

DEVELOPMENT 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 development of the site.

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.

- Petitioner shall straighten and widen existing 4 foot sidewalk in two locations along Gordon street as set out on the Technical Data Sheet.
- Petitioner shall provide landscaped planting strips and planters as set out on the Technical Data Sheet.
- 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.

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

6. PARKING.

The minimum parking requirements of the MUDD-O zoning district will be satisfied in two ways: a: the on street parking spaces (8 existing, 4 new) 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.

- All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line.
- 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 MUDD DEVELOPMENT STANDARDS.

The petitioner is requesting the following variation from the MUDD minimum standard for development as part of this MUDD application:

- Allowable Building area: 8,345 SF
- 10' setback on Pecan Avenue.
- Dining patio to overlap into 10' setback along Pecan Avenue as shown on technical data sheet.
- 9'-0" setback along Gordon Street from curb as shown on technical data sheet.

10. BICYCLE PARKING.

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

11. STREET WALLS.

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

GENERAL NOTES

- Stormwater detention and water quality treatment area shall be submitted as part of the permit submittal.
- 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 existing requirements shall apply.
- New trees provided along pecan avenue are based on the city of charlotte land development services perimeter tree requirements.

FOR PUBLIC HEARING

PETITION NUMBER: 2007-110



C BUILDING ELEVATIONS
1/16" = 1'-0"

B VICINITY MAP
NTS

PROJECT DATA

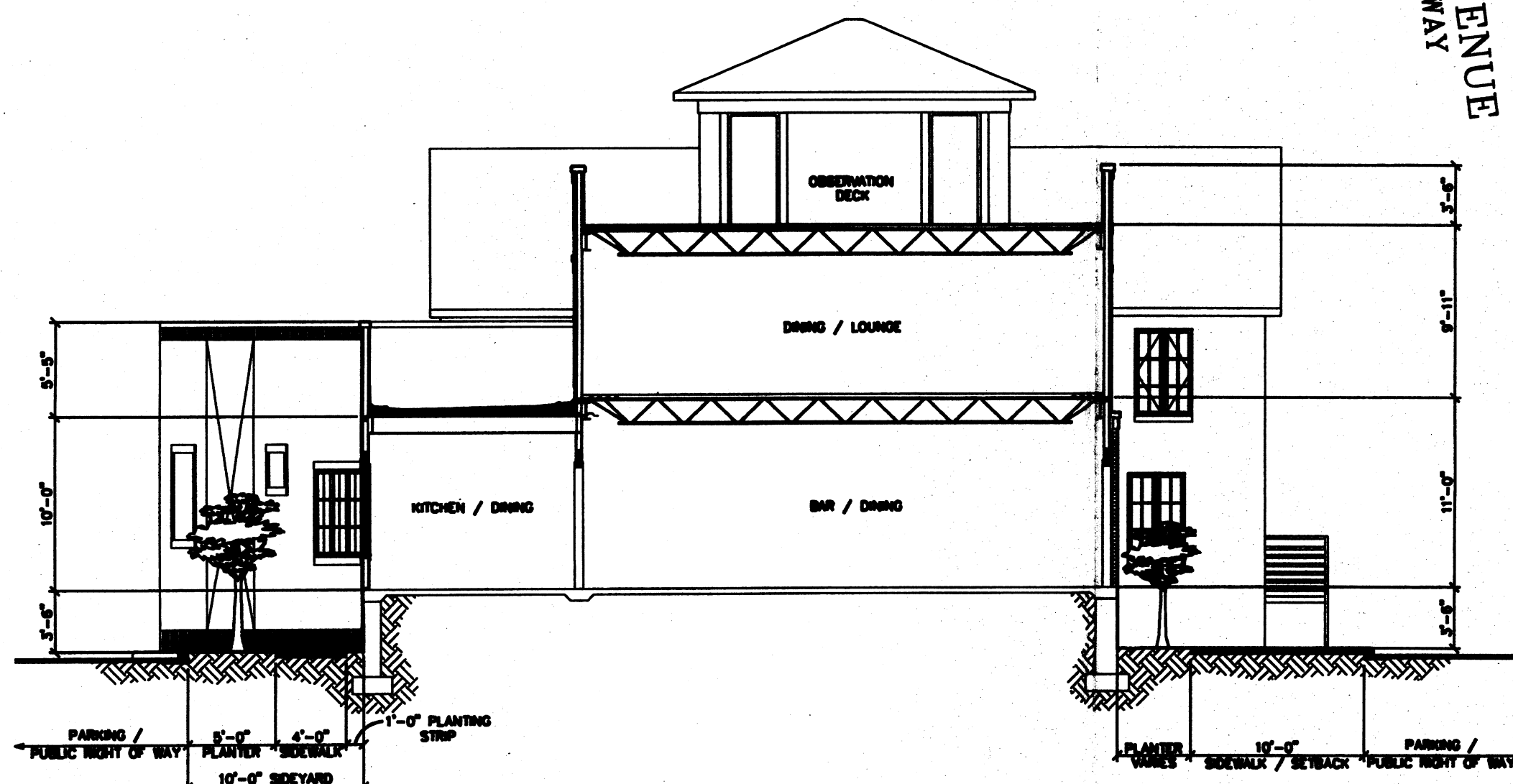
PETITIONER:	A&R Holdings, LLC 17210 Lancaster Hwy Suite 404 Charlotte, NC 28277
TAX PARCEL #:	081-178-01
CURRENT ZONING:	MUDD-O
PROPERTY AREA:	8,488 SF
CURRENT BUILDING AREA:	3,868 SF
PROPOSED USE:	Restaurant
PROPOSED BUILDING AREA:	BUILDING SF = 8,345 SF PATIO SF = 898 SF TOTAL SF = 9,343 SF

