

- 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, 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. Additional outdoor space may be utilized for service and entertainment areas without the provision of additional parking spaces.
 - b. Existing building currently encroaches in approximately 1'4" into 14'-0" presumed setback.

- 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. Petitioner request the existing rock retaining wall and side walk to remain on street frontage to preserve wall & (3) existing Oak trees.
 - d. Minimum of 2 long term and 2 short term Bicycle parking to be provided.

- ARCHITECTURAL STANDARDS**
- a. Preliminary elevations are schematic and for reference only.
 - b. Existing building to remain the same height with the exception of an added mezzanine/roof terrace. Overall height not to exceed 50'-0"
 - c. 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.
 - d. 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
 - b. PCCO areas - NA

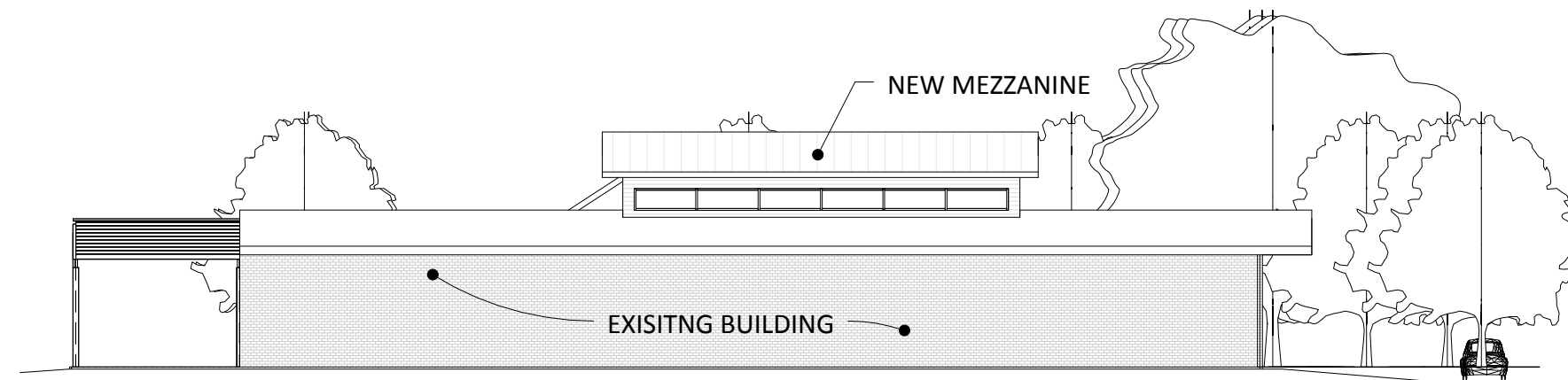
- PARKS, GREENWAYS, AND OPEN SPACE**
- a. Reservation/Dedication of park and/or greenway: NA
 - b. Park and/or greenway improvements: NA
 - c. Connections to park and/or greenway - Veterans park located directly across Central from site.
 - d. Privately constructed open space - Outdoor green space provided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

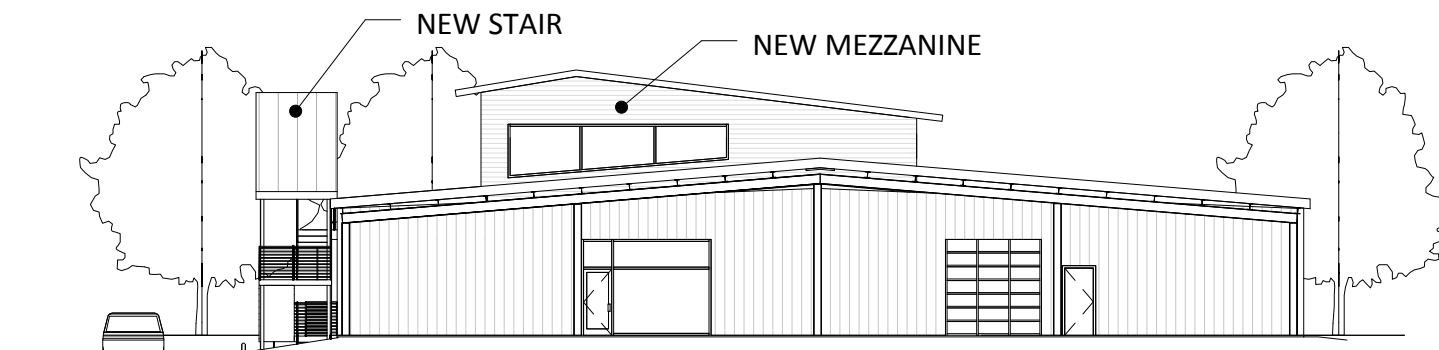
- SIGNAGE**
- a. All new signage to be compliant with City of Charlotte Zoning Ordinance, section 13.108.

