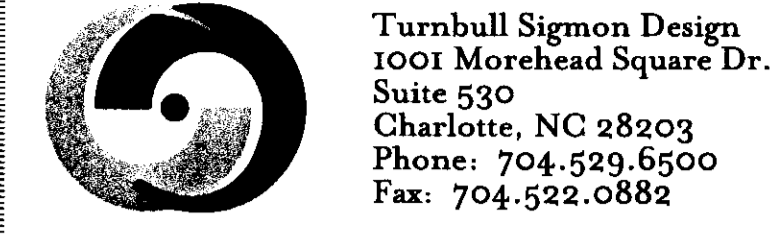
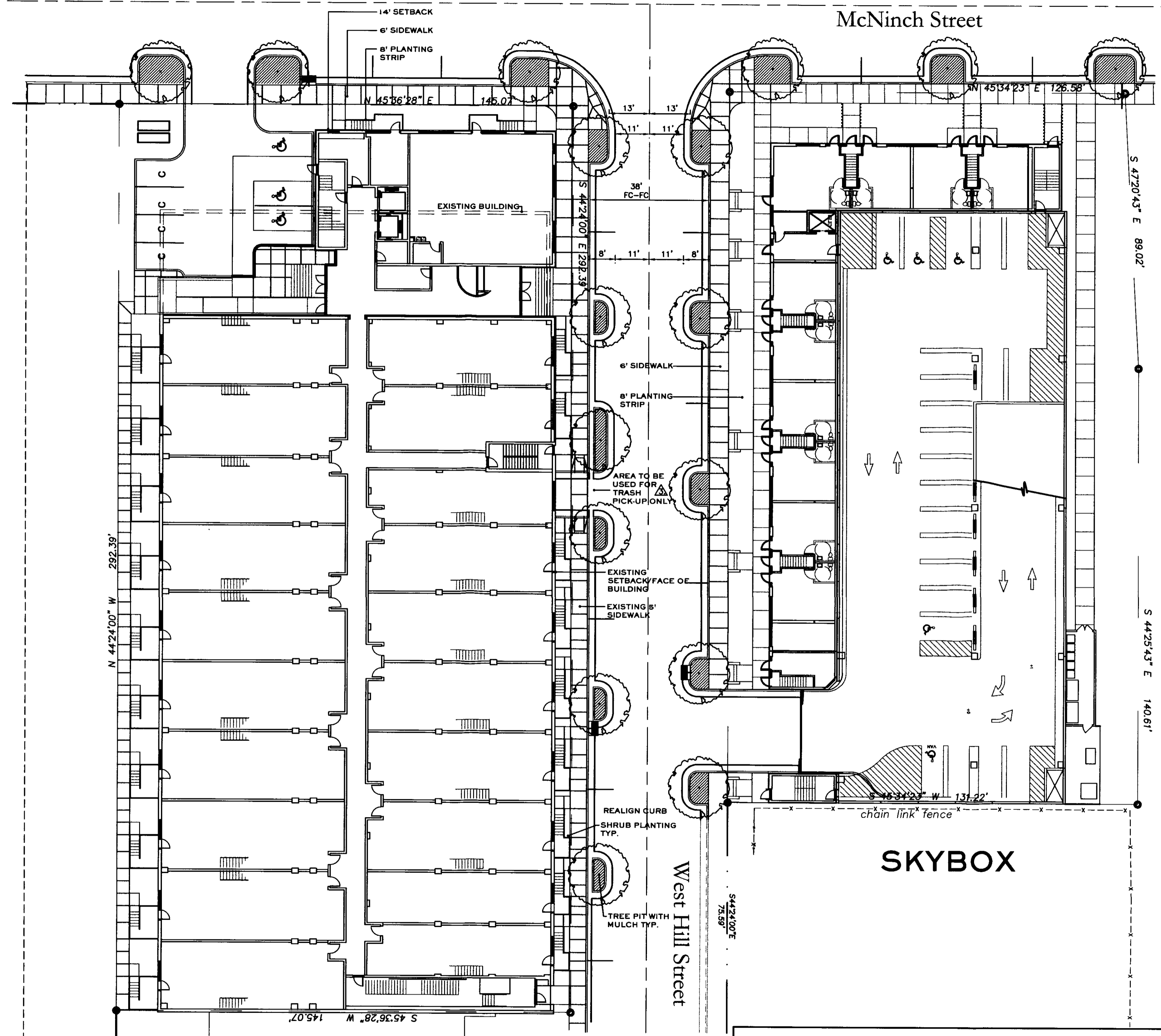


