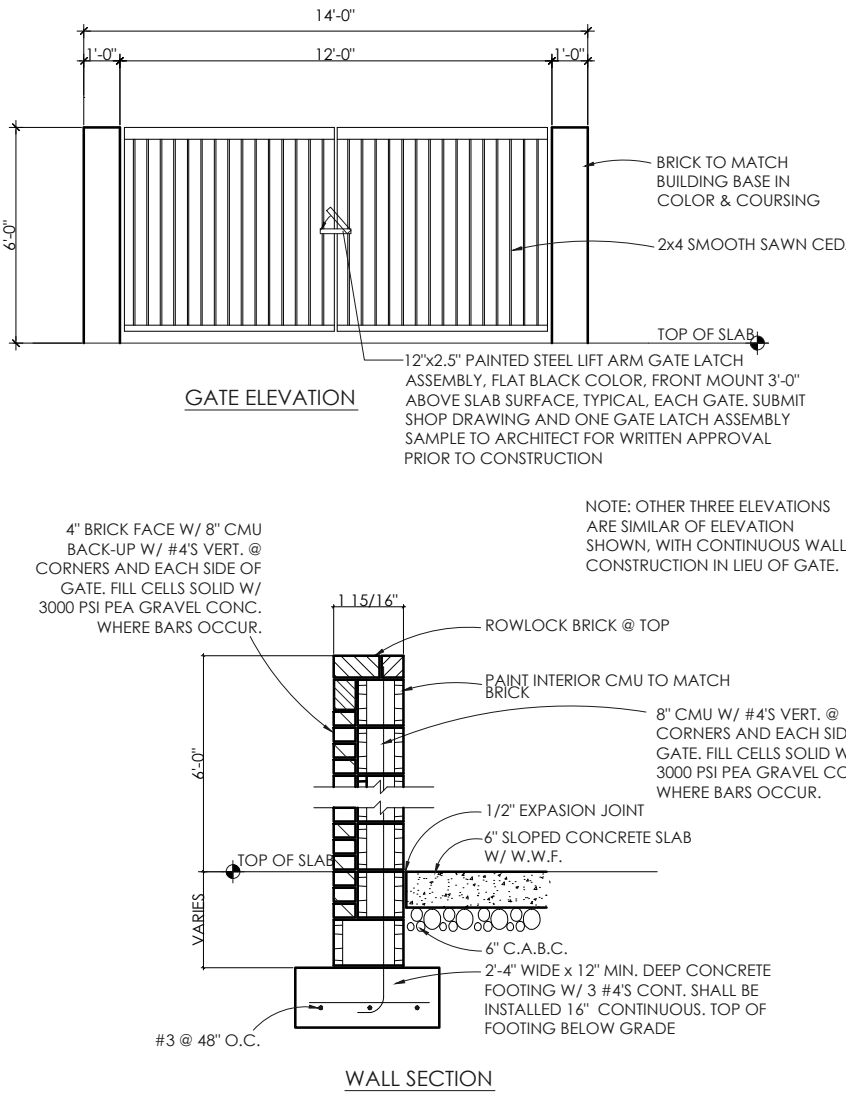
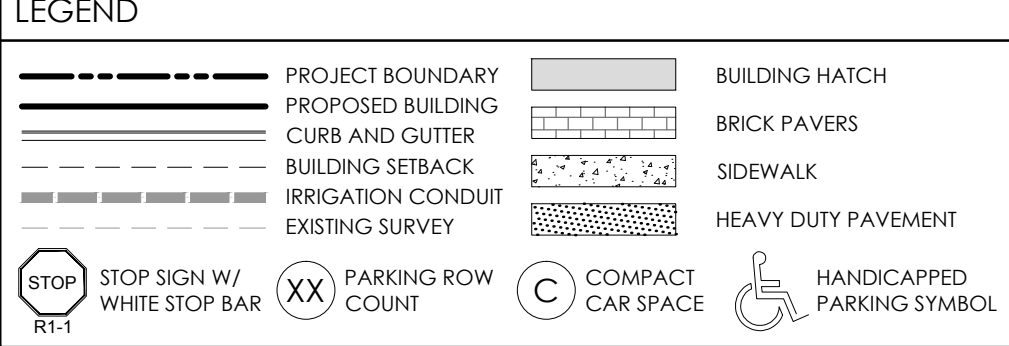
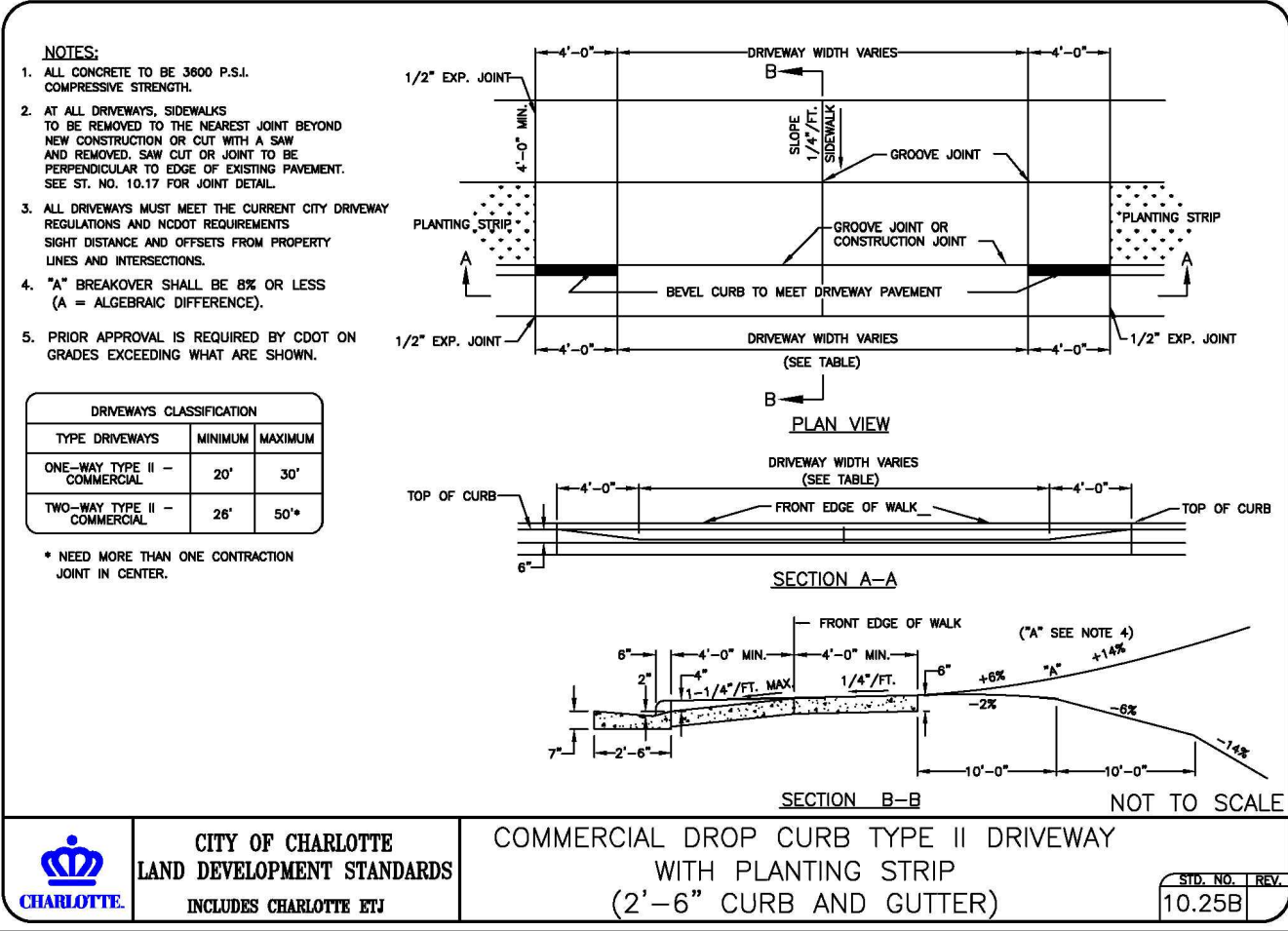


