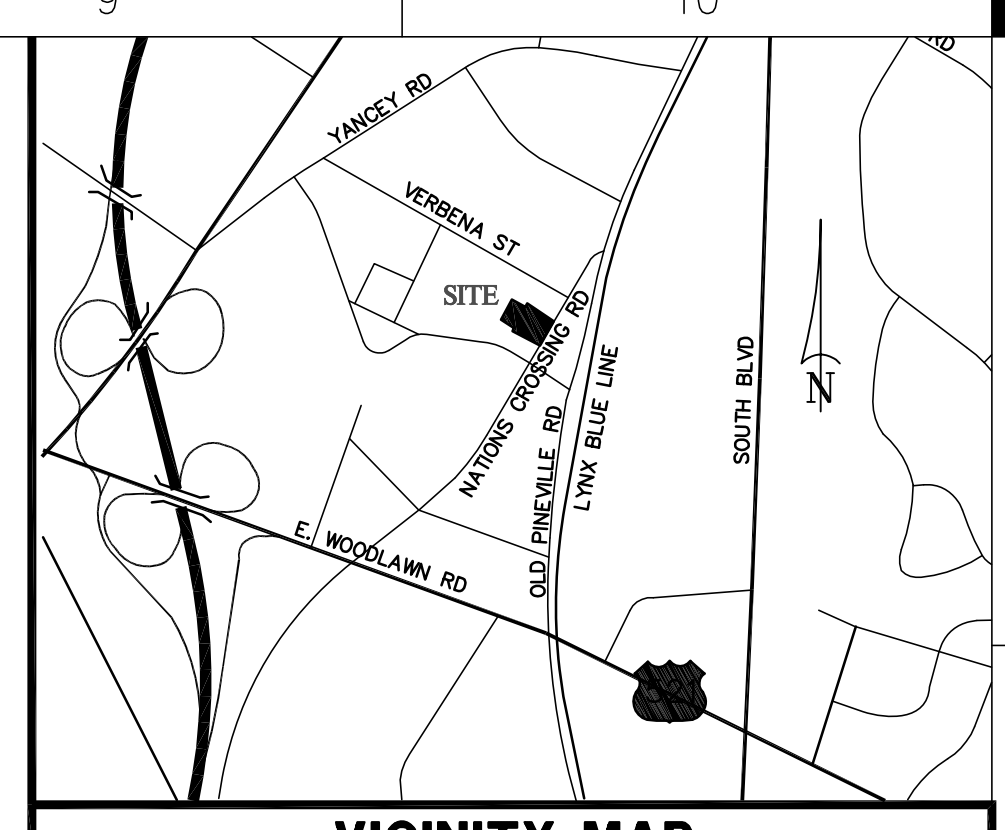


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**VICINITY MAP**

**DEVELOPMENT DATA TABLE:**

A. SITE ACREAGE	0.952 AC
B. TAX PARCEL NUMBERS:	149-034-06
C. EXISTING ZONING:	I-2
D. PROPOSED ZONING:	MUDD-O
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	
SINGLE FAMILY -	N/A
DUPLEX -	N/A
TOWNHOUSE -	N/A
CONDO -	N/A
F. RESIDENTIAL DENSITY:	
COMBINED DENSITY -	N/A
G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	
RETAIL (SHOWROOM) -	5000_SF
RESTAURANT TYPE 1 -	1500_SF
RESTAURANT TYPE 2 -	16500_SF
ACCESS CORRIDOR -	1316_SF
H. FLOOR AREA RATIO (FAR):	
FLOOR AREA -	N/A
I. MAXIMUM BUILDING HEIGHT:	
PEAK -	40'
J. MAXIMUM NUMBER OF BUILDINGS:	3
K. NUMBER AND RATIO OF PARKING SPACES:	
SHOWROOM - 1/1000 SF.	5_SPACES
REST. TYPE 1 - 1/600 SF.	3_SPACES
REST. TYPE 2 - 1/600 SF.	28_SPACES
L. AMOUNT OF OPEN SPACE:	
OPEN SPACE -	4297_SQ. FT.

