	TAND INTO COED	195 021 07
TOTAL SITE AREA: .887 ACRES	TAX Parcel NUMBER:	185-031-07
EXISTING CONDITIONS:		
EXISTING BUILDING SF: 22,775 sf	EXISTING ZONING:	O-2
EXISTING PARKING = 54 SPACES	PROPOSED ZONING:	MUDD - OPTIONAL

## DEVELOPMENT STANDARDS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TMV PROPERTIES FOR AN APPROXIMATELY .887 ACRE SITE LOCATED ON THE SOUTH SIDE OF SHARON AMITY ACROSS FROM COLWICK ROAD WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING SITE PLAN (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING SITE PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE SUBJECT TO THE OPTIONAL PROVISION OUTLINED BELOW.

1. THE SITE MAY BE DEVOTED TO OFFICE, RETAIL, RESTAURANT AND COMMERCIAL USES ALONG WITH ACCESSORY USES AS PERMITTED IN THE MUDD ZONING DISTRICT.

THE MUDD - OPTIONAL PROVISION IS BEING UTILIZED IN ORDER TO ALLOW THE FOLLOWING: 1. THE EXISTING SITE SIGNAGE MAY REMAIN AND THE COPY ON SUCH SIGNAGE MAY CHANGE

## ACCORDING TO VARIOUS TENANTS NEEDS.

2. THE EXISTING SIDEWALK AND PLANTING STRIP MAY REMAIN.

### SETBACKS, SIDE YARDS AND REAR YARDS

1. AS MORE PARTICULARLY DEPICTED ON THE REZONING SITE PLAN, THE BUILDING AND PARKING AREAS LOCATED ON THE SITE SHALL BE SETBACK A MINIMUM OF 14 FEET FROM THE BACK OF THE CURB LINE ALONG SHARON AMITY ROAD. THE BUILDING LOCATED ON SITE SHALL ALSO SATISFY OR EXCEED THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

### DESIGN AND PERFORMANCE STANDARDS

1. LANDSCAPING ALONG THE SITE'S FRONTAGE ON SHARON AMITY ROAD WILL MEET THE MINIMUM STANDARDS OF THE ORDINANCE.

2.THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURES (INCLUDING ITS BASE) INSTALLED WITHIN THE PARKING AREAS LOCATED ON THE SITE SHALL BE 20 FEET. ALL SUCH FREE STANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

1. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:

- 1. A MINIMUM OF 1 PARKING SPACE PER 100 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ANY RESTAURANT USE LOCATED ON THE SITE. FOR PURPOSES OF CALCULATING THE PARKING REQUIREMENTS ONLY, OUTDOOR DINING AREAS SHALL BE CONSIDERED TO BE RESTAURANT
- 2. A MINIMUM OF 1 PARKING SPACE PER 300 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ANY RETAIL USE LOCATED ON THE SITE.
- 3. A MINIMUM OF 1 PARKING SPACE PER 250 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ANY MEDICAL OFFICE LOCATED ON SITE.
- 4. A MINIMUM OF 1 PARKING SPACE PER 350 SQUARE FEET OF FLOOR AREA SHALL BE PROVIDED FOR ALL OTHER USES LOCATED ON THE SITE.

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

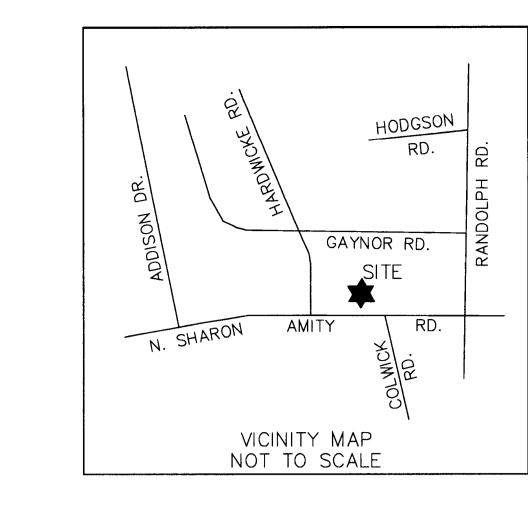
## AMENDMENTS TO REZONING PLAN

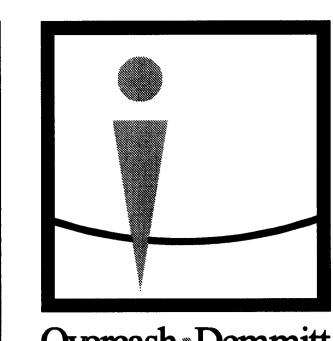
FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

## BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.





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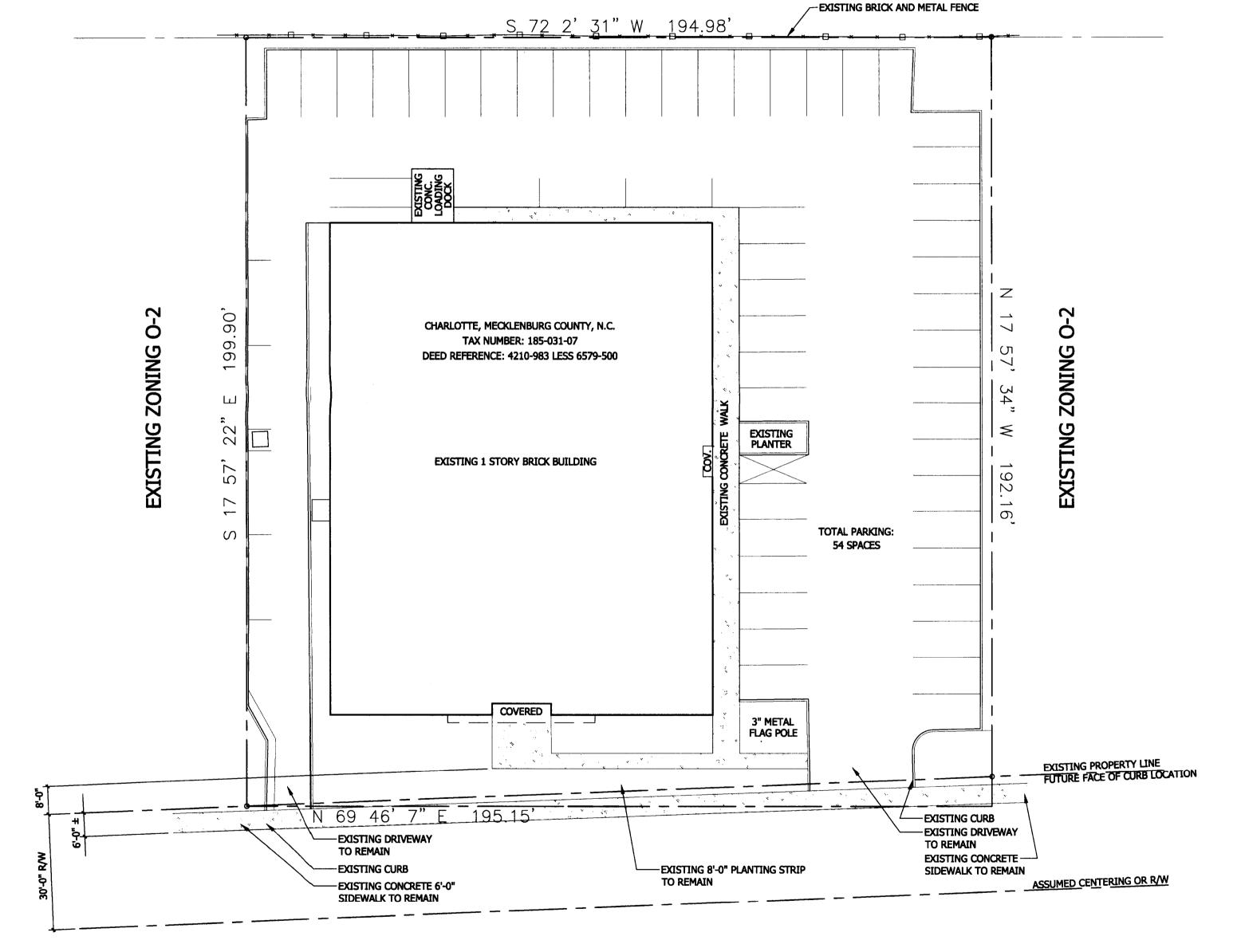
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200 N. SHARON AMITY RD.

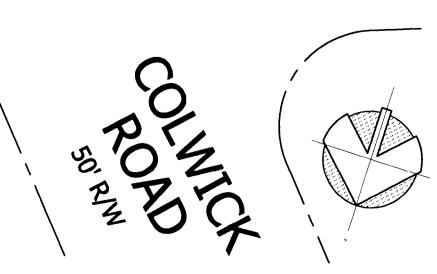
CHARLOTTE NORTH CAROLINA

04/27/09

# **EXISTING ZONING R-17MF**



# N. SHARON AMITY ROAD VARIABLE R/W



REZONING SUBMITTAL

SITE PLAN