DEVELPMENT STANDARDS

1. GENERAL PROVISIONS

- 1.1 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (Optional) ("MUDD-O") classification shall be followed in connection with the use and
- 1.2 The Technical Data Sheet indicates conditions governing the development rights of this plan such as the total amount of building square footage, points of access, setbacks and yards, etc.

2. PERMITTED USES

The site shall comply with the MUDD permitted uses as set out in 9.8502, 9.8503 and 9.8504 of the Ordinance.

3. SIDE WALK IMPROVEMENTS.

- a. Petitioner shall straighten existing 4 foot sidewalk in two locations along Gordon street as set out on the Technical Data Sheet.
- b. Petitioner shall provide landscaped planting strips and planters as set out on the Technical Data Sheet. c. Petitioner shall provide an exterior dining patio as set out on the Technical Data Sheet.

4. SIDE YARDS AND REAR YARDS.

All buildings and structures located on the site shall satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD-O zoning district as shown on this Technical Data Sheet.

5. SCREENING AND LANDSCAPING.

a. Screening shall conform to the applicable standards of Section 12.303 of the Ordinance. b. Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree

Ordinance.

The minimum parking requirements of the MUDD-O zoning district will be satisfied in two ways: a: the on street parking spaces (16 existing) located immediately adjacent to the Site on Pecan Avenue and Gordon Street as depicted on the Technical Data Sheet and b: by obtaining legally binding lease agreement(s) from nearby land owner (s) for the remaining parking spaces required.

7. LIGHTING.

6. PARKING.

- a. All direct lighting within the Site shall be designed such that direct illumination does not extend past any
- b. Wall pack type lighting shall be prohibited.

8. SIGNS.

All signs placed on the Site will comply with Chapter 13 of the Ordinance.

9. VARIATIONS FROM EXISTING TECHNICAL DATA DEVELOPMENT STANDARDS.

The petitioner is requesting the following variation from the Existing Technical Data Sheet as part of this MUDD (Optional) application:

Allowable Building area: 9,000 SF

10. BICYLCE PARKING.

11. STREET WALLS.

Bicycle parking shall comply with 12.202 and 12.2.02a of the Ordinance.

The first floor walls shall comply with 9.8506 (a) of the Ordinance

- 1. Stormwater detention and water quality treatment area shall be submitted as part of the
- permit submital.

10'-0" SIDEYARD

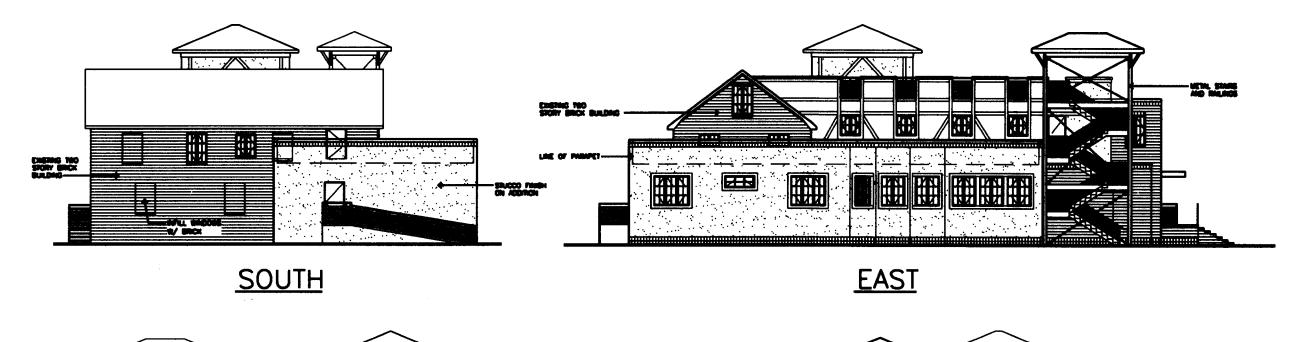
GENERAL NOTES

- 2. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater. and site development, etc.), will apply to the development site. this includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or
- 3. New trees provided along pecan avenue are based on the city of charlotte land development services perimeter tree requirments.

existing requirements shall apply.