**REZONING SITE PLAN**

REZONING PETITION  
4516 NATIONS CROSSING ROAD  
CHARLOTTE, NC 29217-1812

NORTH CAROLINA

MECKLENBURG COUNTY

**SHEET STATUS**

REV	DATE	COMMENT	BY
	12/18/17	REZONING PLAN ISSUED	TCW

DRAWN BY: TCW  
CHECKED BY: TCW  
JOB NO: 171002  
SHEET NO:

**RZ-11**

**OWNER:**  
ED ZEPSA  
1501 WESTINGHOUSE BLVD.  
CHARLOTTE, NC 28273  
TAX PARCEL NUMBER:  
149-034-06  
ZONING: I-2  
PETITION NUMBER: TBD

**ACRES:**  
TOTAL ACRES = 0.952 Ac.

**GENERAL PROVISIONS:**  
A. THIS REZONING REQUEST IS CONSISTENT WITH THE WOODLAWN TRANSIT STATION AREA PLAN AND NEW DEVELOPMENT IN THE SURROUNDING AREA.  
B. ANY CHANGES TO THE APPROVED CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

**OPTIONAL PROVISIONS:**

A. NONE AT THIS TIME.

**PERMITTED USES:**

- ALL ALLOWED USES UNDER SECTION 9.8502 MIXED USE DEVELOPMENT DISTRICT: USES BY RIGHT, SECTION 9.8503 MIXED USE DEVELOPMENT DISTRICT: USES PERMITTED UNDER PRESCRIBED CONDITIONS, AND SECTION 9.8504 MIXED USE DEVELOPMENT DISTRICT: ACCESSORY USES OF THE CITY OF CHARLOTTE ZONING ORDINANCE CODIFIED MARCH 20, 2017, SUCH AS THE FOLLOWING:
- EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1)
  - PROFESSIONAL BUSINESS AND GENERAL OFFICES
  - SHOWROOMS, UP TO 70,000 SF.
  - STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
  - WAREHOUSING
  - EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2)
  - MOBILE FOOD VENDING
  - WAREHOUSING
  - OUTDOOR DINING ASSOCIATED WITH EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 OR TYPE 2).
  - OUTDOOR LIGHTING

**TRANSPORTATION:**

- THIS REZONING PLAN WILL BE CONSISTENT WITH THE ROADWAY CROSS-SECTION AS DEPICTED IN THE WOODLAWN TRANSIT STATION AREA PLAN.
- THE IMPROVEMENTS SHALL INCLUDE THE INSTALLATION OF NEW CURB AND GUTTER, NEW ON-STREET PARKING SPACES AND NEW TREE ISLANDS.

**ARCHITECTURAL STANDARDS:**

- DESIGN CONCEPT - THE BUILDING DESIGN WILL BE CONSISTENT WITH THE ORIGINAL STRUCTURE. ALL FACADES OF THE ORIGINAL INDUSTRIAL BUILDING WILL BE PRESERVED AND ENHANCED WITH NEW PAINT AND ARCHITECTURAL METAL CANOPIES WITH RECESSED LIGHTING AT THE ENTRANCES TO EACH PLACE OF BUSINESS.
- INTERIOR DESIGN - SIMILAR TO THE EXTERIOR, THE EMPHASIS ON INTERIOR DESIGN WILL BE TO INTEGRATE THE EXISTING BUILDING WITH THE EXISTING BUILDING. THE POLISHING OF THE CONCRETE FLOORS, ALL CMU WALLS WILL REMAIN EXPOSED AND PAINTED AND THE INTERIOR FRAMED WALLS WILL BE DRYWALL. EXPOSED BUILDING MECHANICAL SYSTEMS WILL BE FEATURED THROUGHOUT THE PROJECT TO EMPHASIS THE BUILDING'S INDUSTRIAL HERITAGE.
- EXTERIOR CONCEPT - THE EXISTING BARREL VAULTED BUILDING PROVIDES THE BASIS FOR THE DEVELOPMENT OF THE BUILDING EXTERIOR. THE EXTERIOR CMU WALLS WILL BE CLEANED AND PAINTED, NEW CANOPIES WILL BE INSTALLED AT EACH OF THE THREE ENTRANCES ON THE FRONT FACADE. WHERE WINDOW OPENINGS ARE ENLARGED, EXISTING WINDOWS WILL BE REUSED AS MUCH AS POSSIBLE. WHERE NEW ENTRANCES ARE CREATED, ROLL UP DOORS IN THE SAME INDUSTRIAL CHARACTER AND COLOR PALETTE WILL BE INSTALLED.

