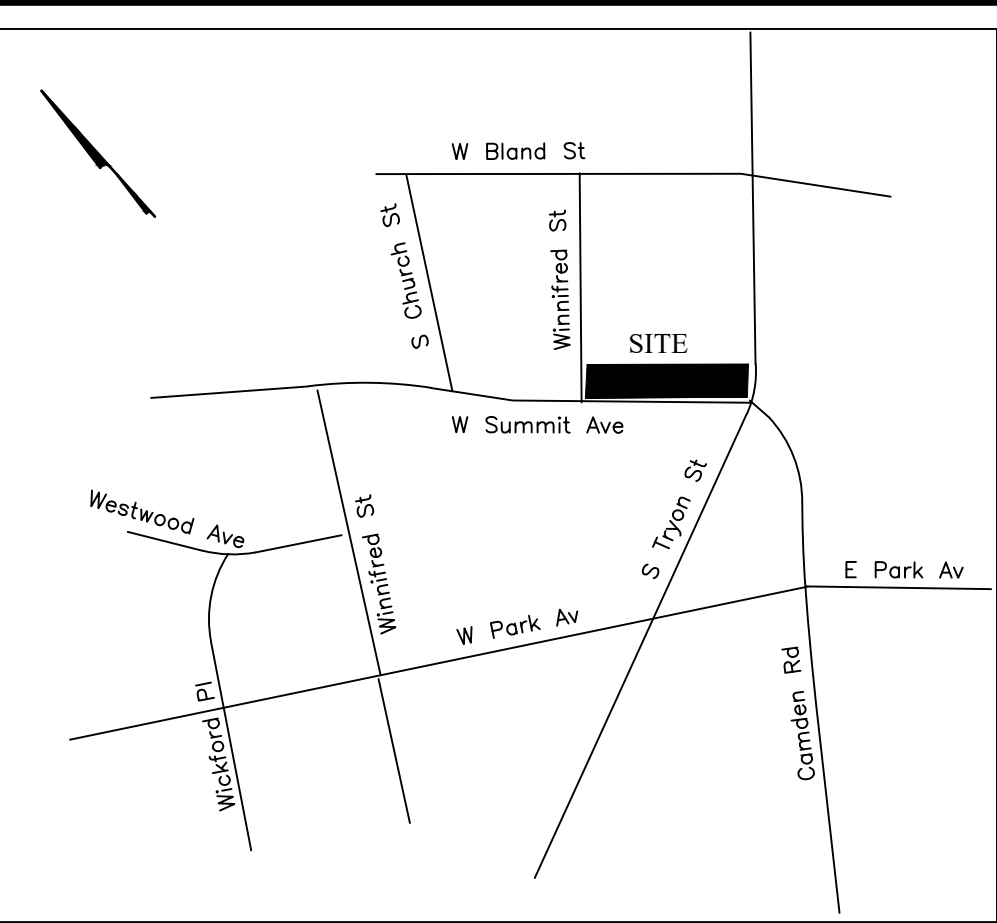
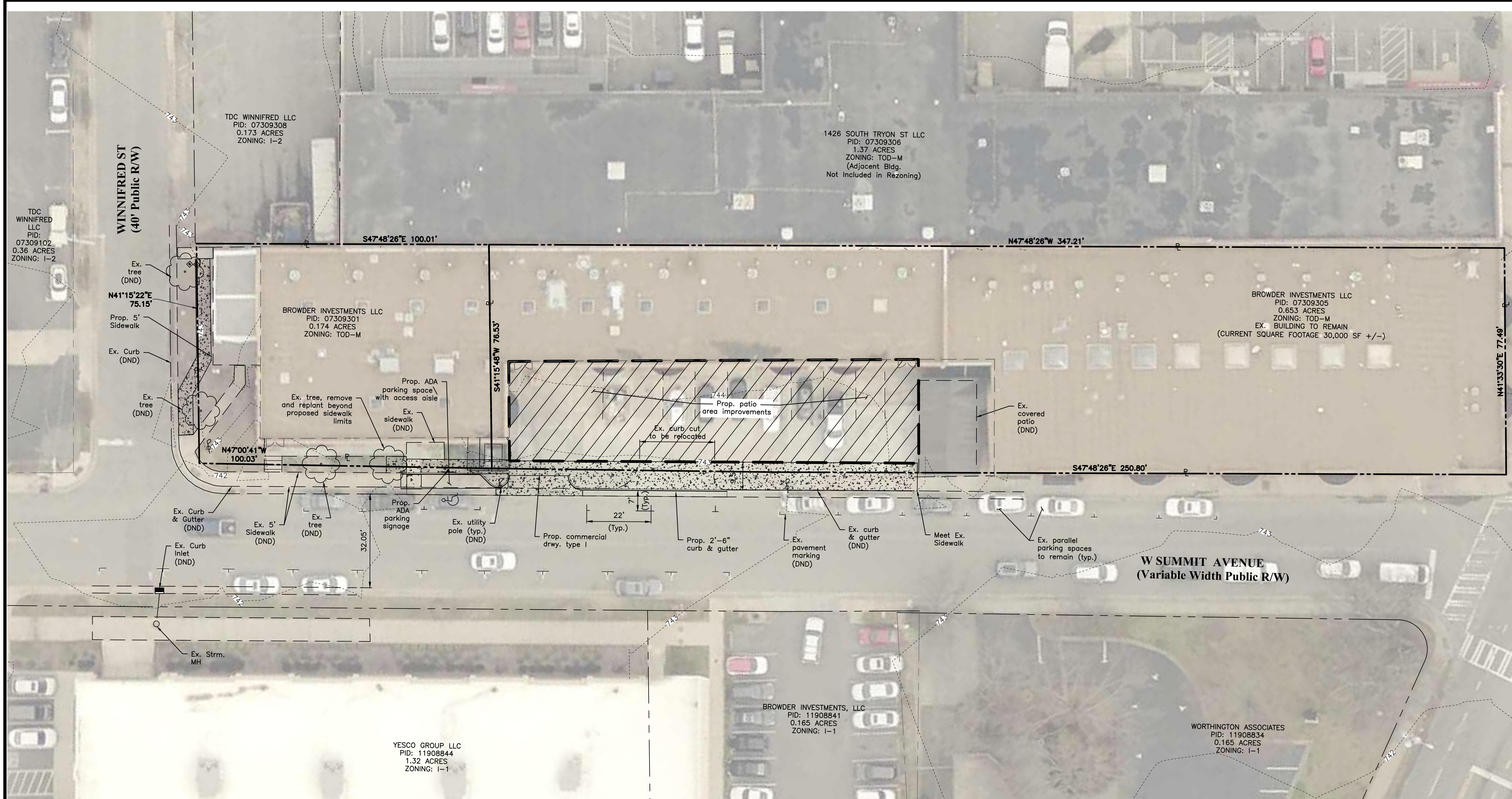


