



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
PH: 704.376.1555 F: 704.376.7851
WWW.COlejENESTSTONE.COM

THREE PILLARS CAPITAL, LLC

4315 TANGLE DRIVE
CHARLOTTE, NC 28211

THREE PILLARS BREWING

1800 N. BREVARD STREET
CHARLOTTE, NC 28206

TECHNICAL DATA SHEET

LEGEND

- 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, LLC
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:	I-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-CURB (PER BLE TRANSIT STATION 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. 1 SPACE/75 SQ. FT.
REQUIRED OPEN SPACE:	PER ORDINANCE

GENERAL REZONING NOTES:

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

Project No.

4607

Issued

08/08/18

Revised

08/13/18 - CITY COMMENTS

RZ-1

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