

**DEVELOPMENT DATA TAX PARCEL #161-081-13**

EXISTING ZONING OF SITE: O-2; LOT 12 BLOCK 3  
 TOTAL SITE AREA: 0.385 ACRES  
 EXISTING SINGLE-STORIED RESIDENCE BUILDING; EXISTING RESIDENCE TO REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION  
 PROPOSED ZONING REQUEST FOR SITE: B-1 CD  
 PROPOSED USE OF BUILDING: TATTOO PARLOR (BUSINESS)  
 TOTAL HEATED AND COOLED AREA OF BUILDING: 1, 227 SQUARE FEET  
 TOTAL PARKING REQUIRED: ONE PER 250 SQUARE FEET: 5 SPACES  
 TOTAL PARKING PROVIDED: 9 INCLUDING ONE HANDICAP ACCESSIBLE SPACE  
 TOTAL BIKE RACK PROVIDED: ONE TO PARK THREE BICYCLES  
 MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 40 FEET

**TRANSPORTATION**

- BEFORE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, FUTURE RIGHT-OF-WAY ALONG MONROE ROAD WILL BE DEDICATED AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY.
- PETITIONER WILL DEDICATE ANY SIDEWALK UTILITY EASEMENTS AND/OR CONSTRUCTION EASEMENTS ASSOCIATED WITH THE FUTURE MONROE STREETSCAPE PROJECT IF IT EXCEEDS THE RIGHT-OF-WAY TO THE CITY.

**SITE AND BUILDING DESIGN**

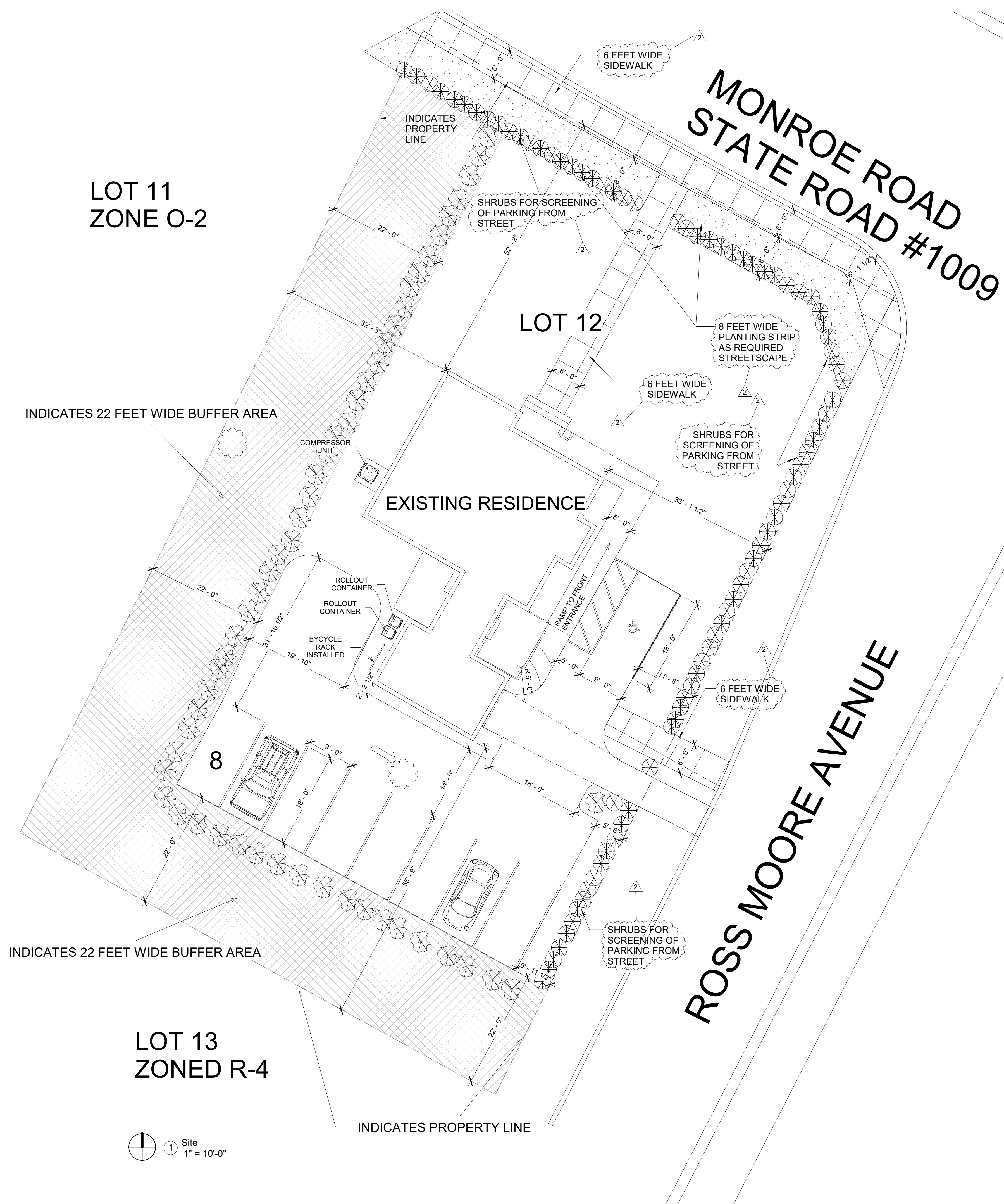
- EXISTING BUILDING WILL REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION.

**ENVIRONMENT**

- EXISTING MATURE TREES AT THE FRONT OF THE HOUSE WILL BE RETAINED.
- PETITIONER WILL MEET THE CHARLOTTE TREE ORDINANCE.
- WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED BY 25% WITH THE INSTALLATION OF A FENCE, WALL OR BERM.
- WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED ACCORDINGLY IF THE LAND USE ON AN ABUTTING PARCEL CHANGES SO THAT A LESSER BUFFER WOULD BE REQUIRED.

**SIGNAGE**

- SIGNAGE WILL BE CONSISTENT WITH SIGNS ALLOWED IN THE EXISTING O-2 DISTRICT.



NORTH

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REVISIONS		
No.	Date	Description
2	2/15/17	Review comments

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PETITION #2017-002

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road  
Charlotte, NC 28205

Drawing Title  
Proposed New Site Plan

Phase  
Site Plan Petition #2017-002

Project No.	16-081	Sheet No.	A001
Prepared by	Author		
Checked by	Checker		
Date	Feb. 15, 2017		

Released for  
Review