

Petition # 2018

1. Development Data Table

Tax Parcels: Total Site Area: Existing Zoning: **Proposed Zoning:** Existing Use: Proposed Use:

Residential Density: Square Footage (Retail): Floor Area: Outdoor Seating & **Building Expansion:** Floor Area Ratio: Maximum Building Height: Maximum No. of Stories: Maximum No. of Buildings: Parking Spaces: Required: Proposed:

Open Space:

2. General Provisions a. The development of the Site will b provisions of the City of Charlotte Zo zoning of the MUDD zoning district, provisions herein.

b. The development depicted on the project. Accordingly, the configuration patio, parking areas and/or site element zoning ordinance, subject to the Option

3. Optional Provisions

generally depicted on the Site Plan. existing fenestration be reduced.

4. Permitted uses

a. Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail, office and eating and drinking entertainment uses.

5. Transportation

Site Plan.

b. Petitioner to improve the existing sidewalk on Central Ave. to a 9' sidewalk as depicted on the Site Plan. c. The two existing Central Avenue driveways shall be removed. d. The existing driveway on Iris Dr. shall be relocated further from the intersection and installed as generally depicted on the Site Plan.

e. Cross-access shall be granted between the subject parcel and the adjacent property to facilitate reductions of curb cuts on Central Ave.

f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

6. Architectural Standards

a. Area marked as Outdoor Seating Area and Future Building Expansion may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 50' including any rooftop patio structures.

removed.

7. Streetscape and Landscaping depicted on the Site Plan.

8. Environmental Features a. Tree save areas - N/A

9. Parks, Greenways and Open Space

- b. Park and/or greenway improvements: N/A
- **10. Fire Protection** a. Per applicable Ordinance.
- 11. Signage
- a. Sign limitations Per Ordinance requirements.
- 12. Lighting

Notes for rezoning of 2306 Central Ave., Parcel #12902108

	12902108 0.22 Acres B-1 MUDD-O Retail (Used Car Dealership) Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance. N/A 1,287 SF Per Ordinance req. up to 5,500 SF 1,287 SF / 9,941 SF = 0.13 50' 2 1	
	Parking as required per Section 9.8507 13 N/A	
ning Ordi	ed by this Rezoning Plan and the standards/ applicable inance (the "Ordinance"). The regulations established for the ern the development of this Site, subject to the optional	
on, placem nts may b	Plan is schematic and represents the general proposal for the nent, size and number of the stairs, sidewalks, trees, ramps, e altered or modified within the limits prescribed by the sions provided below.	

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c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

a. Parking requirements shall be reduced by 25%, to facilitate preservation of the existing buildings. b. To retain parking for the site, parking shall be permitted between the existing building/permitted uses and the sidewalk in the manner generally shown on the Rezoning Plan.

c. The parking lot as generally depicted on the Site Plan, shall be exempt from screening requirements. d. /The streetscape along Central Ave. shall be modified to include a 9' sidewalk with no planting strip as

e/ In order to facilitate the rehabilitation of the existing building, the existing building shall not be required to comply with the fenestration requirements of Section 12.544(1)(c) of the Zoning Ordinance, provided that any new buildings or additions shall meet the fenestration requirements and in no event shall the

a. Petitioner to construct a new 6' sidewalk and 8' planting strip along Iris Dr. as generally depicted on the

b. Petitioner may increase the size of the existing building or add additional floors or square footage to building so long as the building does not exceed 50' in height.

c. Urban Design elements to included new pedestrian-oriented entrances, covered and uncovered patios and improved fenestration of existing building by replacement of windows previously covered and/or

a. A fourteen (14) foot setback as measured from the back of the existing curb along Iris Dr. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as generally

b. In order to maintain alignment with the existing sidewalks, Petitioner shall increase the existing sidewalk along Central Ave. to a 9' sidewalk from the back of curb as generally depicted on the Site Plan. c. Petitioner shall not be required to make any tree plantings on Central Ave.

d. Petitioner shall provide a Hardscape Amenity Area at the corner of Central Ave. and Iris Dr. to create additional pedestrian areas as generally depicted on the Site Plan.

d. Addition of street trees and interior trees as generally shown on the site plan shall be planted.

a. Reservation/Dedication of park and/or greenway: N/A c. Privately constructed open space as shown on patio areas and planting areas.

a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.