SECTION 1 - DEVELOPMENT DATA TABLE:

SITE ANALYSIS

SITE AREA	13,107 SF (0.3009 ACRES)
SITE AREA (EXCLUDING PROPOSED ROW)	±11,359 SF (0.261 ACRES)
TAX PARCEL NUMBER	12901201
EXISTING ZONING	B-2 & PED OVERLAY
PROPOSED ZONING	MUDD-O
EXISTING USE	COMMERCIAL RETAIL
PROPOSED USE	RESTAURANT (TYPE 2)
EXISTING BUILDING #1 AREA	1,981 SF
EXISTING BUILDING #2 AREA	5,500 SF
TOTAL EXISTING BUILDING AREA	7,481 SF
FLOOR AREA RATIO (FAR)	0.57
PARKING (SEE PARKING CALCULATIONS TABLE)	
PROPOSED OPEN SPACE	75 SF

SECTION 2 - GENERAL PROVISIONS

A. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE ADAPTIVE RE-USE AND TO PRESERVE THE EXISTING BUILDINGS AND TO ACCOMMODATE THE REDEVELOPMENT OF AN APPROXIMATELY 0.30 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE PLAZA AND McCLINTOCK ROAD ALSO IDENTIFIED AS MECKLENBURG COUNTY TAX PARCEL 12901201 (THE "SITE).

B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD-O") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

SECTION 3 OPTIONAL PROVISIONS

PETITIONER REQUEST THE APPROVAL OF THE FOLLOWING OPTIONAL PROVISIONS:

A. IN ORDER TO PRESERVE THE EXISTING BUILDINGS AND STREET TREES ALONG THE PLAZA, THE PETITIONER REQUEST A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES AS DEPICTED ON THE SCHEMATIC SITE PLAN.

B. THE SIDEWALK SHALL BE ALLOWED TO MEANDER AROUND EXISTING TREES.

SECTION 4 - PERMITTED USES

A. A MAXIMUM OF 7,481 SQUARE FEET (SF) OF EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) AND ANY OTHER USES THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD-O ZONING DISTRICT.

SECTION 5 - TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

B. PROPOSED RIGHT-OF-WAY DEDICATION AND FEE SIMPLE CONVEYANCE TO THE CITY SHALL COMPLETED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, CDOT REQUESTS THAT THE PROPOSED RIGHT-OF-WAY BE SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

C. AT THE INTERSECTION OF THE PLAZA & HAMORTON PLACE A PEDESTRIAN ACCESS CROSSING OVER THE PLAZA WITH APPROPRIATE SIDEWALK RAMPS, CROSSWALKS, SIGNAGE AND PEDESTRIAN MEDIAN REFUGE, ETC, SHALL BE CONSTRUCTED PER CDOT APPROVAL. THE CITY OF CHARLOTTE WILL BE RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES IMPACTED BY AND OBTAINING ANY RIGHT-OF-WAY OR EASEMENTS NEEDED FOR THE PROPOSED THE PEDESTRIAN ACCESS CROSSING IMPROVEMENTS.

D. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE TENANT OPENING FOR BUSINESS ON THE SITE. (FOR THE SAKE OF CLARITY, CERTIFICATES OF OCCUPANCY RELATED PERMIT NUMBERS 380874 AND 380875, AND ANY OTHER PERMIT REQUESTED PRIOR TO THE INITIATION OF THIS REZONING, MAY BE ISSUED PRIOR TO THE APPROVAL AND COMPLETION OF THE TRANSPORTATION IMPROVEMENTS BUT TENANT BUSINESS SHALL NOT BE CONDUCTED ON THE SITE UNTIL ALL TRANSPORTATION IMPROVEMENTS ARE APPROVED AND CONSTRUCTED.

SECTION 6 - ARCHITECTURAL STANDARDS

A. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFIS AND METAL PANEL.

B. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

C. DUMPSTER/REFUSE/RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE SETBACKS AND BUFFER YARDS SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

SECTION 7 - SETBACKS & STREETSCAPE & LANDSCAPING

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE MUDD-O ZONING DISTRICT

B. A 10' PLANTING STRIP WITH 10' SIDEWALK ALONG THE PLAZA AND AN 8' PLANTING STRIP WITH AN 8' SIDEWALK ALONG McCLINTOCK ROAD SHALL BE CONSTRUCTED AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

SECTION 8 - ENVIRONMENTAL FEATURES

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THIS SITE WILL MEET THE CHARLOTTE TREE ORDINANCE REQUIREMENTS FOR TREE SAVE AREA BY MAKING A "PAYMENT IN LIEU" AS DESCRIBED IN SECTION 21.94 OF THE TREE ORDINANCE.

