

Site Development Notes

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Charlotte Rescue Mission ("Petitioner") to accommodate the development of a restaurant/coffee shop/office on approximately 1.37 acre site located along West First Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NS zoning classification.

- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; dumpster enclosures, storage buildings, and other structures associated with the primary use.

- e. Parking/maveruring is permitted to be between the building and public street.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with uses allowed in the NS zoning district, together with accessory uses allowed in the NS district.

3. Access and Transportation:

- a. Access to the Site will be from W. First Street and Cedar Street in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along W. First Street and Cedar Street as generally depicted on the Rezoning Petition. If the sidewalk along W. First Street and Cedar Street are located outside the right-of-way a sidewalk easement will be provided.
- c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
- d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. Architectural Standards:

- a. Dumpster and/or recycling areas are provided and will be enclosed by a solid wall or fence with one side being a gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of the dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of no less than 14 feet as measured from proposed back of curb of recessed on-street parking shall be provided along West First Street as generally depicted on the Rezoning Plan.
- b. A setback of no less than 16 feet as measured from existing back of curb shall be provided along Cedar Street as generally depicted on the Rezoning Plan.
- c. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of West First Street and Cedar Street, but may be located within the setback behind the proposed sidewalk.
- d. Location of trees shown on the plan may be adjusted to accommodate site layout changes, utilities, etc.
- e. Parking shall be screened as required by the Ordinance.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

7. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 30 feet in height.
- c. Decorative pedestrian scale lights may be provided along the internal private drives.
- d. Architectural lighting on building facades, such as but not limited to sconces, will be permitted.

