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BUILDER:
MICHAEL
BRAWLEY

REZONING PETITION NO. 2012-095
MICHAEL BRAWLEY
4620 PARK ROAD
CHARLOTTE, NC 28209

SHEET:

A1

8. 27.12

REV: ~~1~~
10.10.12

1. Development Data Table
 - a. Site Acreage = .35
 - b. Tax Parcels included in Rezoning = 17108236
 - c. Existing Zoning = O2
 - d. Proposed Zoning = MUDD-O
 - e. Existing Use = Retail and Small Engine Repair
Proposed Use = Retail and Bar
 - f. Maximum Building Height = 60 feet
 - g. Square Footage of Existing Building A = 1564.25 sq ft
 - h. Square Footage of Proposed Additions to Building A = less than 3000 sq ft
 - i. Square Footage of Existing Building B = 1488 sq ft
 - j. Square Footage of Proposed Additions to Building B = less than 3000 sq ft
2. General Provisions
 - a. The development of the site will be governed by the City of Charlotte zoning ordinance subject to the optional provisions listed below.
 - b. The site will be PCCO compliant when completed.
 - c. Alterations to the conditional plan are subject to Section 6.207 (Alterations to Approach)
3. Optional Provisions
 - a. The petitioner is requesting optional provisions as part of the MUDD-O application.
 - b. Request parking and maneuvering between the buildings and both Mockingbird Lane and Park Road as shown on the site plan.
4. Permitted Uses
 - a. All uses permitted by right under MUDD-O zoning.
5. Transportation
 - a. There shall be dedication and conveyance of right-of-way measuring one foot behind the proposed sidewalk along both Park Road and Mockingbird Lane prior to a building permit being issued for any expansion of the two buildings.
 - b. Parking shall be in areas shown on site plan. All parking shall be compliant with City of Charlotte land development parking standards.
 - c. A bike rack shall be located adjacent to internal sidewalk connecting Brawley's Beverage entrance to the sidewalk on Park Road.
 - d. Internal sidewalks shall be provided on site as generally depicted on site plan.
6. Architectural Standards
 - a. Will be compliant with City of Charlotte building standards to include brick, block, wood, metal, and stucco.
 - b. Buildings on the site shall be less than 60 feet in height.
 - c. There shall be two buildings on site.
 - d. There shall be provision for canopy/awning on the southeast corner of Brawley's Beverage including poles and wires to provide shade over the outdoor plaza/dining area.
7. Streetscape and Landscape
 - a. Streetscape shall comply with CDOT standards and City of Charlotte street tree ordinance.
 - b. Landscaping shall be provided to screen parking areas from streets.
 - c. The "Double 18 Oak" along the northern property line will be preserved while Building "B" remains in its current location. If, at a future date, building "B" is reconstructed at a location adjoining Park Road right of way and the northern property line, the "Double 18 Oak" will be removed.
 - d. Petitioner requests an optional provision to modify the screening requirement of parking adjacent to public streets to allow the use of a 3 to 3 1/2 foot high masonry wall with a minimum 3 foot wide planting strip to plant small evergreen shrubs in front of the wall, or a 5 foot wide evergreen screen.
8. Environmental Features
 - a. Site will be PCCO compliant
9. Openspace
 - a. Privately constructed open space will be located on the southeast corner of Brawley's Beverage between the building and the corner of Park Road and Mockingbird Lane.
10. Signage
 - a. As part of the optional provisions of this rezoning petition, we request that the 3' x 8' pole sign at the corner of Mockingbird Lane and Park Road remain.
 - b. Request for optional provision to place signage (25 sq ft per side of parapet) on parapet/wings located on two corners of Brawley's Beverage as shown on elevation.
11. Phasing
 - a. All planting strip sidewalk and parking shall be brought up to compliance with the exception of optional provisions listed above.
 - b. Future development of Building B located on the northwest corner of the site will comply with the provisions of this rezoning petition.
 - c. In the event that Building B is determined to be in need of reconstruction, the option of shifting the structures' location to a location adjoining the Park Road right-of-way and the property's northern boundary is requested.
12. Lighting
 - a. All freestanding lighting shall be limited to 25 ft in height and will have shielded and full cut-off type lighting fixtures. No wall-pak type lighting will be allowed.