PARKING REQUIREMENTS

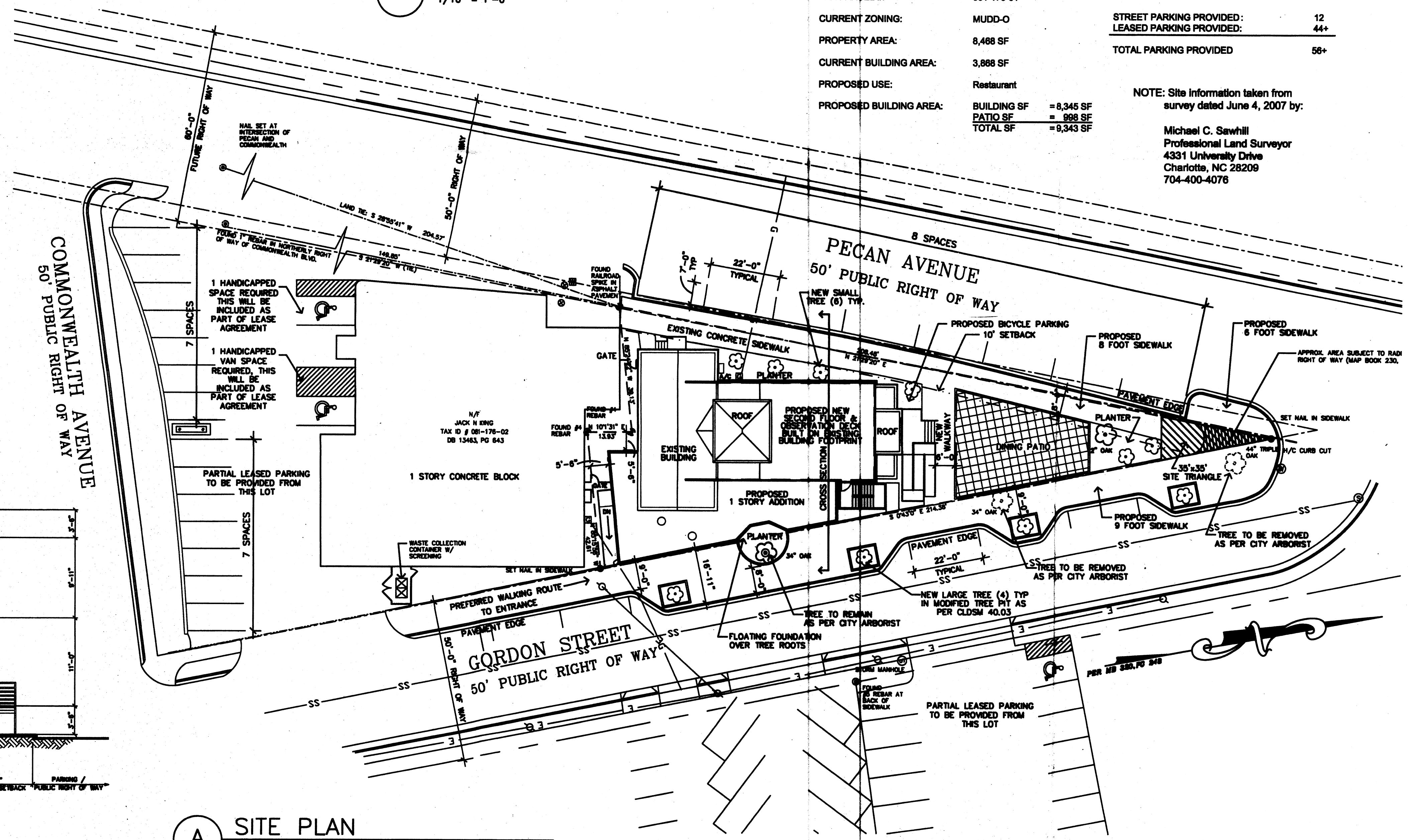
1 Space per 125 Sq. Ft. of Building Area	
REQUIRED PER SQ. FOOTAGE:	75
LESS 25% PER CITY PED ORDINANCE OF PUBLIC PARKING WITHIN 400 FT:	-19
TOTAL PARKING REQUIRED:	56
STREET PARKING PROVIDED:	12
LEASED PARKING PROVIDED:	44+
TOTAL PARKING PROVIDED:	56+