8. Signage:

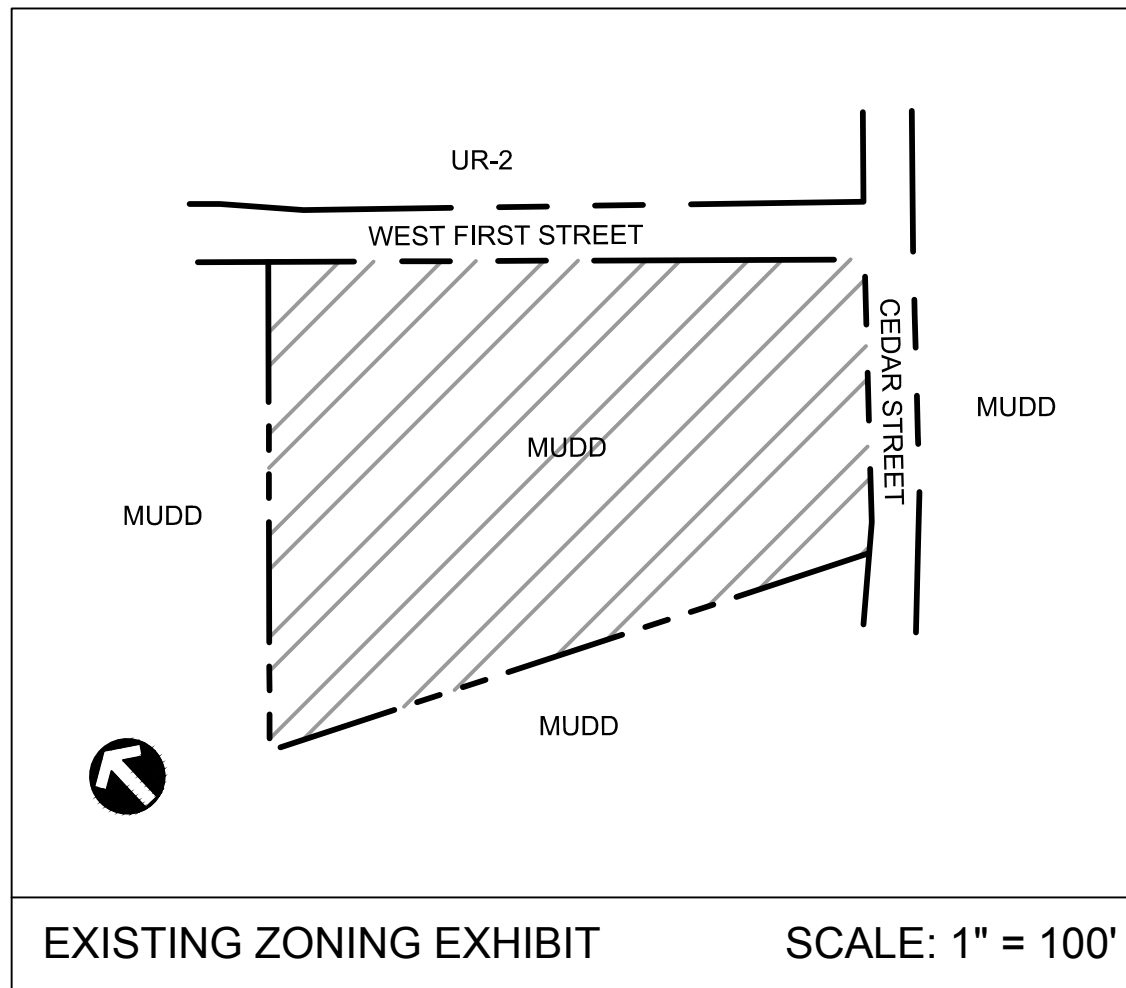
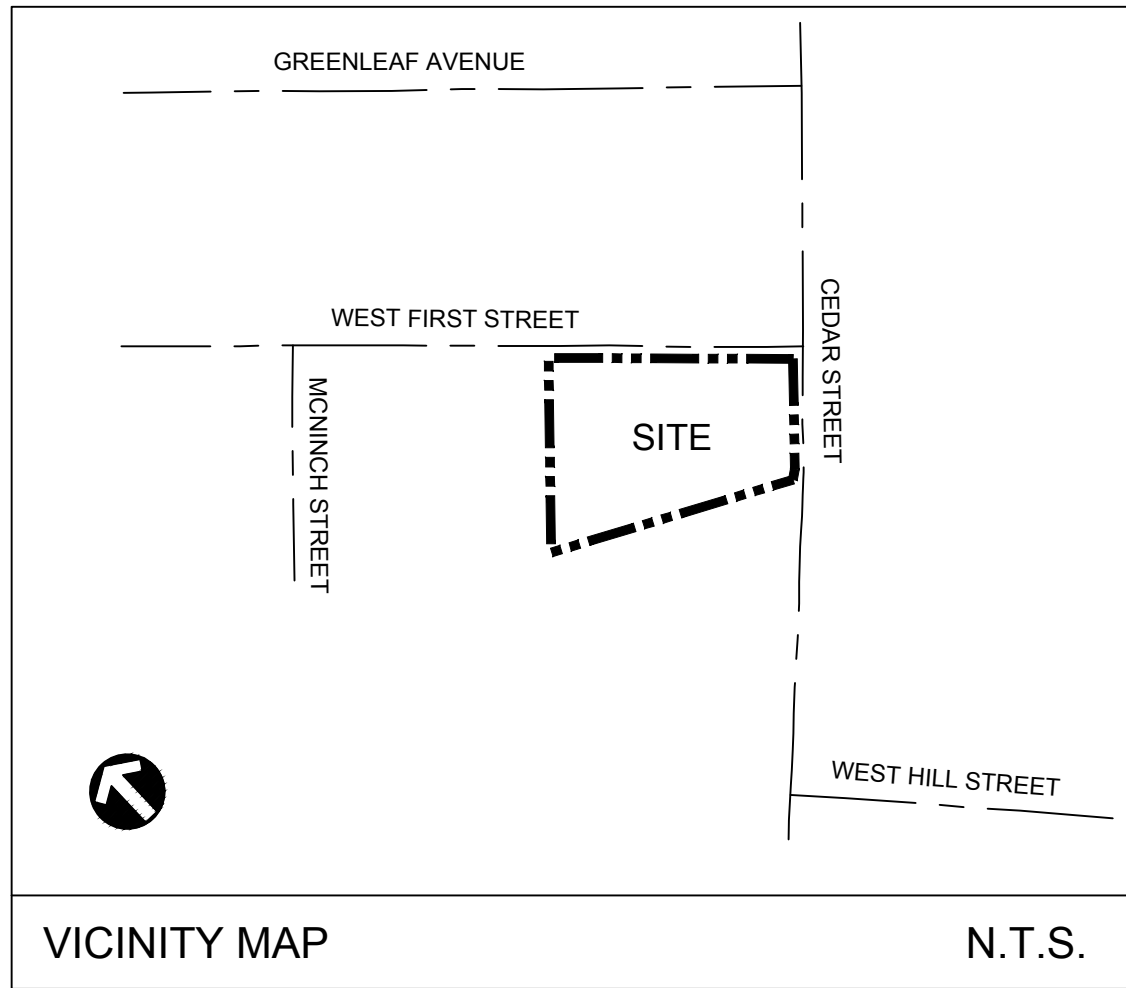
- a. As allowed by the NS zoning.