**STREETSCAPE AND LANDSCAPING:**

- THIS REZONING PLAN STREETSCAPE WILL BE CONSISTENT WITH THE NATIONS CROSSINGS ROADWAY CROSS-SECTION AS DEPICTED IN THE WOODLAWN TRANSIT STATION AREA PLAN.
- IT IS THE INTENT OF THE LANDSCAPE DESIGN TO KEEP AS MUCH OF THE EXISTING VEGETATION THROUGHOUT THE SITE AS POSSIBLE. ADDITIONAL LANDSCAPING PLANTINGS WILL BE INCORPORATED INTO KEY AREAS THROUGHOUT THE SITE, FOCUSING ON THE NATIONS CROSSING STREET FRONT FACADE, THE NEW DINING FRONT PATIO AND COURTYARD, AND AT THE FRONT ENTRY SIGNAGE. THESE PLANTINGS WILL MATCH THE EXISTING VEGETATION THROUGHOUT THE SITE AND PROVIDE SEASONAL INTEREST WITH FLOWERING TREES AND SHRUBS. NATIVE PLANTINGS THROUGHOUT WILL PROVIDE A PLEASANT DESIGN AESTHETIC ALONG WITH AN EASE OF MAINTENANCE.

**ENVIRONMENTAL FEATURES:**

A. NO ENVIRONMENTAL FEATURES ARE ANTICIPATED WITH THIS REZONING PLAN.

**PARKS, GREENWAYS AND OPEN SPACE:**

A. NO PARKS, GREENWAYS OR ADDITIONAL OPEN SPACE ARE ANTICIPATED WITH THIS REZONING PLAN.

**FIRE PROTECTION:**

- THIS EXISTING AND PROPOSED BUILDINGS ARE PART OF THIS REZONING PLAN WILL BE OF TYPE II-B CONSTRUCTION.
- AN EXISTING FIRE HYDRANT IS LOCATED WITHIN 750 LINEAR FEET OF THE PROJECT. THE FIRE TRUCK WILL BE ABLE TO TRAVEL UP TO 150 LINEAR FEET ONTO THE SITE. THE FARTHEST DISTANCE FROM THE TRUCK TO THE EXTREME EDGE OF THE BUILDINGS IS LESS THAN 250 FEET.

**SIGNAGE:**

- ALL SIGNAGE ON THE SITE WILL COMPLY WITH LOCAL CITY OF CHARLOTTE SIGNAGE ORDINANCES. EACH RESTAURANT ALONG WITH ZEPSA'S SALES AND MARKETING CENTER WILL RECEIVE SIGNAGE SPECIFIC TO THEIR FACILITY.
- EACH COMPANY'S INDIVIDUAL SIGNAGE WILL BE LOCATED ON THE PROPERTY.

**LIGHTING:**

- LIGHTING WILL BE FURNISHED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING REGULATIONS AND INCORPORATED INTO THE DESIGN DRAWINGS.
- ALL EXTERIOR LIGHTING WILL BE PEDESTRIAN IN SCALE WITH CAREFUL ATTENTION DIRECTED TO PROVIDING A FESTIVE AND ENJOYABLE ENVIRONMENT FOR DINING PATRONS.
- ADDITIONALLY, SPECIAL ATTENTION WILL BE GIVEN TO ON THE SITE LIGHT POLLUTION.

