

No.	Description	Date
1	Rezoning Comments	01/14/2016

- DEVELOPMENT DATA TABLE**
- a. Site Area: 1.02 acres
  - b. Tax Parcel ID Numbers: 095-077-16 & 095-077-18
  - c. Existing Zoning: B-1
  - d. Proposed Zoning: MUDD-(CD) Conditional
  - e. Existing and Proposed Uses: Warehouse, Proposed - Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a Brewery subject to conditions of 12.544.
  - f. Residential Density - NA
  - g. Square Footage of Non-Residential Uses by Type:  
Existing 14,000 sf, plus proposed 2,100 +/- sf
  - h. Floor Area Ratio - 16,100sf/44,419 sf = 0.36
  - i. Maximum Building Height: 12'-0" permitted
  - j. Maximum Number of Buildings: 1
  - k. Number and/or Ratio of Parking Spaces: 1 per 600, 16,100/600 = 27 spaces.
  - l. Open space: NA

- GENERAL PROVISIONS**
- a. The configuration, placement, size and number of stairs, ramps, patio and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance.
  - b. Should the existing building be torn down, site will be required to be rezoned.
  - c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

- OPTIONAL PROVISIONS**
- a. The area marked as "Potential Future Outdoor Service Area," may be used for expansion of the outdoor service, seating, consumption and/or entertainment. In the event that the "Potential Future Outdoor Service Area" is used for outdoor service, seating, consumption and/or entertainment, additional parking spaces shall not be required and any applicable parking requirements shall be waived.
  - b. Existing building currently encroaches in approximately 14" into 14'-0" presumed setback.
  - c. Petitioner request the existing rock retaining wall and side walk to remain on street frontage to preserve wall & (3) existing Oak trees.

- PERMITTED USES**
- a. Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a Brewery subject to conditions of 12.544.

- TRANSPORTATION**
- a. Parking internal and on-street.
  - b. Petitioner to continue 6' sidewalk and 8' planting strip from adjacent parcel streetscape west of driveway.
  - c. Minimum of 2 long term and 2 short term bicycle parking to be provided.

- ARCHITECTURAL STANDARDS**
- a. Existing building to remain the same height with the exception of an added mezzanine/roof terrace. Overall height not to exceed 50'-0"
  - b. Urban Design elements to include: new ground level entrance into existing building, covered exterior patios under the existing roof, street front facade opened up with storefront windows.
  - c. Screened trash enclosure added to site.

- STREETSCAPE AND LANDSCAPING**
- a. 2 additional street trees shown at new streetscape plan. Petitioner request that existing 3 oaks to remain.
  - b. Petitioner to continue 6' sidewalk and 8' planting strip from adjacent parcel streetscape west of driveway.

- ENVIRONMENTAL FEATURES**
- a. Tree save areas - NA
- PARKS, GREENWAYS, AND OPEN SPACE**
- a. Reservation/Dedication of park and/or greenway: NA
  - b. Park and/or greenway improvements: NA
  - c. Connections to park and/or greenway - Veterans park located directly across Central from site.
  - d. Privately constructed open space - Outdoor green space provided North of parking.

- FIRE PROTECTION**
- a. Fire truck access to be made from street. All areas of building can be accessed by 250' hose pull.

- SIGNAGE**
- a. All new signage to be compliant with City of Charlotte Zoning Ordinance, section 13.108.

- LIGHTING**
- a. All new free standing lighting to be screened and shielded lighting per 12.402