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

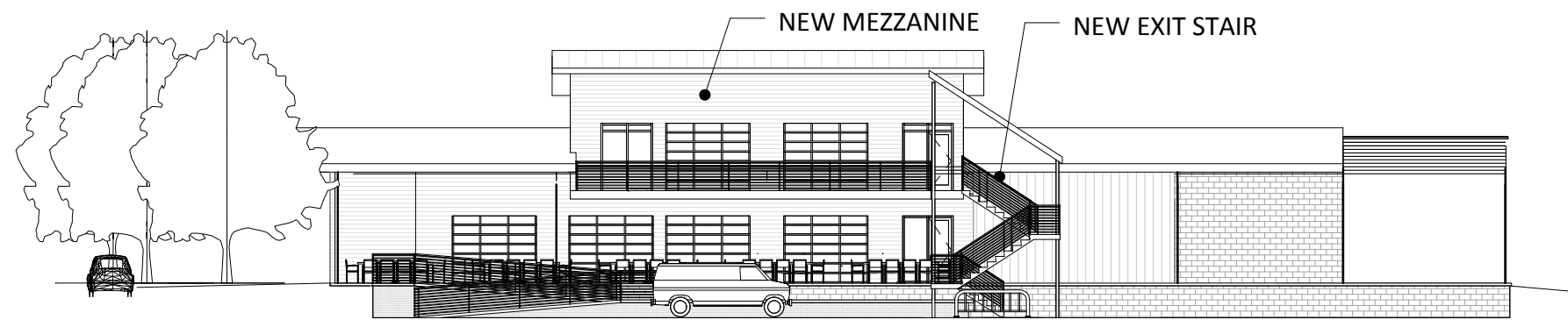
- PHASING**
- NA



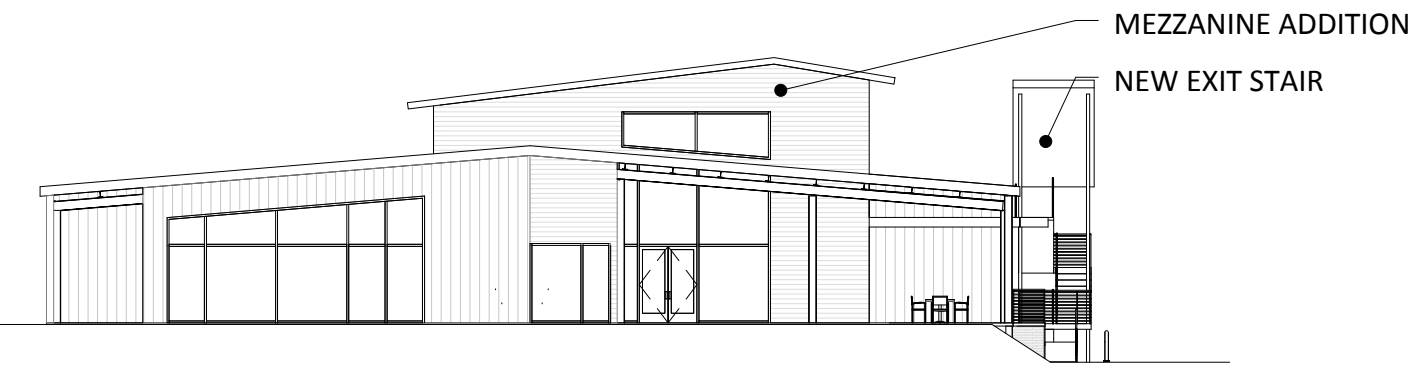
5 WEST ELEVATION
1" = 20'-0"



