

MIXED USE DEVELOPMENT DISTRICT REQUIREMENTS

- (1) MINIMUM SETBACK: 14' From back of existing or future curb, whichever is greatest
- (2) MINIMUM SIDE YARD: None
- (3) MINIMUM REAR YARD: None
- (4) MAXIMUM HEIGHT: 120'
- (5) PARKING:
Residential: 1 space per dwelling unit
Other Uses: 1 space per 600 GSF

DEVELOPMENT SUMMARY

REZONING SITE AREA:	±3.87 AC
TAX PARCEL ID #:	091-102-08, 091-102-09, 091-102-03, and 091-102-01
EXISTING ZONING:	O-2, R-5 and NS
PROPOSED ZONING:	MUDD
PROPOSED USES:	Residential (Condo) and Retail
EXISTING RETAIL:	22,500 SF
PROPOSED RETAIL:	19,500 SF
PROPOSED RESIDENTIAL UNITS:	160 Max.
MAXIMUM BUILDING HEIGHT:	
BUILDING A:	75'
BUILDING B:	55'
PARKING:	
RESIDENTIAL:	160 Required, 200 Provided
RETAIL:	70 Required, 74 Provided

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - Unless more stringent standards are established by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district classification shall be followed in connection with development taking place on the Site.
 - The configurations, placements and sizes of the buildings, parking areas, and other site elements depicted on the Rezoning Plan are schematic in nature and may be altered or modified within the constraints defined by the Ordinance during design development and construction document phases.
 - Any or all portions of the development permitted may be constructed in separate phases or in a single phase at the discretion of the Petitioner. Temporary parking may be provided throughout the site or on adjacent parcels through shared parking agreements during construction phases.
- PERMITTED USES**

The site may be devoted to the following uses:

 - Multi-family attached homes (condominiums) and any related accessory uses that are clearly incidental and related thereto; and
 - Retail, restaurant, or office uses and any related accessory uses that are clearly incidental and related thereto.
- SETBACKS, SIDE YARDS AND REAR YARDS**
 - Development of the Site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the MUDD zoning district.
 - No buildings, parking spaces or maneuvering areas may be located within the setbacks.
- SCREENING/TREE ORDINANCE/LANDSCAPE AREA**
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.
 - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- PARKING**

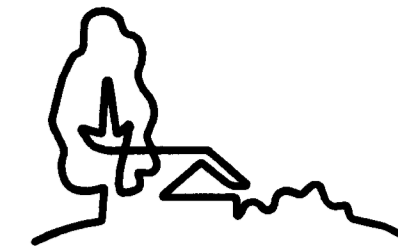
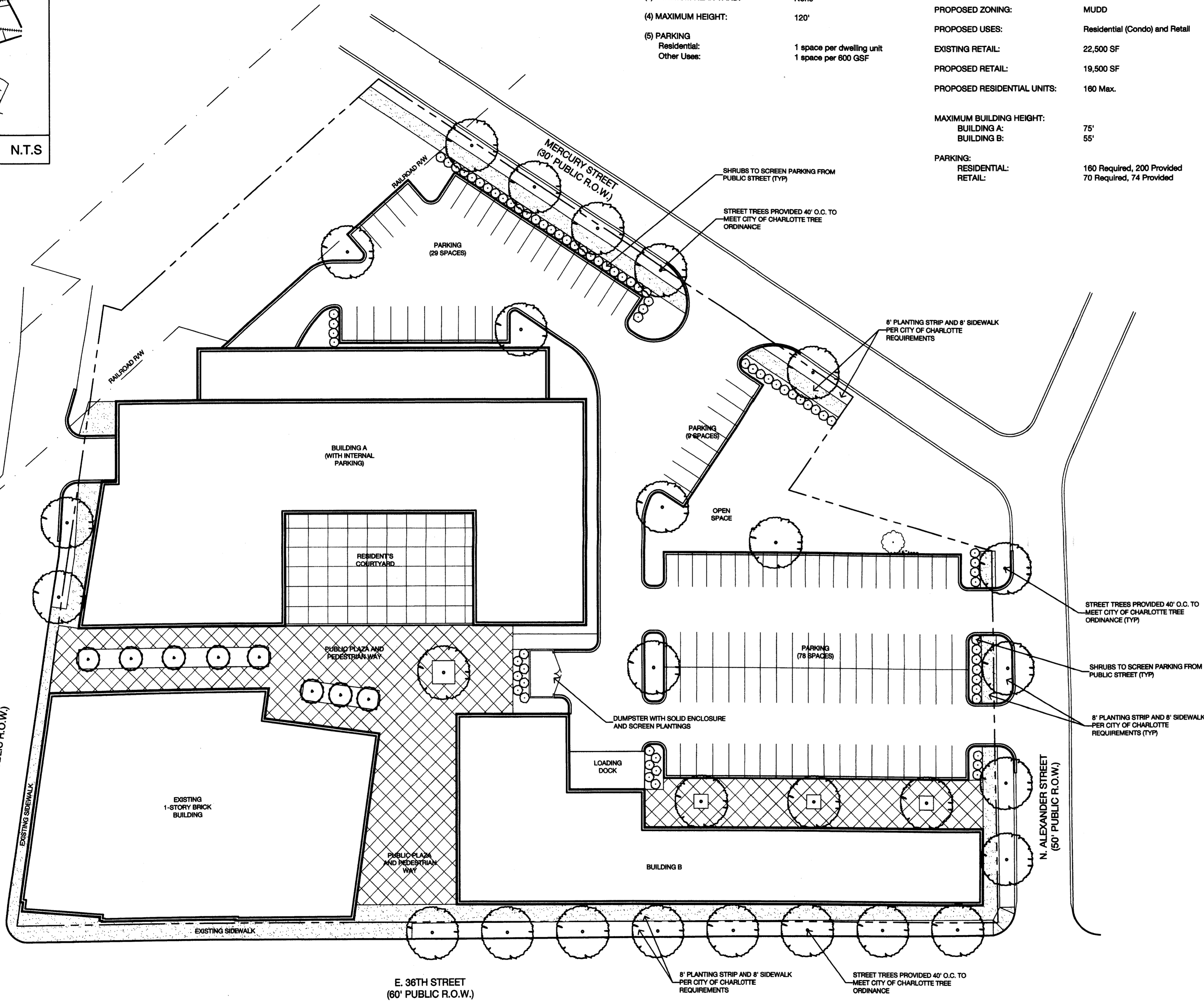
Off-street parking will be provided as set out in the Development Summary table and will otherwise meet the minimum requirements set out in the Ordinance.
- ACCESS POINTS (DRIVEWAYS)**
 - The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.
 - The placement and configuration of each access point are subject to modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- STORM WATER**