DUMPSTER GATE (WOOD)



NOT TO SCALE



SITE DEVELOPMENT DATA	
SITE ACREAGE:	25.814 SF (0.592 AC.)
SITE TAX PARCEL:	08111401 (832 SEIGLE AVENUE)
ZONING:	12(EXISTING) MUDD(CD) (PROPOSED)
USE:	CHURCH FELLOWSHIP HALL (EXISTING) RESTAURANT (PROPOSED)
EXISTING BUILDING SIZE	3,782 SF
PROPOSED BUILDING SIZE	± 5,000 SF
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	1/600 SF (5,000 / 600) = 8.3 OR 9 SPACES
PARKING SPACES PROVIDED	21 SPACES
HANDICAP SPACES	2 SPACES (1 VAN)
BICYCLE PARKING	SHORT TERM = 5% 2 SPACES LONG TERM = 1 SPACE
LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM	PROVIDED
LOT AREA	25,814 SF .592 AC
MIN. FRONT SETBACK	21.0' (EXISTING) FT FROM BACK OF CURB
MIN. SIDE SETBACK	NONE
MIN. REAR SETBACK	NONE
FEMA MAP NUMBER	3710455400J
FEMA EFFECTIVE DATE	MARCH 3, 2009
CONTACT:	HENSONFOLEY (TIM FOLEY) 704-875-1615

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS

- The purpose of the rezoning is to allow for the reuse and expansion of the existing building located on the site as illustrated on the site plan. The site is located within a more "urban and transit" district than when originally constructed.
- The rezoning plan is conceptual in nature and may have minor changes as allowed per Section 6.207 of the Zoning Ordinance.