TAX PARCEL ID: 073-243-06 & 073-242-12  
 SITE AREA: 0.974 ACRES & 0.686 ACRES  
 EXISTING ZONING: MUDD  
 PROPOSED ZONING: MUDD-O (SEE NOTE 7)  
 RESIDENTIAL UNITS: 110 (SEE GENERAL PROVISIONS AND NOTE 1)  
 RESIDENTIAL/COMMERCIAL UNITS: 10  
 COMMERCIAL AREA: 18,000 SQ.FT. (SEE GENERAL PROVISIONS AND NOTE 1)



LAND DEVELOPMENT DESIGN SERVICES



**PRELIMINARY PARKING TABLE (PER ORDINANCE)**  
 SMALL PARKING LOT: 7  
 OFFSITE PARKING DECK: 140  
 ON STREET PARKING: 21  
 TOTAL PARKING SPACES: 168 (SHARED WITH OFFSITE PROJECT)

**NOTES:**  
**GENERAL PROVISIONS**  
 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD) ZONING CLASSIFICATION SHALL GOVERN THE DEVELOPMENT OF THE SITE SUBJECT TO THE "OPTIONAL" PROVISIONS PROVIDED BELOW.

THE CONFIGURATIONS, PLACEMENTS, SIZES OF THE BUILDINGS, AND NUMBER OF UNITS OR AREA OUTLINED ON THE SCHEMATIC SITE PLAN ACCOMPANYING THIS REZONING PETITION ARE SCHEMATIC IN NATURE AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW, MAY BE ALTERED OR MODIFIED DURING FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. PARKING LAYOUTS MAY ALSO BE MODIFIED.

**1. PERMISSIBLE DEVELOPMENT**  
 THE SITE MAY BE DEVOTED TO RESIDENTIAL AND NON-RESIDENTIAL USES TOGETHER WITH ANY ACCESSORY USES AS PERMITTED IN THE MUDD ZONING CLASSIFICATION SUBJECT TO THE PROPOSED DEVELOPMENT PROGRAM.

THE TABULATION ABOVE IS PROPOSED AND ALTERATIONS MAY OCCUR. ANY CHANGES WOULD BE APPROVED ADMINISTRATIVELY IF THE GENERAL RELATIONSHIPS TO OTHER PARTS OF THESE PROVISIONS DO NOT CHANGE SIGNIFICANTLY.

**2. EXISTING DEVELOPMENT**  
 AN EXISTING WAREHOUSE BUILDING IS CURRENTLY SITUATED ON A MAJORITY OF THE SITE'S LAND AREA. THIS BUILDING WILL BE RENOVATED AND REUSED UNDER THE CURRENT PLAN AND WILL SERVE AS THE FIRST FLOOR FOR THE NEW PROPOSED DEVELOPMENT. IF THE EXISTING BUILDING IS NOT SAVED FOR RE-USE, THEN THE MUDD STANDARDS WILL APPLY, NOT THE MUDD-O STANDARDS OF THIS PETITION.

**3. SIGNS**  
 ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**4. LANDSCAPING**  
 LANDSCAPING SHALL BE PROVIDED ACCORDING TO THE CHARLOTTE TREE ORDINANCE EXCEPT THAT RELATED TO THE OPTIONAL PROVISIONS. ALL PARKING WILL BE SCREENED ACCORDING TO THE PARKING ORDINANCE.

**5. STORM WATER MANAGEMENT**  
 IF THE PETITIONER/DEVELOPER IS REQUIRED TO INCORPORATE STORM WATER SYSTEM(S), IT WILL BE TIED INTO THE EXISTING STORM WATER SYSTEM(S). IN SUCH CASE, THE PETITIONER/DEVELOPER SHALL HAVE THE RECEIVING SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE PROPOSED DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM WATER DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM HAPPENING.

**6. ACCESS POINTS**  
 THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THIS SCHEMATIC SITE PLAN. THE PLACEMENTS AND CONFIGURATIONS OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS.