SECTION 9 - PARKS, GREENWAYS AND OPEN SPACE

A. THIS SITE DOES NOT MEET THE MINIMUM THRESHOLD OF 50,000 SF FOR URBAN OPEN SPACE, HOWEVER THE PETITIONER HAS ELECTED TO PROVIDE A MINIMUM OF 75 SF OF OPEN SPACE.

SECTION 10 - FIRE PROTECTION

A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS, PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION.

B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

SECTION 11 - SIGNAGE

A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 12 - LIGHTING

A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B. ANY NEW LIGHTING FIXTURES ATTACHED TO THE STRUCTURES ON THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

SECTION 13 - PHASING - N/A

SECTION 14 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

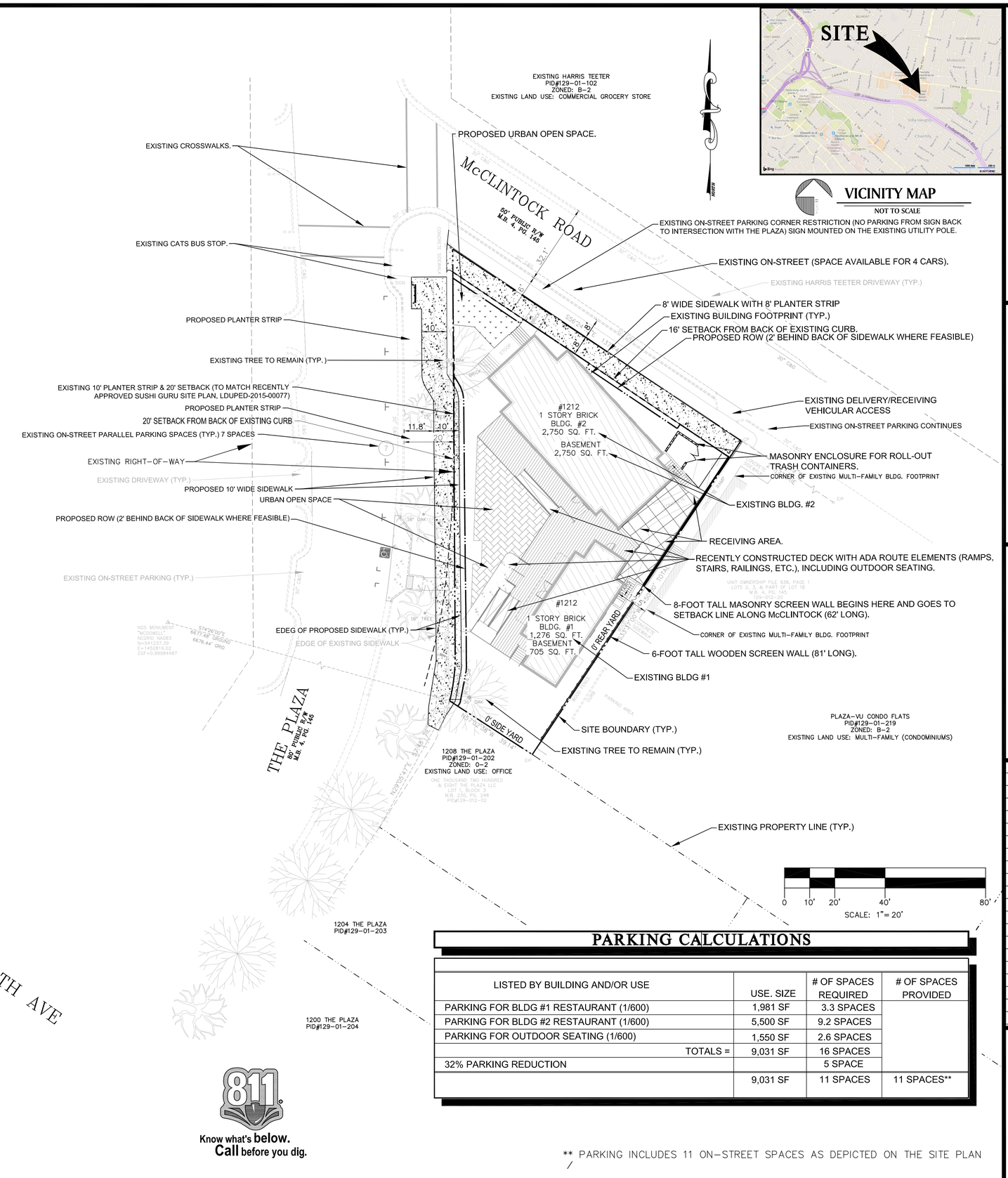
C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
WATER LINE
WOOD FENCE

