1. GENERAL PROVISIONS

A. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED FOR THE ZONING OF THE MUDD ZONING DISTRICT SHALL APPLY, SUBJECT TO THE OPTIONAL PROVISIONS HEREIN.

B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC AND REPRESENTS THE GENERAL PROPOSAL FOR THE PROJECT. ACCORDINGLY, THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF STAIRS, SIDEWALKS, TREES, RAMPS, PATIO, PARKING AREAS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

C. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207, ALTERATIONS TO APPROVAL.

D. EXISTING BUILDING TO REMAIN.

2. OPTIONAL PROVISIONS

a. REDUCE SETBACK AND STREETSCAPE REQUIREMENTS TO PRESERVE THE EXISTING STRUCTURE AS FOLLOWS:

i. SETBACK REQUIREMENTS ON CENTRAL AVENUE SHALL BE REDUCED TO THE EXISTING SETBACK.

ii. EXISTING SIDEWALK ON CENTRAL AVENUE TO REMAIN WITHOUT REQUIREMENT TO MEET MUDD OR CURRENT STREETSCAPE AND AREA REQUIREMENTS.

iii. SETBACK REQUIREMENTS ON THOMAS AVENUE SHALL BE REDUCED TO EXISTING SETBACK AND ANY ADDITION TO THE BUILDING MAY UTILIZE THE SAME SETBACK.

iv. EXISTING SIDEWALK AND PLANTING STRIP ON THOMAS AVENUE TO REMAIN WITHOUT REQUIREMENT TO MEET MUDD OR CURRENT STREETSCAPE AND AREA STANDARDS.

b. INTERNAL AND PERIMETER TREE REQUIREMENTS SHALL BE REDUCED TO THE EXISTING TREES IN ORDER TO ACCOMMODATE SITE CONSTRAINTS.

c. IN ORDER TO ACCOMMODATE THE USE OF THE EXISTING BUILDING, THE PARKING REQUIREMENTS SHALL BE REDUCED BY 25%.

d. EXISTING PARKING TO REMAIN AND ADDITIONAL OFF-SITE PARKING SPACES SUFFICIENT TO MEET ORDINANCE REQUIREMENTS SHALL BE PROVIDED BY LEASE AGREEMENT OR SHARED PARKING AGREEMENT.

e. EXISTING BUILDING, ENTRYWAYS, WINDOWS, FENESTRATION AND DOORWAYS MAY REMAIN.

f. EXCEPT AS PROVIDED IN THIS PARAGRAPH, THE EXISTING OUTDOOR SEATING/ACTIVITY AREA MAY REMAIN OPEN UNTIL THE ENTIRE INTERIOR OF THE EXISTING BUILDING HAS RECEIVED A CERTIFICATE OF OCCUPANCY. PROVIDED, HOWEVER, THE EXISTING OUTDOOR SEATING/ACTIVITY AREA SHALL BE CLOSED ON THE EARLIER OF THIRTY DAYS AFTER THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE ENTIRE INTERIOR OF THE EXISTING BUILDING, OR OCTOBER 31, 2017, WHICHEVER SHALL OCCUR FIRST.

g. THE AREA CURRENTLY USED OUTDOOR SEATING/ACTIVITY AREA AND MARKED ON THE REZONING PLAN AS POTENTIAL BUILDING EXPANSION MAY BE USED TO EXPAND THE EXISTING BUILDING SUBJECT TO THE ORDINANCE REQUIREMENTS, BUT IT SHALL NOT BE USED AS OUTDOOR SEATING/ACTIVITY AREA.

3. PERMITTED USES

A. ALLOWED USES: ANY USE OR COMBINATION OF USES AND ACCESSORY USES PERMITTED IN MUDD.

4. TRANSPORTATION

A. EXISTING PARKING SPACES ADJACENT TO ALLEY SHALL REMAIN.

5. ARCHITECTURAL STANDARDS

A. OVERALL HEIGHT SHALL NOT EXCEED THE EXISTING BUILDING HEIGHT, PROVIDED THAT THE POTENTIAL BUILDING ADDITION MAY BE UP TO 5 FEET HIGHER THAN THE EXISTING BUILDING.

