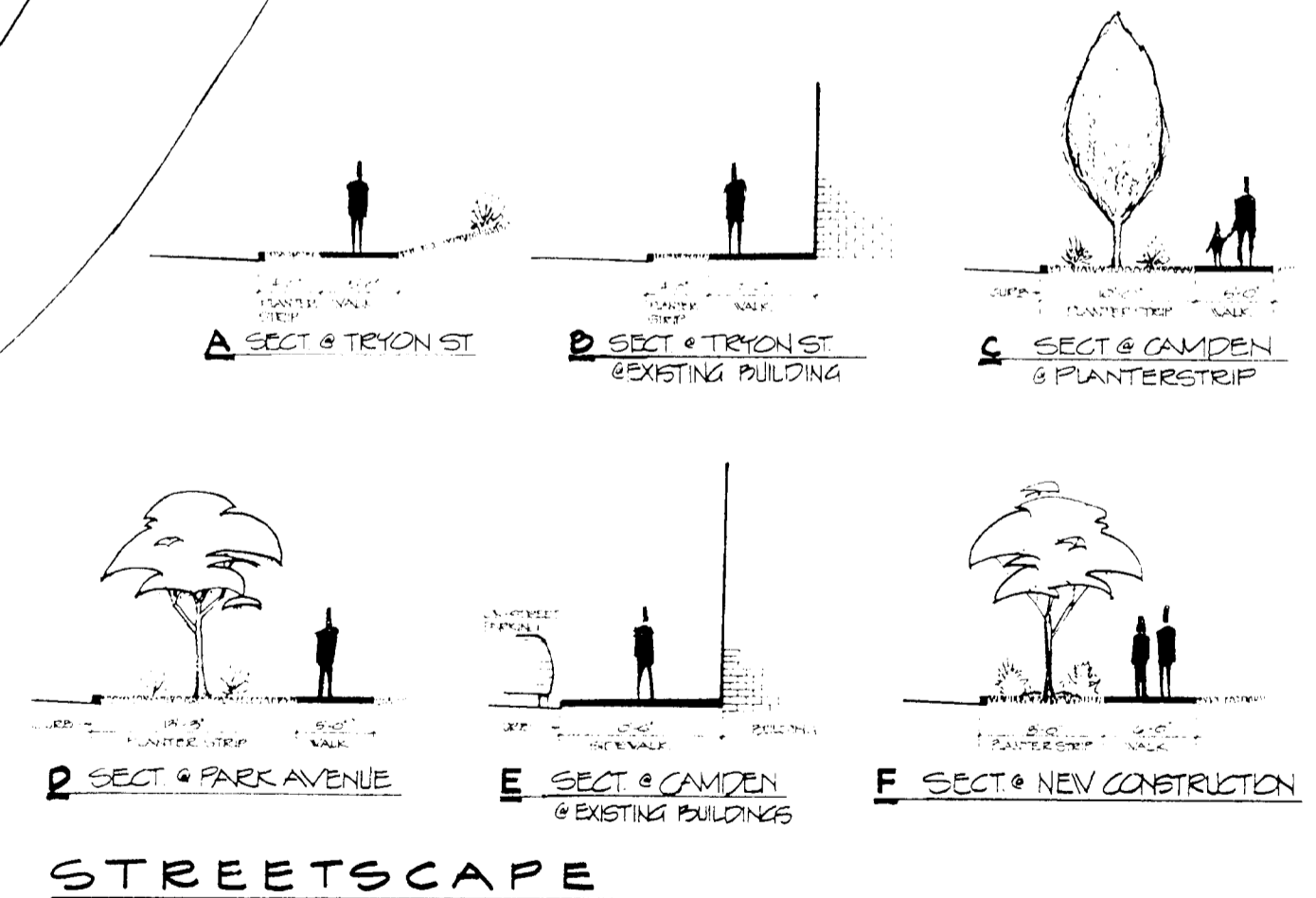
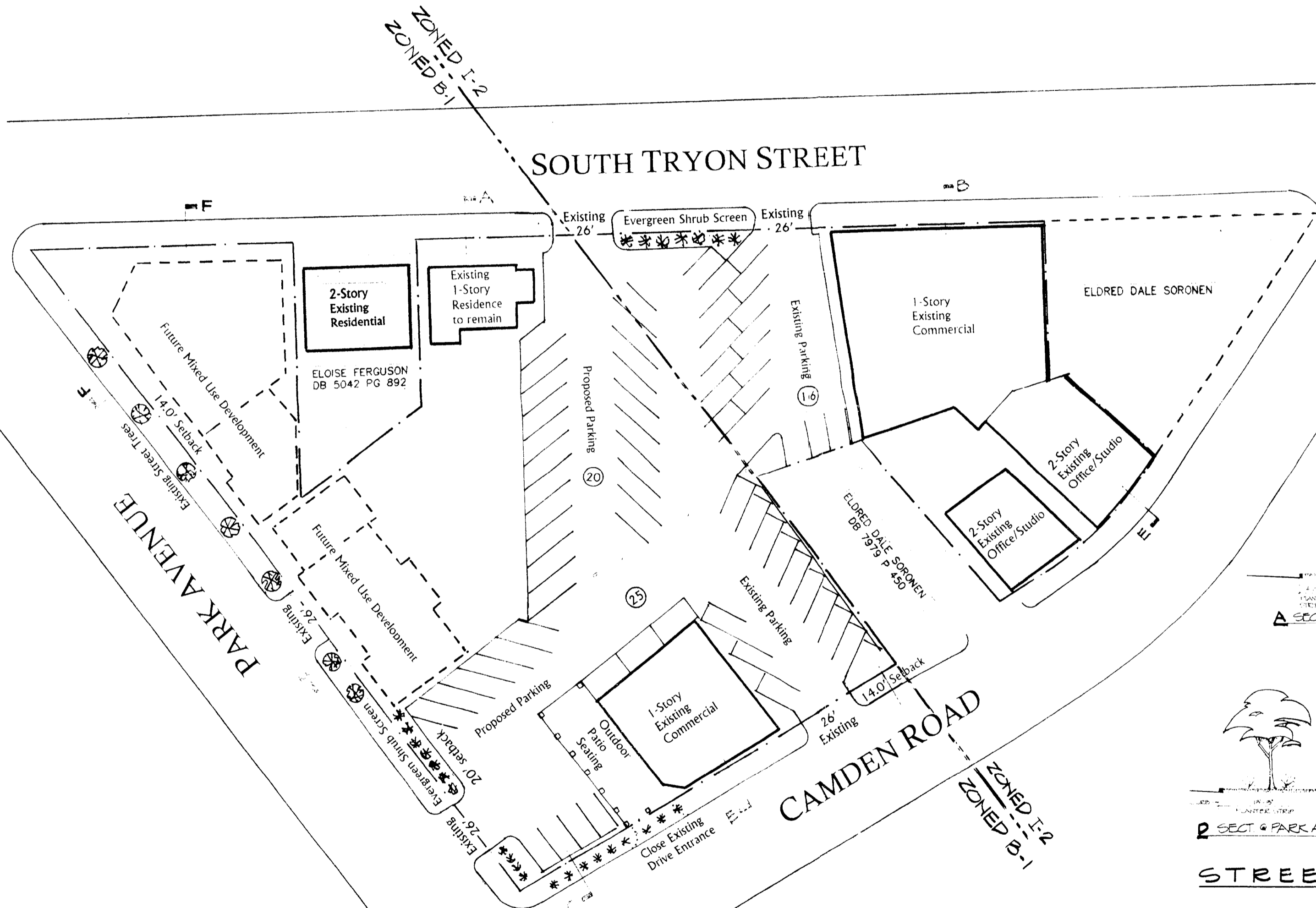


