

DEVELOPMENT DATA:

SITE AREA: 0.905 ACRES
 TAX PARCELS: 08316314
 EXISTING ZONING: B-1
 PROPOSED ZONING: MUDD-0
 EXISTING USE: RETAIL
 PROPOSED USE: RETAIL/RESTAURANT
 PROPOSED PARKING : ±11,000/300 S.F.=37 SPACES
 LOT SETBACK:
 FRONT: 14' FROM BACK OF CURB
 REAR: 10' (ADJACENT TO RESIDENTIAL)
 SIDE: 0'

CONDITIONAL DEVELOPMENT NOTES:

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE 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 AS LONG AS MODIFICATIONS ARE MINOR AND 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.

B. 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 APPLY TO THE DEVELOPMENT OF THIS SITE. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "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.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE OF THE EXISTING BUILDINGS TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM B-1 TO MUDD-0.

PERMITTED USES

A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE TRANSIT ORIENTED DEVELOPMENT-MIXED USE DISTRICT IN THE ZONING ORDINANCE WITH THE EXCEPTION THAT RESIDENTIAL DWELLINGS ARE NOT ALLOWED AS PART OF THIS DEVELOPMENT.

B. THE EXISTING 11,000 SF OF BUILDING AREA MAY BE EXPANDED UP TO 5%. A REZONING WILL BE REQUIRED IF AN EXPANSION EXCEEDS 5%.

OPTIONAL PROVISIONS

A. THE MINIMUM REQUIRED PARKING FOR DEVELOPMENT SHALL BE ONE(1) PARKING SPACE PER 300 S.F.

B. THE SIDEWALK MAY BE LOCATED ADJACENT TO THE CURB

TRANSPORTATION

RESERVED

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

A. THE EXISTING SIDEWALK SHALL BE REPLACED WITH A PROPOSED 8' SIDEWALK ADJACENT TO THE CURB WITH AN 8" (MIN) PLANTING STRIP PROVIDED BEHIND THE SIDEWALK.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

