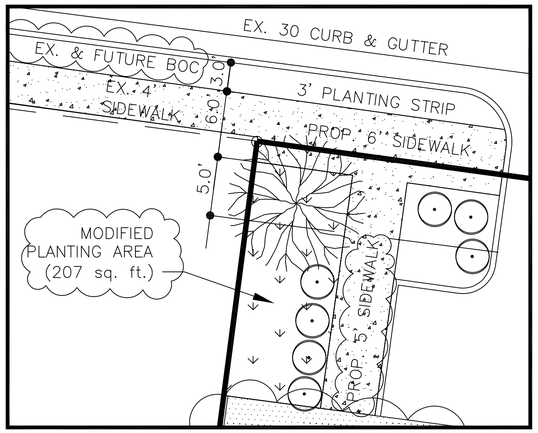
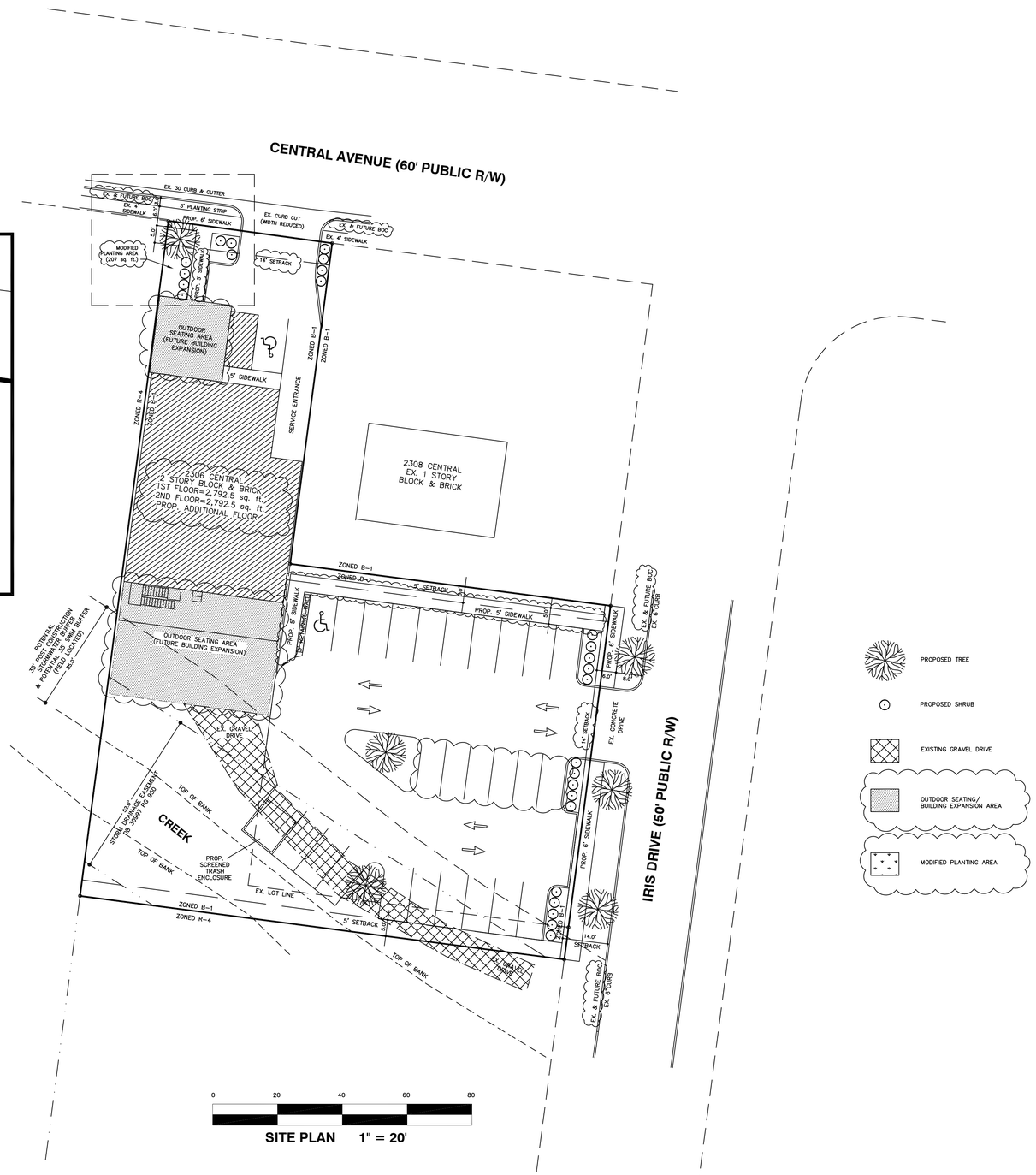
MODIFIED SIDEWALK/PLANTING STRIP





