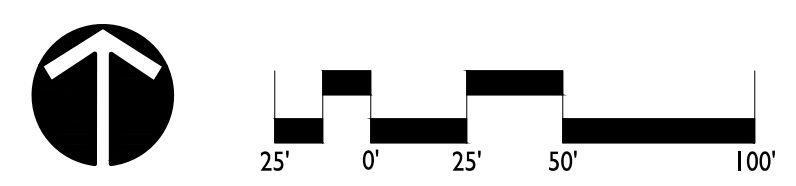


VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

Site Acreage:	+/- 8.914 AC.
Existing Building Size:	+/- 47,625 sq. ft.
Tax Parcel:	029-321-34
Existing Zoning:	NS
Proposed Zoning:	MUDD-O
Existing Uses:	RETAIL, RESTAURANT, NEIGHBORHOOD GROCERY SERVICE
Proposed Uses:	RETAIL, RESTAURANT, RESTAURANT/ MOTION PICTURE THEATER
Maximum Gross Square Feet of Development:	NO NEW CONSTRUCTION PROPOSED; REDEVELOPMENT OF GROCERY STORE (+/- 47625.83 sq. ft.) TO MOTION PICTURE THEATER
Maximum Building Ht:	120'
Parking Required:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS EXISTING PARKING = 305 SPACES
Setbacks:	MINIMUM SETBACK: 14 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER. THE SETBACK APPLIES TO ALL STREET FRONTAGES, NOT JUST TO THE STREET TOWARD WHICH THE STRUCTURE IS ORIENTED.
Minimum Side Yards:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
Minimum Back Yards:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.





## SITE DEVELOPMENT NOTES

### 1. GENERAL PROVISIONS:

These development standards for a part of the technical data sheet associated with the rezoning petition filed by Lockard Midland Square, L.L.C., Midland Tower Properties, L.L.C. and Lockard Development, Inc., as tenants in common, to rezone the site from the NS zoning district to the MUDD-O zoning district in order to accommodate redevelopment of approximately 47,625.83 sq. ft. of existing grocery store space to a movie theater on an approximately 9.054-acre site near the intersection of Prosperity Church Road and Johnston Oehler Road.

Alterations or modifications which, in the opinion of the planning director, substantially alter the façade of the building constitute changes which shall not be deemed minor and may only be made in accordance with the provisions of subsections 6.201(a) or (2) of the ordinance, as applicable.

### 2. MUDD-OPTIONAL PROVISIONS:

This petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- a. Existing non-conforming buildings and other improvements may remain in place as presently constructed.
- b. Renovations to interiors of existing buildings may be made.
- c. Minor modifications and renovations to existing building facades may be made.
- d. The existing pylon sign shall be removed from the Docia Crossing Road entrance to the site and the same or a similar sign may be installed at the Johnston Oehler Road entrance to the site.

### 3. ROAD IMPROVEMENTS:

Upon completion of development of the property located immediately to the north of the unnamed road (30' public r/w), such unnamed road shall be improved to Charlotte Department of Transportation Standards from its current point of completion to Prosperity Church Road.

### 4. SIGNAGE:

All signage shall meet the requirements of the MUDD zoning district, unless otherwise stated in the Optional Provisions of Section 2 above.

### 5. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

If this rezoning petition is approved, all conditions applicable to redevelopment of the building imposed under the technical data sheet and these development standards will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site and their respective successors in interest and assigns.

Throughout these development standards, the terms "petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the petitioner or the owner or owners of any part of the site from time to time who may be involved in any future development or redevelopment thereof.

### 6. FUTURE DEVELOPMENT OR REDEVELOPMENT OF SITE:

All future development of the site, including, without limitation, new buildings, expansions of existing buildings and major modifications and renovations to the facades of existing buildings, shall comply with MUDD zoning district requirements, without options. Placement and site design of new buildings and expansions of existing buildings shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

- a. New buildings shall be placed so as to present a front or side façade to all streets.
- b. Facades of new buildings and expansions of existing buildings fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. The 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 material, 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 new buildings and expansions of existing buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
- d. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
- e. Operable door spacing shall not exceed 75 feet.
- f. New or expanded 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.
- g. New or expanded 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, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- h. New or expanded buildings shall be a minimum height of 22'.

#### REVISIONS:

DATE: 09/22/07  
DESIGNED BY:  
DRAWN BY: JL  
CHECKED BY:  
SCALE: 1"=50'  
PROJECT #: 1017230

SHEET #:

**RZ-2**

**PROSPERITY MARKET**  
5336 DOCIA CROSSING, CHARLOTTE NC 28269  
**REZONING PETITION NO. 2017-XXXX**

**LOCKARD** 4501 PRAIRIE PARKWAY, CEDAR FALLS, IOWA 50613

**TECHNICAL DATA SHEET**

**LandDesign**

223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com