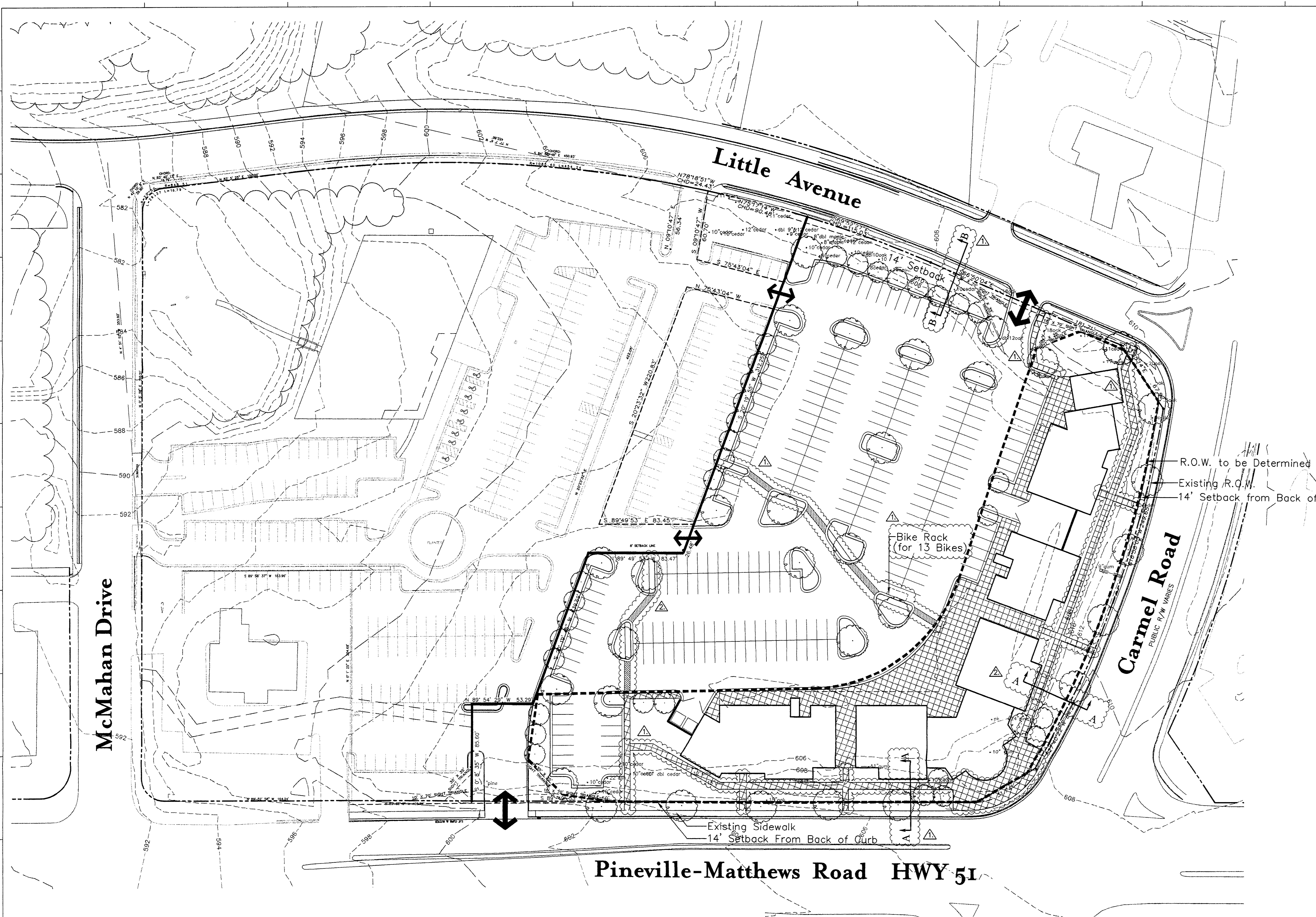


**MUDD Development Standards**

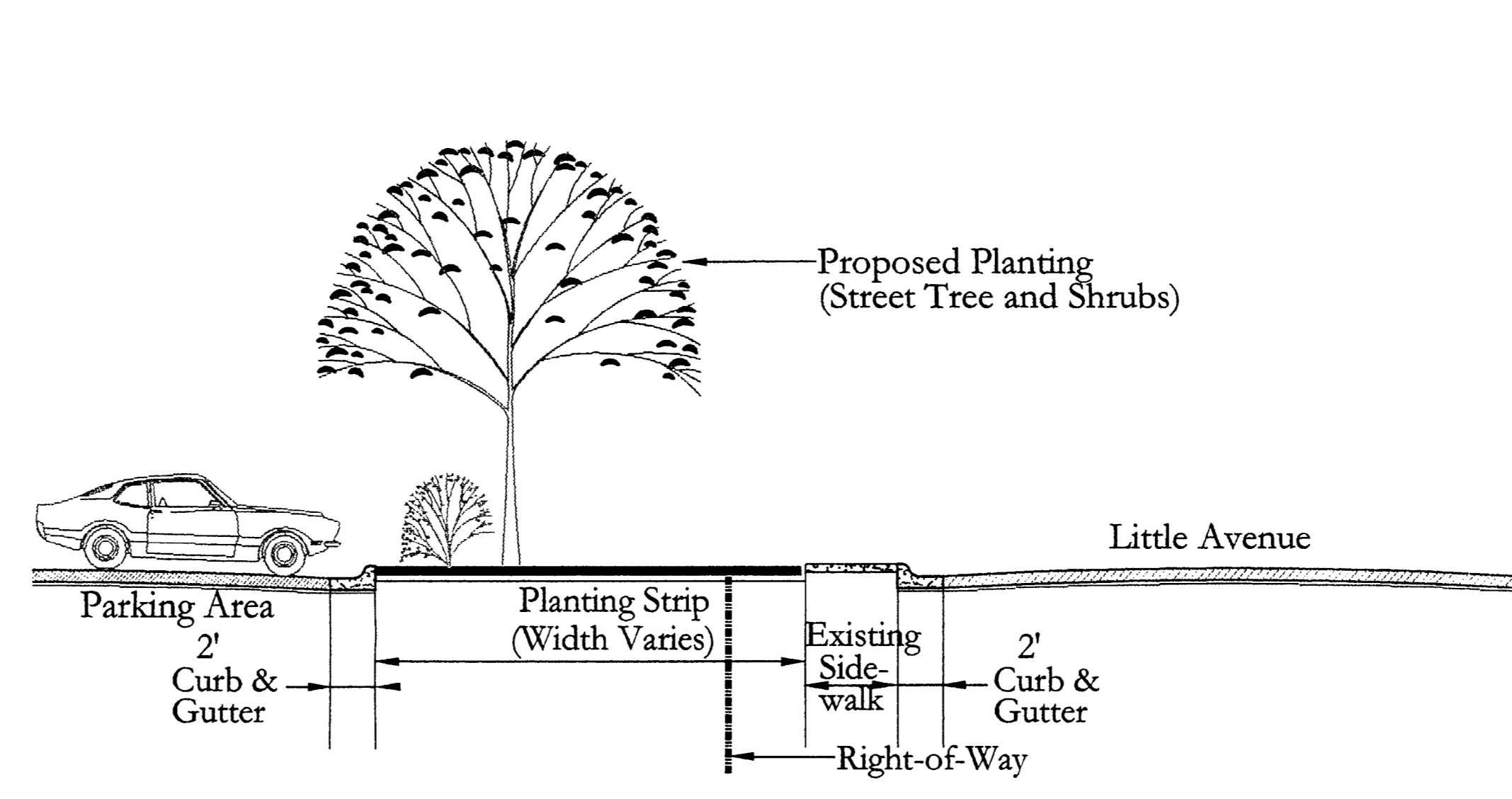
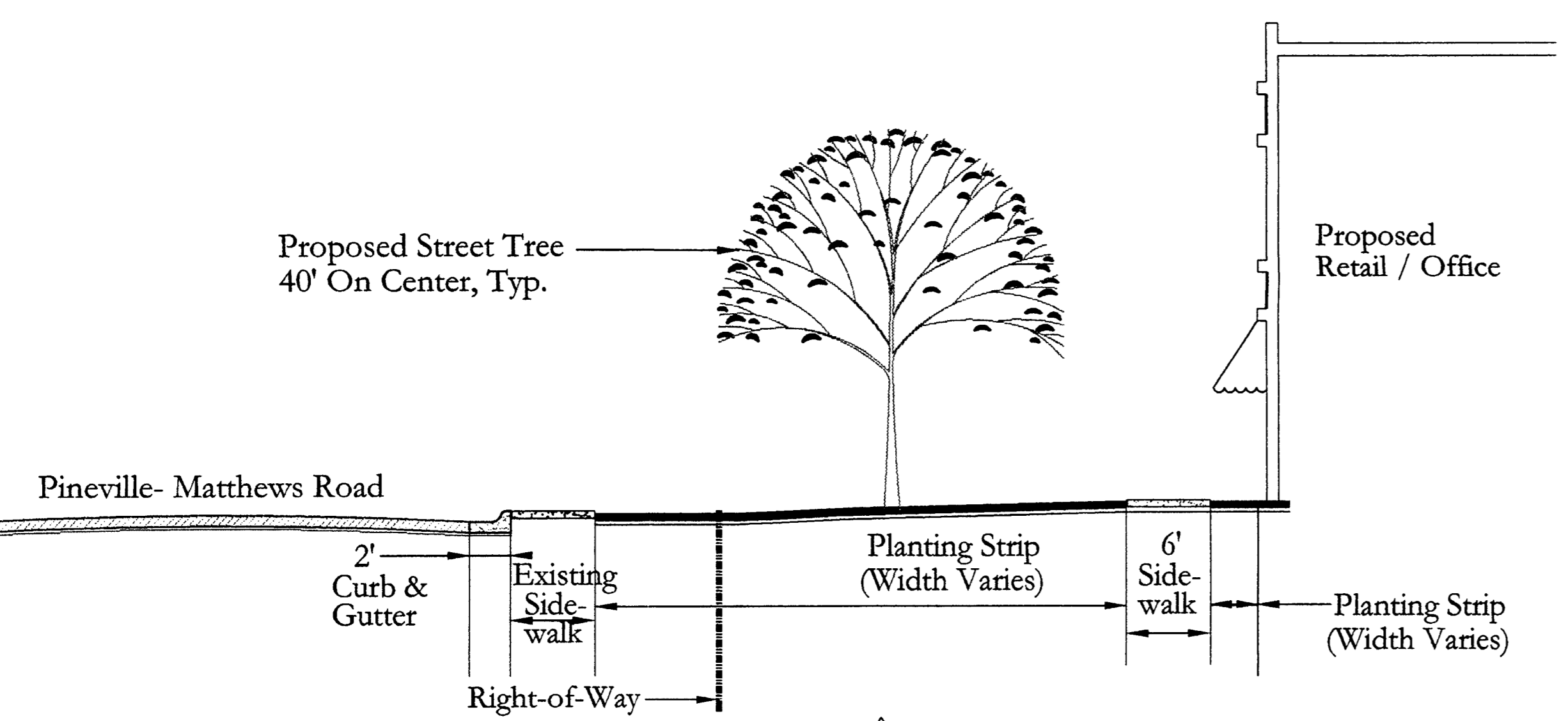
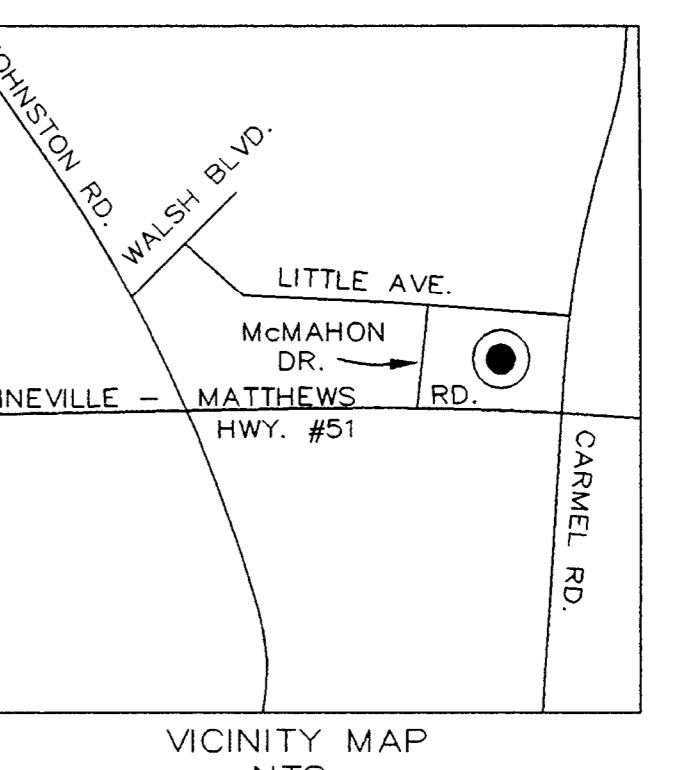
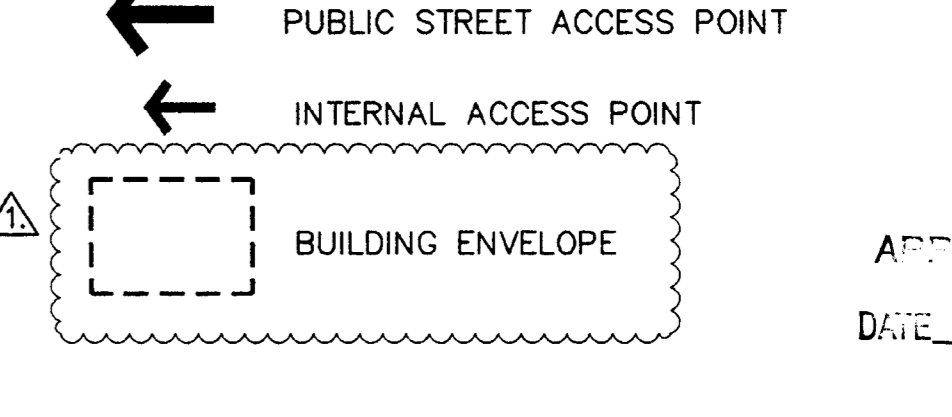
- Development of the site will be controlled by the standards decided on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and site on the site, but the exact location, placement, and size of individual site elements may be altered or modified within the limits specified by the ordinance during the design, development and construction phases.
- Access to the site will be provided by existing driveway connections to Pineville-Matthews Rd (HWY 51) and Little Avenue (HWY 951) on the site plan.