LEGEND:

BFP - BACK FLOW PRESENTER
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE



VICINITY MAP

NOT TO SCALE

PARKING CALCULATIONS

LISTED BY BUILDING AND/OR USE	USE. SIZE	# OF SPACES REQUIRED	# OF SPACES PROVIDED
PARKING FOR BLDG #1 RESTAURANT (1/600)	1,981 SF	3.3 SPACES	
PARKING FOR BLDG #2 RESTAURANT (1/600)	5,500 SF	9.2 SPACES	
PARKING FOR OUTDOOR SEATING (1/600)	1,550 SF	2.6 SPACES	
TOTALS =	9,031 SF	16 SPACES	
32% PARKING REDUCTION		5 SPACE	
	9,031 SF	11 SPACES	11 SPACES**

** PARKING INCLUDES 11 ON-STREET SPACES AS DEPICTED ON THE SITE PLAN

Know what's **below.** **Call** before you dig.

MDV Engineering P-0883
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REZONING PETITION
#2018-086

PROJECT:
1212 THE PLAZA HISTORIC PRESERVATION & REHABILITATION PLAN

1212 THE PLAZA
CHARLOTTE, NC 28208
MECKLENBURG COUNTY

REVISIONS

JOB NO.: 2018-107
DRAWN BY : MDN
DATE. : 9.10.18
SCALE: 1"=20'

SCHEMATIC SITE PLAN

RZ.1

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
WATER LINE
WOOD FENCE

LEGEND:

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WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

STRUCTURE LEGEND

EXISTING BUILDINGS

EXISTING DECK

EXISTING RAMPS

VICINITY MAP
NOT TO SCALE

EXISTING HARRIS TEETER
PID#129-01-102
ZONED: B-2
EXISTING LAND USE: COMMERCIAL GROCERY STORE

EXISTING CROSSWALKS.

McCLINTOCK ROAD
60' PUBLIC R/W
M.B. 4, PG. 146

EXISTING CROSSWALKS.

EXISTING CATS BUS STOP.

EXISTING ON-STREET (SPACE AVAILABLE FOR 4 CARS)

EXISTING HARRIS TEETER DRIVEWAY (TYP.)

EXISTING DRIVEWAY (TYP.)

EXISTING ON-STREET PARALLEL PARKING SPACES (7 SPACES)

EXISTING PLANTER STRIP

EXISTING DELIVERY/RECEIVING VEHICULAR ACCESS

EXISTING RIGHT-OF-WAY

EXISTING DRIVEWAY (TYP.)

20' SETBACK FROM BACK OF EXISTING CURB

#1212
1 STORY BRICK
BLDG. #2
2,750 SQ. FT.
BASEMENT
2,750 SQ. FT.

DECK

CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

EXISTING ON-STREET PARKING (TYP.)

#1212
1 STORY BRICK
BLDG. #1
1,276 SQ. FT.
BASEMENT
705 SQ. FT.

0' REAR YARD

CORNER OF EXISTING MULTI-FAMILY BLDG. FOOTPRINT

EDGE OF EXISTING SIDEWALK

EXISTING TREES TO REMAIN (TYP.)

THE PLAZA
80' PUBLIC R/W
M.B. 4, PG. 146

0' SIDE YARD

SITE BOUNDARY (TYP.)

1208 THE PLAZA
PID#129-01-202
ZONED: O-2
EXISTING LAND USE: OFFICE

PLAZA-VU CONDO FLATS
PID#129-01-219
ZONED: B-2
EXISTING LAND USE: MULTI-FAMILY (CONDOMINIUMS)

EXISTING PROPERTY LINE (TYP.)

0 10' 20' 40' 80'
SCALE: 1"= 20'

1204 THE PLAZA
PID#129-01-203

1200 THE PLAZA
PID#129-01-204

COMMONWEALTH AVE

811
Know what's **below.**
Call before you dig.

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EXISTING CONDITIONS PLAN

RZ.2