OWNER:

ED ZEPSA
1501 WESTINGHOUSE BLVD.
CHARLOTTE, NC 28273
TAX PARCEL NUMBER:
149-034-06
ZONING-EXISTING: I-2
ZONING-PROPOSED: MUDD-(CD)
PETITION NUMBER: 2017-204

ACRES:

TOTAL ACRES = 0.952 Ac.

GENERAL PROVISIONS:

A. ANY CHANGES TO THE APPROVED CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

OPTIONAL PROVISIONS:

A. PROJECT IS TO BE BUILT IN TWO PHASES. THE OWNER REQUESTS THAT REAR STORAGE BUILDING REMAIN AS A STORAGE USE UNTIL THE SECOND PHASE IS STARTED.

PERMITTED USES:

ALL ALLOWED USES UNDER SECTION 9.8502 MIXED USE DEVELOPMENT DISTRICT: USES BY RIGHT, SECTION 9.8503 MIXED USE DEVELOPMENT DISTRICT: USES PERMITTED UNDER PRESCRIBED CONDITIONS AND SECTION 9.8504 MIXED USE DEVELOPMENT DISTRICT: ACCESSORY USES OF THE CITY OF CHARLOTTE ZONING ORDINANCE CODIFIED MARCH 20, 2017.
SUCH AS THE FOLLOWING:

A. EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1)
B. PROFESSIONAL BUSINESS AND GENERAL OFFICES
C. SHOWROOMS, UP TO 70,000 SF.
D. STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
E. BREWERIES
F. EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE2)
G. MOBILE FOOD VENDING
H. DWELLINGS
I. OUTDOOR DINING ASSOCIATED WITH EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 OR TYPE 2).
J. OUTDOOR LIGHTING

TRANSPORTATION:

A. THE IMPROVEMENTS SHALL INCLUDE THE INSTALLATION OF NEW CURB AND GUTTER, NEW ON-STREET PARKING SPACES AND NEW TREE ISLANDS.
B. THE PETITIONER WILL DEDICATE, FEE SIMPLE, ADDITIONAL RIGHT OF WAY (R/W) TO THE CITY OF CHARLOTTE TO A DISTANCE OF 42.5 FEET FROM THE CENTERLINE OF NATIONS CROSSING ROAD.
C. THIS DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAYS TO THE CITY OF CHARLOTTE SHALL OCCUR BEFORE ISSUANCE OF THE FIRST BUILDING'S CERTIFICATE OF OCCUPANCY (CO).
D. ALL TRANSPORTAION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY (CO) IS ISSUED.

ARCHITECTURAL STANDARDS:

A. DESIGN CONCEPT – THE BUILDING DESIGN WILL BE CONSISTENT WITH THE ORIGINAL STRUCTURE. ALL FACADES OF THE ORIGINAL INDUSTRIAL BUILDING WILL BE PRESERVED AND ENHANCED WITH NEW PAINT AND ARCHITECTURAL METAL CANOPIES WITH RECESSED LIGHTING AT THE ENTRANCES TO EACH PLACE OF BUSINESS.

STREETSCAPE AND LANDSCAPING:

A. IT IS THE INTENT OF THE LANDSCAPE DESIGN TO KEEP AS MUCH OF THE EXISTING VEGETATION THROUGHOUT THE SITE AS POSSIBLE. ADDITIONAL LANDSCAPING PLANTINGS WILL BE INCORPORATED INTO KEY AREAS THROUGHOUT THE SITE, FOCUSING ON THE NATIONS CROSSING STREET FRONT FACADE. THE NEW DINING FRONT PATIO, COURTYARD AND AT THE FRONT ENTRY SIGNAGE. THESE PLANTINGS WILL MATCH THE EXISTING VEGETATION THROUGHOUT THE SITE AND PROVIDE SEASONAL INTEREST WITH FLOWERING TREES AND SHRUBS. NATIVE PLANTINGS THROUGHOUT WILL PROVIDE A PLEASANT DESIGN AESTHETIC ALONG WITH AN EASE OF MAINTENANCE.

ENVIRONMENTAL FEATURES:

A. THIS SITE WILL COMPLY WITH THE TREE AND POST CONSTRUCTION CONTROLS ORDINANCES.

PARKS, GREENWAYS AND OPEN SPACE:

A. NO PARKS, GREENWAYS OR ADDITIONAL OPEN SPACE ARE ANTICIPATED WITH THIS REZONING PLAN.

FIRE PROTECTION:

A. THIS EXISTING AND PROPOSED BUILDINGS THAT ARE PART OF THIS REZONING PLAN WILL BE OF TYPE II-B CONSTRUCTION.
B. AN EXISTING FIRE HYDRANT IS LOCATED WITHIN 750 LINEAR FEET OF THE PROJECT. THE FIRE TRUCK WILL ONLY BE ABLE TO TRAVEL UP TO 150 LINEAR FEET ONTO THE SITE. THE FARTHEST DISTANCE FROM THE TRUCK TO THE EXTREME EDGE OF THE BUILDINGS IS LESS THAN 250 FEET.

