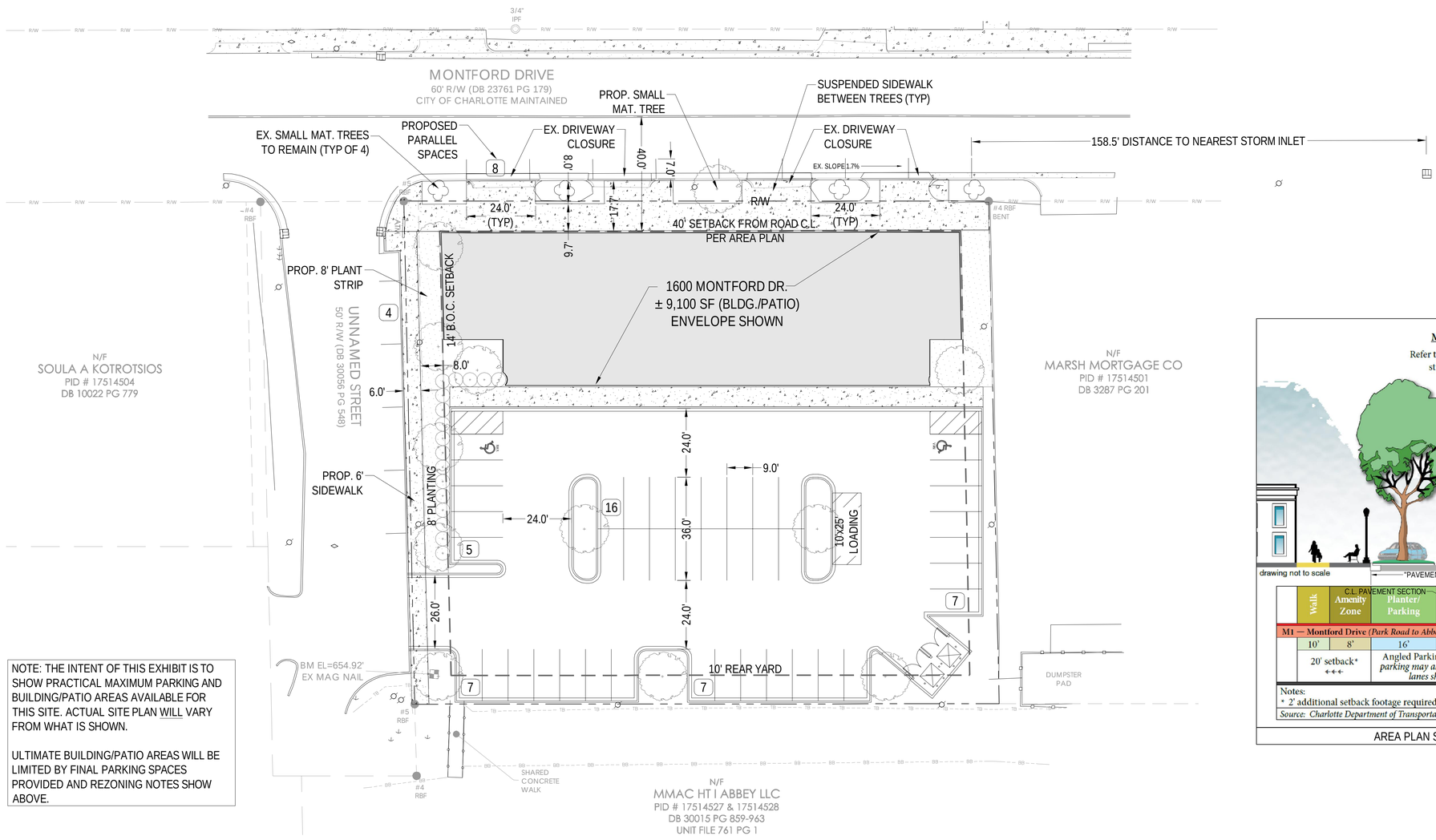
b. Park and/or greenway improvements: N/A

9. Binding Effect of the Rezoning Application

a. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

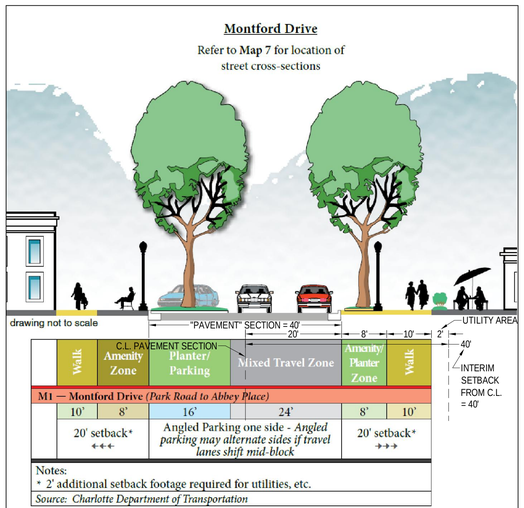
DEVELOPMENT SUMMARY

REZONING SITE AREA:	0.82 ACRES
TAX PARCEL ID:	175-145-03
EXISTING ZONING:	B-1
PROPOSED ZONING:	MUDD-O
EXISTING USES:	RESTAURANT / RETAIL
PROPOSED USES:	RESTAURANT / RETAIL
EXISITING BUILDING SF:	N/A - TO BE REMOVED
PROPOSED SF:	TBD SF (54 x 500 = 27,000 SF ALLOWABLE)
PARKING:	54 SPACES
BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
OPEN SPACE:	N/A



NOTE: THE INTENT OF THIS EXHIBIT IS TO SHOW PRACTICAL MAXIMUM PARKING AND BUILDING/PATIO AREAS AVAILABLE FOR THIS SITE. ACTUAL SITE PLAN WILL VARY FROM WHAT IS SHOWN.

ULTIMATE BUILDING/PATIO AREAS WILL BE LIMITED BY FINAL PARKING SPACES PROVIDED AND REZONING NOTES SHOW ABOVE.



AREA PLAN SETBACK - INTERIM

Know what's below. Call before you dig.

NORTH

SCALE: 1"= 20' (0 10 20 40)

BANKS ENGINEERING
1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370

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CLIENT: JKS MANAGEMENT 1600 MONTFORD, LLC 2933 ROCKBROOK DR. CHARLOTTE, NC 28211

PROJECT: MONTFORD 1600 MONTFORD RD. Charlotte, NC 28209

SHEET: TECHNICAL DATA SHEET PETITION 2017-XXX

REV.	DATE	DESCRIPTION

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	01043001
DATE:	06.23.17

RZ1-0

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