For Public Hearing - MUDD Optional site plan notes

1. Development of site plan will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of existing buildings and proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development construction phases.
2. Access to the site will be provided by existing driveways from Camden Road, Park Avenue, and South Tryon Street as shown on this plan.
3. The proposed use of the property will be for retail, restaurant, residential, and studio/office (as currently used) along with the associated parking and services area. Implementation of this plan is contingent on securing suitable tenants able to utilize existing buildings.
4. All dumpsters will be screened with solid enclosures and gates.
5. The proposed development will comply with all applicable ordinance requirements for signage, parking, screening, and landscaping.
6. In view of the fact that the development of a portion of the site proposes to rehabilitate and use an existing structure or structures and other provisions have unusual adjoining property relationships with petitioner reserves the right through the optional process to seek modifications to the strict application of the ordinance as applies to the signage, streetscape requirements, setbacks and yards, parking locations and configuration and screening to recognize the existing structures and other unusual relationships. Petitioner requests this option specifically to: maintain existing parking area between existing 1-story building and Park Avenue; maintain existing parking location; and maintain existing planner strip and sidewalks.
7. Parking will be provided which meets or exceeds the requirements of the ordinance.



Site Data Table

Total Area:	1.838 AC +/-
Existing Zoning:	I-2 and B-1 as indicated
Proposed Zoning:	MUDD-Optional
Proposed Use:	Existing and proposed Mixed Use
Max. Building Height:	75 Feet

2000-36

APPROVED BY CITY COUNCIL
DATE 10/18/00

PROPOSED SITE PLAN
for
Gaines E. Brown, Jr.

Scale 1" = 40'0"

• SHADED AREAS ARE NOT PART OF THIS PETITION.