NOTE: Site information taken from survey dated June 4, 2007 by:

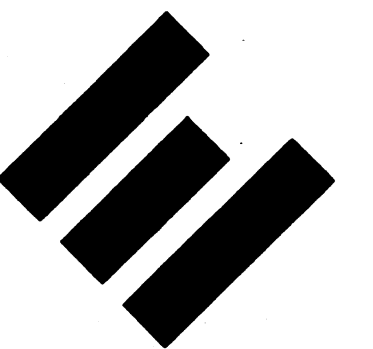
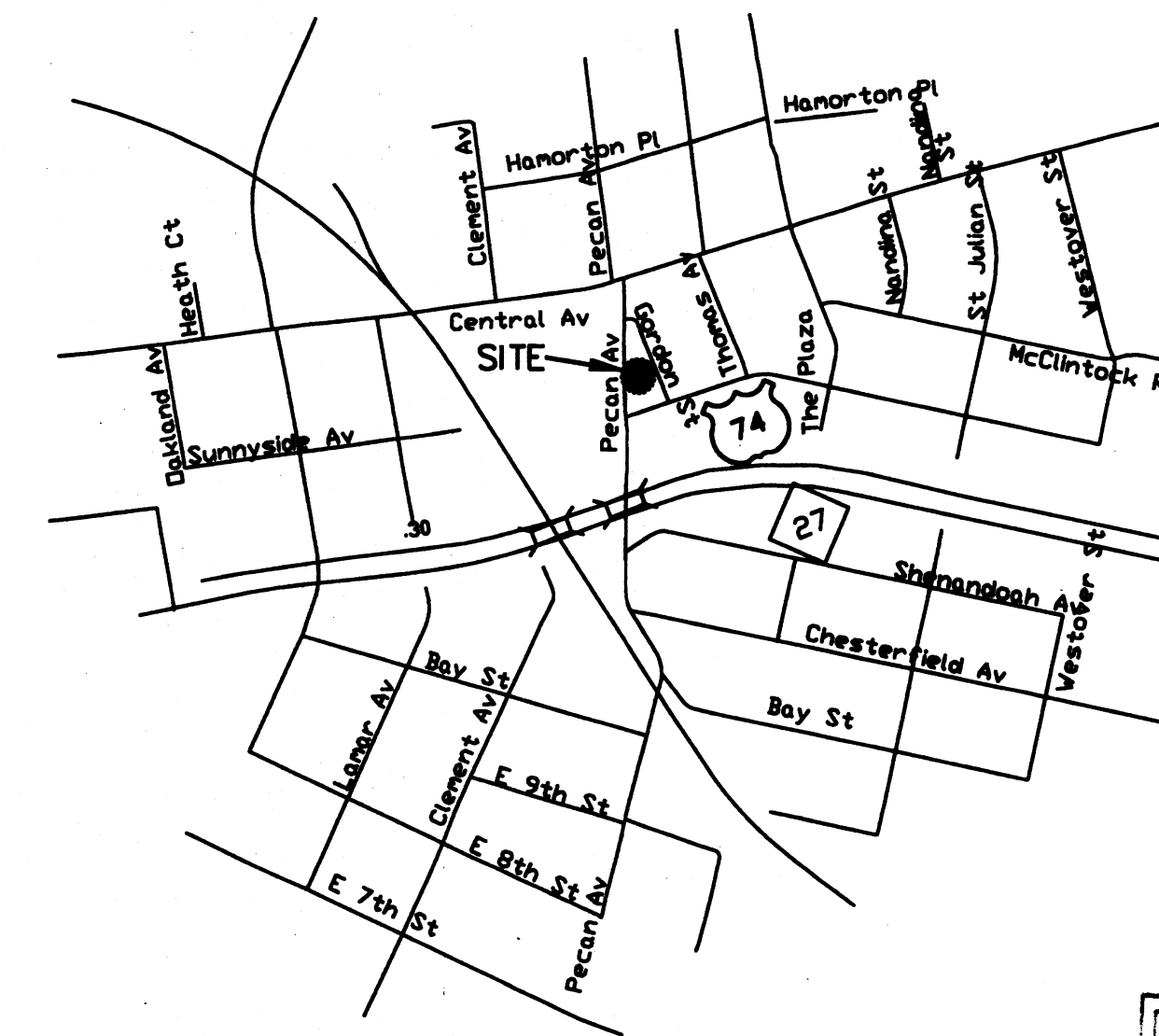
Michael C. Sawhill
Professional Land Surveyor
4331 University Drive
Charlotte, NC 28209
704-400-4076



D STREETSCAPE CROSS SECTION
3/32" = 1'-0"



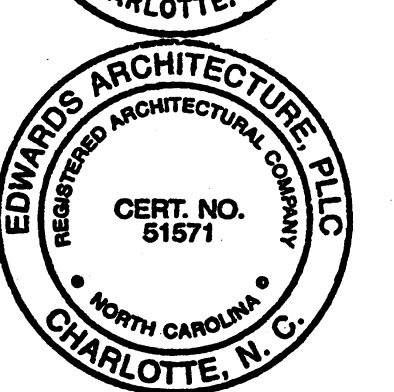
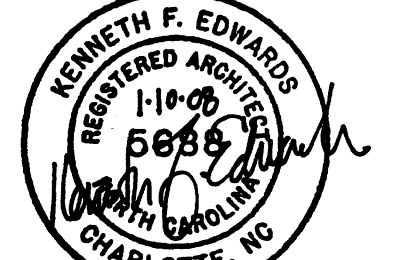
A SITE PLAN
1"=20'-0"



EDWARDS
architecture

4425 Randolph Road
Suite 205
Charlotte, NC 28211
704.364.8285
Fax 704.364.6184

Seals:



Project:

Alterations to:
1212 Pecan Avenue
Charlotte, NC 28205

Drawn By: KFE,JEC

Checked By: KFE

Revisions:

- 8-17-07 CITY COMMENTS
- 9-06-07 CITY DOT COMMENTS
- 12-05-07 CITY COMMENTS
- 12-19-07 CITY COMMENTS
- 01-10-08 CITY COMMENTS

Sheet Title:
TECHNICAL DATA SHEET

Date: 06/18/07

Project No. 0707

Sheet: **A1.1**