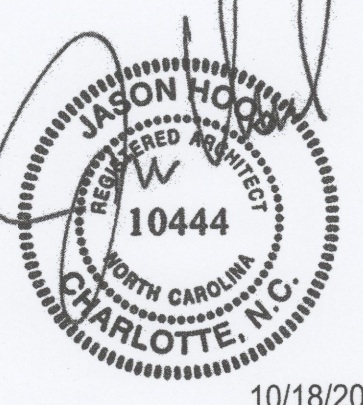
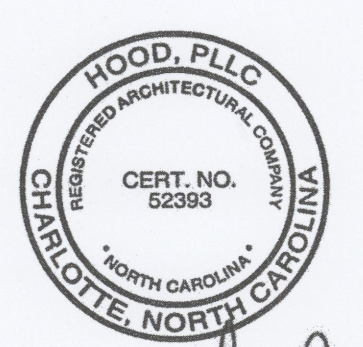


HOOD PLLC  
4400 PARK ROAD  
CHARLOTTE NC 28209  
704 576 1427



10/18/2016

PROJECT LOCATION:  
1533 CENTRAL AVE  
CHARLOTTE, NC 28205

# REZONING #2016-110

CHARLOTTE, NC

OWNER:  
WORKMAN'S FRIEND  
1533 CENTRAL AVE  
CHARLOTTE, NC 28205

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Project Number 2716

Issue Date 10/18/2016

Revisions

APPROVED BY  
CITY COUNCIL  
NOV 21 2016

Sheet Name  
**REZONING PLAN #2016-110**

Sheet Number  
**RZ100**

**Revised Notes for 2016-110**

**1. General Provisions**

- a. The development of the site will be governed by this Rezoning Plan, these standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district shall apply, subject to the optional provisions herein.
- b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of stairs, sidewalks, trees, ramps, patio, parking areas 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.
- d. Existing building to remain.

**2. Optional Provisions**

- a. Reduce setback and streetscape requirements to preserve the existing structure as follows:
  - i. Setback requirements on Central Avenue shall be reduced to the existing setback of 12'-10".
  - ii. Existing sidewalk on Central Avenue to remain without requirement to meet MUDD or current streetscape and area requirements.
  - iii. Setback requirements on Thomas Avenue shall be reduced to existing setback of 14'-0" and any addition to the building may utilize the same setback of 14'-0".
  - iv. Existing sidewalk and planting strip on Thomas Avenue to remain without requirement to meet MUDD or current streetscape and area standards.
- b. Parking requirements shall be reduced by 25%.
- c. Existing parking to remain and additional off-site parking spaces sufficient to meet Ordinance requirements shall be provided by Lease Agreement or Shared Parking Agreement and filed prior to the issuance of any permits.
- d. Existing Building, entryways, windows, fenestration and doorways may remain.
- e. Except as provided in this paragraph, the existing Outdoor Seating/Activity Area may remain open until the entire interior of the existing building has received a Certificate of Occupancy. The existing Outdoor Seating/Activity Area shall not be used between the hours of 11:00 pm and 8:00 am. Provided, however, the existing Outdoor Seating/Activity Area shall be closed on the earlier of thirty days after the receipt of the Certificate of Occupancy for the entire interior of the existing building, or October 31, 2017, whichever shall occur first.

**3. Permitted uses**

- a. Allowed uses: Any use or combination of uses and accessory uses permitted in MUDD.
- b. The area currently used Outdoor Seating/Activity Area and marked on the Rezoning Plan as potential building expansion may be used to expand the existing building subject to the Ordinance requirements, but it shall not be used as Outdoor Seating/Activity Area.

**4. Transportation**

- a. Existing parking spaces adjacent to alley shall remain.

**5. Architectural Standards**

- a. Overall height shall not exceed the existing building height of 14 ft., provided that the potential building addition may be up to 19 ft.
- b. Any additions will comply with MUDD standards.

**6. Streetscape and Landscaping**

- a. Existing streetscape, sidewalks and planting strips to remain as set forth in the Optional Provisions.

| SITE DATA          |   |
|--------------------|---|
| TAX PARCEL ID      | 08117416 AND 08117417                                   |
| REZONING SITE AREA | 0.145 + 0.100 / .246 ACRES TOTAL                        |
| EXISTING ZONING    | B-2 (PED)   |
| PROPOSED ZONING    | MUDD-O (PED)  |
| BUILDING AREA      | 5,700 SF EXISTING BUILDING<br>1,600 SF FUTURE EXPANSION |
| EXISTING USE       | EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 2 |
| PROPOSED USE       | USES PERMITTED IN MUDD                                  |

