

**4125 Yancey Rd**  
**Charlotte, NC 28217**

prepared for: Client Name

Mark	Date	Description
01	10/26/15	Site Plan Development
02	12/18/15	Revisions

This Drawing is the property of cluck and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of cluck.

Copyright 2015 cluck design collaborative  
All Rights Reserved.  
Project name/#: Yancey / 15\_000  
CAD File Name: Yancey.vwx

Rezoning Site Plan

**RZ-1**

**YANCEY STREET DEVELOPMENT STANDARDS**

PARCEL ID: 14902101  
ACREAGE: +/-1.16 AC  
ZONING: EXISTING (I-2), PROPOSED (MUDD-O)  
PARKING : TO COMPLY WITH ORDINANCE STANDARDS

**GENERAL PROVISIONS.**

A. DEVELOPMENT OF THE SITE 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 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 AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.  
B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.  
C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

**PURPOSE**  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE REPURPOSING OF AN INDUSTRIAL BUILDING TO ALLOW FOR A MIXTURE OF USES. THE PETITIONER ALSO SEEKS APPROVAL OF AN OPTIONAL REQUEST TO ALLOW FOR PAVED AND UNPAVED PARKING TO REMAIN AS LOCATED BETWEEN THE BUILDING AND THE STREET. THE PETITIONER ALSO SEEKS APPROVAL OF THE STREETScape CONFIGURATION THAT INCLUDED THE ELEMENTS OF THE PROPOSED STREETScape FOR YANCEY STREET BUT PROVIDES THOSE ELEMENTS IN A SLIGHTLY DIFFERENT CONFIGURATION THAN THAT SHOWN IN THE STATION AREA PLAN THAT ENCOMPASSES THE SITE, AND TO MODIFY THE STREETScape PLAN'S PROPOSED SETBACK AS THE EXISTING BUILDING ON THE SITE WILL REMAIN. TO ACHIEVE THESE PURPOSES, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MUDD-O DISTRICT.

**PERMITTED USES**  
USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE THOSE USES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT UNLESS OTHERWISE RESTRICTED BY THE PROVISIONS OF THIS PLAN.

**TRANSPORTATION**  
A. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY CONNECTION TO YANCEY STREET AND SOUTHSIDE DRIVE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.  
B. PARKING AREAS, INCLUDING ON STREET PARKING, ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.  
C. THE PETITIONER WILL DEVELOP THE SITE WITH A MINIMUM OF 70 PARKING SPACES INCLUDING BOTH ON STREET PARKING AS ALLOWED BY THE ORDINANCE AND OFF STREET PARKING.

**ARCHITECTURAL STANDARDS**  
THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE MUDD DISTRICT. IT IS THE PETITIONER'S INTENT TO REPURPOSE THE EXISTING BUILDING FOR VARIOUS NEW USES THAT MAY CHANGE OVER TIME. THE PETITIONER RESERVES THE RIGHT TO ADD OR REMOVE WINDOWS AND DOORS AND/OR TO REMOVE SECTIONS OF BUILDING WALL TO FACILITATE THE USE OF THE BUILDING, TO CONNECT THE INTERIOR OF THE BUILDING TO EXTERIOR SPACES, AND TO ACCOMMODATE GREATER UTILITY OF THE BUILDING IN DIFFERING SEASONS.