JA 20181200_Dwg (04 Sheet) Rezoning Plan.dwg



VICINITY MAP
Scale: N.T.S.

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.

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 any future development of the site shall be governed by the then TOD-M zoning district, or the equivalent zoning district.

Legend

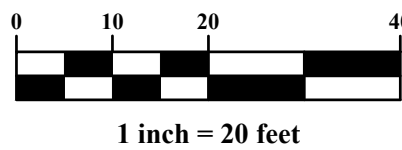
Concrete Sidewalk



To Be Removed
Do Not Disturb
To Be Relocated
Existing
Proposed

TBR
DND
TBR/L
Ex.
Prop.

GRAPHIC SCALE



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

REVISIONS

MARK	DATE	DESCRIPTION

BROWDER GROUP
REAL ESTATE, LLC
1440 SOUTH TRYON ST, SUITE 104
CHARLOTTE, NC 28203
PH: 704-361-3139
Matt D. Browder

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
FOR
SITE IMPROVEMENTS
WOODEN ROBOT BREWERY
1440 S TRYON ST
REZONING PLAN

EMH&T
Engineers • Surveyors • Planners • Scientists
10000 E. 11th Avenue, Suite 200, Charlotte, NC 28213
Phone: 704.546.0333
emht.com

DATE
November 26, 2018

SCALE
1" = 20'

JOB NO.
2018-1200

SHEET
RZ1.0