

10/10/2019 7:24 AM ADAM MCGUIRE N:_2019\1019399\CAD\DOCUMENTATION\ENTITLEMENTS\9399-RZ-MP.DWG

± 0.176 acres Tax Parcel #s: 081-176-48

Proposed Zoning: B-2 (PED-O)

Existing Uses: Commercial. Proposed Uses: Non-residential uses as permitted by

right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted in

Section 3 on Sheet RZ-2).

Maximum Gross Square Feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 on sheet RZ-2.

Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision on RZ-2.

THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

> VICINITY MAP SCALE: 1"=300'

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM



ASANA PARTNERS

REZONING PETITION NO. XXXX-XXX



1508 CENTRAL AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019
·		

DESIGNED BY: DRAWN BY: CHECKED BY:

ORIGINAL SHEET SIZE: 22" X 34"

SITE PLAN

RZ-1

Asana Partners LP- 1508 Central Ave. **Development Standards** 10.10.2019 **Rezoning Petition No. XXXX-XXX**

Site Development Data:

- --Acreage: ± .176 acres --Tax Parcel #s: 081-176-48
- --Existing Zoning: B-2 PED --Proposed Zoning: B-2 PED (O)
- --Existing Uses: retail
- --Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted below in Section 3).
- --Maximum Gross Square feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 below.
- --Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.
- --Parking: Parking as required by the Ordinance and the Optional Provision below.

General Provisions:

- Site Location. These Development Standards, and the Technical Data Sheet form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Plaza Midwood Charlotte 2 LP ("Petitioner") to accommodate the reuse of the existing building located at 1508 Central Avenue with non-residential uses allowed by the B-2 zoning district and the Optional Provisions below on an approximately .176 acre site (the "Site").
- b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the B-2 PED (O) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations**. The depictions of the building, sidewalks, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory**. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- 2. Optional Provisions.

The following optional provisions shall apply to the Site:

The Site is an existing legally non-conformation building with no on-site parking spaces. The intent of this rezoning petition is to allow change of uses for the existing building to occur without requiring additional parking to be provided as required by the PED overlay zoning regulations.

- a. To allow the existing building to continue to be used with uses allowed in the B-2 PED zoning district without having to provide on-site or off-site parking spaces.
- b. To not require additional parking spaces for change of uses (e.g. change of use from a retail use to EDEE uses).
- To not require additional parking spaces when the building is expanded as allowed

- d. To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
- To allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
- To allow a major façade renovation whose value exceeds 25% of the currently listed tax value without having to provide the required streetscape improvements along Central Avenue.

Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to with up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet of gross floor area) of non-residential uses permitted by right and under prescribed conditions in the B-2(PED) Zoning district together with accessory uses as allowed in the B-2 PED zoning district.
- b. The allowed uses and the allowed square footage will be utilized within the existing building, that will be reused, located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing building currently located on the Site need be preserved).

Access:

a. The Site has an existing access to the rear of the building from an existing alley with access to Gordon Street as generally depicted on the Rezoning Plan.

Architectural Standards.

a. Reserved.

6. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements.

a. Reserved.

Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

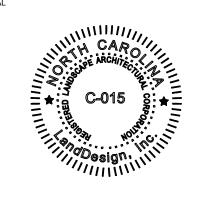


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PARTNERS

REZONING PETITION NO. XXXX-XXX



1508 CENTRAL AVE.

ASANA PARTNERS 1508 CENTRAL AVE. CHARLOTTE, NC 28205

1019399 REVISION / ISSUANCE DESCRIPTION REZONING 10.10.2019 DESIGNED BY: DRAWN BY:

> VERT: N/A HORZ: N/A

CHECKED BY:

DEVELOPMENT STANDARDS NOTES

RZ-2

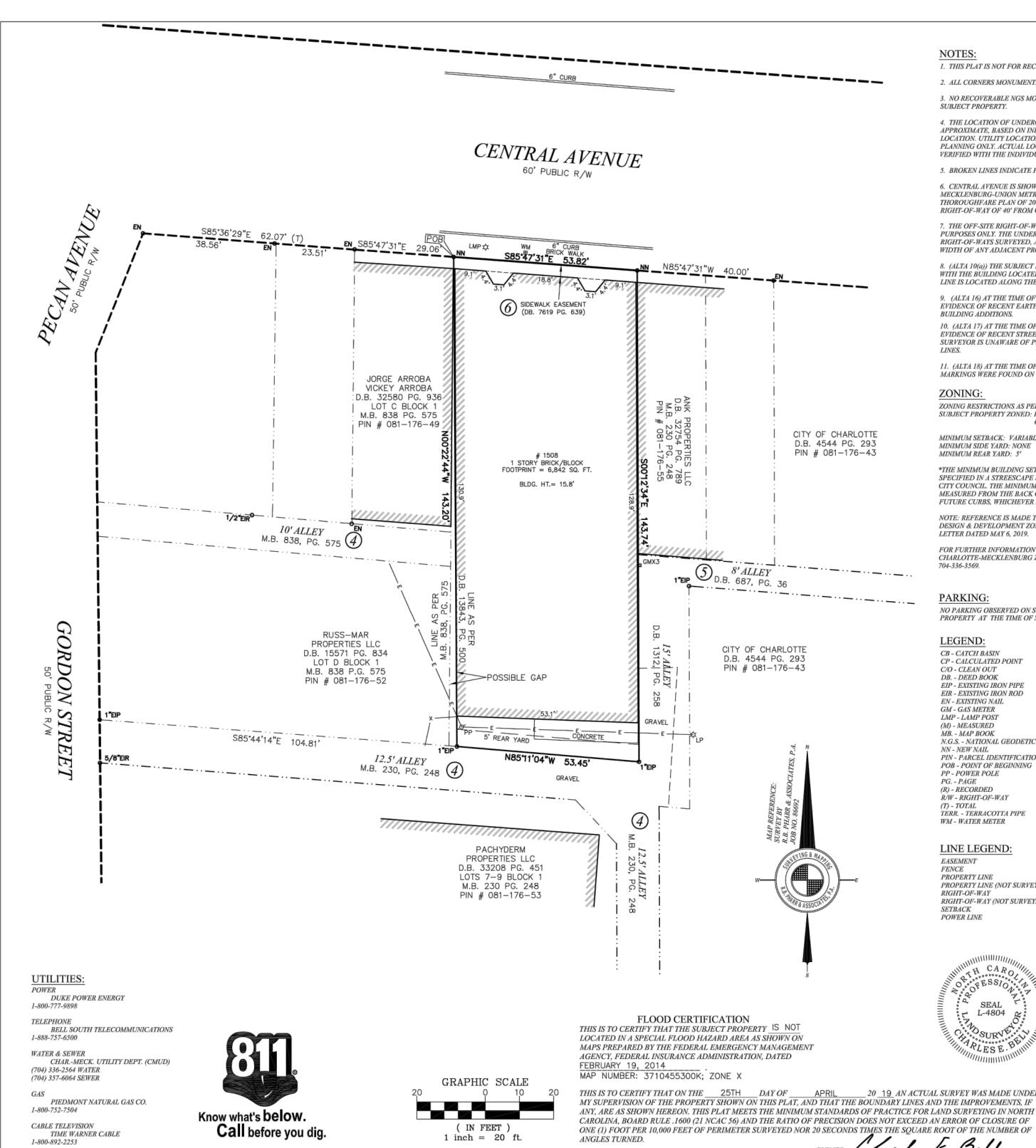
by this Petition. 10/10/2019 7:26 AM ADAM MCGUIRE N:_2019\1019399\CAD\DOCUMENTATION\ENTITLEMENTS\9399-RZ-MP.DWG

1

INDEPENDENCE BLVD.

VICINITY MAP

SCALE: 1"=300'



10/10/2019 7:27 AM ADAM MCGUIRE N:_2019\1019399\CAD\DOCUMENTATION\ENTITLEMENTS\9399-RZ-MP.DWG

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- 2. ALL CORNERS MONUMENTED AS SHOWN.
- $3.\ NO\ RECOVERABLE\ NGS\ MONUMENT\ LOCATED\ WITHIN\ 2,000\ FEET\ OF$ SUBJECT PROPERTY.
- 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- 5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 6. CENTRAL AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
- 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- 8. (ALTA 10(a)) THE SUBJECT PROPERTY SHARES A COMMON PARTY WALL WITH THE BUILDING LOCATED ON TAX PARCEL 081-176-55. THE PROPERTY LINE IS LOCATED ALONG THE CENTER OF THE COMMON PARTY WALL.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

9. (ALTA 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED

- 10. (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY
- 11. (ALTA 18) AT THE TIME OF THIS SURVEY NO WETLAND DELINEATION MARKINGS WERE FOUND ON THE SUBJECT PROPERTY.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: B-2 WITH PEDESTRIAN OVERLAY DISTRICT (PED)

MINIMUM SETBACK: VARIABLE* MINIMUM SIDE YARD: NONE MINIMUM REAR YARD: 5'

*THE MINIMUM BUILDING SETBACK WILL BE SPECIFIED IN A STREESCAPE PLAN APPROVED BY THE CITY COUNCIL, THE MINIMUM SETBACK WILL BE MEASURED FROM THE BACK OF ALL EXISTING OR FUTURE CURBS, WHICHEVER IS GREATER.