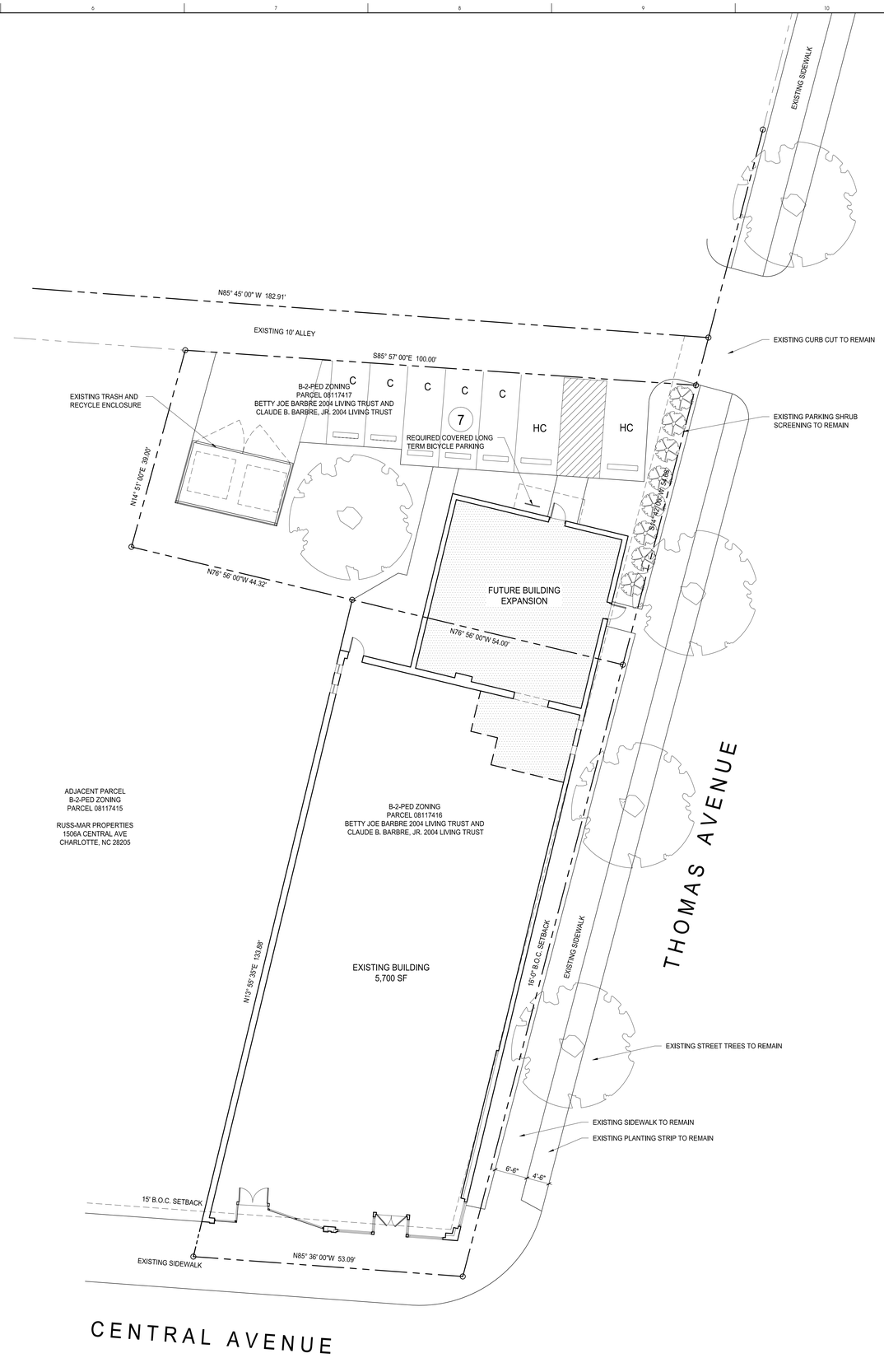
B. ANY ADDITIONS WILL COMPLY WITH MUDD STANDARDS.

6. STREETSCAPE AND LANDSCAPING

A. EXISTING STREETSCAPE, SIDEWALKS AND PLANTING STRIPS TO REMAIN AS SET FORTH IN THE OPTIONAL PROVISIONS.

SITE DATA

TAX PARCEL ID	08117416 AND 08117417
REZONING SITE AREA	0.145 + 0.100 / .246 ACRES TOTAL
EXISTING ZONING	B-2 (PED)
PROPOSED ZONING	MUDD-O (PED)
BUILDING AREA	5,700 SF EXISTING BUILDING 1,600 SF FUTURE EXPANSION
EXISTING USE	EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 2
PROPOSED USE	USES PERMITTED IN MUDD



REZONING PLAN | 1" = 10'-0" | 01

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JASON HOOD REGISTERED ARCHITECT 10444 NORTH CAROLINA CHARLOTTE, N.C.

09/13/2016

WORKMAN'S FRIEND REZONING

CHARLOTTE, NC

PROJECT LOCATION:
1533 CENTRAL AVE
CHARLOTTE, NC 28205

OWNER:
WORKMAN'S FRIEND
1533 CENTRAL AVE
CHARLOTTE, NC 28205

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Project Number
2716

Issue Date
09/13/2016

Revisions

Sheet Name
REZONING PLAN

Sheet Number
RZ100