

DEVELOPMENT 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 "MUDD-O" (PED) 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 and PED permitted uses as set out in 9.8502, 9.8503, 9.8504 and 10.802 of the Ordinance.

3. SIDE WALK IMPROVEMENTS.

- a. Petitioner shall straighten and widen 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 a 998 SF 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 (PED) 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 (PED) zoning district will be satisfied in two ways: (1) on-street parking spaces (8 existing, 4 new) located immediately adjacent to the Site on Pecan Avenue and Gordon Street as depicted on the Technical Data Sheet and; (2) through legally binding lease agreements providing access to an additional twelve (12) parking spaces located within 1,600 feet of the site.

Petitioner has obtained a lease agreement that provides access to twelve (12) parking spaces on an adjoining property located within 1,600 feet of the site. In the event that said lease agreement is terminated or expires, Petitioner shall still be required to comply with the Ordinance requirements for parking.

7. LIGHTING.

- a. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line and all new lighting will be fully shielded with full-cut off light fixtures.
- 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. OPTIONS FROM MUDD DEVELOPMENT STANDARDS.

The petitioner is requesting the following variation from the MUDD minimum standard for development as part of this MUDD application:

- 9.1 Allowable Building area: 8,345 SF
- 9.2 10' setback on Pecan Avenue.
- 9.3 Dining patio to overlap into 10' setback along Pecan Avenue as shown on technical data sheet.
- 9.4 9'-0" setback along Gordon Street from curb as shown on technical data sheet.
- 9.5 Required off-street parking: one space per 400 square feet.

10. BICYCLE PARKING.

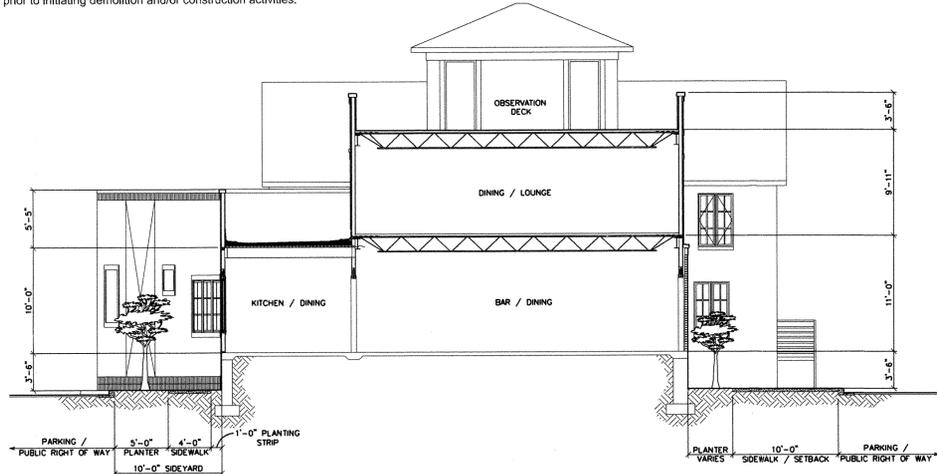
Bicycle parking shall comply with 12.202 and 12.2.02a of the Ordinance.

11. STREET WALLS.

The first floor walls shall comply with 9.8506 (a) of the Ordinance.

