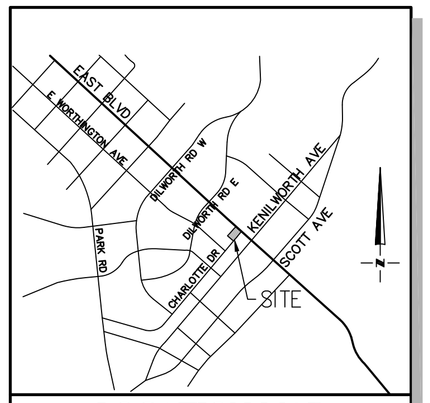


LOCATION MAP
NTS

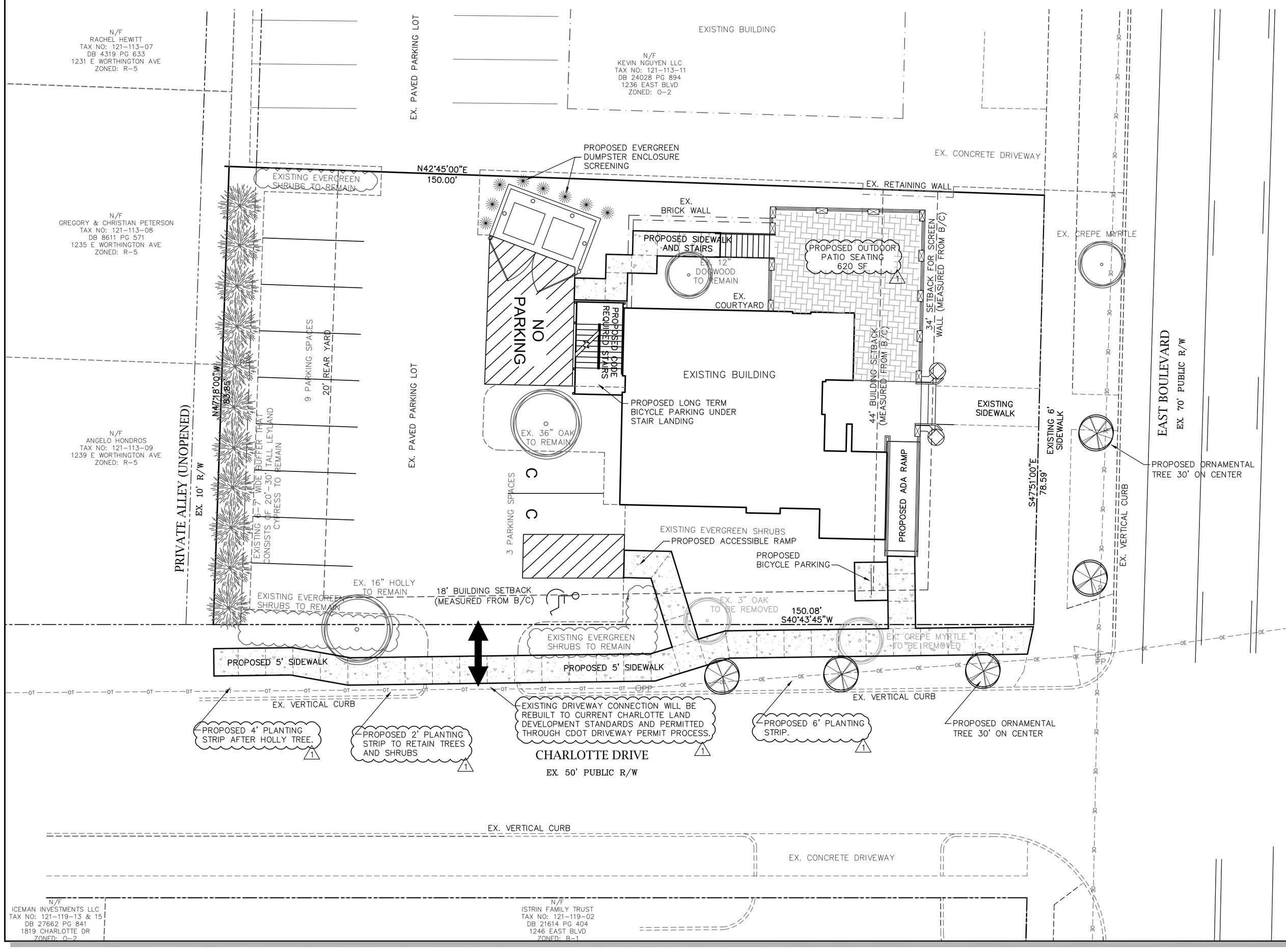
CURRENT OWNER:	ROBERT RASH & JOAN RASH LIVING TRUST
TAX PARCEL NUMBER:	121-113-10
SITE ACREAGE:	0.28 AC
CURRENT ZONING:	B-1(CD) PED, HISTORIC DISTRICT OVERLY (HD-O) -PREVIOUS REZONING PETITION 1977-006 -PREVIOUS REZONING PETITION 1983-002
PROPOSED ZONING:	B-1(CD)(PED-O), HISTORIC DISTRICT OVERLY (HD-O)
PROPOSED USE:	RESTAURANT
SETBACKS	
-FRONT (SCREEN WALL):	34' SETBACK FOR SCREEN WALL FROM BACK OF CURB
-FRONT (BUILDING):	44' BUILDING SETBACK FROM BACK OF CURB
-REAR:	20'
-SIDE:	0'
REQUIRED PARKING:	32
-1 SPACE PER 125 SQUARE FEET -BUILDING AREA	3,908 SF
PROVIDED ON-SITE PARKING:	12
OFF-SITE PARKING AGREEMENTS:	20