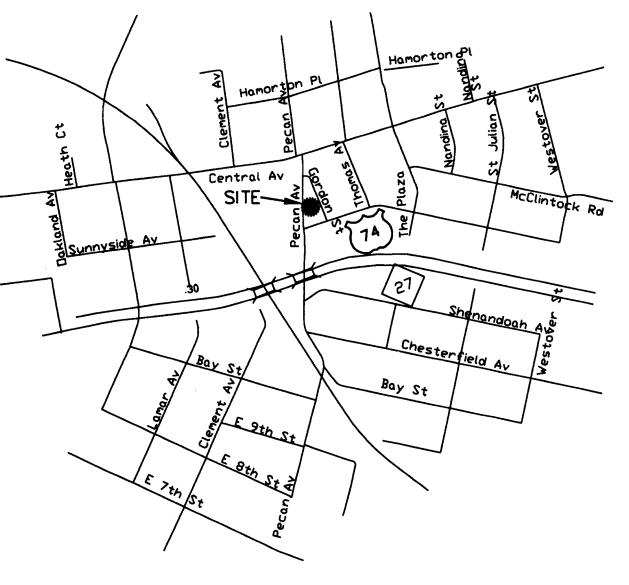
FOR PUBLIC HEARING

PETITION NUMBER: 2007-110









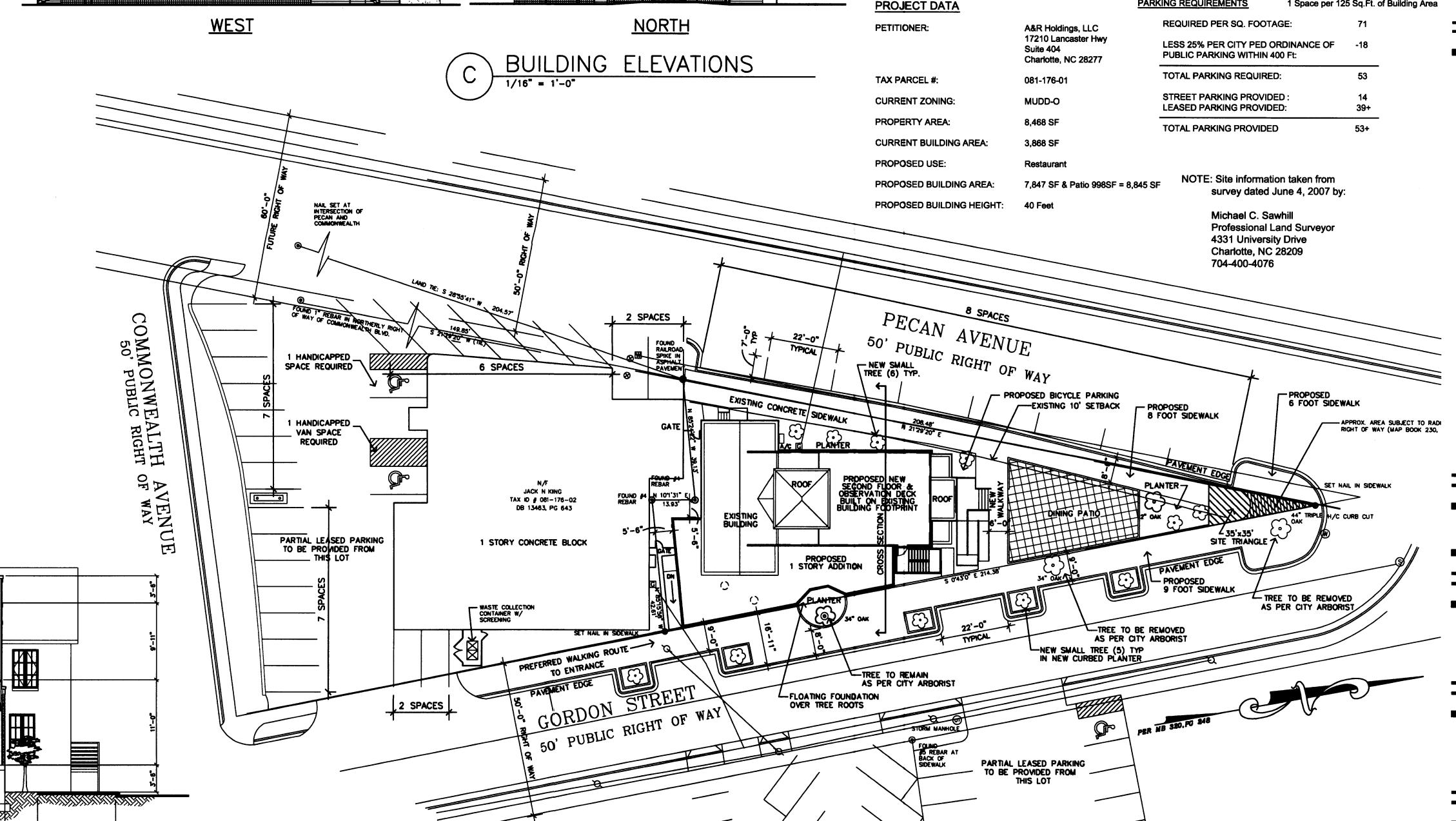
PARKING REQUIREMENTS



Fax 704.364.6184

スピールル DEC 6 6 2007

1 Space per 125 Sq.Ft. of Building Area



Iteration

■ Drawn By: KFE,JEC

■ Checked By: KFE

1 8-17-07 CITY COMMENTS 2 9-06-07 CITY DOT COMMENTS

3 12-05-07 CITY COMMENTS

Sheet Title:

TECHNICAL DATA SHEET

STREETSCAPE CROSS SECTION

| PLANTER | 10'-0" | PARKING /
VARIES SIDEWALK / SETBACK "PUBLIC RIGHT OF WAY"