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 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.

- 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

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 immediatley 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.

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 standards for development as part of this MUDD (Optional) application:

Minimum Sideyard: 10 foot from back of existing curb as set out on the Technical Data Sheet.

10. 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: 15,000 SF

11. BICYLCE PARKING.

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

12. STREET WALLS.

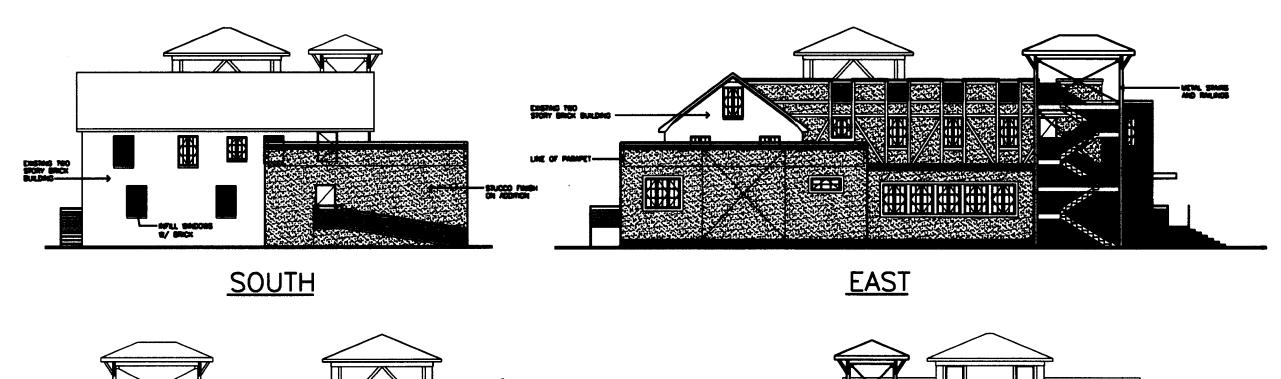
The first floor walls shall comply with 9.8506 (a) of the Ordinance.

GENERAL NOTES

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

FOR PUBLIC HEARING

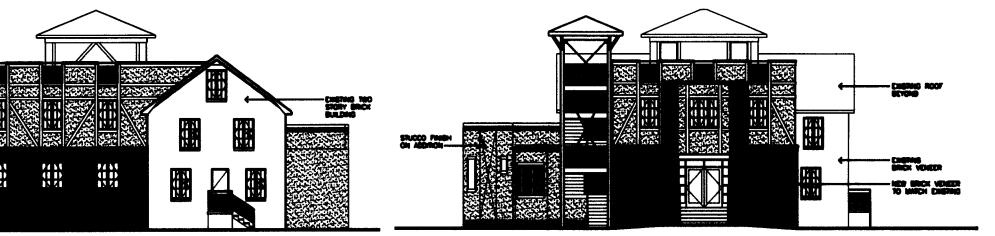
PETITION NUMBER: 2007-110



WEST

COMMONWEALTH 50' PUBLIC RIGHT

AVENUE OF WAY

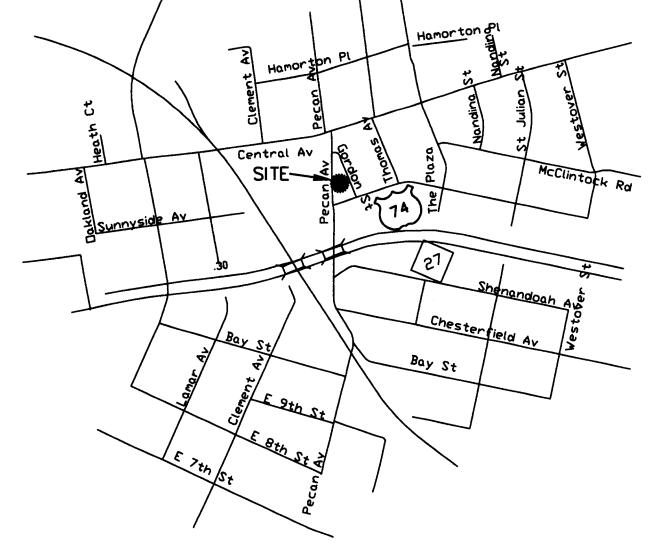


6 SPACES

NORTH

BUILDING ELEVATIONS

2 SPACES



A&R Holdings, LLC

Charlotte, NC 28277

Suite 404

081-176-01

MUDD-O

8,468 SF

Restaurant

PARTIAL LEASED PARKING TO BE PROVIDED FROM -THIS LOT

17210 Lancaster Hwy

PROJECT DATA

PETITIONER:

TAX PARCEL #:

CURRENT ZONING:

PROPERTY AREA:

PROPOSED USE:

CURRENT BUILDING AREA:

PROPOSED BUILDING AREA:

PROPOSED BUILDING HEIGHT:

1 Space per 125 Sq.Ft. of Building Area PARKING REQUIREMENTS **REQUIRED PER SQ. FOOTAGE:** LESS 25% PER CITY PED ORDINANCE OF PUBLIC PARKING WITHIN 400 Ft: TOTAL PARKING REQUIRED:

31+

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

STREET PARKING PROVIDED:

LEASED PARKING PROVIDED:

TOTAL PARKING PROVIDED

Michael C. Sawhill **Professional Land Surveyor** 4331 University Drive 704-400-4076

PECAN AVENUE 50' PUBLIC RIGHT OF WAY PROPOSED BICYCLE PARKING PROPOSED
6 FOOT SIDEWALK ---EXISTING 10' SETBACK - PROPOSED 8 FOOT SIDEWALK

JACK N KING TAX ID # 081-176-02 DB 13463, PG 643 PARTIAL LEASED PARKING TO BE PROVIDED FROM THIS LOT 1 STORY CONCRETE BLOCK PROPOSED 1 FOOT PLANTER STRIP 78 -SS PUBLIC RIGHT OF WAY -NEW 4'\SIDEWALK 2 SPACES

EXISTING CONCRETE SIDEWALK

PLANTER 10'-0" PARKING /
VARIES SDEWALK / SETBACK PUBLIC RIGHT OF WAY 10'-0" SIDEYARD

STREETSCAPE CROSS SECTION

1 HANDICAPPED SPACE REQUIRED

> HANDICAPPED VAN SPACE

REQUIRED

■ Drawn By: KFE

■ Checked By: KFE

Iteratio

EDWARDS

architecture

1450 Blueberry Lane

Charlotte, NC 28226

704.364.8285

Fax 704.364.6184

Sheet Title:

1\ 8-17-07 CITY COMMENTS

TECHNICAL DATA SHEET