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



REZONING SUMMARY	
PETITIONER:	CHARLOTTE RESCUE MISSION 907 WEST FIRST STREET CHARLOTTE, NORTH CAROLINA 28202
PROPERTY OWNER:	CHARLOTTE RESCUE MISSION 907 WEST FIRST STREET CHARLOTTE, NORTH CAROLINA 28202
REZONING SITE AREA:	1.37± AC.
TAX PARCEL NUMBERS:	073-242-15, 073-242-16
EXISTING ZONING:	MUDD
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USE:	VACANT LAND AND STRUCTURES
PROPOSED USE:	RESTAURANT / COFFEE SHOP / OFFICE WITH ASSOCIATED STRUCTURES AND PARKING AS ALLOWED IN THE NS DISTRICT
MAXIMUM BUILDING HEIGHT:	AS ALLOWED IN THE NS DISTRICT
MINIMUM SETBACK:	14' FROM BACK OF CURB - WEST FIRST STREET 16' FROM BACK OF CURB - CEDAR STREET
REQUIRED PARKING:	1 SPACE PER 600 SF (MIN.)
FLOOR AREA RATIO:	AS ALLOWED IN THE NS DISTRICT
YARDS:	NONE REQUIRED
BUFFERS:	NONE REQUIRED

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION

DATE	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE	AS SHOWN
		A. DALE	J. HORTON	C. TODD		

