



Planning Department

APPROVED BY CITY COUNCIL

March 19, 2018

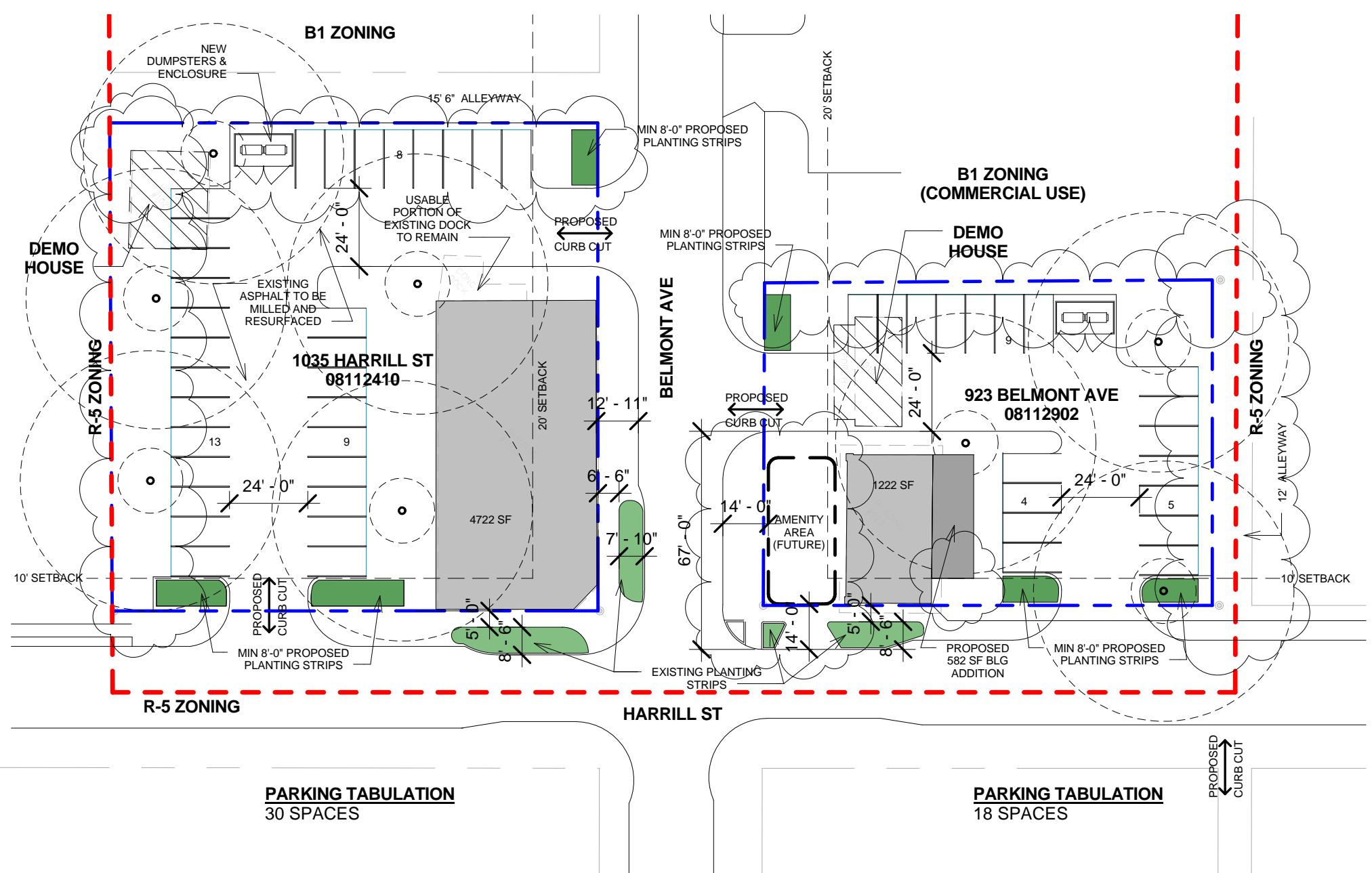
SITE DATA
 A. SITE ACREAGE: 0.52 & .324
 B. TAXCEL PARCEL ID: 08112410 & 08112902
 C. EXISTING ZONING: B-1 & B-1
 D. PROPOSED ZONING: MUDD-O
 E. EXISTING USE: VACANT COMMERCIAL BLG
 F. PROPOSED USE: SEE 4A
 G. BUILDING SIZE: 4722 SF & 1222 SF

FRONT SETBACK: 10' MIN
 MIN. SIDE YARD: NONE
 MIN. REAR YARD: NONE

MAX EXISTING BUILDING HEIGHT: 40'