Storm water detention measures shall be provided as required by the City of Charlotte.
- ARCHITECTURAL CONTROLS**

The maximum height of the building to be constructed on the site shall be as follows:
Building A: 75'
Building B: 55'
- AMENDMENTS TO REZONING PLAN**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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North Davidson
Acquisitions

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2008-004

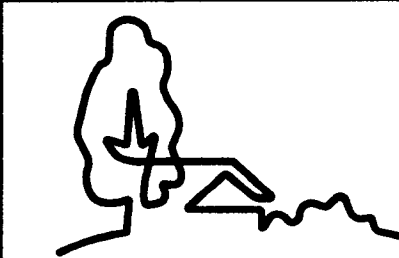
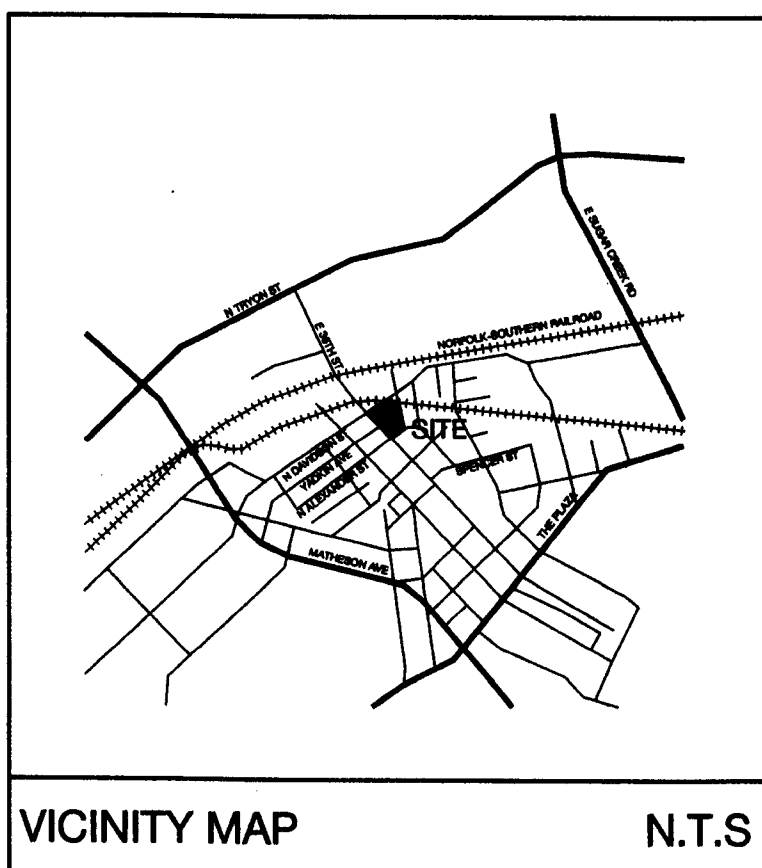
The Mercury

Schematic Site Plan
Rezoning Petition
Charlotte, North Carolina

NO. DATE BY: REVISIONS:

Project No: 07-049
Date: September 7, 2007
Designed by: UDP/BBM
Drawn By: CC
Scale: 1" = 30'-0"
Sheet No:

RZ-1



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The Mercury

Technical Data Plan Rezoning Petition

Charlotte, North Carolina

NO	DATE:	BY:	REVISIONS:

Project No: 07-049

Project No: 07-049
Date: September 7, 2007

Designed by: UI
Drawn By: CC:

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