**PHASING:**

- PHASE I OF THE FACILITY WILL BE APPROXIMATELY 10,000 SQUARE FEET OF MIXED USE DEVELOPMENT OCCUPYING THE EXISTING BUILDING. HALF OF THE SPACE WILL BE USED AS A SALES AND MARKETING DESIGN SHOWROOM FOR ZEPSA INDUSTRIES TO SHOWCASE THEIR ARCHITECTURAL WOODWORK, STAIR SAMPLES, DOORS, FURNITURE LINE, ON A ROTATING BASIS. THE SHOWROOM WILL ALSO FEATURE THE WORK OF LOCAL ARTISTS. THE DESIGN SHOWROOM WILL BE OCCUPIED BY ONE EMPLOYEE AND WILL HOST MEETINGS, AS NEEDED, FOR CLIENTS COMING IN FROM OUT OF TOWN. THE OTHER HALF OF THE BUILDING WILL BE OCCUPIED BY TWO RESTAURANTS. THE MAIN ENTRANCE TO THE FACILITY WILL BE DEFINED BY A LARGE INVITING OUTDOOR DINING PATIO ON THE FRONT. IN THE REAR OF THE BUILDING, THERE WILL BE A TERRACED GREEN SPACE COURTYARD, DINING MEZZANINE, AND NEW PARKING.
- PHASE II OF PROJECT WILL BE APPROXIMATELY 6,000 SQUARE FEET OF RESTAURANT SPACE WHICH WILL BE LOCATED ON THE REAR OF THE PROPERTY. THIS PHASE WILL FLOW INTO THE TERRACED DINING COURTYARD AND BE ADJACENT TO A NEW PARKING LOT ALONG THE SIDE AND REAR OF THE PROPERTY.

**OTHER:**

- THE OVERALL PLANNING STRATEGY HAS BEEN TO PRESERVE AND RESTORE THE EXISTING POST WAR INDUSTRIAL STRUCTURE AND ENHANCE THE VISUAL APPEAL WITH AN INVITING FRONT DINING PATIO AND REPLACE THE GRUEL LOT IN THE BACK OF THE ORIGINAL STRUCTURE WITH A TERRACED COURTYARD FOR ENTERTAINMENT AND DINING.
- THE MAIN BUILDING, BUILT IN THE 1940S, WILL BE FULLY RESTORED, AND STORAGE BUILDINGS IN THE BACK OF THE LOT WILL BE DISASSEMBLED, RELOCATED, AND/OR REPLACED OR RENOVATED WITH A NEW BUILDING BUILT TO ALLOW FOR A LARGER PARKING LOT.
- THE SITE IS ALREADY WELL ORGANIZED TO SUPPORT RESTAURANTS AS ARE MANY ALREADY LOCATED IN THE AREA. ADJUSTMENTS TO THE SITE WILL BE MADE TO ACCOMMODATE THE NEW ADDITION AND NECESSARY PARKING REQUIREMENTS.
- THE PROPERTY IS LOCATED NEAR THE CORNER OF NATIONS CROSSING AND VERBERNA STREET, AND IS WITHIN A FEW BLOCKS OF QUEEN PARK SOCIAL, BROKEN SPOKE BREWERY, SUGAR CREEK BREWING CO, GREAT WAGON DISTILLERY, OLD MECKLENBURG BREWING CO, GOOD ROAD CIDERWORKS, BOWERS FIBERS ENTERTAINMENT COMPLEX, AND WITHIN WALKING DISTANCE OF TWO LIGHT RAIL STATIONS, WOODLAWN AND SCALEYBARK THAT MAKEUP THE LYNX BLUE LINE.