4 NORTH ELEVATION
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION - CENTRAL AVENUE
1" = 20'-0"



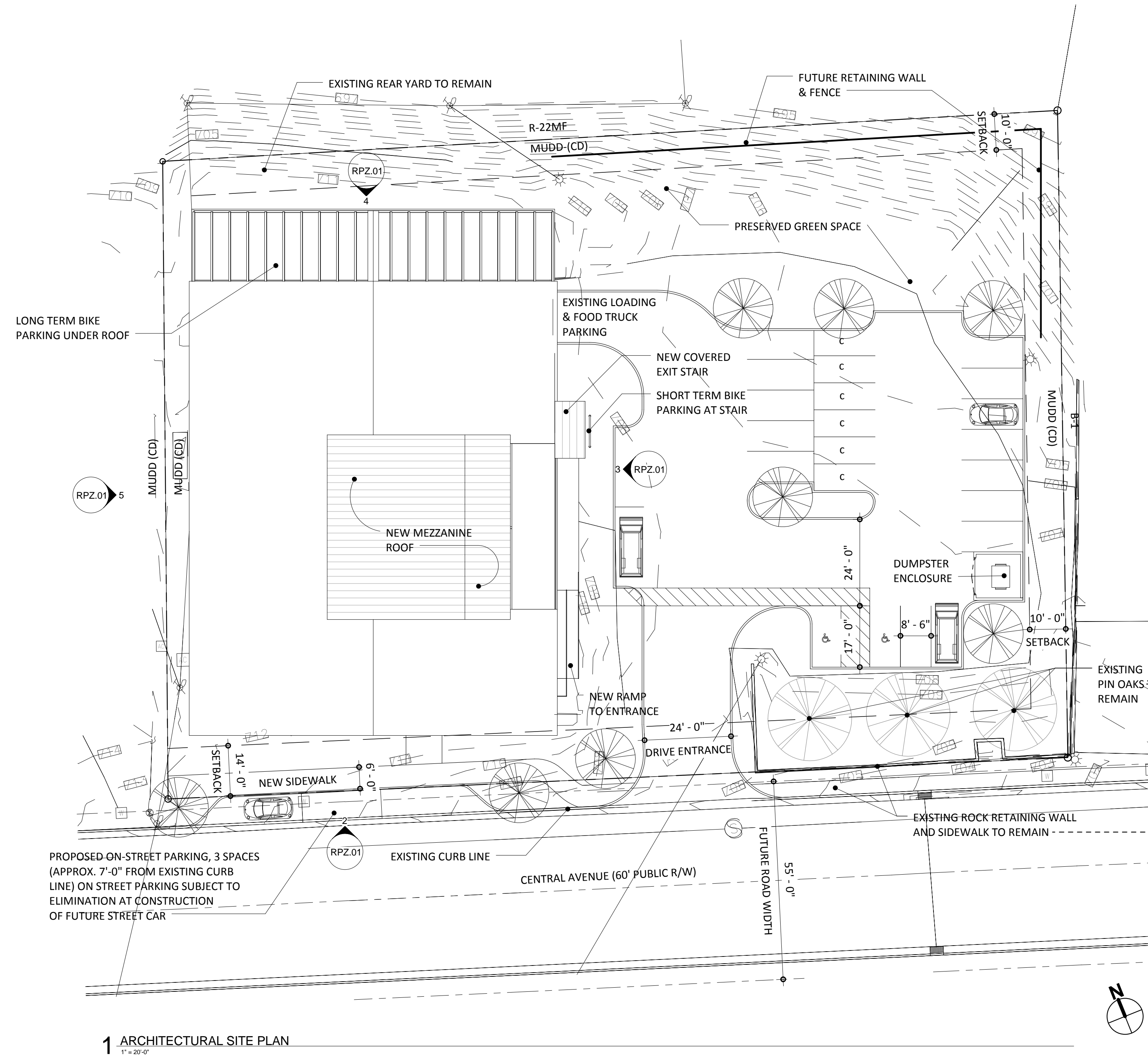
CURRENT EAST ELEVATION



CURRENT STREETScape



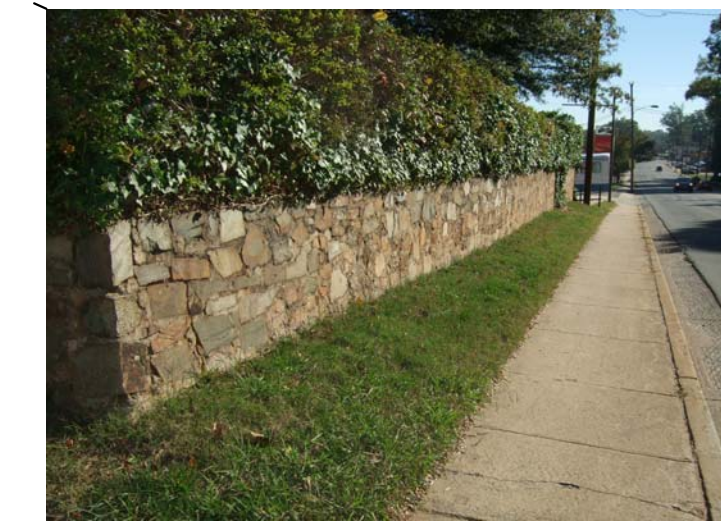
CURRENT BUILDING TO REMAIN



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



EXISTING OAKS BEHIND RETAINING WALL



EXISTING RETAINING WALL AND SIDEWALK

Rezoning Petition
November 23, 2015

No.	Description	Date
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SITE PLAN RPZ.01