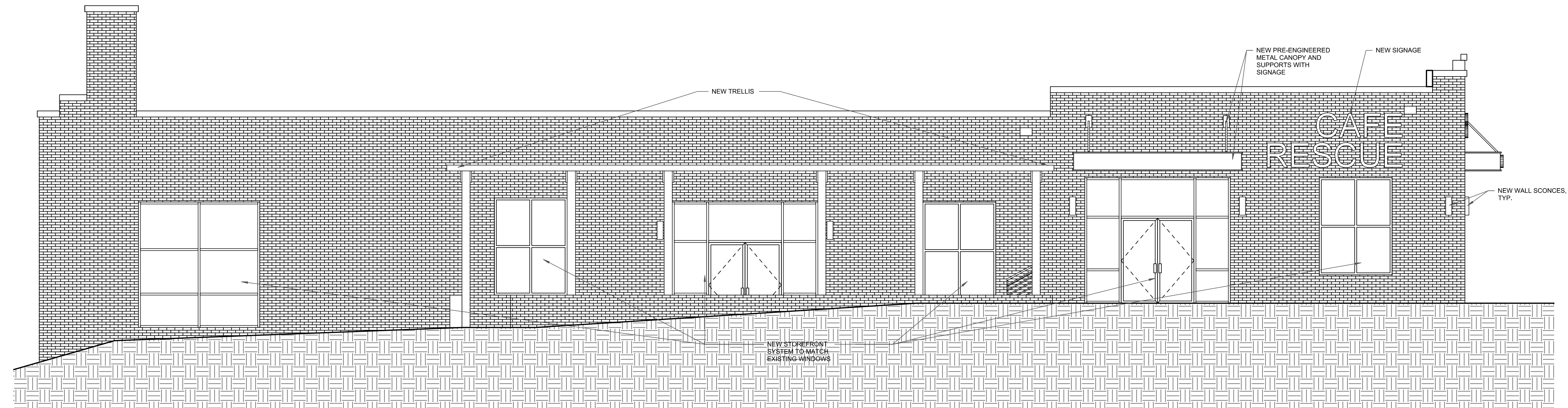
CHARLOTTE RESCUE MISSION
NORTH CAROLINA LICENSE NO. C-1652
REZONING SITE PLAN

JOB NO.
39900

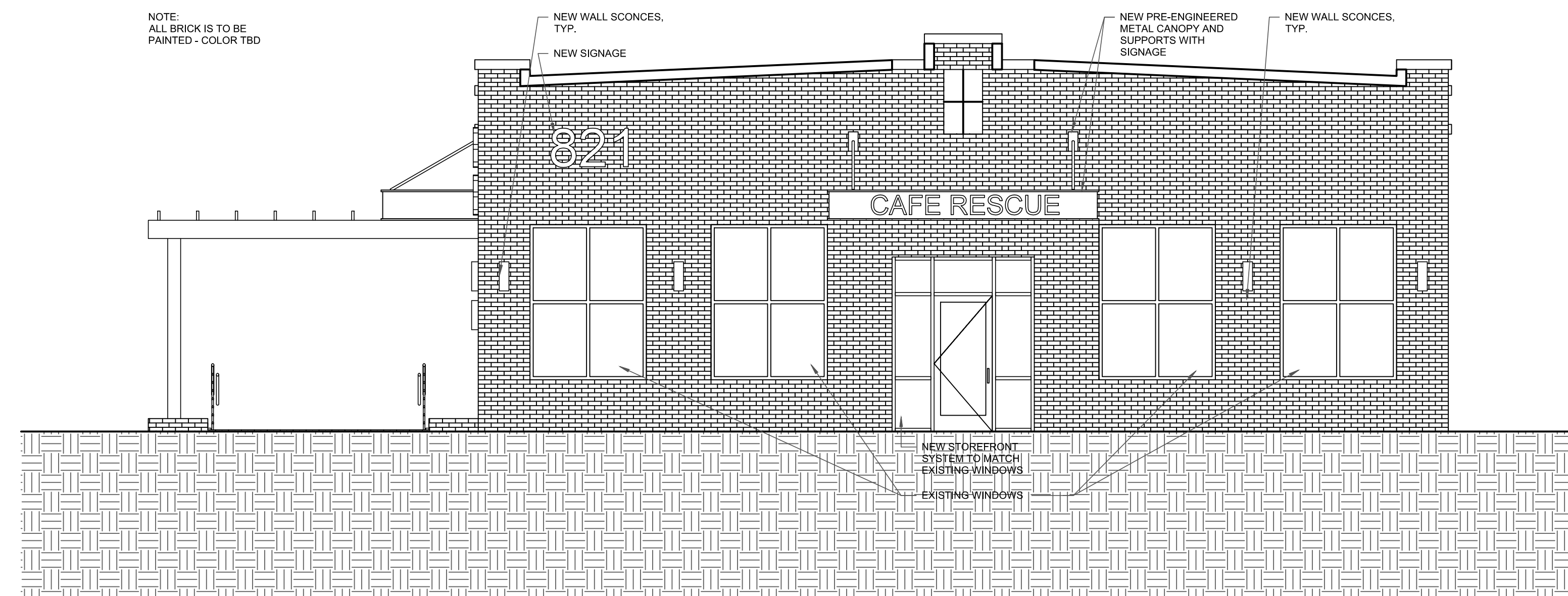
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REZONING PETITION #: 2017-###



EAST SIDE ELEVATION (CEDAR STREET)



NORTH SIDE ELEVATION (WEST FIRST STREET)