GENERAL PROVISIONS

- None

PERMITTED USE

- The intended use is restaurant. The Petitioner reserves the right to allow other uses in the future based upon the allowable uses in the City of Charlotte Ordinance for MUDD Districts.

- All nonresidential uses allowed within the MUDD zoning district.

TRANSPORTATION

- Site access from Seigle Avenue will be as existing and as outlined on the Rezoning Plan.

ARCHITECTURAL STANDARDS - N/A

STREETSCAPES AND LANDSCAPES

- An 8' planter strip and 6' sidewalk as shown on the rezoning plan.

ENVIRONMENTAL FEATURES - N/A

PARKS, GREENWAYS AND OPEN SPACE

- This project does not meet the minimum requirements of 50,000 sf for Urban Open Space.

FIRE PROTECTION - N/A

SIGNAGE - N/A

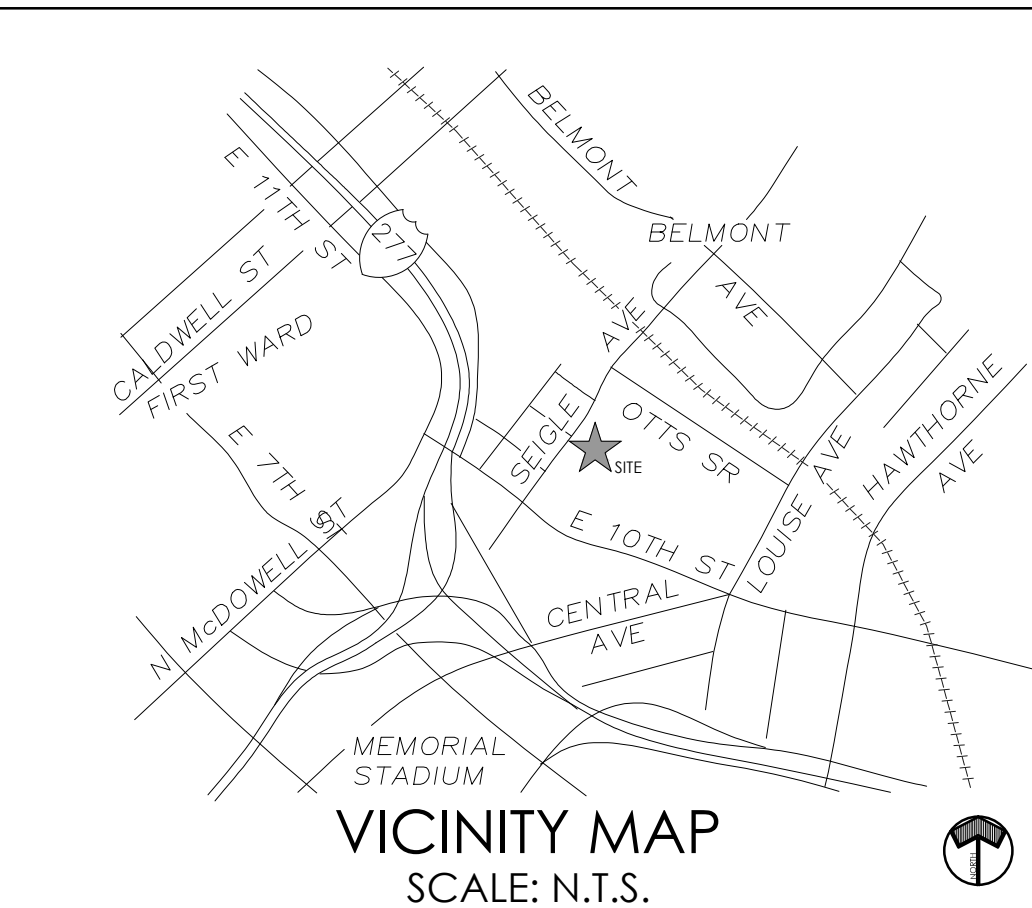
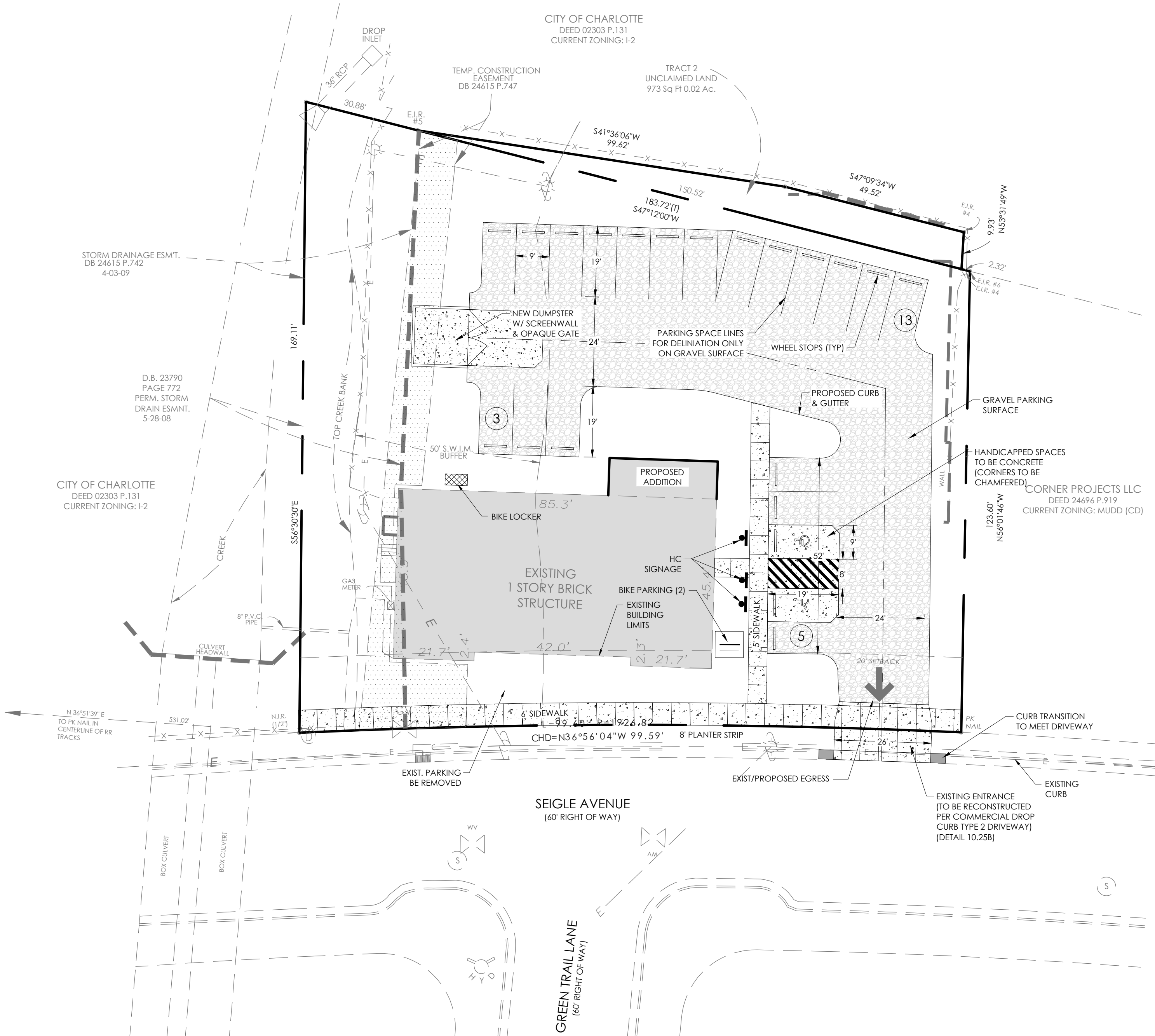
LIGHTING

- All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and that detached lighting will be limited to 25 feet in height.

PHASING - N/A

OTHER

- Trash pickup is restricted to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.



**HensonFoley**  
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NC ENGINEERING BOARD LICENSE #: C-381  
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

N  
W E  
S  
NORTH ARROW  
0 10 20 40  
GRAPHIC SCALE 1"=20 FT.  
NORTH CAROLINA  
PROFESSIONAL SEAL  
23557  
02/18/2014  
TIMOTHY D. FOLEY  
ENGINEER

SIEGLE AVENUE RESTAURANT

GREEN CITY DEVELOPMENT INC. - CITY OF CHARLOTTE

REZONING PETITION NUMBER XXX

REVISIONS:


FILE NAME:	R01 - REZONE PLAN.DWG.
PROJECT NUMBER:	21405
DATE:	02/19/2014
DRAWN BY:	XXX





Good  
Hoodies  
T-shirts  
Hoodies



