



ACREAGE: APPROXIMATELY 17,200 SQ. FT.

EXISTING ZONING: O-2

PROPOSED ZONING: MUDD-0

MAXIMUM FLOOR AREA: 16, 911 SQ. FT.

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 AS GENERALLY DEPICTED ON THIS SITE.
3. THE PROPOSED USE OF THE PROPERTY WILL BE FOR THE DEVELOPMENT OF THE SITE TO ACCOMMODATE AN OFFICE USE ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS.
4. ALL DUMPSTERS, IF PROVIDED, WILL BE SCREENED WITH SOLID ENCLOSURES AND GATES.
5. ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES WITH THE EXCEPTION OF LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAY, SIDEWALKS, AND PARKING AREAS. SITE LIGHTING, IF PROVIDED, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED OR CAPPED. NO "WALL PAK" LIGHTING WILL BE INSTALLED BUT ARCHITECTURAL LIGHTING ON BUILDING FACADES WILL BE PERMITTED.
6. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR SIGNAGE, SCREENING, AND LANDSCAPING, AND TREE PLANTING.
7. THROUGH THE MUDD-OPTIONAL PROVISIONS, THE PETITIONER SEEKS TO ALLOW A LIMITED AMOUNT OF PARKING LOCATED BETWEEN THE BUILDING AND THE STREET GENERALLY AS DEPICTED ON THE SITE PLAN.
8. 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 SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE 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.
9. 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 ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

