

Development Data:	
Total Site Area:	0.29 Acres
Zoning:	MUDD (CD)
Tax Parcel Numbers:	095-087-681
Proposed Building Use:	Three-Story Mixed Use Building Office/Restaurant/Retail (Ground Floor) 12 Dwelling Units (Second & Third Floor)
Residential Building Area:	
Ground Floor Sq. Footage:	3,600 s.f. (Not to Exceed)
Second Floor Sq. Footage:	5,100 s.f. (Not to Exceed) - 6 Dwelling Units
Third Floor Sq. Footage:	5,100 s.f. (Not to Exceed) - 6 Dwelling Units
Required Parking:	
Office/Restaurant/Retail:	
Required:	6 spaces (1 space per 600 s.f.)
Residential:	
Required:	12 spaces (1 space per dwelling unit)
Accessible Parking (Van):	
Required:	1 space
Compact Parking:	
Allowed:	25% of total parking spaces (per Section 9.408) 25% of 18 parking spaces = 4.5 compact spaces
Total Parking:	
Required:	18 spaces
Proposed Parking:	
Accessible Parking:	1 space
Compact Parking:	4 spaces
Existing Parking (on-street):	4 spaces
Total Proposed Parking:	18 spaces (including 4 existing spaces on-street)
Note Regarding Shared Parking:	
Per Section 9.8507 (3), shared parking is encouraged pursuant to the regulations of Section 12.203 (1) - Joint use of up to 50% of required parking spaces may be permitted for two or more uses will not substantially overlap in hours of operation or in demand for the shared spaces. Petitioner agrees to secure approval from the zoning administrator prior to issuance of permits.	
Setbacks:	
Front:	14' (off back of curb)
Rear Yard:	None Required
Side Yard:	None Required
Architectural Controls:	
In no event shall the building exceed 3 stories and 40' in height.	

General Provisions
These Development Standards form a part of the Technical Data Sheet for the Mixed Use Development, Steelhaus, submitted by The Conformity Corporation (Monte and Jessica Ritchey). Development of the property identified on this Technical Data Sheet (the "Property" or the "Site") and the individual components to be located thereon will be governed by the conditions of this Technical Data Sheet and those plans and drawings expressly incorporated herein by reference and the applicable provisions of the City of Charlotte Zoning Ordinance. Unless more stringent standards are established by this Technical Data Sheet, the development standards established under the Ordinance for the MUDD District classification shall be followed in connection with development taking place on this site.

The development depicted on the Schematic Site Plan is merely schematic in nature and is intended only to describe the possible arrangement of uses on the Site. Accordingly, the configuration, placement, and size of the building footprints outlined on the Schematic Site Plan are schematic in nature and, subject only to the provisions set forth below under Architectural controls and Restrictive Covenants, may be altered or modified during design, development, and construction phases to the extent permitted by the Ordinance.

Permitted Uses
The Site may only be developed with the proposed uses outlined in the Technical Data Sheet. Not more than 12 newly developed residential units may be constructed on the site. Residential uses may not exceed 10,200 SF. An office/restaurant/retail component of not more than 3600 SF may be constructed. The uses will be integrated into a single structure and be built in one phase.

Building Limitations
Total built SF will be governed by a FAR of 1.25

Buffers
Exempt

Setbacks, Side Yards, and Rear Yards
All buildings constructed within the Site shall satisfy or exceed the setback, rear yard, and side yard requirements established under the Ordinance for the MUDD district.

Screening and Landscaping
1. Landscaping will meet or exceed the requirements of the Ordinance along City Right-of-Way.
2. Screening shall conform to the standards and treatments specified in Sections 12.303 and 12.403 of the Ordinance.
3. Petitioner shall exercise good faith efforts to preserve trees. Trees 8 inches in caliper or greater shall be preserved within setbacks along roadways except where their preservation conflicts with the installation or replacement of utilities and other similar site elements. Mitigation of the removal of any setback trees will be coordinated through Urban Forestry consistent with the Tree Ordinance.
4. A dumpster, serviced privately, will be provided for the shared use of both the residential and commercial elements of the project.

Parking
1. No parking shall be allowed between ROW's and building faces.
2. Parking space and drive aisle dimensions, as well as sight triangles, do not apply in the MUDD district, but consideration will be given to adequacy of circulation (balanced against the highly urban nature of the site) and safety concerns.

Lighting
Wall packs may be used, but only in so much as they do not directly address residential units on or adjacent to the site.

Signs
Pursuant to the Ordinance.

Fire Protection
Plans will be submitted to the Fire Marshal's office for approval before construction commences.

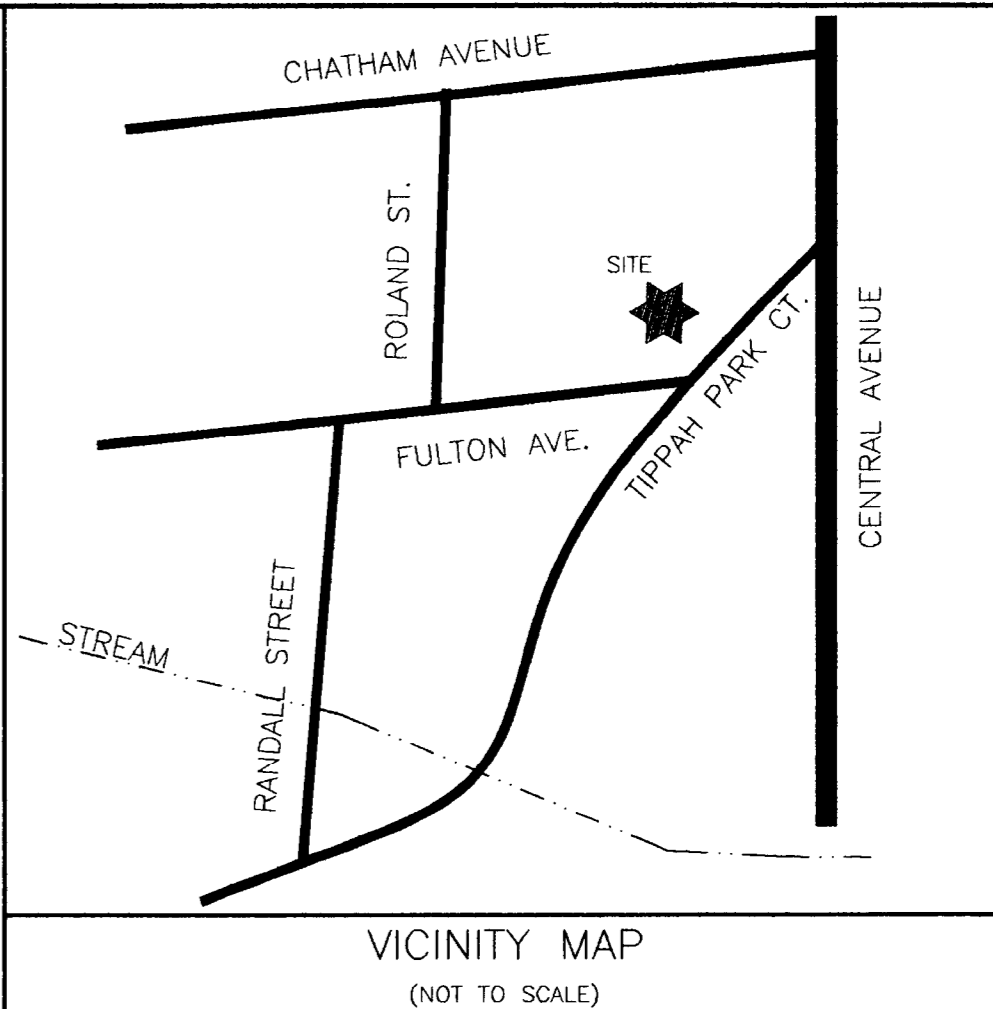
Open Space
Pursuant to the Ordinance

Architectural Controls and Restrictive Covenants
1. The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association and will provide for the establishment of:
a. A Property or Homeowner's Association
b. Use restrictions on the property no less restrictive and in keeping with the use restrictions set forth in these Development Standards
c. Common areas maintenance
d. An architectural review process for external modifications and installation of satellite dishes, etc.

Storm Water
Storm water runoff from the Site will be managed through proven techniques that satisfy the standards imposed by the City of Charlotte.

Amendments to Rezoning Plan
The then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance may apply for future amendments to this Technical Data Sheet.

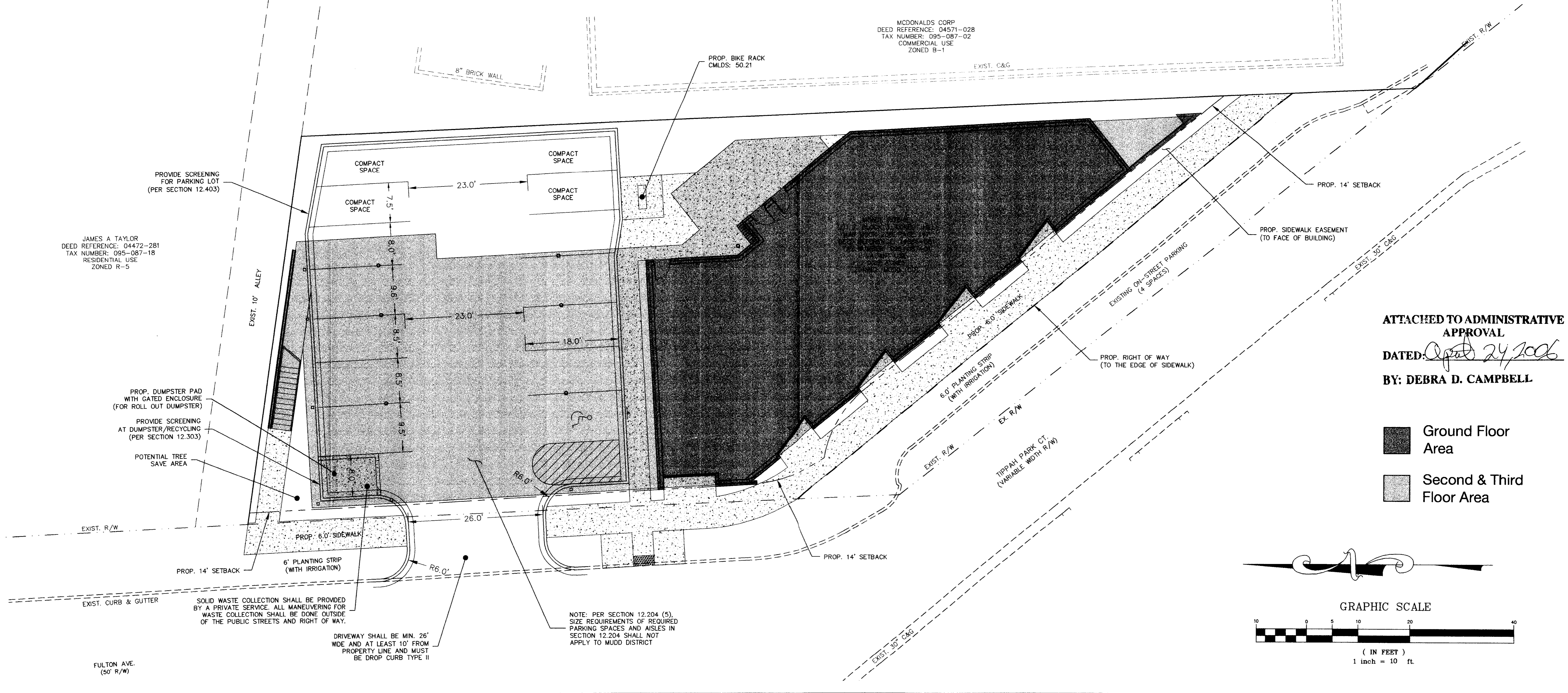
Binding Effect
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest or assigns.



THE CONFORMITY CORPORATION
526-B OAKLAND AVE.
CHARLOTTE, NC 28204
704-334-5516

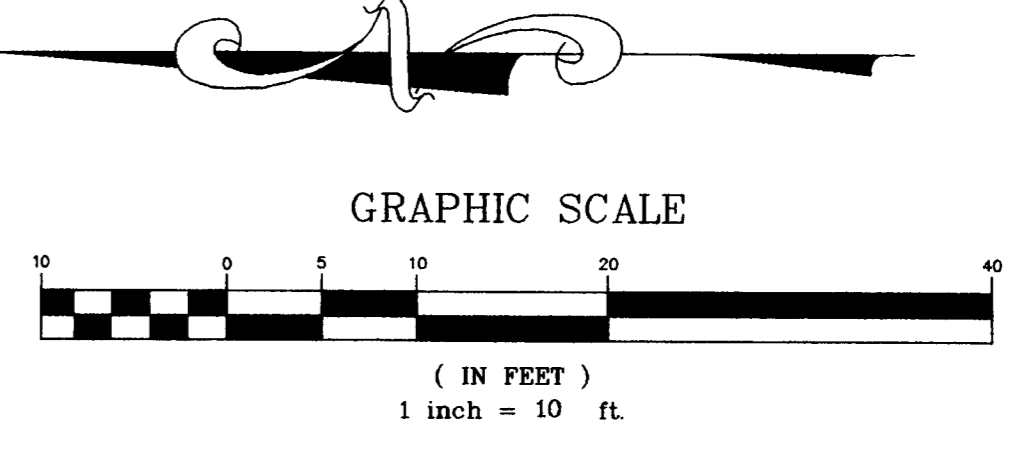
Note Regarding Compact Parking Spaces
Per Section 9.408(2), Parking spaces intended for use by small or compact vehicles may comprise 25% of the total spaces required. Such spaces must not be less than 7 1/2 feet in width and 14 feet in length.

Mixed Use Summary
Mixed use @ Tiphah Park Court and Fulton Ave. screening requirements: Per sections 12.303 and 12.304 Screening is required for the parking area and the dumpster/recycling container.
1. Any fences or walls used for screening shall be constructed in a durable fashion of brick, stone, other masonry materials, wood posts and planks, metal, or other materials specifically designed as fencing materials or any combination thereof as may be approved by the zoning administrator. A chain link fence with plastic, metal, or wooden slats may not be used to satisfy the requirements of this section when abutting residential uses and districts, or public streets.
2. The minimum height for screening will be whatever is sufficient to separate visually the uses, but not less than 4 feet.



ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: April 24, 2006
BY: DEBRA D. CAMPBELL

Ground Floor Area
Second & Third Floor Area



NO.	DATE	BY	REVISIONS
1	03/27/06	inh	revised ground floor use
2	04/18/06	inh	revised per planning dept. comments

Project No: 05-023
Date: 12/14/05
Designed by: Kent
Drawn by: Kent
Scale: 1"=10'
Sheet No:

Steelhaus
(formerly Firth & Fulton)
Site Plan Amendment
(Rezoning Petition # 2003-095)
1600 Fulton Ave., Charlotte, NC

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: April 24, 2006
TO: Gary Huss, Zoning Coordinator
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2003-95 by Monte Ritchey.

Attached is a revised plan for the above petition. The plan has been revised to convert back to the originally approved 12 residential units, reduce the office and retail square footage to 3,600 and reduce the planting strip width to 6 feet. Since these changes are minor, I am administratively approving this revised plan. The changes are minor since they reduce the allowable square footage. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.