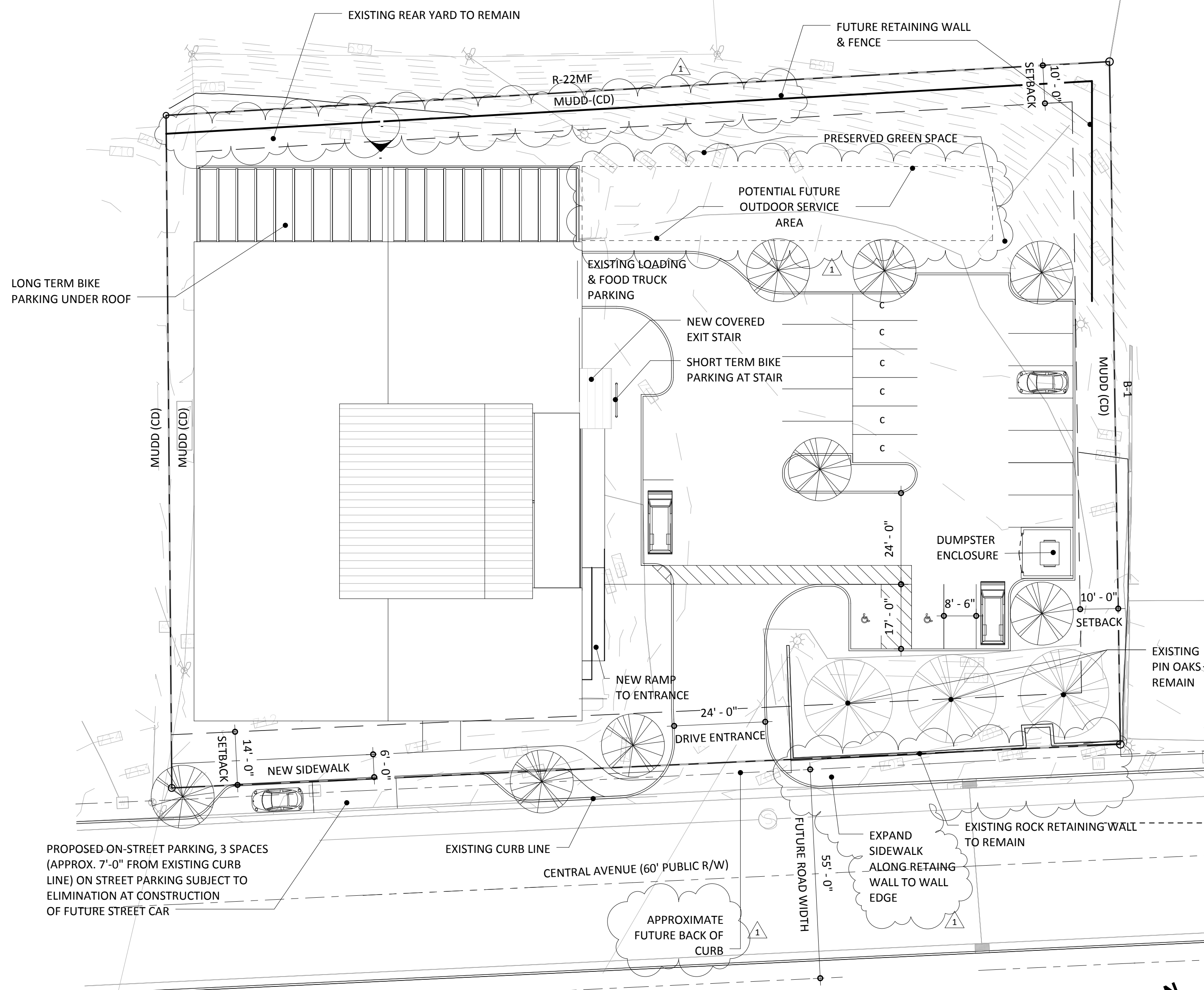
- PHASING**
- NA



EXISTING OAKS BEHIND RETAINING WALL



EXISTING RETAINING WALL AND SIDEWALK



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



CURRENT EAST ELEVATION



CURRENT STREETSCAPE



CURRENT BUILDING TO REMAIN

LONG TERM BIKE PARKING UNDER ROOF

PROPOSED ON-STREET PARKING, 3 SPACES (APPROX. 7'-0" FROM EXISTING CURB LINE) ON STREET PARKING SUBJECT TO ELIMINATION AT CONSTRUCTION OF FUTURE STREET CAR