GENERAL NOTES

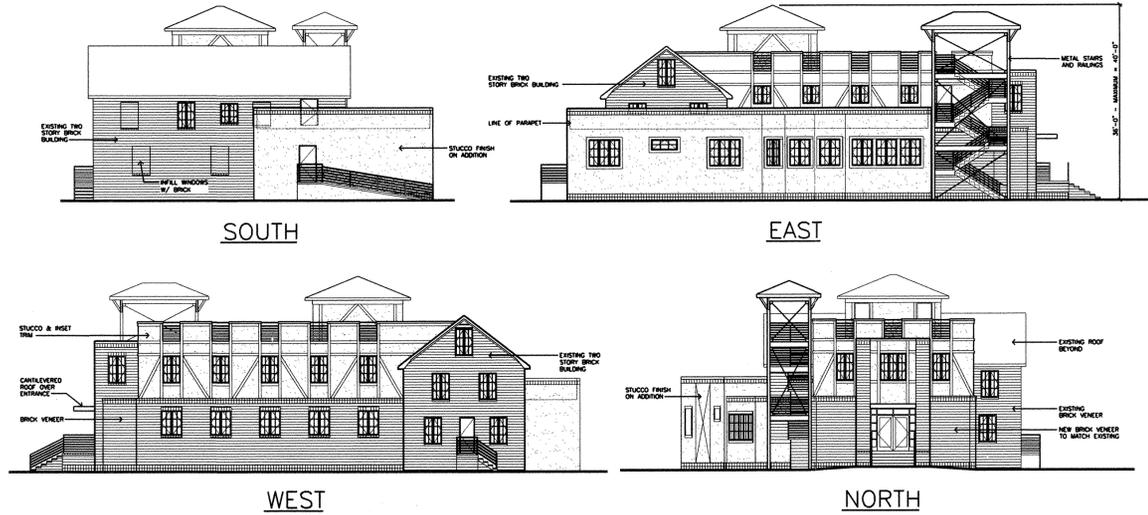
- 1. Stormwater detention and water quality treatment area shall be submitted as part of the permit submittal.
- 2. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist, those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code, conditions set forth in this petition and supplemental requirements imposed on the development in addition to other standards, where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- 3. New trees provided along pecan avenue are based on the city of charlotte land development services perimeter tree requirements.
- 4. A Solid Waste Management Plan shall be submitted to Mecklenburg County Solid Waste prior to initiating demolition and/or construction activities.



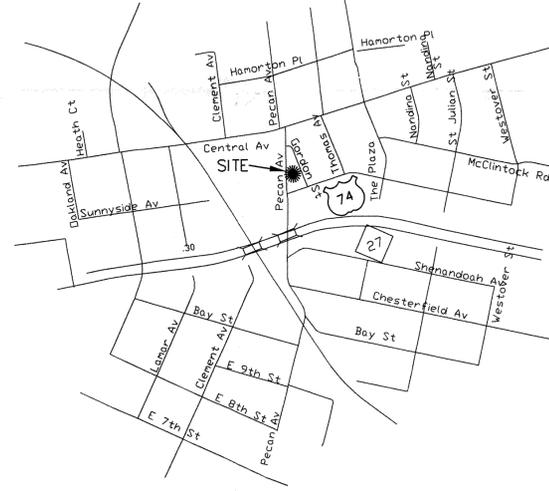
D STREETScape CROSS SECTION
3/32" = 1'-0"

