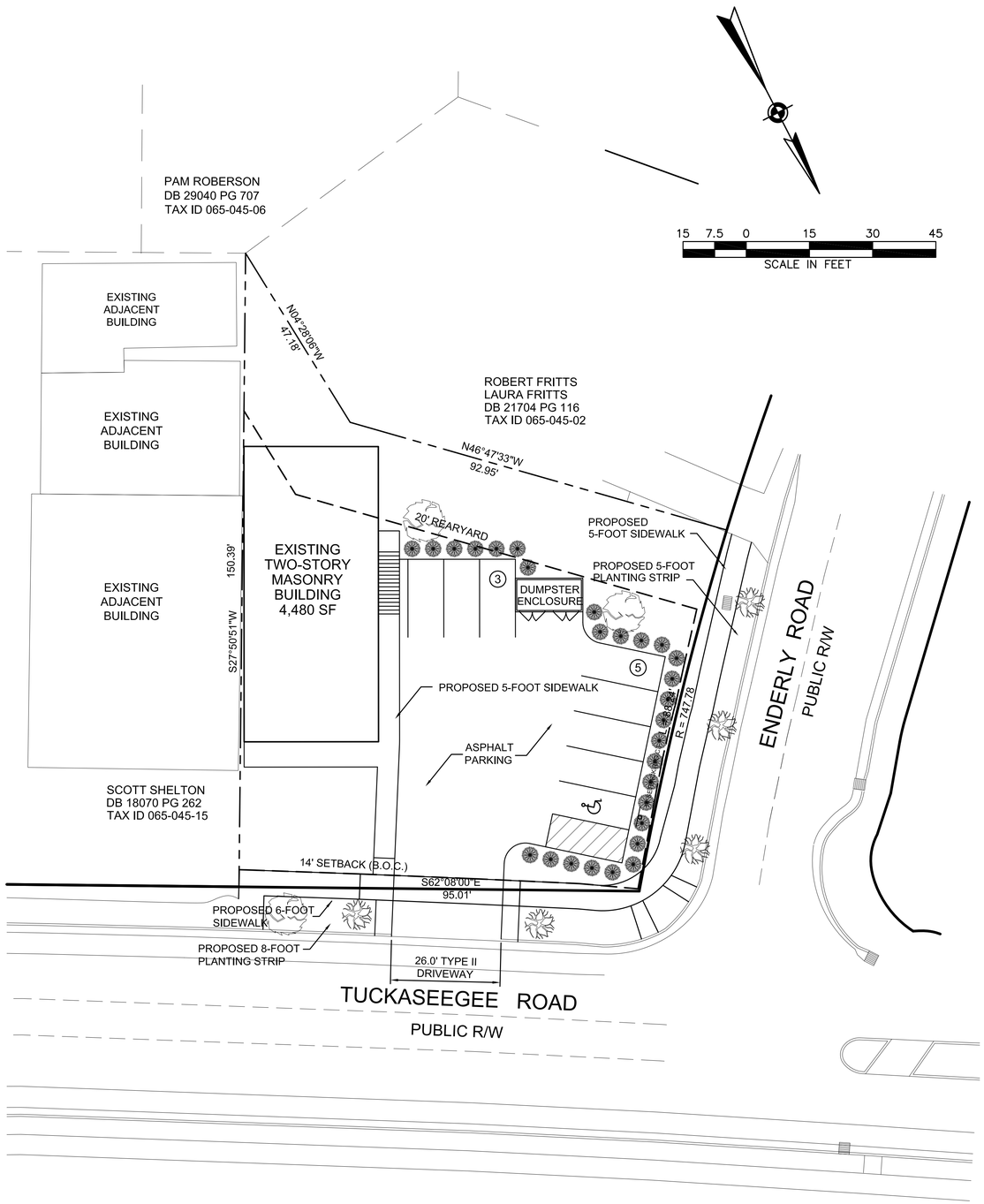
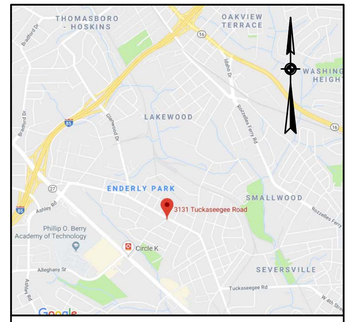


1 Conditional Rezoning Site Plan

Scale: 1" = 15'



VICINITY MAP

1. DEVELOPMENT DATA TABLE
   - A. SITE ACREAGE - 0.268 ACRES
   - B. TAX PARCEL ID - 065-045-01
   - C. EXISTING ZONING - B-1 (BUSINESS)
   - D. PROPOSED ZONING - NS (NEIGHBORHOOD SERVICES DISTRICT)
   - E. NUMBER OF RESIDENTIAL UNITS - NONE
   - F. RESIDENTIAL DENSITY - NONE
   - G. SQUARE FOOTAGE OF NON RESIDENTIAL USES BY TYPE - 4,480 SF - BAR & LOUNGE
   - H. FLOOR AREA RATIO - 0.384
   - I. MAXIMUM BUILDING HEIGHT - 22 FEET
   - J. MAXIMUM NUMBER OF BUILDINGS - ONE
   - K. NUMBER AND OR RATIO OF PARKING - 8 PARKING SPACES = 1 SPACE PER 600 SF
   - L. AMOUNT OF OPEN SPACE - 0.08 ACRES

