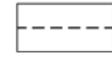


ZONING BOUNDARY

PROPERTY LINE/RIGHT-OF-WAY

VEHICULAR ACCESS

BUILDING SETBACK



BUILDING & OPEN SPACE ENVELOPE

PARKING ENVELOPE

SCREENING BUFFER

REZONING SUMMARY:		
PETITIONER:	THREE PILLARS CAPITAL, I	
PROPERTY OWNER:	SUMMIT AVENUE BROWDER FAMILY, LLC	
REZONING SITE AREA:	0.747± AC	
TAX PARCEL#:	083-044-01, 083-044-30, 083-044-29	
EXISTING ZONING:	1-2	
PROPOSED ZONING:	TOD-MO	
PREVIOUS PETITION NO:	N/A	
EXISTING USE:	VACANT	
PROPOSED USE:	NON-RESIDENTIAL USES ALLOWED IN TOD-M DISTRICT	
BUILDING SETBACK:	16' FROM BACK-OF-CURE (PER BLE TRANSIT STATIO AREA PLAN)	
MIN. SIDE YARD:	5*	
MIN. REAR YARD:	20'	
MAX. HEIGHT:	40'	
NO. OF RESIDENTIAL UNITS:	N/A	
RESIDENTIAL DENSITY:	N/A	
AREA OF NON-RESIDENTIAL USES:	12,000 SQ. FT.	
MAX. NO. OF BUILDINGS:	1	
MIN. FLOOR AREA RATIO: (F.A.R.)	0.75	
REQUIRED PARKING: (25 SPACES (INCLUDES) ON-STREET) MAX. T SPACE/75 SQ. FT	

GENERAL REZONING NOTES:

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
- 2. SEE SHEET RZ-2 FOR ZONING EXHIBIT



Shaping the Environment Realizing the Possibilities

Landscape Architecture Civil Engineering Urban Design

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THREE PILLARS CAPITAL, LLC

4315 TANGLE DRIVE CHARLOTTE, NC 28211

THREE PILLARS **BREWING**

1800 N. BREVARD STREET **CHARLOTTE, NC 28206**

TECHNICAL DATA SHEET

Project No.	-
4607	
Issued	

Revised

06/08/18

08/13/18 - CITY COMMENTS

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