

NOTES FOR REZONING # 2017-074
2501 THE PLAZA, PARCEL # 083-143-03

1. DEVELOPMENT DATA TABLE
A. SITE ACREAGE: 1.358 ACRES
B. TAX PARCELS INCLUDED IN REZONING: #08314303
C. EXISTING ZONING: B-1
D. PROPOSED ZONING: MUDD-O
E. EXISTING USE: NEIGHBORHOOD BUSINESS
F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
G. AND WITHOUT LIMITATION, A BREWERY SUBJECT TO CONDITIONS OF 12.544.
H. RESIDENTIAL DENSITY: N/A
I. SQUARE FOOTAGE CALCCS:
1. BLDG 22,000 +/- SF EXISTING BLDG
2. CONCEPT: 1,016 +/- SF EXISTING
J. PROPOSED FUTURE DECK 400 SQ. FT.
K. FLOOR AREA RATIO: 22,000sf / 59,154sf = 0.37
L. MAXIMUM BUILDING HEIGHT: LIMITED TO EXISTING HEIGHT
M. NUMBER AND/OR RATIO OF PARKING SPACES: NONE, PER ORDINANCE & OPTIONAL PROVISIONS NOTED
N. AMOUNT OF OPEN SPACE: N/A - BUILDING AREA < 50,000 SF

2. GENERAL PROVISIONS
A. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE PLAN AND NOTES COMPRISING THIS REZONING PLAN (THE "REZONING PLAN") AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ORDINANCE ("ORDINANCE"). THE REGULATIONS ESTABLISHED FOR THE ZONING OF THE MUDD ZONING DISTRICT, SHALL GOVERN THE DEVELOPMENT OF THIS SITE, SUBJECT TO THE OPTIONAL PROVISIONS HEREIN.
B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC AND REPRESENTS THE GENERAL PROPOSAL FOR THE PROJECT. ACCORDINGLY, THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF STAIRS, SIDEWALKS, TREES, RAMPS, PATIO, PARKING AREAS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
C. THE EXISTING BUILDING SHALL REMAIN.
D. PETITIONER TO DEDICATE AND CONVEY FEE SIMPLE TO THE CITY OF CHARLOTTE NEW RIGHTS OF WAY ON THE PLAZA PRIOR TO NEW CERTIFICATES OF OCCUPANCY ISSUANCE.
E. PETITIONER TO IMPROVE NEW 8' PLANTING STRIP AND 8' SIDEWALK PRIOR TO NEW CERTIFICATES OF OCCUPANCY ISSUANCE.
F. SHOULD THE EXISTING BUILDING BE TORN DOWN, SITE WILL BE REQUIRED TO BE REZONED.

3. OPTIONAL PROVISIONS
A. PARKING WILL NOT HAVE TO BE PROVIDED BEYOND THAT SHOWN ON THE SITEPLAN.
B. EXISTING BUILDINGS, FACADE, ENTRYWAYS AND DOORS MAY BE PRESERVED AND ADDITIONAL DOORWAYS MAY BE ADDED.
C. THE EXISTING SIDEWALK SHALL REMAIN WITH IMPROVEMENT OF THE CURB AND IMPLEMENTATION OF A MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON THE REZONING PLAN.
D. MOVED.
E. PLANTING AREAS, AS SHOWN, SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 14 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.
F. THE AREA MARKED AS "POTENTIAL FUTURE OUTDOOR SERVICE AREA" MAY BE USED FOR EXPANSION OF THE OUTDOOR SERVICE, SEATING, CONSUMPTION AND/OR ENTERTAINMENT. ADDITIONAL PARKING SPACES SHALL NOT BE REQUIRED AND ANY APPLICABLE PARKING REQUIREMENTS SHALL BE WAIVED.
G. PARKING SHALL BE ALLOWED BETWEEN THE BUILDING AND THE STREET ALONG DRUMMOND AVE. AND DUNCAN AVE. AS SHOWN ON SITEPLAN.