**7. MUDD-OPTIONAL PROVISIONS**  
**• SOUTH SETBACK (WAREHOUSE 3)** - THE EXISTING BUILDING IS CURRENTLY AND TYPICALLY SETBACK 10 FEET FROM WEST HILL STREET WITH AN EXISTING 8 FOOT SIDEWALK ADJACENT TO THE CURB. THE EXISTING SIDEWALK IS PROPOSED TO REMAIN AS IS. TO PROMOTE A FUTURE PEDESTRIAN FRIENDLY BUILDING, THE MINIMUM SETBACK FROM WEST HILL STREET SHALL BE 8 FEET TO ACCOMMODATE STAIRS LEADING FROM THE SIDEWALK UP TO THE FINISHED FLOOR LEVELS OF THE EXISTING BUILDING. THE PROPOSED STAIRS WILL BE NO WIDER THAN 8 FOOT AND BETWEEN EACH SET OF STAIRS THERE WILL BE A 8 FOOT WIDE PLANTING STRIP, WHERE ABLE, FOR SHRUB OR TREE PLANTING DIRECTLY ADJACENT TO THE BUILDING.

**NORTH SETBACK (SKYBOX)** - A 6 FOOT SIDEWALK AND 8 FOOT PLANTING STRIP WILL ACCOMMODATE THE 14 FOOT SETBACK PER MUDD REQUIREMENTS.

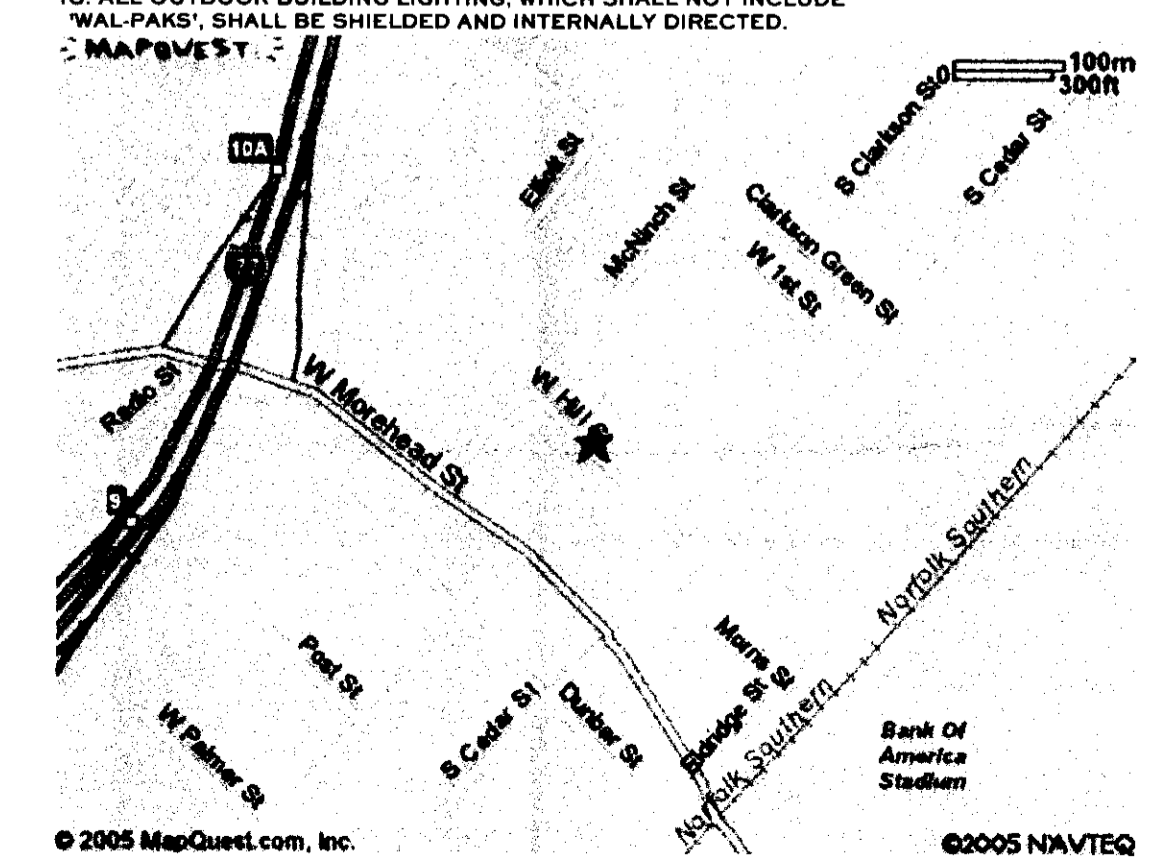
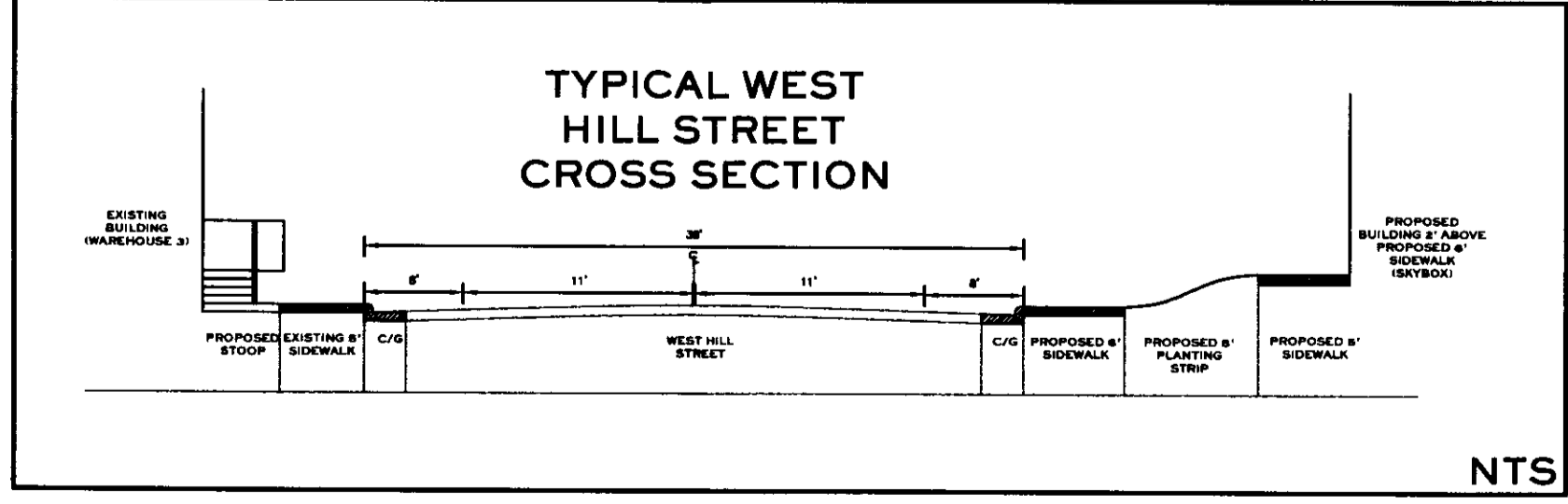
THROUGH THE MUDD REVIEW PROCESS, THE APPLICANT WILL WORK WITH THE CITY TO DETERMINE EXACTLY HOW TO INTEGRATE THE STAIRS, SIDEWALKS, TREES, AND ON-STREET PARKING AS PART OF THIS MUDD-O PETITION. IN THIS REGARD, THE SETBACK AREA ALONG WEST HILL STREET AS SHOWN ON THE ACCOMPANYING SITE PLAN IS FOR ILLUSTRATION PURPOSES ONLY.