DEVELOPMENT SUMMARY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



General Provisions

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.207 of the Zoning Ordinance.

2. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

3. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Optional Provisions

The optional provisions of this petition include:

1. Modifying the required amount of new parking on-site to 12 spaces and allowing for the remainder of the required parking to be made up of off-site lease agreements up to 800 feet from the permitted use.

2. Allow the existing 6-7' screening along the rear of the property, adjacent to the existing residential district, which consists of 20-30' tall Leyland Cypress to meet the 10' buffer strip requirement.

3.

4. Modify the streetscape required along Charlotte Drive to include a 5' sidewalk with a varying planting strip from 6 feet to 2 feet to 4 feet to allow for retaining the existing established shrubs and Holly tree along the edge of the existing parking lot.

5.

Permitted Uses

1. Allowable uses to include office, one retail use, and a restaurant without an accessory drive through service window. The existing building to remain with no expansions.

Transportation

1. The site will continue to utilize the existing access to Charlotte Drive as depicted on the site plan. The connection will be a private driveway.

2. Parking areas are indicated on the concept plan for the site.

3. Code required parking spaces that are not provided within the site will be provided through signed/leased spaces to be located within 800 feet of the site. Parking agreement(s) will be filed in the Register of Deeds prior to issuance of any permits. Petitioner must submit a parking agreement to Planning Department prior to the petition proceeding to a council decision. However, the parking agreement need not be filed with the Register of Deeds until the site is submitted for the the plan review process for permitting. Shared and/or leased parking must either be parking that is overflow parking for a site that has met the minimum parking requirement for the use on that site, and/or must show that there is no overlap of hours of operation between the two uses, and/or provide an agreement for a specified number of spaces on a stand alone parking lot in a district that allows parking as a principal use.

Architectural Standards

1. Modifications to the existing building will be governed by the district regulations of the Zoning Ordinance for the B-1 and PED-O district.

2. Site is located in the Historic District Overlay and must receive a certificate of appropriateness prior to a decision on the rezoning petition.

Streetscape and Landscaping

1. Streetscape and landscaping shall be in accordance with the East Boulevard and Charlotte Drive Land Use and Pedscape Plan and current City of Charlotte tree ordinance except as modified by optional provision.

Environmental Features

1. The site must comply with the current PCCO and Tree Ordinance.

Parks, Greenways, and Open Space

1. Reserved

Fire Protection

1. Reserved

Signage

1. All signage on site will comply with current sign ordinance in the City of Charlotte Zoning Ordinance.

Lighting

1. Any new proposed freestanding lighting on the site will utilize full cut-off luminaries and will have a maximum height of 15 feet.

Phasing

1. Reserved

Initial submission 11/21/13
Revision 1/16/14

MC² ENGINEERING
MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

PROPOSED DEVELOPMENT:

HABERDASH HOUSE

1244 EAST BOULEVARD
CHARLOTTE, NC 28203

DEVELOPED BY:
JEFF TONIDANDEL
1712 WINTHROP AVENUE
CHARLOTTE, NC 28203
P: 704.941.8652

REZONING PLAN

REVISIONS		
1	1/16/14	CITY AND NEIGHBORHOOD COMMENTS

CAD FILE:	13-023 REZN.DWG
PROJECT NO.:	13-023
DESIGNED BY:	JDM
DATE:	NOVEMBER 21, 2013

RZ1.0

FOR PUBLIC HEARING

REZONING PETITION 2014-007

NORTH CAROLINA PROFESSIONAL ENGINEERING SEAL C-2630 MC² ENGINEERING, INC.