4. PERMITTED USES
A. ALL USES IN THE MUDD DISTRICT WILL BE PERMITTED INCLUDING AND WITHOUT LIMITATION TO, A BREWERY SUBJECT TO CONDITIONS OF 12.544.
5. TRANSPORTATION
A. MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON REZONING PLAN, WHICH MAY BE MODIFIED TO LIMIT GRADE CHANGES TO PEDESTRIAN SIDEWALK.
B. BICYCLE PARKING SPACES TO BE PROVIDED PER ORDINANCE REQUIREMENTS.
C. PLANTING AREAS SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 20 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.
D. PARKING INTERNAL AND ON-STREET WHERE ALLOWED.
6. ARCHITECTURAL STANDARDS
A. EXISTING BUILDINGS TO REMAIN THE SAME HEIGHT WITH THE EXCEPTION OF POTENTIAL ROOF PATIO. OVERALL HEIGHT SHALL NOT EXCEED 30'.
B. URBAN DESIGN ELEMENTS TO INCLUDE PEDESTRIAN ORIENTED ENTRANCES, COVERED PATIOS AND FENESTRATION OF FACADE FACING THE PLAZA SHALL MAINTAIN AT LEAST THE EXISTING TRANSPARENCY BETWEEN ELEVATIONS OF 2' AND 10' ON THE FIRST FLOOR.
C. MAY INCORPORATION OF ARTWORK AND DESIGN COMPONENTS IN OUTDOOR SPACES AS A PART OF PATIO AND PLANTING AREAS.
D. ADDITIONAL COVERED PATIOS AND PERMANENT FIXED AWNINGS MAY BE ADDED TO EXISTING BUILDING AS SHOWN ON THE SITE PLAN.
E. SCREENED TRASH ENCLOSURE ADDED TO SITE.