**STREETScape AND LANDSCAPING**  
RESERVED

**ENVIRONMENTAL FEATURES**  
RESERVED

**PARKS, GREENWAYS, AND OPEN SPACE**  
RESERVED

**FIRE PROTECTION**  
RESERVED

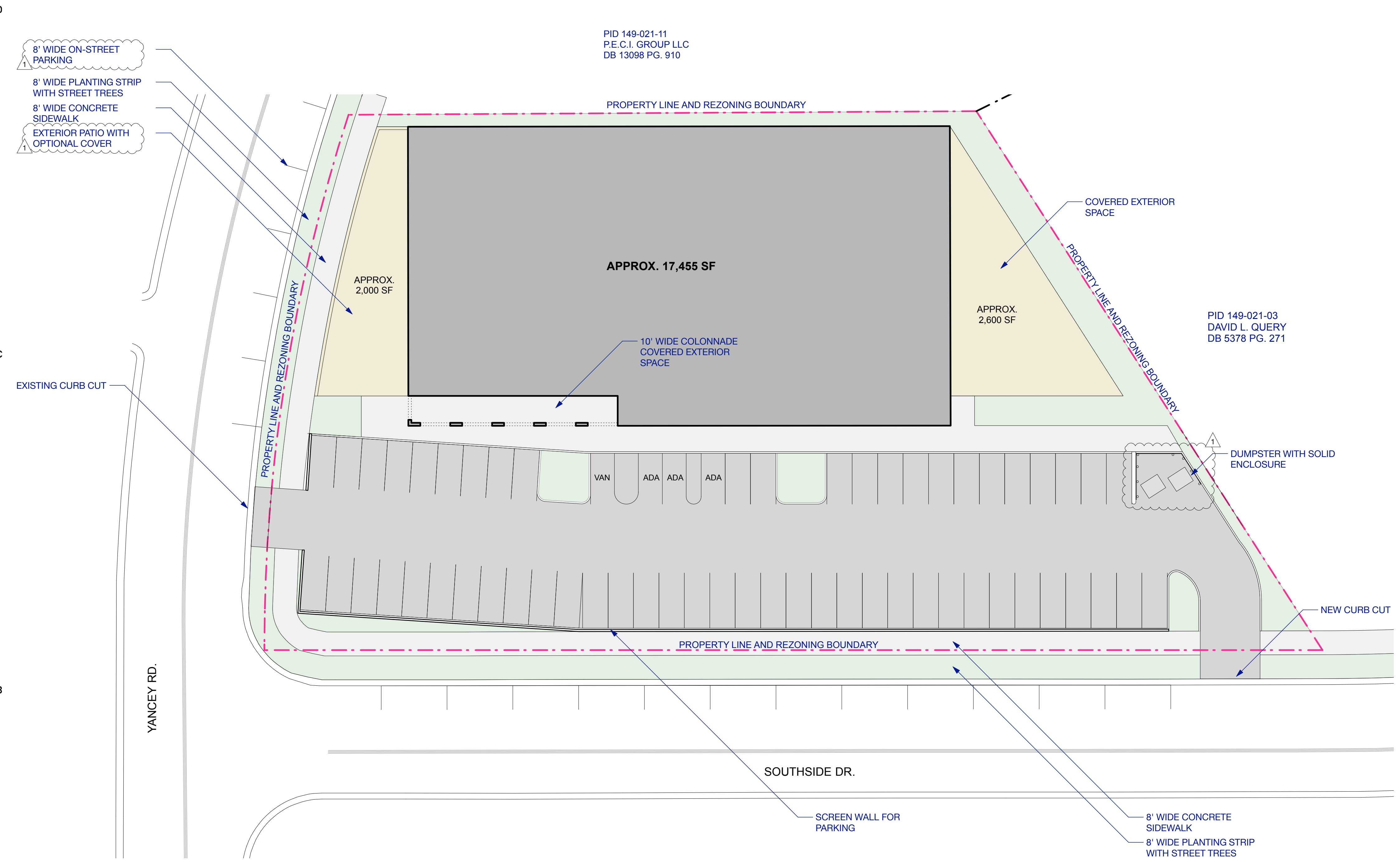
**SIGNAGE**

THE PETITIONER RESERVES THE RIGHT TO ASK FOR CONSIDERATION FOR THE LOCATION OF AN HISTORICAL SIGN ON THE SITE UNDER THE PROVISIONS OF THE SIGN REGULATIONS.

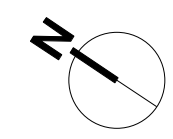
**LIGHTING**  
A. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

**PHASING**  
RESERVED

INITIAL SUBMISSION-10-26-15, 1.1  
REVISED PER STAFF COMMENTS 12-18-15, 1.2



A1 Proposed Site Plan  
Scale: 1" = 20 ft



PID 149-021-11  
P.E.C.I. GROUP LLC  
DB 13098 PG. 910

PID 149-021-03  
DAVID L. QUERY  
DB 5378 PG. 271

YANCEY RD.

SOUTHSIDE DR.

APPROX. 17,455 SF

APPROX. 2,000 SF

APPROX. 2,600 SF

VAN ADA ADA ADA

- 8' WIDE ON-STREET PARKING
- 8' WIDE PLANTING STRIP WITH STREET TREES
- 8' WIDE CONCRETE SIDEWALK
- EXTERIOR PATIO WITH OPTIONAL COVER

COVERED EXTERIOR SPACE

DUMPSTER WITH SOLID ENCLOSURE

NEW CURB CUT

SCREEN WALL FOR PARKING

8' WIDE CONCRETE SIDEWALK  
8' WIDE PLANTING STRIP WITH STREET TREES