

DEVELOPMENT DATA TABLE

a.) Site Acreage: 0.827 Ac.

b.) Tax Parcels included in Rezoning: PID: 07309301
PID: 07309305

c.) Existing Zoning: PID: 07309301 = TOD-M
PID: 07309305 = TOD-M

d.) Proposed Zoning: TOD-M(O)

e.) Existing Building Square Footage: (30,000 SF +/-)

1.) GENERAL PROVISIONS

a.) These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Browder Investments LLC (the "Petitioner") to rezone property tax parcels 07309301 and 07309305 (the "Site") from the TOD-M zoning districts to the TOD-M(O) zoning district.

b.) Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

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

d.) Sidewalks that abut public streets are proposed as part of the project.

d.1.) Proposed sidewalk along Winnifred Street shall be 5' wide and location will be dictated by existing trees. Final location to be reviewed and approved during commercial site plan review.

d.2.) Typical TOD streetscape requires an 8' planting strip and 8' sidewalk however, this may not be feasible with existing site constraints. If proposed sidewalk abuts the existing back of curb along West Summit Avenue then it shall be 10' wide where shown on this plan. Final sidewalk location and width shall be reviewed and approved during commercial site plan review.

e.) Curb ramp to be installed on the project side of the intersection at West Summit Avenue and Winnifred Street.

f.) Existing dumpster to be removed and relocated to an offsite location.

g.) An existing parking space along West Summit Street or within the existing parking lot at PID 11908841 shall be converted into an ADA accessible parking space. The accessible parking space shall be reviewed and approved during commercial site plan review.

h.) Any CDOT Right-of-Way dedication associated with the proposed patio and sidewalk improvements shall be reviewed and approved during commercial site plan review.

2.) PERMITTED USES

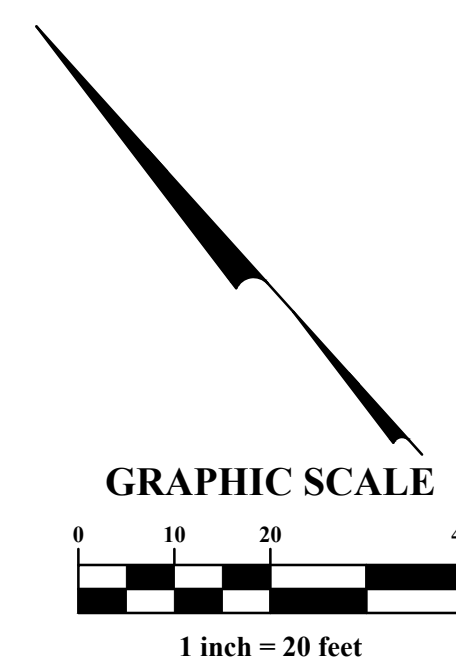
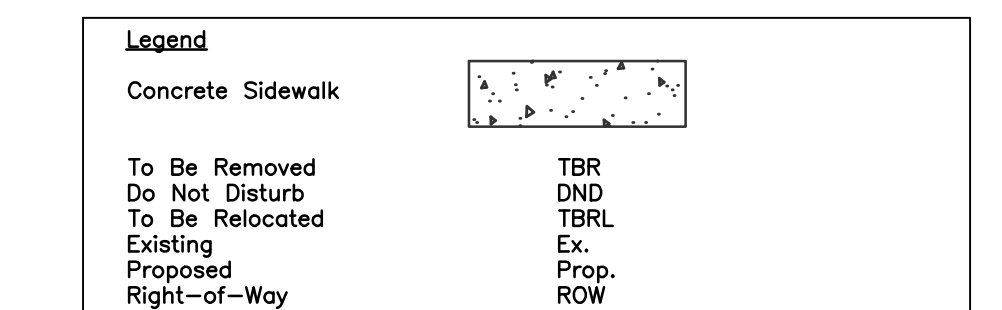
a.) Any permitted uses as prescribed under TOD-M as outlined in the Ordinance.

3.) OPTIONAL PROVISIONS

a.) The optional provision shall eliminate the minimum parking requirement for the site due to the residential zoning districts located within 800 feet of the site.

4.) REDEVELOPMENT

a.) If the existing building is demolished, then future development of the site will be governed by the TOD zoning code that is in place at the time the property is developed.

**REZONING # 2018-153**

PRELIMINARY
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**NOT TO BE USED FOR
CONSTRUCTION**

[illegible]

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OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
SITE IMPROVEMENTS

WOODEN ROBOT BREWERY
1440 S TRYON ST
REZONING PLAN

EMHIT
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DATE
March 11, 2019
SCALE
1" = 20'
JOB NO.
2018-1200
SHEET
RZ1.0

SCALE

JOB NO.
2018-1200

SHEET

RZ1.0