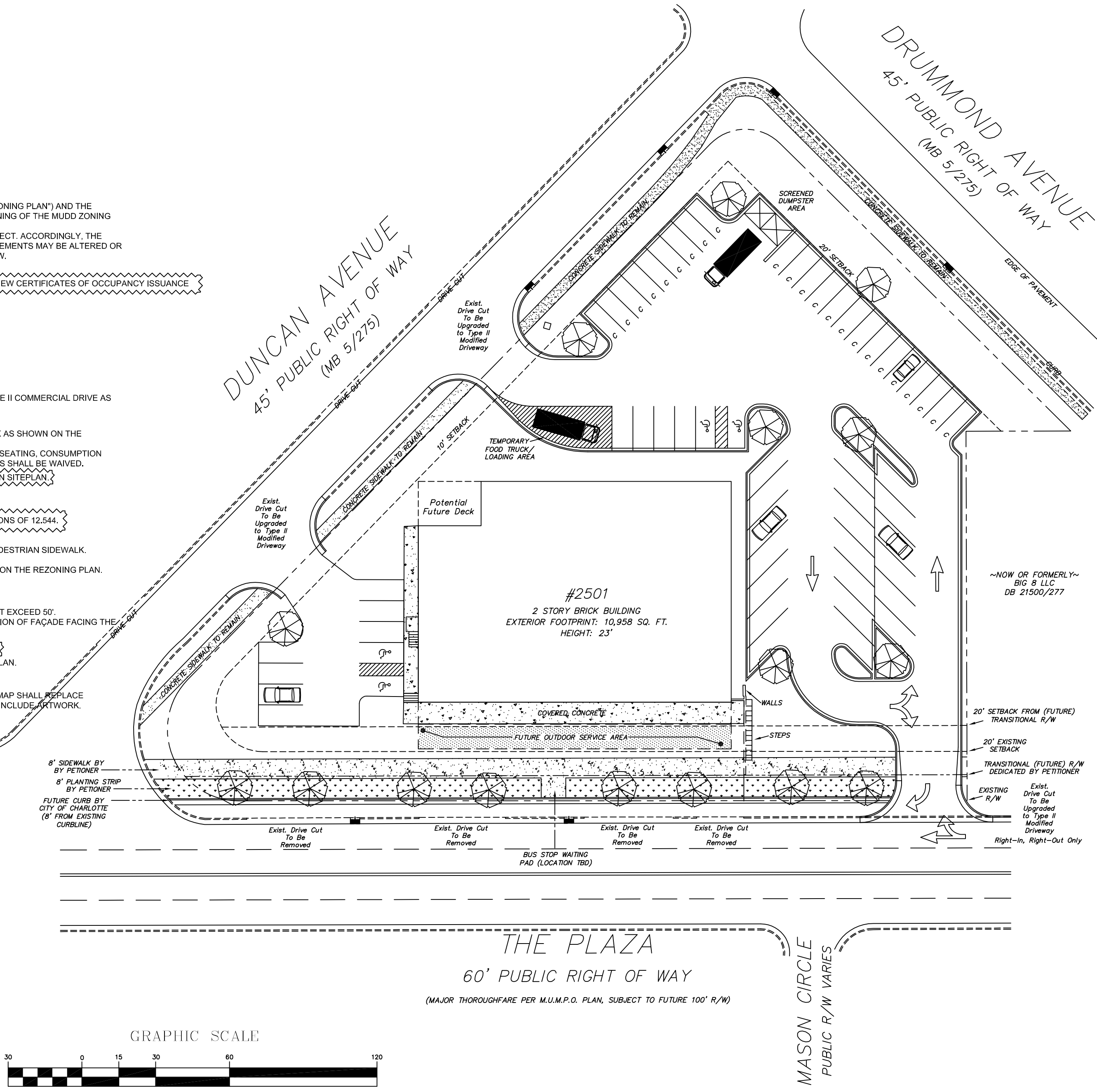
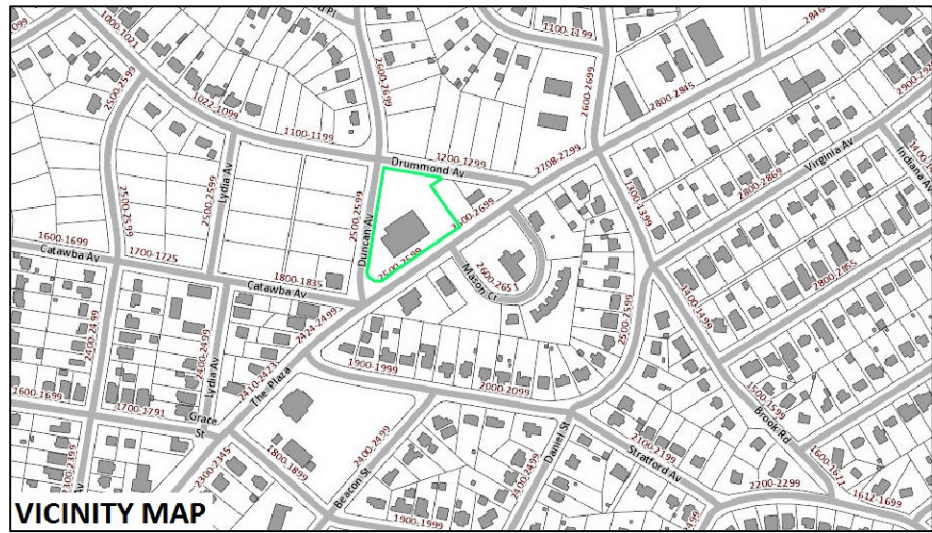
7. STREETScape AND LANDSCAPING
A. PETITIONER TO PROVIDE A 8' SIDEWALK AND PLANTING AREAS AS SHOWN ON THE REZONING PLAN. PLANTING AREAS SHOWN ON MAP SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 20 FOOT SETBACK AS SHOWN ON THE REZONING PLAN AND MAY INCLUDE ARTWORK.
B. ADDITION OF STREET TREES AND INTERIOR TREES SHALL BE LIMITED TO THE PLANTING AREAS.