FOR PUBLIC HEARING

PETITION NUMBER: 2008-154



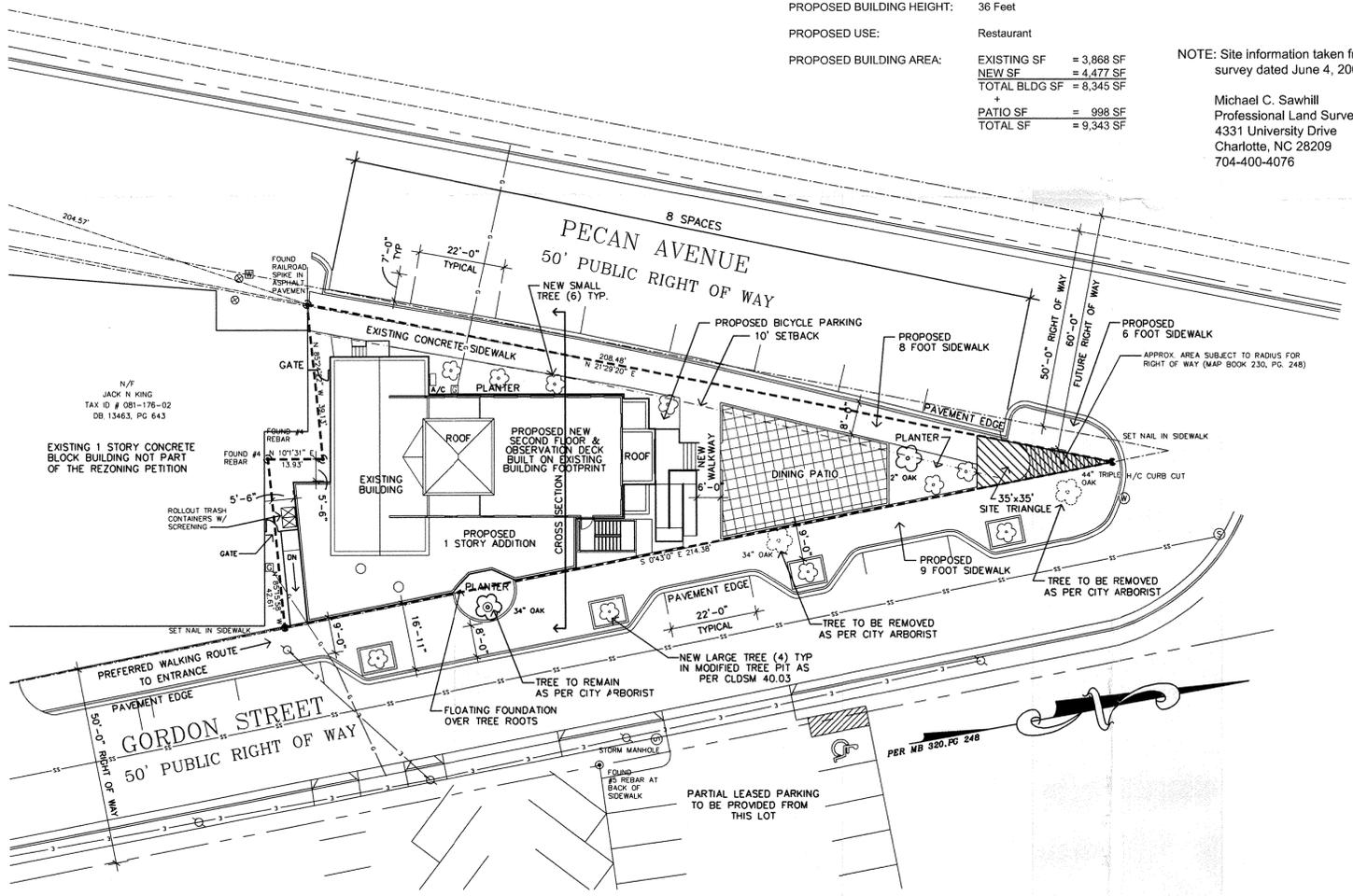
C BUILDING ELEVATIONS
1/16" = 1'-0"



B VICINITY MAP
NTS

PROJECT DATA

PETITIONER:	A&R Holdings, LLC 17210 Lancaster Hwy Suite 404 Charlotte, NC 28277	PARKING REQUIREMENTS	1 Space per 400 Sq.Ft. of Building Area
TAX PARCEL #:	081-176-01	REQUIRED PER SQ. FOOTAGE:	24
CURRENT ZONING:	MUDD-O (PED)	STREET PARKING PROVIDED:	12
PROPOSED ZONING:	MUDD-O (PED) S.P.A.	LEASED PARKING PROVIDED:	12
PROPERTY AREA:	8,468 SF	TOTAL PARKING PROVIDED	24
MAXIMUM BUILDING HEIGHT:	40 Feet		
PROPOSED BUILDING HEIGHT:	36 Feet		
PROPOSED USE:	Restaurant		
PROPOSED BUILDING AREA:	EXISTING SF = 3,868 SF NEW SF = 4,477 SF TOTAL BLDG SF = 8,345 SF	NOTE: Site information taken from survey dated June 4, 2007 by:	
	PATIO SF = 998 SF TOTAL SF = 9,343 SF	Michael C. Sawhill Professional Land Surveyor 4331 University Drive Charlotte, NC 28209 704-400-4076	



A SITE PLAN
1" = 20'-0"



EDWARDS
architecture
4425 Randolph Road
Suite 205
Charlotte, NC 28211
704.364.8285
Fax 704.364.6184



Project:

Alterations to:
1212 Pecan Avenue
Charlotte, NC 28205

Drawn By: KFE

Checked By: KFE

- Revisions:
- 1 11-13-08 CITY COMMENTS
 - 2 12-19-08 CITY COMMENTS
 - 3 12-29-09 PARKING LEASE

Sheet Title:
TECHNICAL DATA SHEET

Date: 09/24/08

Project No. 0707

Sheet: **A1.1**