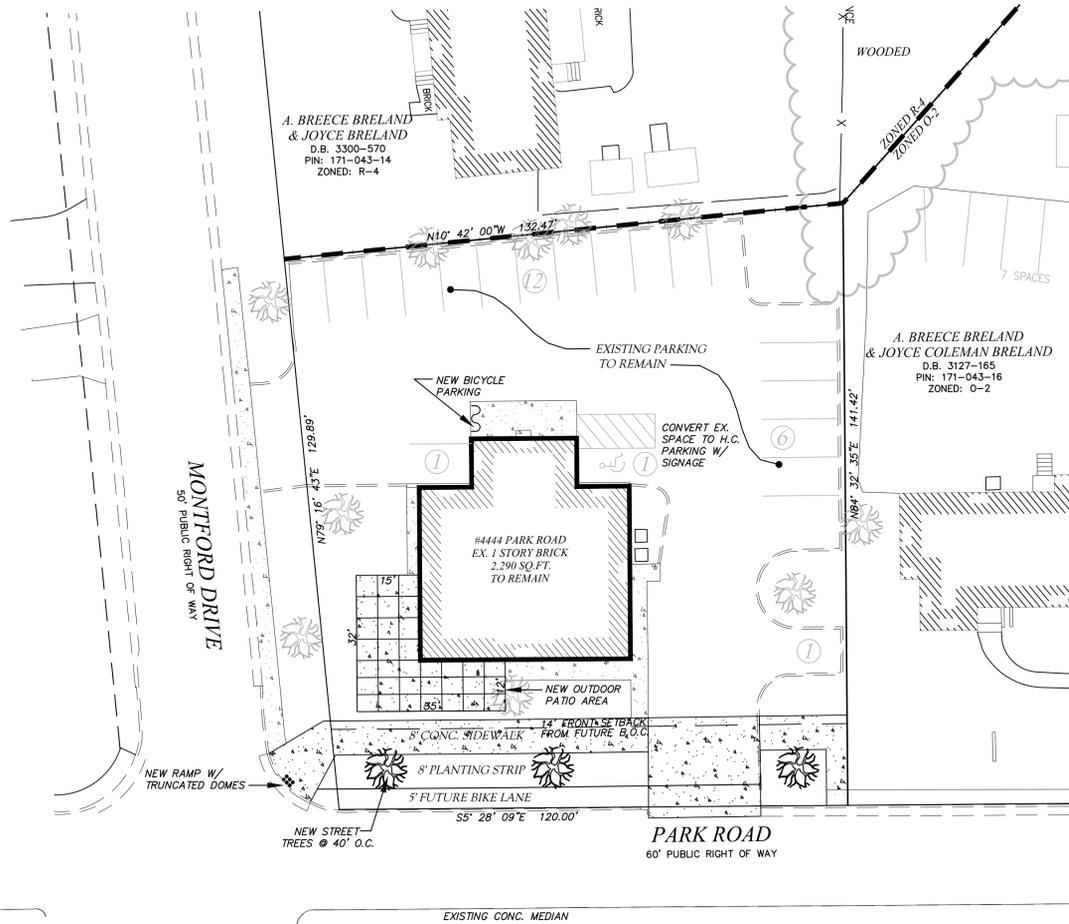


SITE DEVELOPMENT DATA:

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-0
EXISTING USE: MEDICAL OFFICE
PROPOSED USE: RESTAURANT/RETAIL/OFFICE
4. EXISTING BUILDING AREAS: 2,290 S.F.
5. ADDITIONS:
720 S.F. OUTDOOR PATIO AREA
BICYCLE PARKING
6. MAXIMUM BUILDING HEIGHT: EXISTING HT. 17.2', MAX. 120'
7. VINYL SIDING WILL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL AND EXPANSES OF ANY BLANK WALL WILL NOT EXCEED 20 CONTINUOUS FEET IN LENGTH.
8. SETBACKS:
FRONT: 14' MIN. FROM FUTURE BACK OF CURB
SIDE: 0 (10' MIN. BUILDING SEPARATION)
REAR: 0 (10' MIN. BUILDING SEPARATION)
9. PARKING:
EXISTING SPACES: 21 SPACES W/ 1 NEW VAN ACCESSIBLE SPACE
10. SURVEY INFORMATION PROVIDED BY:
R.B. PHARR AND ASSOCIATES
420 HAWTHORNE LANE, CHARLOTTE, NC 28204



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. The Building, as an existing structure, shall not be required to meet the urban design and development standards set out in Section 9.8506 of the Ordinance. Additionally, any renovation of the Building shall not be required to meet these standards.
 - E. 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 development of the Site:

 - A. The Site shall not be required to meet the parking lot screening requirements set out in Section 12.303 of the Ordinance.
 - B. The existing sidewalk located along the Site's frontage on Montford Drive shall 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;
 - (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, a minimum of 21 parking spaces shall be located on the Site.
 - C. Bicycle parking shall be provided on the Site in accordance with the requirements of the Ordinance.
 5. STREETScape AND LANDSCAPING/SCREENING
 - A. Petitioner shall install a minimum 8 foot planting strip and a minimum 8 foot sidewalk along the Site's frontage on Park Road. The width of the planting strip and the width of the sidewalk may be reduced where the sidewalk tapers into and connects with the existing sidewalks located along Park Road and Montford Drive.
 - B. The existing sidewalk located along the Site's frontage on Montford Drive shall remain in place.
 - C. 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.
 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
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTH CROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



JUNE 27, 2016

**CHEN
DEVELOPMENT,
LLC**

568 JETTON STREET
SUITE 200
DAVIDSON, NC 28036
PH: 704-895-2084

watson@piedmontlanddevelopment.com

**4444 PARK ROAD
IMPROVEMENTS
CHARLOTTE, NC 28209**

**PETITION NO. 2016-0XX
FOR PUBLIC HEARING**

REVISIONS

PROJECT NO.: XXXX-XX
SCALE:
DRAWN BY: MRH 1" = 20'
CHECKED BY: JLW

SHEET NO:

RZ 1.