- The proposed use of the property will be for the redevelopment of the site to accommodate a mixed-use development that may include retail, restaurant, and office uses along with associated parking and service areas. Office uses will comprise at least one third of the total floor area. Office uses will be contained to be uses that are permitted under the office districts in the ZONING ORDINANCE.
- All dumpsters will be screened with solid enclosures and gates.
- The proposed development will comply with all applicable Ordinance requirements for signs, lighting, screening, and landscaping except as specified for a purpose below.
- In view of the fact that this site proposes to rezone to use a higher density, the Petitioner reserves the right through the Ordinance process to amend modifications to the exact application of the Ordinance as it applies to streetscape requirements to recognize the site features, existing streetscape configuration, and the mixed use nature of the proposed development. As part of the optional streetscape along Carmel Rd. and NC 51, the existing sidewalk will remain in place. The Petitioner will then construct a new sidewalk along and adjacent to the building's fronting along those streets and all existing building entrances with sidewalk and with the existing public street sidewalk. The site plan includes typical cross sections for each street that will be used to describe the streetscape plans for approval under the optional process.
- Parking will be provided which meets or exceeds the requirements of the Ordinance. Any parking not to be located within the building and parking areas indicated on the site plan will be located on or near the public street and will be screened from the public street with other landscape or structural elements that are at least 4' in height.
- Maximum building height will be limited to 60'. A pedestrian connection will be installed between the development on this site and the office building to the west, currently known as Quik Plaza. The exact location and configuration of this connection will be determined during the design phase for the development and is subject to approval by the City of Charlotte. All buildings will be located within 750' of a fire hydrant.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. The Petitioner acknowledges that other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- October 10, 2003  
Revised per staff comments December 18, 2003  
Revised per staff comments February 11, 2004



