Plan View

Scale: 1" = 20'

1.) GENERAL PROVISIONS

- a.) Future amendments to the conditional site plan development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with 6.207 of the Charlotte Zoning Ordinance.
- b.) Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance.
- c.) Alterations to the conditional plan are subject to Section 6.207 "Alterations to Approval".

2.) PERMITTED USES

a.) Any permitted uses as prescribed under TOD-M as outlined in the Code.

3.) OPTIONAL PROVISIONS

4.) TRANSPORTATION

a.) Petitioner requests deviation from the standard provision of TOM-M standard 9.1208.6.a to allow parking as a typical TOD requirement.

- a.) The total number of ingress/egress points to the site from existing and proposed thoroughfares that abut the site shall be limited to the number shown on the Plan. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and NCDOT.
- b.) The Petitioner shall not be responsible for any signal improvements and/or modifications or signal pole relocations at the intersection of Kingston Avenue and South Boulevard.
- c.) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.
- d.) A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning costs, submittal and liability insurance coverage requirements.
- e.) Adequate sight triangles must be reserved at the proposed street entrances. Two 35'x35' and two 10'x70' sight triangles are required for the entrances to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances.

5.) ARCHITECTURAL STANDARDS.

- a.) The repurposing of the existing building shall utilize the existing building materials and facade as much as possible with the new design. The exterior materials of the building will be maintained and extenuated and the existing brick facade, curved roof, and other building architectural lines will remain the same as much as possible.
- b.) The treatment of urban design and architectural elements such as fences, street walls, building entrances, canopies, and balconies will be designed in accordance with the South End Transit Station Area Plan.
- c.) The selected materials and colors are designed to accentuate the natural tones of the site and to compliment the surrounding landscape.

6.) STREETSCAPE AND LANDSCAPING

- a.) All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.
- b.) The site is to be extensively landscaped with a goal of providing varying private areas with beautiful outdoor amentias that benefit both our customers and our neighbors. Please note that no outdoor amenities will be provided in tree save areas.
- c.) Along Kingston Avenue an 8' wide sidewalk will abut the patio area. In between the 8' sidewalk and Kingston Avenue will be an 8' wide hardscape area designed per standards set forth in the City of Charlotte Zoning Ordinance.

7.) ENVIRONMENTAL FEATURES

- a.) Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).
- b.) The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8.) FIRE PROTECTION

a.) Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.

9.) SIGNAGE

a.) Any signs used for this site will be in compliance with standards set forth in the South End Transit Station Area Plan and City of Charlotte Zoning Ordinance.

10.) LIGHTING

 a.) All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut—off type fixtures downwardly directed. No "wall-pak" type lighting will be used but attached decorative lighting fixtures such as sconces may be allowed. All outdoor lighting shall be located, screened or shielded in a manner as not to cause glare or impair the vision of motorists.

<u>11.) PARKING</u>

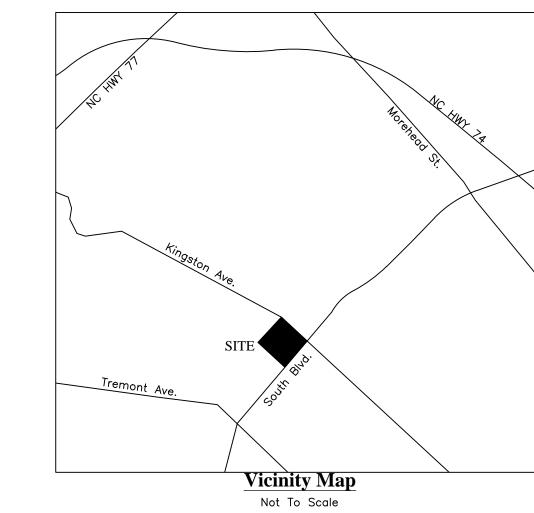
a.) Parking will generally conform to the layout shown on the plan but will not meet the requirement set forth by the City of Charlotte Zoning Ordinance for TOD-M due to residential zoned property being within

12.) SOLID WASTE MANAGEMENT PLAN

a.) The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waster Management Plan prior to initiating demolition and/or construction activities. Any solid waste containers shall be screened on three sides by a fence, wall or planting materials from the public view from public streets and any abutting properties.

13.) PHASING

a.) This project will be completed in one phase to minimalize disturbance to surrounding areas.



Development Data Table

a.) Site Acreage: PID: 123-06-406 = 0.261 Ac. PID: 123-06-407 = 0.268 Ac.

PID: 123-06-407

b.) Tax Parcels included in Rezoning: PID: 123-06-406

c.) Existing Zoning:

PID: 123-06-406 = TOD-MPID: 123-06-407 = B-1

PID: 123-06-407 = 0

PID: 123-06-406 = TOD-M-(0)PID: 123-06-407 = TOD-M-(0)

e.) Number of Residential Units by Housing Type: PID: 123-06-406 = 0

f.) Residential Density: N/A

d.) Proposed Zoning:

g.) Square Footage of Non-Residential Uses by Type: Type II Restaurant: 14,000 SF± Outdoor Patio Space: 10,700 SF±

h.) Maximum Building Height:

i.) Maximum Number of Buildings N/A

j.) Number of Parking Spaces:

5 Parallel Spaces 7 Angled Spaces 1 ADA Space

ABBREVIATIONS

PARALLEL PARKING SPACE STANDARD PARKING SPACE COMPACT PARKING SPACE BICYCLE PARKING SPACE MOTORCYCLE PARKING SPACE ANGLED PARKING SPACE EX. EXISTING

PROP. PROPOSED PARCEL IDENTIFICATION NUMBER

SQUARE FEET

September 20, 2017

SCALE 1'' = 20'

JOB NO. 2017-0886

SHEET **RZ 1.0**

PLAN SET DATE **SEPTEMBER 20, 2017**

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

If this drawing is not 24"x36" it is not drawn to scale.

MECKLENBURG COUNTY SITE DEVELOPME TH BOULEVARD (

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