NOTE: REFERENCE IS MADE TO CHARLOTTE PLANNING, DESIGN & DEVELOPMENT ZONING VERIFICATION LETTER DATED MAY 6, 2019.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

NO PARKING OBSERVED ON SUBJECT PROPERTY AT THE TIME OF SURVEY

LEGEND: CB - CATCH BASIN

- CP CALCULATED POINT C/O - CLEAN OUT DB. - DEED BOOK EIP - EXISTING IRON PIPE
- FIR FXISTING IRON ROD EN - EXISTING NAIL GM - GAS METER LMP - LAMP POST
- (M) MEASURED MB. - MAP BOOK N.G.S. - NATIONAL GEODETIC SURVEY NN - NEW NAIL
- PIN PARCEL IDENTIFICATION NUMBER POB - POINT OF BEGINNING PP - POWER POLE PG. - PAGE
- (R) RECORDED R/W - RIGHT-OF-WAY (T) - TOTAL TERR. - TERRACOTTA PIPE

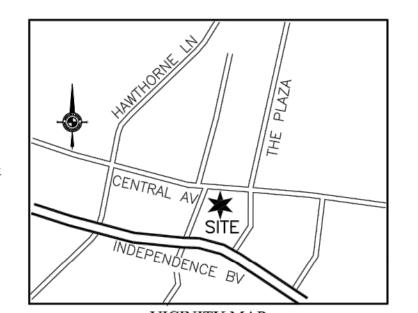
LINE LEGEND:

WM - WATER METER

EASEMENT PROPERTY LINE PROPERTY LINE (NOT SURVEYED) RIGHT-OF-WAY SETBACK

POWER LINE

_____ ____x___ RIGHT-OF-WAY (NOT SURVEYED) —— Е ——



VICINITY MAP NOT TO SCALE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 19-05855CH COMMITMENT DATE: APRIL 2, 2019

SCHEDULE B-II (EXCEPTIONS)

4) ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 230, PAGE 248; MAP BOOK 230, PAGE 249; BOOK 838, PAGE 575.(AS SHOWN HEREON)

(5) RIGHT OF WAYS FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN BOOK 618, PAGE 162; BOOK 636, PAGE 124; BOOK 687, PAGE 36; BOOK 1158, PAGE 97: AND BOOK 1748, PAGE 129. (AS SHOWN HEREON)

6) PERMANENT SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 7619, PAGE 639. (AS SHOWN HEREON)

AS SURVEYED PROPERTY DESCRIPTION:

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a new nail located on the southern margin of the right-of-way of Central Avenue (a 60 ft public right-of-way), said point being a northeast corner of Lot C, Block 1 as described in Map Book 838, Page 575; thence with the margin of Central Avenue South 85-47-31 East a distance of 53.82 feet to a new nail at the northwest corner of the ANK Properties LLC Property as described in Deed Book 32754, Page 789; thence with the aforesaid ANK Properties LLC division wall South 00-12-34 East a distance of 143.74 feet to a " existing iron pipe on the northern margin of a 12.5' Alley; thence with the aforesaid Alley North 85-11-04 West a distance of 53.45 feet to a 1" existing iron pipe; thence with the building line North 00-22-44 West a distance of 143.20 feet to the point and place of beginning Containing 7,668 square feet (0.1760 acres) according to a survey by R.B. Pharr & Associates, P.A. dated April 25, 2019. Job No. 89915.

Being the same property shown and described in Chicago Title Insurance Company, Commitment No. 19-05855CH, dated April 2, 2019.

ALTA/NSPS CERTIFICATION:

TO: ASANA PARTNERS FUND II REIT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PLAZA MIDWOOD CHARLOTTE 2, LP, A DELAWARE LIMITED PARTNERSHIP; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REOUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), (1) 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A

AREA: 7,668 SQ. FT. (0.1760 ACRES)

REVISIONS ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: ASANA PARTNERS FUND II REIT 1, LLC 1508 CENTRAL AVENUE

CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 13843-500 MAP REFERENCE: 230-248 TAX PARCEL NO: 081-176-48

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING

G:\89\9\89915\DWG\89915.DWG

FILE NO. XX-4796 1" = 20' APRIL 25, 2019 J□B N□. 89915

INDEPENDENCE BLVD.

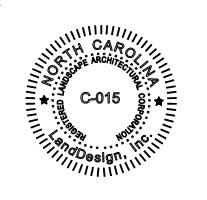
VICINITY MAP SCALE: 1"=300'

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PARTNERS

REZONING PETITION NO. XXXX-XXX



1508 CENTRAL

ASANA PARTNERS 1508 CENTRAL AVE.

CHARLOTTE, NC 28205

1019399 **REVISION / ISSUANCE** DESCRIPTION DATE 10.10.2019 REZONING

DESIGNED BY:

DRAWN BY: CHECKED BY:

VERT: N/A HORZ: NTS

ORIGINAL SHEET SIZE: 22" X 34"

(NOT TO SCALE)

EXISTING CONDITIONS

RZ-3