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY NOT APPLY TO THE DEVELOPMENT OF THIS SITE.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
 - THE TOTAL NUMBER OF PRINCIPLE BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 1. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATIONS ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO: A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOS, TRELLISES, STORAGE BUILDINGS, AND OTHER STRUCTURES ASSOCIATED WITH THE ON-SITE OPEN SPACE ENCLOSED ACCESSORY BUILDINGS SHALL NOT EXCEED 600 SF TOTAL.
 - ADDITIONAL REZONING WILL BE REQUIRED IF THE PROPERTIES ARE REDEVELOPED WITH NEW STRUCTURES.
- PURPOSE**
 - THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE ADAPTIVE RE-USE OF THE EXISTING BUILDING WITH ADDITION TO ALLOW FOR USES AS DESCRIBED IN 4(A) BELOW TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE MIXED USE DEVELOPMENT - OPTIONAL (MUDD-O) DISTRICT.
- PERMITTED USES**
 - USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 OR TYPE 2), NEIGHBORHOOD FOOD AND BEVERAGE SERVICES, EXERCISE GYM, GENERAL OFFICE, RETAIL, AND/OR RESIDENTIAL USES, AS WELL AS RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD-O DISTRICT.
 - IF ALCOHOL IS SOLD ON SITE, FOOD MUST BE OFFERED FOR SALE AS WELL.
 - NO FOOD OR BEVERAGES TO BE CONSUMED OUTDOORS BETWEEN THE HOURS OF 11PM AND 8AM.
- TRANSPORTATION**
 - THE SITE WILL HAVE ACCESS VIA PARKING LOT CONNECTIONS TO BELMONT AVE AND HARRILL ST AT LOCATIONS PRESCRIBED BY CDOT AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
 - THE PETITIONER WILL DEDICATE AND CONVEY FEE SIMPLE TO THE CITY, RIGHT OF WAY PRIOR TO THE ISSUANCE OF THE BUILDINGS FIRST CERTIFICATE OF OCCUPANCY.
- ARCHITECTURAL STANDARDS**
 - THE BUILDING FINISHES WILL INCLUDE BRICK, STONE AND/OR OTHER MASONRY PRODUCTS AND CEMENTITIOUS SIDING OR OTHER SIMILAR DURABLE SIDING MATERIALS. PLASTIC OR METAL MATERIALS MAY BE USED FOR INCIDENTAL ARCHITECTURE DETAILS INCLUDING WINDOWS, DOORS, AND TRIM DETAILS. NO VINYL WILL BE USED AS SIDING MATERIAL.
 - TRASH AND RECYCLING WILL BE PROVIDED BY DUMPSTERS ON SITE.
 - BUILDING FACADES WILL BE ARTICULATED WITH DETAILS SUCH AS STORE FRONT WINDOWS, CANOPIES, PORCHES, CORNICES, ROOF LINES AND WINDOW DETAILS TO AVOID BLANK FACADES AND ENCOURAGE ACTIVE PEDESTRIAN USE.
- STREETScape, BUFFERS, AND LANDSCAPING**
 - PETITIONER WILL COORDINATE WITH THE CITY ARBORIST, URBAN FORESTRY AND CDOT TO PRESERVE EXISTING TREES IN THE RIGHT-OF-WAY ALONG BELMONT AVE AND HARRILL AVE.
 - THE PETITIONER WILL SCREEN PROPOSED PARKING FROM ADJOINING RESIDENTIAL PROPERTIES AS DESCRIBED IN 2(B) ABOVE.
 - THE SITE WILL COMPLY WITH TREE ORDINANCE.
- ENVIRONMENTAL FEATURES**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
 - ALL UTILITIES WITHIN THE SITE WILL BE PLACED UNDERGROUND.
- PARKS, GREENWAYS, AND OPEN SPACE**
 - RESERVED
- FIRE PROTECTION**
 - RESERVED
- SIGNAGE**
 - RESERVED
- LIGHTING**
 - FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND WILL BE LIMITED TO 20' IN HEIGHT.
 - THE PETITIONER WILL LIMIT THE NUMBER AND PLACEMENT OF OUTDOOR LIGHTING LOCATED ON THE STRUCTURES TO ASSURE THAT LIGHT IS NOT DIRECTED TOWARD ANY ADJACENT PROPERTIES.
- PHASING**
 - RESERVED
- BINDING EFFECT OF THE REZONING APPLICATION**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICATIONS TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER, CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN THE INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME 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.



1 PRELIMINARY SITE PLAN
 1" = 40'-0"

PROJECT NO. 02-1621	ASP-1
SCALE: AS NOTED	SHT REF:
	DATE: 2/20/18