

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.

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.

6. PARKING.

- 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.

- a. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line.
- 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 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 Setback: 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.

FOR PUBLIC HEARING

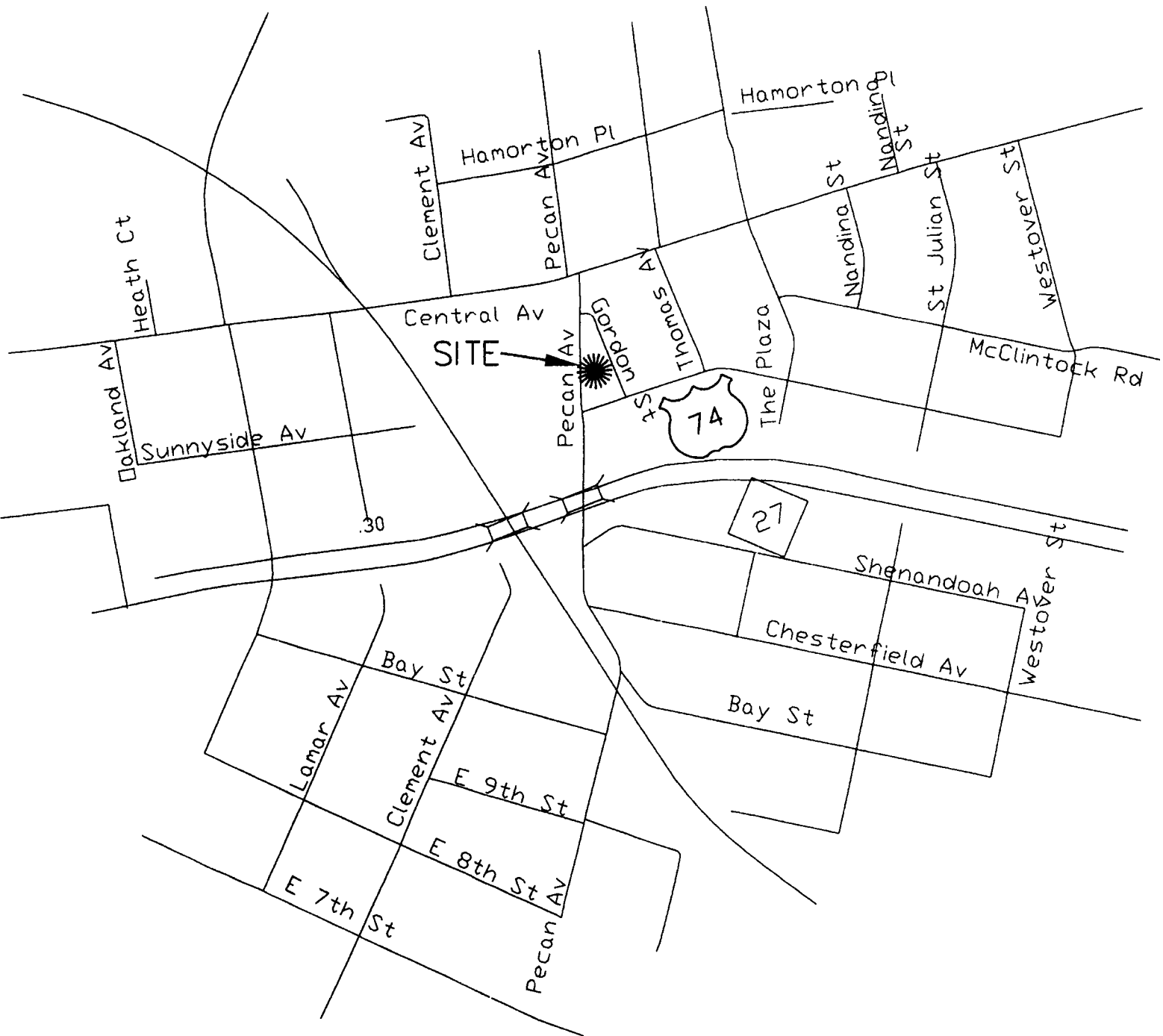
PETITION NUMBER:

PROJECT DATA

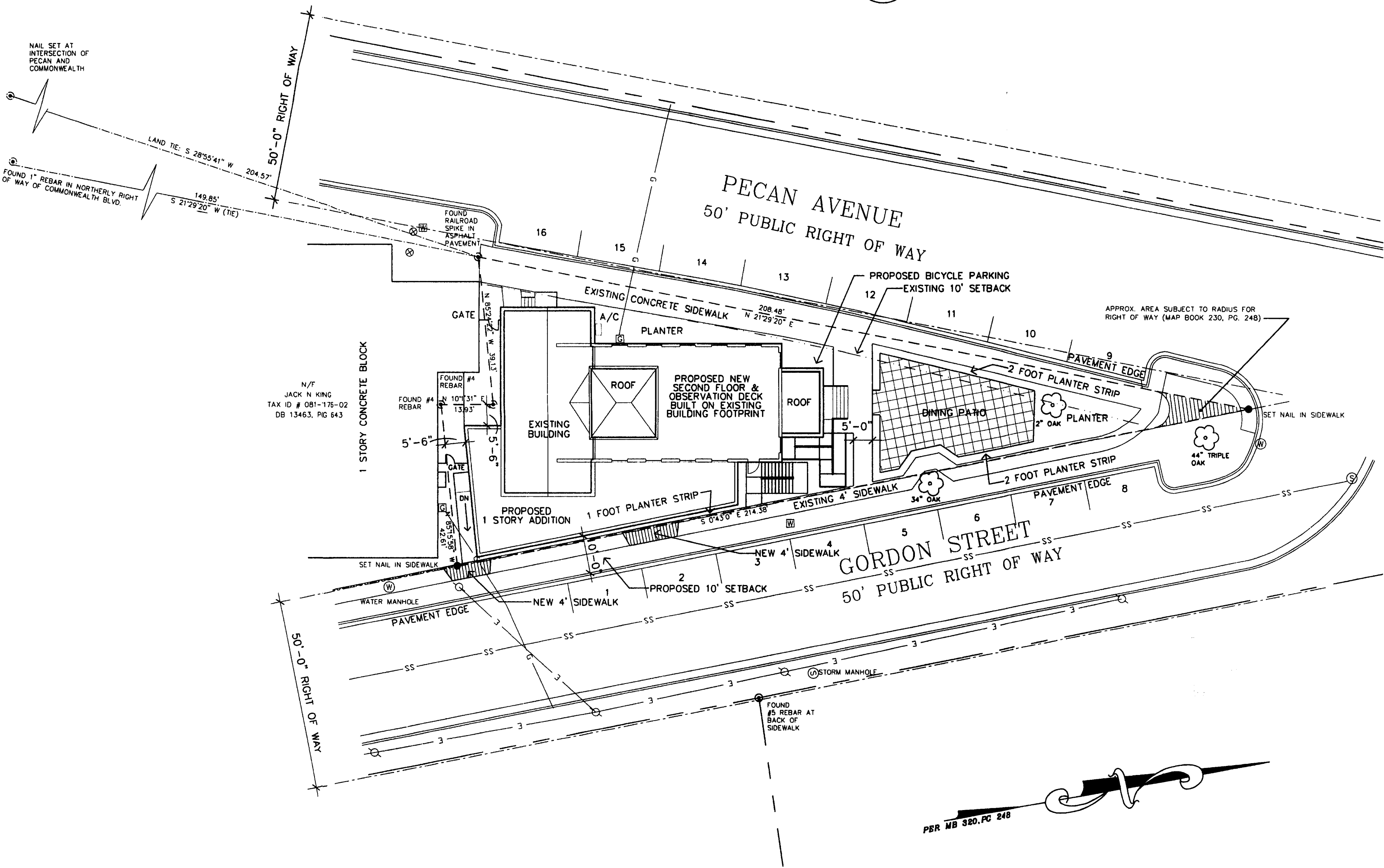
PETITIONER:	A&R Holdings, LLC 17210 Lancaster Hwy Suite 404 Charlotte, NC 28277
TAX PARCEL #:	081-176-01
CURRENT ZONING:	MUDD-O
PROPERTY AREA:	8,468 SF
CURRENT BUILDING AREA:	3,868 SF
PROPOSED USE:	Restaurant
PROPOSED BUILDING AREA:	8,357 SF
PROPOSED BUILDING HEIGHT:	40 Feet

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

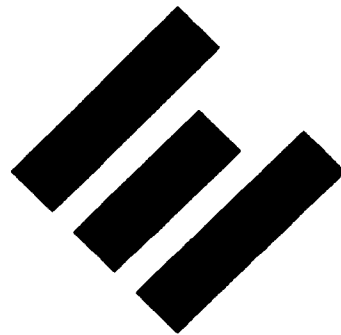
Michael C. Sawhill
Professional Land Surveyor
4331 University Drive
Charlotte, NC 28209
704-400-4076



B VICINITY MAP
NTS



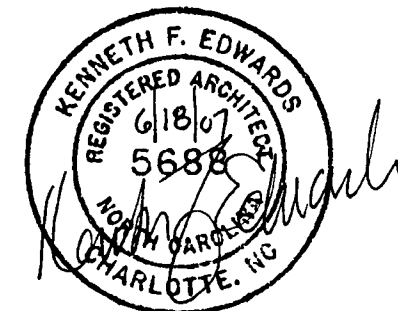
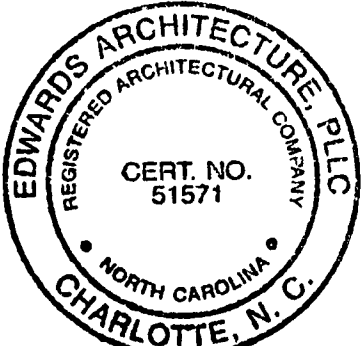
A SITE PLAN
1"=20'-0"



EDWARDS
architecture

1450 Blueberry Lane
Charlotte, NC 28226
704.364.8285
Fax 704.364.6184

Seals:



Project:

Alterations to:
1212 Pecan Avenue
Charlotte, NC 28205

Drawn By: KFE

Checked By: KFE

Revisions:

2007-110

Sheet Title:

TECHNICAL DATA
SHEET

Date: 06/18/07

Project No. 0707

Sheet:

A1.1