8. ENVIRONMENTAL FEATURES
A. TREESAVE AREAS - N/A
9. PARKS, GREENWAYS AND OPEN SPACE
A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
C. PRIVATELY CONSTRUCTED OPEN SPACE AS SHOWN ON PATIO AREA.

10. FIRE PROTECTION
A. FIRE TRUCK ACCESS TO BE MAD FROM STREET. ALL AREAS OF BUILDING CAN BE ACCESSED BY 250' HOSE PULL.

11. SIGNAGE
A. ALL NEW FREE STANDING LIGHTING TO BE SCREENED AND SHIELDED LIGHTING PER 12.402.

12. PHASING - N/A



9/21/17 EDIT PER CITY COMMENTS
5/15/17 EDIT PER CITY COMMENTS

Rezoning
Petition

March 27, 2017

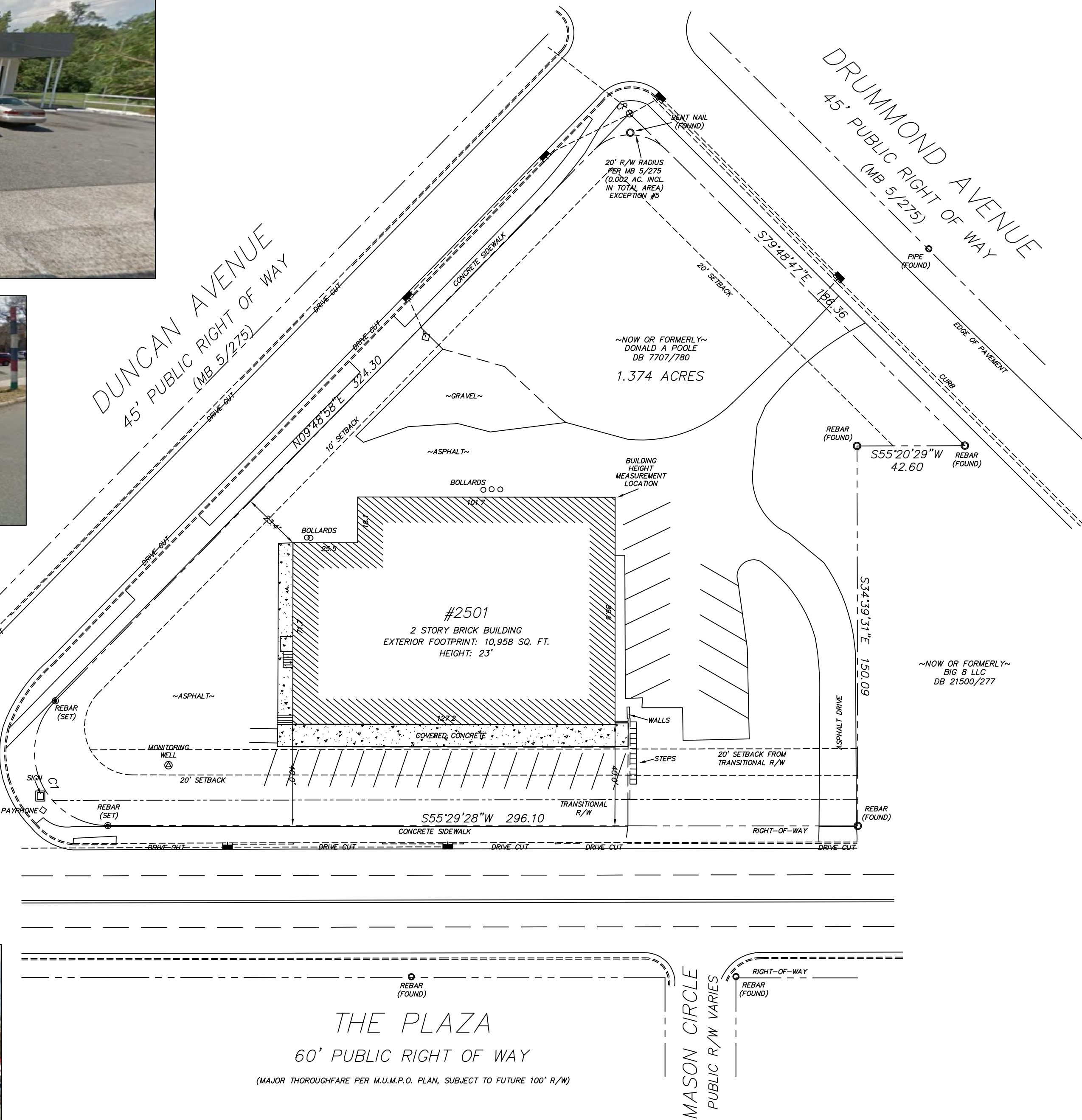
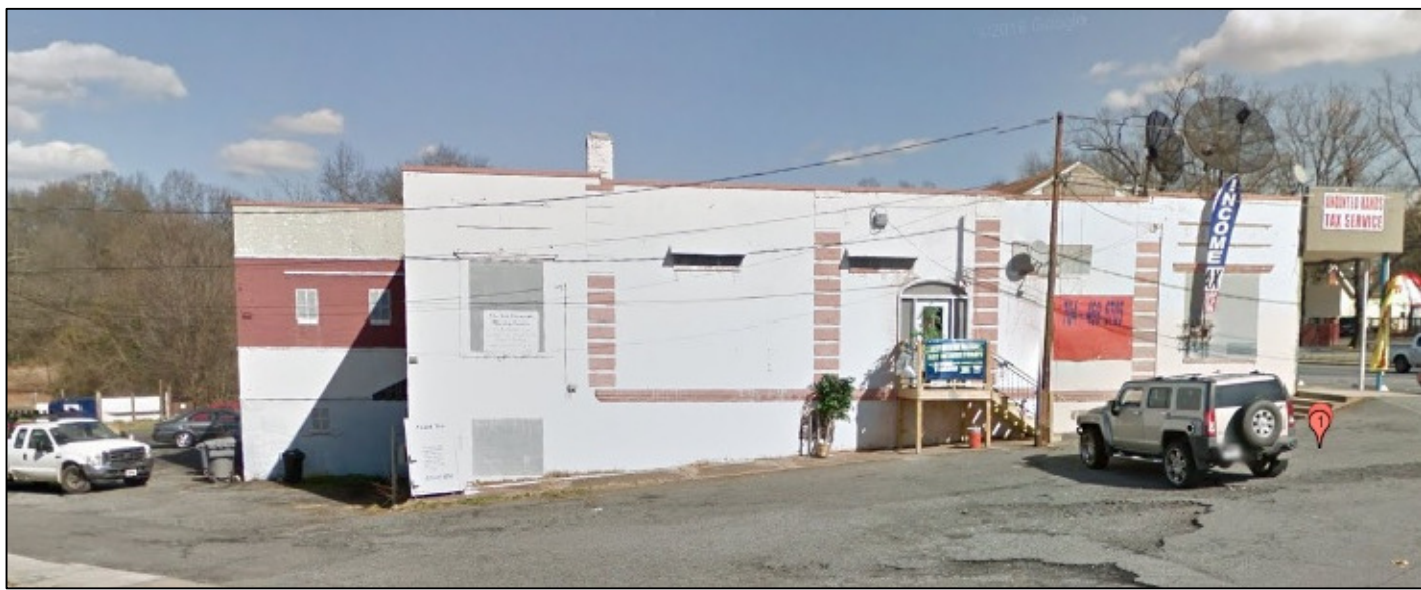
Sitelogix

Charlotte, NC 704.400.5040

2501 The Plaza

Charlotte, NC 28105

SITEPLAN
RZ-1



Existing
Conditions

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SITEPLAN
RZ-2