**• TREE WELLS PER CHARLOTTE, MECKLENBURG LAND DEVELOPMENT STANDARDS** WILL BE BUILT AT PROPOSED BUMP OUTS. THE AREA SURROUNDING THE TREE WELL EXCLUDE THE USE OF TREE GRATES. THE AREA SURROUNDING THE TREES WILL BE MULCHED AND MAINTAINED.

**8. THE PROJECT IS PROPOSED AS A COMBINATION OF RESIDENTIAL AND COMMERCIAL AND SHALL COMPLY WITH THE MUDD STANDARDS. HOWEVER, IF THE PROPOSED PRODUCT MIX CHANGES IN THE FUTURE, THE MUDD STANDARDS SHALL STILL APPLY.**

**9. ALL LIGHTING WILL BE IN CONFORMITY WITH THE REQUIREMENTS OF THE CITY ORDINANCE.**

**10. ALL OUTDOOR BUILDING LIGHTING, WHICH SHALL NOT INCLUDE "WAL-PAKS", SHALL BE SHIELDED AND INTERNALLY DIRECTED.**



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 0 10 20 40 60 80  
 3. 11/28/05 JAW Revised per Comments.  
 2. 11/11/05 HAV Revised per Comments.  
 1. 8/18/05 JAW Revised per City Comments.  
 NO. DATE: BY: REVISIONS:

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**Citiline Development & Ventures, LLC**

2030 SOUTH TRYON STREET  
 SUITE 3F  
 CHARLOTTE, NC 28205  
 704-375-7485



APPROVED BY CITY COUNCIL  
 DATE 11/21/05

CITY OF CHARLOTTE  
 MECKLENBURG COUNTY

**Rezoning Petition**

For Public Hearing  
 Petition # 2005-119

PROJECT NUMBER: 05-074

DRAWN BY: JAW

DESIGNED BY: BCS

ISSUE DATE: 09.23.05