



**DEVELOPMENT DATA TABLE**

TOTAL SITE ACREAGE:	2.27 ACRES
TAX PARCEL ID#:	079-043-05/079-042-04
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-0
PROPOSED USE:	All uses permitted and with prescribed conditions in MUDD excluding automotive service stations and pet services outdoors

**1. GENERAL PROVISIONS**  
 These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition filed by October 24, 2016 to rezone property tax parcels 079-043-05 & 079-042-04 (the "Site") from the I-2 Zoning District to the MUDD-0 Zoning District in order to accommodate a brewery, bakery and butcher shop development, as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect the development rights, building envelopes, and the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

**2. OPTIONAL PROVISIONS**  
 Petitioner seeks approval of an Optional Provision to allow the existing parking to remain within the setback of Carter Avenue.

Petitioner seeks approval of an Optional Provision for the existing building to remain within the setback of Carter Avenue.

Building and streetscape design are not required to meet the standards in Section 9.8506 2(a), (d)-(j) of the MUDD (Mixed Use Development District) as the existing building is to remain.

**3. PERMITTED USES**  
 All uses permitted and with prescribed conditions in MUDD excluding automotive service stations and pet services outdoors.

**4. TRANSPORTATION**  
 Vehicular access points shall be limited to one existing access on Carter Avenue and one access point on Woodward Avenue, as generally depicted on the Rezoning Plan.

Parking to be provided on Site as required by the Ordinance.

No delivery trucks are allowed to use Carter Avenue, all deliveries will enter/exit via Woodward Avenue.

Dedication and fee simple conveyance of 14-foot right-of-way will be granted to the City along the site's Woodward frontage as measured from the street's existing back of curb before the first building certificate of occupancy is issued.

All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.

Sidewalks requested will be publicly accessible.

Owner will work with Gables at Druid Hills to determine if a 6' sidewalk can be connected to the sidewalk on Parcel 07904401.

The petitioner will implement a 6' wide hard-surface, ADA accessible, pedestrian path along the site's western property line connecting the Carter Street extended walk to Woodward Avenue. The final location and design details of the pedestrian path will be determined in the construction permitting process so that existing large trees can be saved.

**5. ARCHITECTURAL STANDARDS**  
 The petitioner is proposing to renovate the existing building and commits to engaging both road frontages with windows and public spaces that engage the street. Clear glass will be utilized on all first floor openings.

Dumpster and recycling areas will be enclosed on all four sides, with three sides being enclosed by opaque fencing and one side being enclosed by a hinged opaque gate.

Vertical architectural elements and/or articulation along the entirety of the proposed retaining wall along Woodward Avenue will be provided to break up expanses longer than 20 feet.

The building shall have fenestration through vision glass, doors or active outdoor spaces along 30% of the length of the building side that fronts the public right-of-way, private street or transit line. If the building architecture or site prohibits meeting the above condition, the Planning Director or designee may approve alternative approaches.

**6. ENVIRONMENTAL FEATURES**  
 Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.

**7. LIGHTING**  
 All free-standing light fixtures will be shielded with full cut-off fixtures. Limit the height of free-standing lighting to a maximum of 21 feet.

**8. AMENDMENTS TO REZONING PLAN**  
 Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

**9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the term "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

**Flehan Engineering Inc.**  
 CIVIL Engineering  
 Hydrology, Site Plan Design

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**PETITION NO. 2017-003**

**FOR PUBLIC HEARING**

**HEIST BREWING AND BARREL ARTS**  
 1033 CARTER AVENUE  
 CHARLOTTE, NORTH CAROLINA

Project Title  
 Sheet Title

**C. FLEHAN**  
 Drawn By  
**C. FLEHAN**  
 Date Drawn  
**12/19/16**  
 CADD Dwg Name  
**HEIST2SITE.DWG 1"=20'**

Revisions

No.	Date	Description
1	01/22/17	
2	02/02/17	

**RZ-1**