**DEVELOPMENT DATA**

PIN:	209-242-02
OWNER:	RJ PROPERTY GROUP, INC.
ADDRESS:	1917 HARRISON ST., #100 HOLLYWOOD, FL 33020
TELEPHONE NUMBER:	(954) 923-9514
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
PROPOSED USE:	CITY OF CHARLOTTE OFFICE / RETAIL / RESTAURANT (51,850 SF)
BUILDING HEIGHT:	1 & 2 STORY
SITE AREA:	4.38 AC.
SETBACK:	14' From B.O.C.
SIDE YARD:	None Required
REAR YARD:	None Required
MAX. BLDG. HGT.:	60'

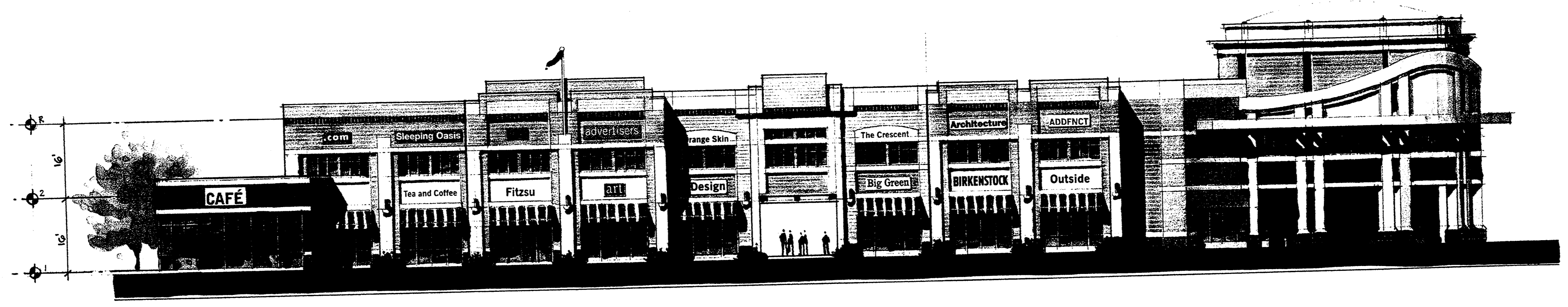
**SYMBOL LEGEND**



CROSS-SECTION A-A: PINEVILLE-MATTHEWS ROAD AND CARMEL ROAD STREETScape, TYPICAL NOT TO SCALE

CROSS-SECTION B-B: LITTLE AVENUE STREETScape, TYPICAL NOT TO SCALE

SOUTH ELEVATION from PINEVILLE MATTHEWS ROAD-HWY 51



EAST ELEVATION from CARMEL ROAD



WEST ELEVATION from PARKING LOT



**CARMEL & 51 RETAIL CENTER**  
CHARLOTTE, NC