



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:	BREWERY, BAKERY, & BUTCHER SHOP

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 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 between the street and one wing of the existing building.

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

3. PERMITTED USES

The Site may be devoted to brewery, baker and butcher shop uses, together with any other uses allowed in MUDD Zoning.

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.

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.

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.

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.

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.

