



SEA



PROJECT

AGANA PARTNERO

1508 CENTRAL AVE

CHARLOTTE, NC 28205

LANDDESIGN PROJ.# 1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=20'

SHEET TITLE:

SITE PLAN

SHEET NUMBER

RZ-1

Site Development Data:

Acreage: + 0.176 acres

Tax Parcel #s: 081-176-48

Existing Zoning: B-2

Proposed Zoning: B-2 (PED-O)

Proposed Zoning: B-2 (V) (L-20)
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 8,650 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.

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



VICINITY MAP
SCALE: 1"=300'

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.

1. General Provisions:

- a. **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).
- c. To not require additional parking spaces when the building is expanded as allowed by this Petition.

- d. To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
- e. To allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
- f. 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.

3. 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).

4. 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.

5. 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.

7. Lighting:

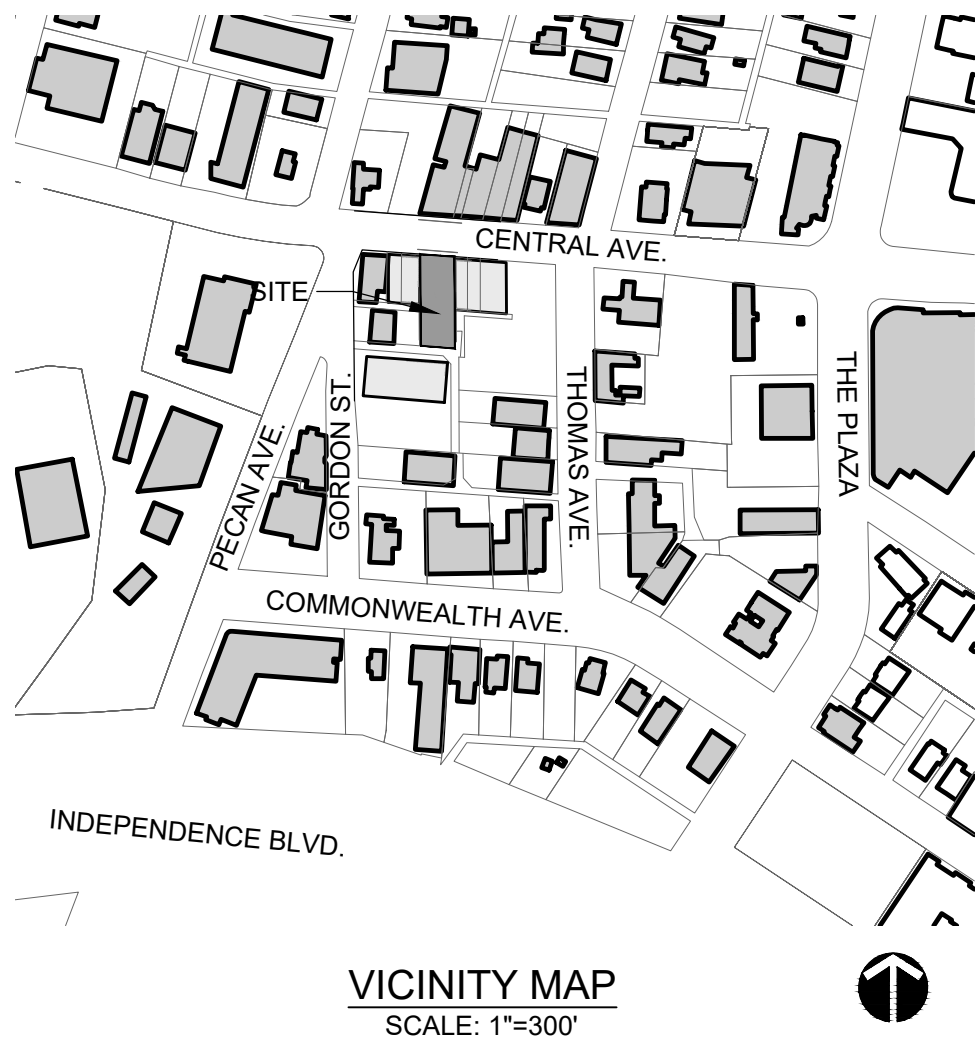
- a. Reserved.

8. 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.

9. 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.



VICINITY MAP
SCALE: 1"=300'



ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
XXXX-XXX

SEAL



PROJECT

1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

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SHEET TITLE

DEVELOPMENT STANDARDS
NOTES

SHEET NUMBER

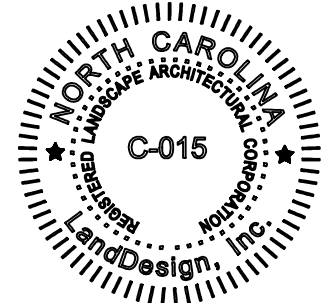
RZ-2

ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
XXXX-XXX

SEAL



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1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

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(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3