SITE PLAN 1" = 20'

Notes for rezoning of 2306 Central Ave., Parcel #12902107 and 12902109
Petition # 2017-140

1. Development Data Table

Tax Parcels:	12902107, 12902109
Total Site Area:	0.50 Acres
Existing Zoning:	B-1
Proposed Zoning:	MUDD-O
Existing Use:	Retail (Dry Cleaners)
Proposed Use:	Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance.
Residential Density:	N/A
Square Footage (Retail):	
Floor Area:	5,585 SF
Outdoor Seating & Building Expansion:	Per Ordinance req. up to 9,085 SF
Floor Area Ratio:	5,585 SF / 21,936 SF = 0.25
Maximum Building Height:	50'
Maximum No. of Stories:	3
Maximum No. of Buildings:	1
Parking Spaces:	
Required:	Parking as required per Section 9.8507
Proposed:	26
Open Space:	N/A

2. General Provisions

a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, 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 the 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.

3. Optional Provisions

a. Parking requirements shall be reduced by 25%, to facilitate preservation of the existing buildings.
b. To facilitate ADA parking and service entrance, parking shall be permitted between Central Ave. and the building façade, between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.
c. The Parking lot accessible from Iris Dr. shall be exempt from screening requirements along the southern and northern sides, provided that screening pursuant to 12.303 of the Ordinance shall be provided along Iris Dr.
d. In order to maintain alignment with the existing adjacent sidewalk to the west, Petitioner to construct a 6' sidewalk along Central Ave. with a consistent 3' planting strip between the sidewalk and existing curb and tapered on the interior of the parcel to connect to the existing adjacent sidewalk.
e. Cross access will be allowed between the driveway on Central Avenue and the adjacent parcel when/if parcel comes under common ownership with the Petitioner.

4. Permitted uses

a. Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail, office and eating and drinking entertainment uses.

5. Transportation

a. Petitioner to construct a new 6' sidewalk and 8' planting strip along Iris Dr.
b. Petitioner to improve the existing sidewalk on Central Ave. to a 6' sidewalk with a modified planting strip as depicted on the Site Plan.
c. Existing curb cuts shall remain as generally depicted on the Site Plan.
d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

6. Architectural Standards

a. Area marked as Future Building and Patio Expansion Area may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 50' including any rooftop patio structure.
b. Existing Building shall remain and Petitioner may increase the size of the existing building or add additional floors or square footage to building so long as the building does not exceed 50' in height.
c. Urban Design elements to included new pedestrian oriented entrances, covered and uncovered patios and improved fenestration of existing building in compliance with the fenestration requirements of Section 12.544(1)(c) of the Zoning Ordiance.

7. Streetscape and Landscaping

a. A fourteen (14) foot setback as measured from the back of the existing curb along Iris Dr. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as depicted on the Site Plan.
b. In order to maintain alignment with the existing adjacent sidewalk to the west, Petitioner to construct a 6' sidewalk along Central Ave. with a consistent 3' planting strip between the sidewalk and existing curb and tapered on the interior of the parcel to connect to the existing adjacent sidewalk.
c. Petitioner to include a modified planting area as depicted on the Site Plan of approximately (207 sq ft) to facilitate tree placement and modification.
d. Addition of street trees and interior trees as shown on the site plan, shall be planted.

8. Environmental Features

a. Development within the PCSO and SWIM Buffer, if approved, shall be coordinated with Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
b. Tree save areas - N/A

9. Parks, Greenways and Open Space

a. Reservation/Dedication of park and/or greenway: N/A
b. Park and/or greenway improvements: N/A
c. Privately constructed open space as shown on patio areas and planting areas.

10. Fire Protection

a. Per applicable Ordinance.

11. Signage

a. Sign limitations - Per Ordinance requirements.

12. Lighting

a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.

RKM RESOURCES, PLLC

PLAZA–MIDWOOD

SHEET TITLE: SITE PLAN

PROJECT: MIDWOOD CLEANERS SITE

SCALE 1"=20'
DATE 11/22/17
DRAWN BY RKM