

**REZONING PETITION NO. 2010-024**

TAX PARCEL NUMBER 067-031-01

ACREAGE: 0.2839 acres  
 EXISTING ZONING B-1 (PED)  
 PROPOSED ZONING B-1 (PED-O)  
 MINIMUM SETBACK: APPROVED STREETScape PLAN  
 MINIMUM SIDE YARD (NONE)

**DEVELOPMENT DATA**

**BINDING EFFECT OF THE REZONING REQUEST**

1. SHOULD THE REZONING REQUEST BE APPROVED BY CITY COUNCIL ALL CONDITIONS

ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THIS SITE ARE IMPOSED UNDER THE DEVELOPMENT NOTES AND TECHNICAL DATA SHEET, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ZONING ORDINANCE, BE BINDING UPON THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS.

2. THROUGHOUT THE DEVELOPMENT NOTES, THE TERM PETITIONER AND OWNER SHALL INCLUDE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR OWNER OF THE SITE WHO MAY BE INVOLVED IN FUTURE DEVELOPMENT THEREOF.

3. RELIEF FROM THE SIGNAGE REQUIREMENTS BOTH OF THE PED PLAN AND THE EXISTING ROOF MOUNTED VOLKSWAGEN AS A SIGN.

4. A RESTAURANT IS THE PROPOSED USE ON THE SITE PLUS ALL OTHER B-1 USES (UNDERLYING DISTRICT) AS PERMITTED UNDER THE ZONING ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS, ALONG WITH ACCESSORY USES.

5. THE ROOF MOUNTED VOLKSWAGEN WILL NOT INCLUDE TEXT THAT REFERENCES THE BUSINESS: IF TEXT IS LOCATED ON THE VEHICLE, IT SHOULD RELATE TO THE LARGER COMMUNITY AND NOT THE INDIVIDUAL BUSINESS.