2. GENERAL PROVISIONS
   - A. THE DEVELOPMENT SHALL ADHERE TO THE ALL CITY OF CHARLOTTE, MECKLENBURG COUNTY AND THE STATE OF NORTCH CAROLINA ORDINANCES AND CODES.
   - B. ALL ALTERATIONS TO THIS CONDITIONAL PLAN ARE SUBJECT TO THE CHARLOTTE ZONING ORDINANCE SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS
   - A. NOT APPLICABLE

4. PERMITTED USES
   - A. THE PROPERTY CAN BE USED FOR ALL USES PERMITTED BY RIGHT AS PER THE CHARLOTTE ZONING ORDINAMCE FOR B-1 (BUSINESS) OCCUPANCIES WITH THE EXCEPTION OF
     - 4.1 ANIMAL CREMATORIUM
     - 4.2 AUTOMOTIVE SERVICE STATIONS
     - 4.3 BUS & TRAIN TERMINALS
   - B. NO OTHER USE RESTRICTIONS ARE APPLICABLE

5. TRANSPORTATION
   - A. NO ADDITIONAL STREET RIGHT OF WAY SHALL BE DEDICATED
   - B. A NEW 26'-0" COMMERCIAL DRIVEWAY SHALL BE CONSTRUCTED. NO ADDITIONAL STREET IMPROVEMENTS SHALL BE CONSTRUCTED.

6. ARCHITECTURAL STANDARDS
   - A. THE BUILDING IS CURRENTLY CONSTRUCTED WITH A BRICK VENEER
   - B. THE BUILDING SIZE AND HEIGHT ARE EXISTING AND SHALL REMAIN.
   - C. OLD METAL DOORS AND WINDOWS WILL BE REPLACED WITH NEW ALUMINUM STOREFRONT WINDOORS AND WINDOWS.
   - D. A WOODEN PRIVACY SCREEN FENCE WILL BE PROVIDED TO ADHERE TO THE BUFFER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (CZO).

7. STREETSCAPE AND LANDSCAPING
   - A. THE STREETSCAPE ALONG TUCKASEEGEE ROAD SHALL CONSIST OF A 6-FOOT SIDEWALK AND AN 8-FOOT PLANTING STRIP. THE STREETSCAPE ALONG ENDERLY ROAD SHALL CONSIST OF A 5-FOOT SIDEWALK AND A 5-FOOT PLANTING STRIP.
   - B. NO SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT SHALL BE PROVIDED. SCREENING AND BUFFERS SHALL BE PROVIDED AS REQUIRED PER THE CZO.

8. ENVIRONMENTAL FEATURES
   - A. THE PROPERTY SHALL BE EXEMPT FROM THE TREE SAVE REQUIREMENTS IN THAT THE PROPERTY WAS DEVELOPED PRIOR TO 2010.
   - B. THE PROPERTY SHALL BE EXEMPT FROM REQUIREMENTS OF THE PCSO (POST CONSTRUCTION STORMWATER ORDINANCE) AS THE BUILT UPON AREA INCREASE WILL BE BELOW THE THRESHOLD TO REQUIRE COMPLIANCE.
   - C. THE PROPERTY SHALL BE EXEMPT FROM REQUIREMENTS OF THE STORMWATER DETENTION REQUIREMENTS PER THE CITY OF CHARLOTTE STORMWATER ORDINANCE AS THE IMPERVIOUS AREA INCREASE WILL BE BELOW THE THRESHOLD TO REQUIRE COMPLIANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE
   - A. NOT APPLICABLE
   - B. NOT APPLICABLE
   - C. NOT APPLICABLE
   - D. NOT APPLICABLE

10. FIRE PROTECTION
   - A. NOT APPLICABLE

11. SIGNAGE
   - A. THE BUILDING SIGNAGE SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

12. LIGHTING
   - A. LIGHTING SHALL BE PROVIDED AS REQUIRED AT BUILDING EGRESS POINTS AND FOR SECURE ACCESS TO THE PARKING.
   - B. LIGHTING SHALL BE PROVIDED AT A SCALE AND ILLUMINATION TO ENHANCE THE NEIGHBORHOOD AND TO NOT PRODUCE INTRUSION UPON ADJACENT RESIDENTIAL NEIGHBORS.

13. PHASING
   - A. THE PROPERTY WILL NOT BE RENOVATED IN PHASES.

14. OTHER
   - A. THERE WILL BE NO REQUEST FOR RIGHT OF WAY ENHANCEMENTS OR FOR A VARIANCE FOR THIS PROPERTY
   - B. THE BUILDING IS EXISTING AND PROPERTY CORNER TIE POINTS SHOULD NOT BE REQUIRED.
   - C. THERE WILL BE NO PUBLIC FACILITIES OR SITES PROVIDED
   - D. THE PROPOSED DUMPSTER SHALL BE LOCATED AT THE REAR OF THE PROPERTY
   - E. NO PUBLIC ART SHALL BE PROVIDED
   - F. A NEW FIRE LINE SHALL BE EXTENDED TO THE BUILDING. NO OTHER UNDERGROUND UTILITIES SHALL BE ADDED.
   - G. NO ADDITIONAL CONDITIONS

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Project: Conditional Rezoning Site Plan
The Marquee Tapas & Lounge
3131 Tuckaseegee Road
Charlotte, NC 28208

REVISIONS

NO.	DATE	DESCRIPTION	BY

Date: 08-22-19
Scale: AS NOTED
Drawn by: CSE
Checked by: KAK

Project No.
19-597-01

Sheet No.
RZ1.0