

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. SETBACK REQUIREMENTS ON CENTRAL AVENUE SHALL BE REDUCED TO THE EXISTING SETBACK.
- b. EXISTING SIDEWALK ON CENTRAL AVENUE TO REMAIN WITHOUT REQUIREMENT TO MEET MUDD OR CURRENT STREETSCAPE AND AREA REQUIREMENTS.
- c. SETBACK REQUIREMENTS ON THOMAS AVENUE SHALL BE REDUCED TO EXISTING SETBACK.
- d. EXISTING SIDEWALK AND PLANTING STRIP ON THOMAS AVENUE TO REMAIN WITHOUT REQUIREMENT TO MEET MUDD OR CURRENT STREETSCAPE AND AREA STANDARDS.
- e. INTERNAL AND PERIMETER TREE REQUIREMENTS SHALL BE REDUCED TO THE EXISTING TREES IN ORDER TO ACCOMMODATE SITE CONSTRAINTS.
- f. IN ORDER TO ACCOMMODATE THE USE OF THE EXISTING BUILDING, THE PARKING REQUIREMENTS SHALL BE REDUCED BY 25%, FROM 12 SPACES TO 9 SPACES.
- g. EXISTING PARKING TO REMAIN ON ALLEY WITHOUT REQUIREMENT TO MEET MUDD OR CURRENT AREA STANDARDS.
- h. EXISTING BUILDING, ENTRYWAYS, WINDOWS AND DOORWAYS MAY REMAIN WITHOUT REQUIREMENT TO MEET MUDD DESIGN STANDARDS.

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 50'.

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
PROPOSED ZONING	MUDD-O
BUILDING AREA	4,550 SF (WORKMANS'S FRIEND) 1,150 SF (PROPOSED EXPANSION) 1,190 EXTERIOR PATIO TOTAL 5,700 SF / 1,190 PATIO
EXISTING USE	EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT TYPE 2
PROPOSED USE	USES PERMITTED IN MUDD