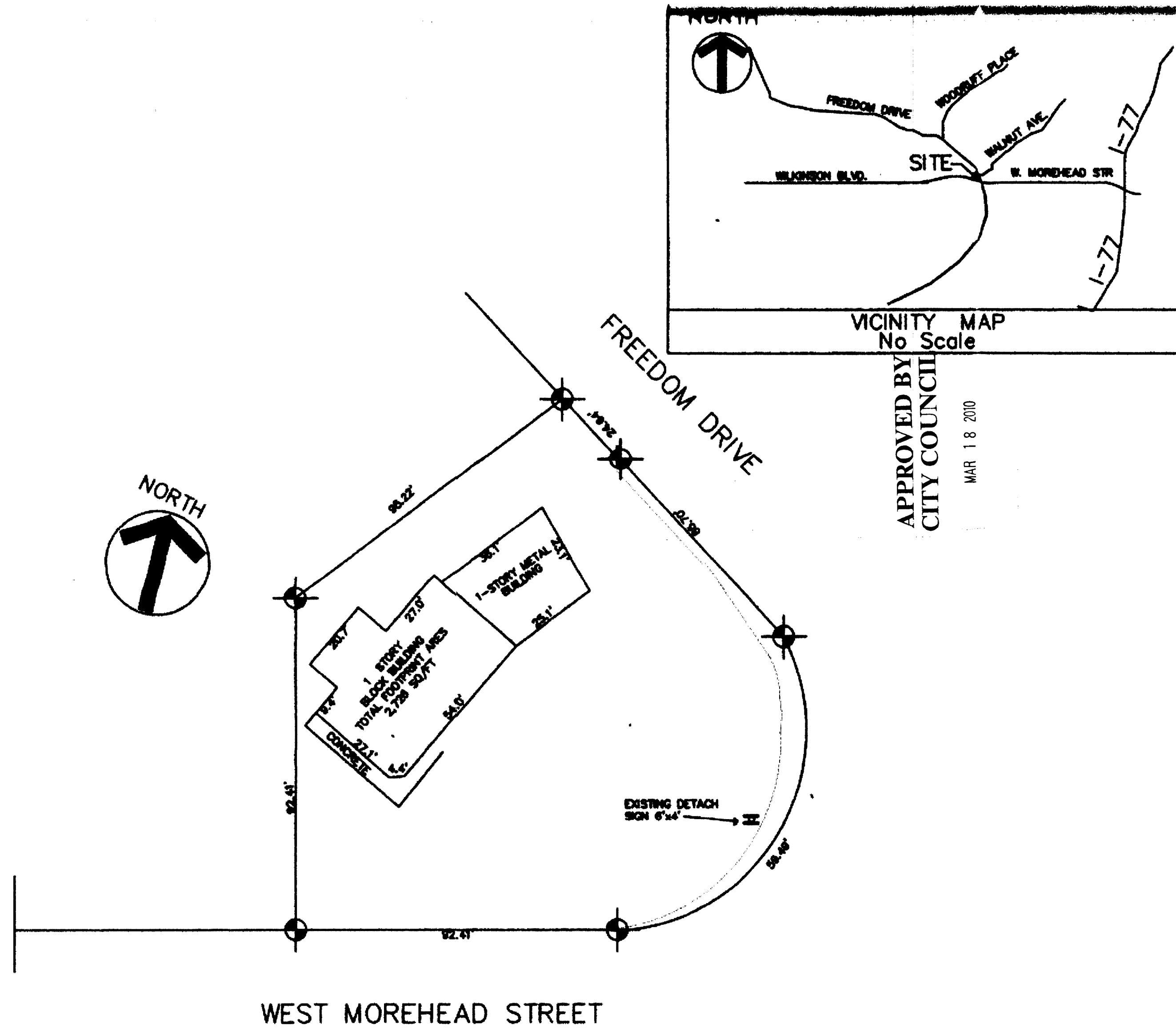
6. THE EXISTING DETACHED IDENTIFICATION SIGN ON SITE WILL REMAIN AS AN IDENTIFICATION SIGN TO BE THE BUSINESS ESTABLISHMENT.

7. THE OPTIONAL REQUESTED IS TO PERMIT A HISTORIC NEIGHBORHOOD SIGN/SYMBOL (VOLKSWAGEN VEHICLE) TO REMAIN ON TOP OF THE EXISTING BUILDING WITH ATTACHED CONDITIONS.

8. THE OPTIONAL REQUESTED IS TO PERMIT AN EXISTING (6'x4') 24 SQUARE FOOT DETACHED IDENTIFICATION SIGN TO REMAIN AT THE EXISTING LOCATION. THE HEIGHT OF THE SIGN IS 16 FEET.

9. THE EXISTING DETACHED SIGN IS LOCATED ENTIRELY ON THE SUBJECT PARCEL AND DOES NOT PROJECT INTO THE RIGHT-OF-WAY.

10. THE OPTIONAL REQUEST IS TO PROVIDE THE MECHANISM TO PERMIT THE EXISTING DETACHED SIGN TO REMAIN IN LIEU OF THE PED PROVISION CODE SECTION 10.804(2) DUE TO THE UNIQUENESS OF THE HISTORIC SIGN LOCATED ON THIS PARCEL.



APPROVED BY  
CITY COUNCIL

MAR 18 2010

REV - SIGN & 4 NOTES 2/8/10

Dwg No	SK11
Scale	
Date	
Dwn:rib	

ROBERT L. BRANDON  
 Planning & Zoning Consultants  
 P.O. Box 471593 Charlotte, NC 28247  
 704/759-0969 704/200-8901 c

PROJECT:  
 1600 WEST MOREHEAD STREET  
 1600 WEST MOREHEAD STREET, LLC  
 P.O. BOX 9244  
 CHARLOTTE, NC 28299-9244

RECEIVED  
 FEB 16 2010

2010-024