VICINITY MAP
N.T.S.

north

SITE DEVELOPMENT DATA:

1. PARCEL ID: 17104315
   DB: 24346, PG. 185
   LEGAL DESC.: L1 B2 M6-411
   SITE AREA: ±0.39 AC.
2. SITE ADDRESS: 4444 PARK ROAD
   CHARLOTTE, NC 28209
3. EXISTING ZONING: O-2
   PROPOSED ZONING: MUDD-O
   EXISTING USE: MEDICAL OFFICE
   PROPOSED USE: SEE DEVELOPMENT STANDARDS
4. EXISTING BUILDING AREA: APPROXIMATELY 2,500 S.F.
5. ADDITIONS:
   MAXIMUM 720 S.F. OUTDOOR PATIO
6. MAXIMUM BUILDING HEIGHT: 24'
7. SETBACKS AND YARDS:
   PARK ROAD: NEW R/W, 2' BACK OF NEW SIDEWALK
   MONTFORD DRIVE: 18' FROM EXISTING BACK OF CURB
   (2' BACK OF NEW SIDEWALK)
8. PARKING: SEE DEVELOPMENT STANDARDS THIS SHEET.

DEVELOPMENT STANDARDS

September 22, 2016

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Chen Development, LLC (the "Petitioner") for an approximately .39 acre site located at the intersection of Montford Drive and Park Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is designated as Tax Parcel No. 171-043-15.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.

C. The use of the Site will be restricted to the re-use of the existing approximately 2,500 square foot building located on the Site (the "Building"), the related parking areas and the other improvements located on the Site. Notwithstanding the foregoing, an outdoor patio may be constructed on the Site as generally depicted on the Rezoning Plan, and the exterior of the Building may be renovated and/or modified at the option of Petitioner.

D. 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 Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The following optional provisions shall apply to the Site:

A. The northern and western boundary lines of the Site shall not be required to meet the parking lot screening requirements set out in Sections 9.8506(2)(b) and 12.303 of the Ordinance.

B. The Building, as an existing structure, shall not be required to meet the urban design and development standards set out in Sections 9.8506(2)(a) and 9.8506(2)(h) of the Ordinance. Additionally, any renovation of the Building shall not be required to meet these standards.

C. The existing parking lot may remain in place.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to the uses set out below (including any combination of such uses), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district:

(1) Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance;

(2) Art galleries;

(3) Professional business and general offices, such as banks, clinics, medical, dental and doctors' offices, veterinary clinics, government, post offices, opticians' offices, and similar uses;

(4) Retail sales; and

(5) Beauty shops and barbershops.

B. Accessory drive-in and drive through service windows shall not be permitted on the Site.

C. No additions to or expansions of the Building's existing gross floor area of approximately 2,500 square feet shall be permitted. Notwithstanding the foregoing, an outdoor patio may be constructed on the Site as generally depicted on the Rezoning Plan, and the exterior of the Building may be renovated and/or modified at the option of Petitioner.

D. Eating, drinking and entertainment establishments (Type 1 and Type 2) may not play live, recorded or broadcast music outdoors between the hours of 10 PM and 10 AM.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

B. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance. Notwithstanding the foregoing, for eating, drinking and entertainment establishments (Type 1) and eating, drinking and entertainment establishments (Type 2), parking shall be provided at the rate of 1 parking space per 160 square feet of gross floor area.

C. Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Park Road that are necessary to extend the existing right of way for Park Road to that point that is located 2 feet behind the minimum 8 foot wide sidewalk to be installed along the Site's frontage on Park Road as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the sidewalk on Park Road may be located in an easement with the approval of the Planning Staff and CDOT during construction plan review.

D. Any transportation related improvements required under this Rezoning Plan shall be completed and approved prior to the issuance of a certificate of occupancy for any new use to be located in the building on the Site.

5. STREETSCAPE AND LANDSCAPING/SCREENING

A. Petitioner shall install a minimum 13 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on Park Road as generally depicted on the Rezoning Plan. The outer 5 feet (street side) of the 13 foot wide planting strip shall be reserved for a future bike lane to be installed by others.

B. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on Montford Drive as generally depicted on the Rezoning Plan. Those portions of the minimum 8 foot wide planting strip and the minimum 8 foot wide sidewalk that are located outside of the existing right of way for Montford Drive may be located within a sidewalk utility easement rather than in public right of way as generally depicted on the Rezoning Plan.

C. The width of the planting strip along Montford Drive may be increased and the sidewalk along Montford Drive may meander to save existing trees. The minimum 8 foot wide sidewalk to be installed along Montford Drive shall terminate as generally depicted on the Rezoning Plan to preserve existing trees.

D. The widths of the planting strips and the widths of the sidewalks may be reduced where the sidewalks taper into and connect with the existing sidewalks located along Park Road and Montford Drive.

E. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

F. The southern and eastern boundary lines of the Site shall be required to meet the parking lot screening requirements set out in Section 12.303 of the Ordinance

6. LIGHTING

A. All newly installed freestanding lighting fixtures on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas, landscaped areas and the patio) 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. The maximum height of any freestanding lighting fixtures installed on the Site shall be 21 feet.

B. Any newly installed lighting fixtures attached to the building on the Site shall be decorative, capped and downwardly directed.

7. BINDING EFFECT OF THE REZONING PETITION

A. If this Rezoning Petition is approved, all conditions applicable to the use and 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

LWE
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NORTH CAROLINA PROFESSIONAL SEAL 18584 9/23/16 ENGINEER JAMES L. WALTERS

SEPTEMBER 22, 2016

CHEN DEVELOPMENT, LLC

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SUITE 200
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4444 PARK ROAD IMPROVEMENTS

CHARLOTTE, NC 28209

PETITION NO. 2016-121 FOR PUBLIC HEARING

REVISIONS

PROJECT NO.: 2016.21

SCALE: 1" = 20'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO: