

# REZONING PETITION NO. 2018-xxx

## Submittal

### 1. General Provisions

- a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
- b. The development depicted on the Rezoning Plan is the existing condition of the properties and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, loading/service area and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
- c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

### 2. Optional Provisions:

- a. For the Sotuh Torrance Street building, Section 9.8506 (c) 1. a. (i) shall be modified to; Wall signs having up to 200 square feet of sign surface area per wall or 10% of the Wall area to which they are attached, whichever is less (exclusive of any wall mounted signage) shall be allowed.
- b. South Torrance Street shall not be required to meet the streetscape design standards requirements for planting and sidewalks as set forth in Section 9.8506 (d) of the Ordinance.
- c. East 4th Street shall not be required to meet the streetscape design standards requirements for planting and sidewalks as set forth in Section 9.8506 (d) of the Ordinance. Modifications shown on the Site Plan include removing the eight (8) foot planting strip and adding a Street Tree with tree grate.

### 3. Permitted Uses

- a. Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses provided that the maximum square footage, including patio/outdoor dining space, shall not exceed 18,000 square feet.

### 4. Transportation

- a. Vehicular access shall be as generally depicted on the Rezoning Plan.
  - I. Existing curb cut accessing alley on 4th street to be removed.
  - II. Existing curb cut on South Torrance Street to remain for service and loading access.
- b. No off-street vehicular parking is required per section 9.8507 (4) of the Ordinance.
- c. Bicycle Parking will be provided per the Ordinance.
  - I. Two (2) long term spaces
  - II. Six (6) short term spaces

### 5. Streetscape and Landscaping

- a. Per Section 9.8505 (2); the twelve (12) foot setback as measured from the back of the curb along East 4th Street will remain. The setback shall include a street tree with a tree grate and maintain the existing hardscape sections connecting the curb to the sidewalk as depicted on the Rezoning Plan, and a minimum of a six (6) foot wide sidewalk which may extend to the building facade.
- b. A setback of fourteen (14) feet measured from the back of existing curb shall be provided and as generally set forth in the Rezoning Plan. The setback will maintain the existing planting strip and sidewalk as depicted on the Rezoning Plan.

### 6. Architectural Standards

- a. Exterior architectural standards will generally reflect the style and quality of architecture that is existing. Improvements to the buildings will include new awnings, paint and new openings. Allowable building materials for any minor additions or improvements will include masonry, stucco or synthetic stucco, metal panels, cementitious siding, wood or synthetic wood.
- b. Any replaced glazing will be clear glass.

### 7. Environmental Features

- a. Site will comply with the Post Construction Stormwater Ordinance.

