

DEVELOPMENT  
STANDARDS  
PETITION NO.  
2017-072  
SMS CATERING  
SERVICE, INC.

1764 Norland Rd,  
Charlotte, NC 28205

Rev #	Date	Description
3	2017-09-11	REZONING COMMENT CORRECTIONS
2	2017-07-24	REZONING COMMENT CORRECTIONS
1	2017-06-12	REZONING COMMENT CORRECTIONS
1	2016-08-19	ISSUED FOR CONSTRUCTION
Revision Schedule		
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EXISTING CONDITIONS

RZ-1

DRAWN BY: Author CHECKED BY: Checker  
PROJECT NO: 16441

DEVELOPMENT STANDARDS  
PETITION NO. 2017-072  
SMS CATERING SERVICE, INC.

9/11/2017  
3

Development Data Table:

Acreage: +/- 4.68 acres  
Tax Parcels: 131-024-05, 131-024-06, 131-024-07, 131-024-02, 131-024-01  
Existing Zoning: B-2(CD), O-6(CD), R-4  
Proposed Zoning: NS  
Existing Uses: Eating/Drinking/Entertainment Establishment (EDEE), Parking, Residential  
Proposed Uses: Eating/Drinking/Entertainment Establishment (EDEE), Parking, Residential  
Parking: Shall meet or exceed standards for NS district

I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by SMS Catering Service, Inc. ("Petitioner") to rezone property located on Norland Avenue (more specifically, tax parcels 131-024-05, 131-024-06, 131-024-07, 131-024-02, 131-024-01) (the "Site") from the B-2(CD), O-6(CD) and R-4 Zoning Districts to the NS Zoning District.

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 maximum development rights, building envelopes, 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 NS 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 or 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.

II. Permitted Development

- Outdoor storage square footage shall not exceed 25% of the floor area of all buildings located on the Site.
- Existing single family residential buildings on tax parcels 131-102-401, 131-024-02, and 131-024-07 are to remain and will retain their residential character.
- If the existing single family dwelling units are used for residential uses:
  - The lots shall be subdivided to separate the residential and nonresidential uses into separate parcels; and
  - All subdivided lots shall have street frontage on Norland Road.

III. Transportation

Vehicular access points shall be limited to one driveway on Norland Avenue for each building of residential or commercial use. No additional access points are planned beyond currently existing conditions.

IV. Architectural Standards/Streetscape and Landscaping

- The Petitioner intends for the existing buildings on the Site to remain. The Petitioner understands that the addition of new buildings to the Site will require a rezoning.
- The minimum setback shall be 14 feet from the back of the existing curb.

V. Signage

Existing signage shall be permitted to remain.

VI. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

VII. 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.

VIII. 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 terms, "Petitioner" and "Owner" or "Owners" 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.

FRONT PORTION OF PARCELS HAVE  
EXISTING RESIDENTIAL BUILDINGS.  
POTENTIALLY TO REMAIN RESIDENTIAL.

15' TYP  
SETBACK

NORLAND RD

R-4

13102401

R-4

13102402

R-4

13102407

R-4

13102405

O-6 (CD)

13102405 (1)

B-2 (CD)

13102405 (2)

EXISTING PARKING  
LOT AND DRIVE ISLE

EXISTING PARKING  
LOT AND DRIVE ISLE

REAR PORTION OF PARCELS USED FOR  
STORAGE OF SMS MATERIALS. BUILDINGS IN  
THIS AREA ARE ACCESSORY USE TO THE  
EATING/DRINKING/ENTERTAINMENT USE.

- EXISTING STRUCTURE
- EXISTING PARKING AREA
- ROAD
- EXISTING PARCEL BOUNDARY
- EXTENTS OF SMS PROPERTY TO BE REZONED

1 RZ-1 - EXISTING SITE CONDITIONS  
SCALE: 1" = 40'-0"