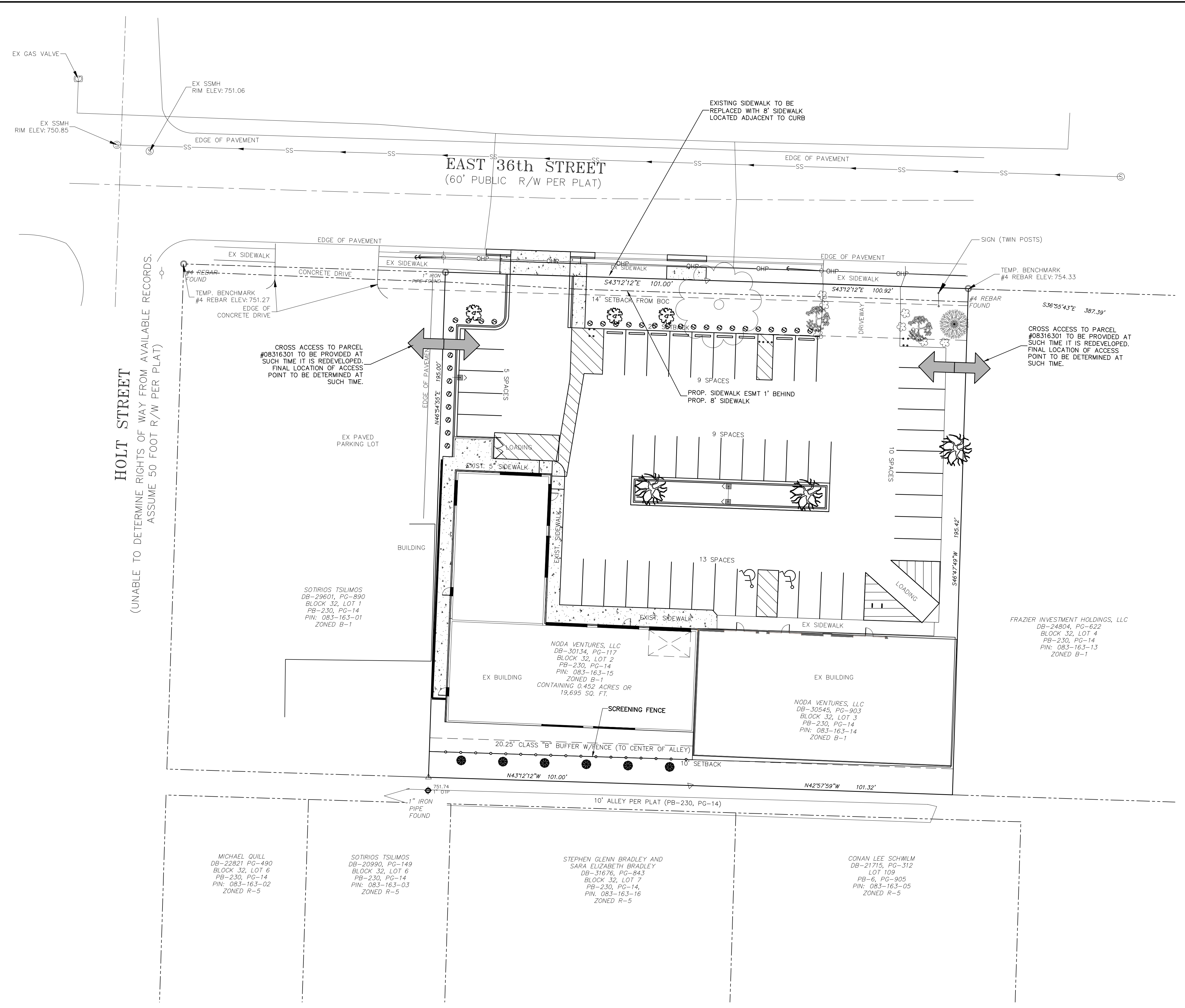
RESERVED

LIGHTING

RESERVED

PHASING

RESERVED



HOLT STREET
 (UNABLE TO DETERMINE RIGHTS OF WAY FROM AVAILABLE RECORDS. ASSUME 50 FOOT R/W PER PLAT)

MICHAEL QUILL
 DB-22821 PG-490
 BLOCK 32, LOT 6
 PB-230, PG-14
 PIN: 083-163-02
 ZONED R-5

SOTRIOS TSLIMOS
 DB-20990, PG-149
 BLOCK 32, LOT 6
 PB-230, PG-14
 PIN: 083-163-03
 ZONED R-5

STEPHEN GLENN BRADLEY AND
 SARA ELIZABETH BRADLEY
 DB-31676, PG-843
 BLOCK 32, LOT 7
 PB-230, PG-14
 PIN: 083-163-16
 ZONED R-5

CONAN LEE SCHWLM
 DB-21715, PG-312
 LOT 109
 PB-6, PG-905
 PIN: 083-163-05
 ZONED R-5

SOTRIOS TSLIMOS
 DB-29601, PG-890
 BLOCK 32, LOT 1
 PB-230, PG-14
 PIN: 083-163-01
 ZONED B-1

NODA VENTURES, LLC
 DB-30134, PG-117
 BLOCK 32, LOT 2
 PB-230, PG-14
 PIN: 083-163-15
 ZONED B-1
 CONTAINING 0.452 ACRES OR
 19,695 SQ. FT.

NODA VENTURES, LLC
 DB-30545, PG-903
 BLOCK 32, LOT 3
 PB-230, PG-14
 PIN: 083-163-14
 ZONED B-1

FRAZIER INVESTMENT HOLDINGS, LLC
 DB-24804, PG-622
 BLOCK 32, LOT 4
 PB-230, PG-14
 PIN: 083-163-13
 ZONED B-1

REZONING PETITION #:XXXX-XX

Project: 1210 E 36TH STREET
 E 36TH ST. AND HOLT STREET
 CHARLOTTE, NORTH CAROLINA

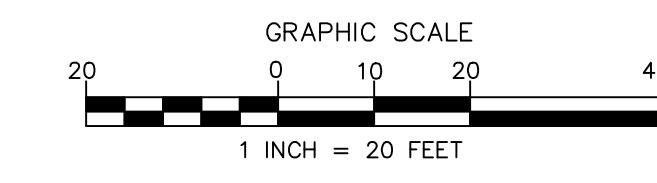
Title: SITE PLAN

File #: 17017-PB.DWG Date: 08/15/18 Project Egr: BTU
 Design By: BTU
 Drawn By: CBT
 Scale: 1"=20'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION



NO.	BY	DATE	REVISION