### 8. Parks, Greenways and Open Space

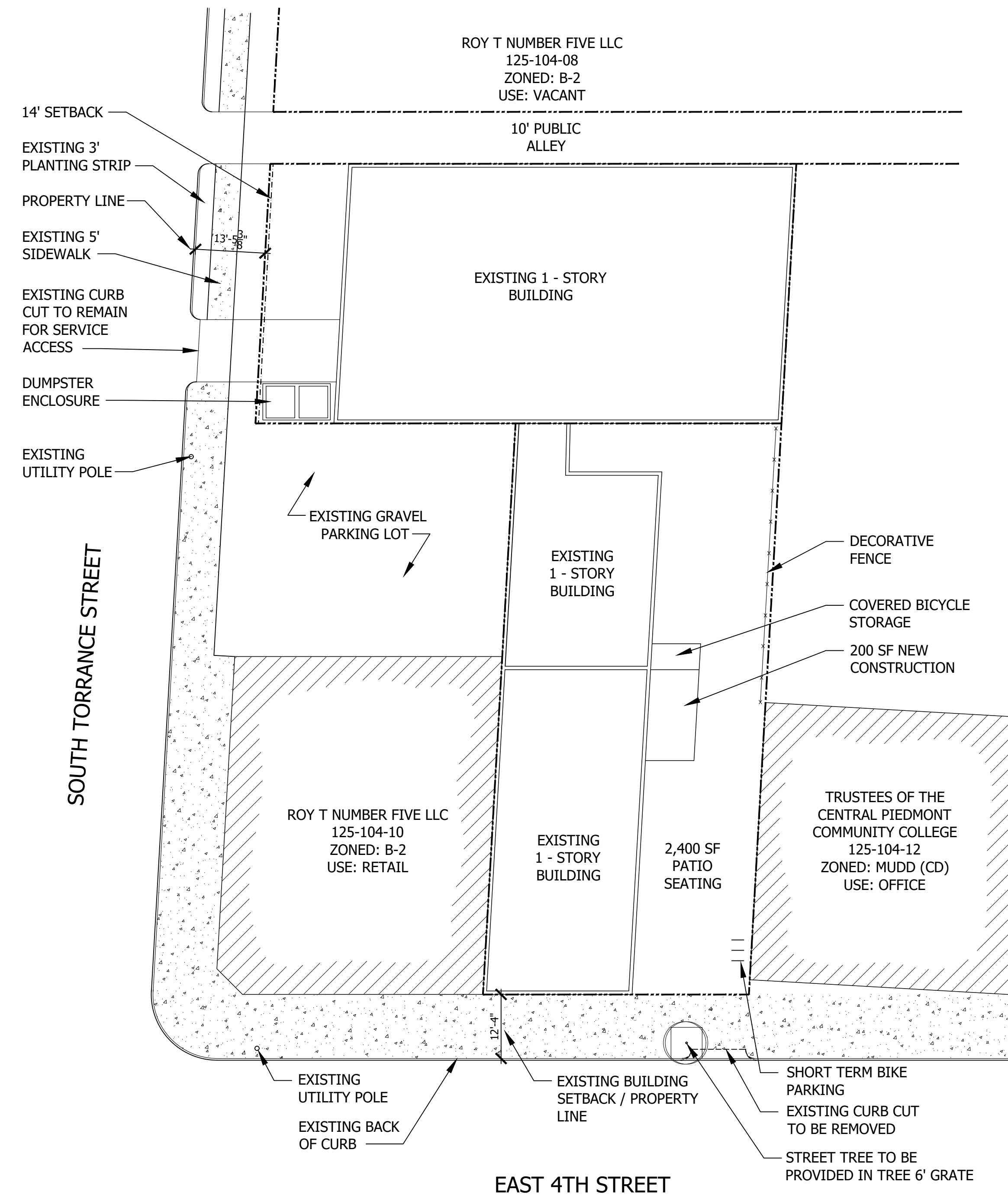
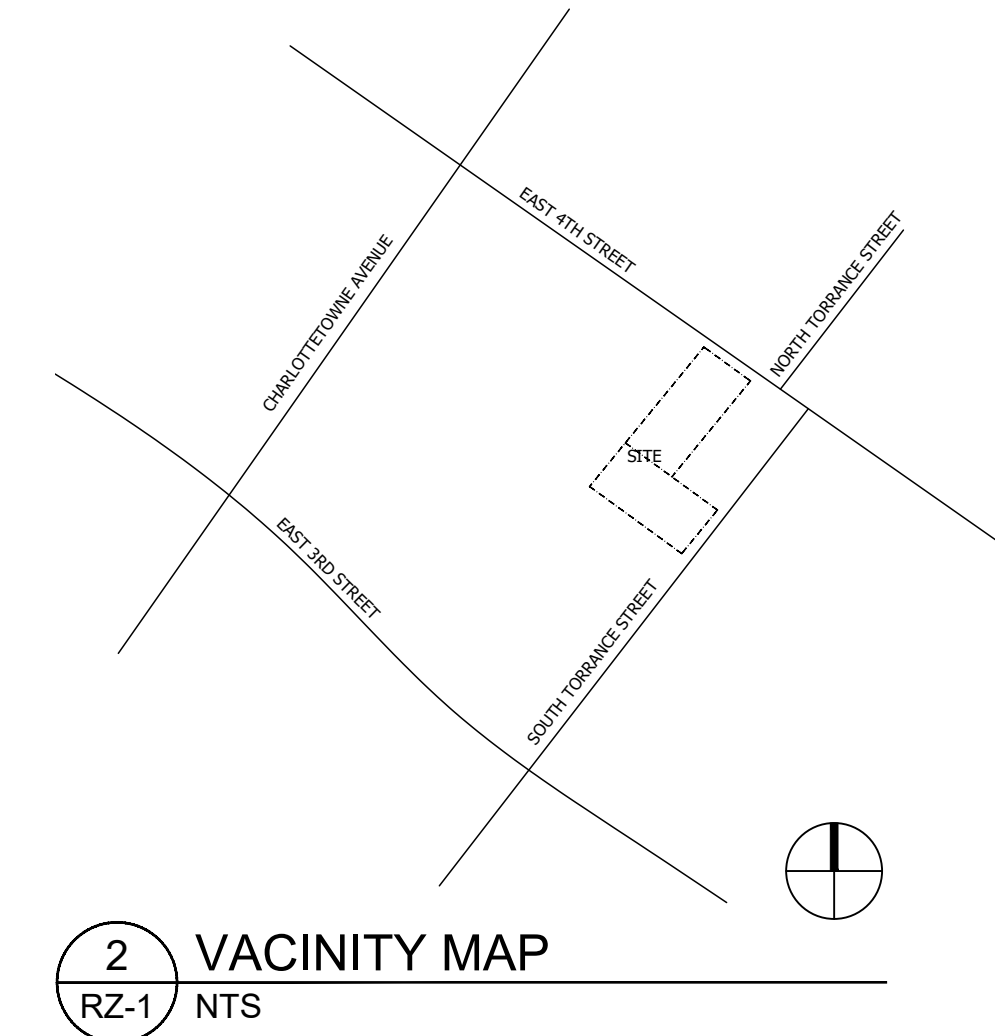
- a. Reservation/Dedication of park and/or greenway: N/A
- b. Park and/or greenway improvements: N/A

### 9. Binding Effect of the Rezoning Application

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

# DEVELOPMENT SUMMARY

REZONING SITE AREA: 0.244 ACRES  
 TAX PARCEL ID: 125-104-11 & 125-104-09  
 EXISTING ZONING: B-2  
 PROPOSED ZONING: MUDD-O  
 EXISTING USES: RETAIL & WAREHOUSE  
 PROPOSED USES: USES PERMITTED IN MUDD AS FURTHER DESCRIBED IN THE DEVELOPMENT STANDARDS  
 EXISTING BUILDING SF: 8,701 SF (7,261 SF TO REMAIN & 1,440 SF TO BE DEMOLISHED)  
 PROPOSED SF: 7,500 SF  
 PARKING: NO PARKING REQUIRED  
 BUILDING HEIGHT: 60' MAXIMUM  
 OPEN SPACE: N/A



1 SITE PLAN  
1/16" = 1'-0"

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 108 SOUTH TORRANCE STREET  
 CHARLOTTE, NC, 28204

REVISIONS		
NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION  
SEPTEMBER 20, 2018

ILLUSTRATIVE PLAN

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