SIGNAGE:

A. ALL SIGNAGE ON THE SITE WILL COMPLY WITH LOCAL CITY OF CHARLOTTE SIGNAGE ORDINANCES.

LIGHTING:

A. LIGHTING WILL BE FURNISHED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING REGULATIONS AND INCORPORATED INTO THE DESIGN DRAWINGS.
B. ALL EXTERIOR LIGHTING WILL BE PEDESTRIAN IN SCALE WITH CAREFUL ATTENTION DIRECTED TO PROVIDING A FESTIVE AND ENJOYABLE ENVIRONMENT FOR DINING PATRONS.
C. ADDITIONALLY, SPECIAL ATTENTION WILL BE GIVEN TO ONSITE LIGHT POLLUTION.

PHASING:

A. PHASE I OF THE FACILITY WILL BE APPROXIMATELY 13,000 SQUARE FEET OF MIXED USE DEVELOPMENT OCCUPYING THE EXISTING BUILDING. APPROXIMATELY HALF OF THE SPACE WILL BE USED AS A SALES AND MARKETING DESIGN SHOWROOM FOR ZEPSA INDUSTRIES TO SHOWCASE THEIR ARCHITECTURAL WOODWORK, STAIR SAMPLES, DOORS AND FURNITURE LINE, ON A ROTATING BASIS, THE SHOWROOM WILL ALSO FEATURE THE WORK OF LOCAL ARTISTS. THE DESIGN SHOWROOM WILL BE OCCUPIED BY ONE EMPLOYEE AND WILL HOST MEETINGS, AS NEEDED, FOR CLIENTS COMING IN FROM OUT OF TOWN. THE OTHER HALF OF THE BUILDING WILL BE OCCUPIED BY UP TO TWO RESTAURANTS. THE MAIN ENTRANCE TO THE FACILITY WILL BE DEFINED BY A LARGE INVITING OUTDOOR DINING PATIO ON THE FRONT. IN THE REAR OF THE BUILDING, THERE WILL BE A DINING MEZZANINE AND NEW PARKING. THE TIME FRAME FOR PHASE I IS ESTIMATED AT THREE (3) YEARS. THE EXISTING METAL BUILDING LOCATED AT THE REAR OF THE PROPERTY WILL REMAIN UNTIL THE START OF CONSTRUCTION ON PHASE II. PARKING FOR PHASE I WILL BE ACCOMPLISHED BY USING THE EXISTING COURTYARD BETWEEN THE EXISTING FRONT BUILDING AND THE EXISTING REAR BUILDING.

B. PHASE II OF PROJECT WILL REMOVE THE EXISTING BUILDINGS AS DEPICTED IN PHASE 1 AND REPLACE THEM WITH APPROXIMATELY 20,000 SQUARE FEET OF MIXED USE DEVELOPMENT IN TWO NEW THREE STORY STRUCTURES. THE PROPOSED USES IN THIS PHASE IS FOLLOWS: RESTAURANT SPACE, OFFICE SPACE, TWO CONDO DWELLING UNITS AND A RAISED OUTDOOR PATIO SPACE. ALL OF WHICH WILL BE LOCATED TO THE REAR OF THE PROPERTY. PHASE II USES WILL FLOW INTO THE TERRACED DINING COURTYARD ADJACENT TO PHASE I AND THE NEW PARKING LOT ALONG THE SIDE AND REAR OF THE PROPERTY. ADDITIONAL PARKING SPACES WILL BE LOCATED UNDERNEATH THE REAR BUILDING. THE PARKING BENEATH THE BUILDING WILL MEET ALL OF THE REQUIREMENTS FOR AN OPEN STRUCTURE.

VICINITY MAP

DEVELOPMENT DATA TABLE:

A. SITE ACREAGE	
PARCEL 1	0.952_AC.
B. TAX PARCEL NUMBERS:	
PARCEL 1	149-034-06
C. EXISTING ZONING:	
PARCEL 1 –	I-2
D. PROPOSED ZONING:	
PARCEL 1 –	MUDD-(CD)
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	
CONDO –	2-(PHASE-II)
F. RESIDENTIAL DENSITY:	
COMBINED DENSITY–	2-(PHASE-II)
G. MAXIMUM BUILDING HEIGHT:	
PEAK –	40'
H. MAXIMUM NUMBER OF BUILDINGS:	
MAX –	3
I. AMOUNT OF OPEN SPACE:	
OPEN SPACE –	4297_SF
J. EXISTING PHASE I:	
SQUARE FOOTAGE –	9833_SF
K. DEVELOPED PHASE I:	
SQUARE FOOTAGE –	13000_SF

1. THE OWNER INTENDS TO RENOVATE THE EXISTING BUILDING CLOSEST TO NATIONS CROSSING ROAD CONSISTING OF 9833 SF. NO PART OF THIS BUILDING WILL BE DEMOLISHED.
2. THE OWNER WILL ADD APPROXIMATELY 3,167 SF OF NEW CONSTRUCTION COMPRISED OF OUTDOOR PATIO AND OUTDOOR MEZZANINE DINING AREA FOR A TOTAL OF APPROXIMATELY 13,000 SF.
3. OF THE 13,000 SQUARE FEET, 5,000 SF WILL BE SHOWROOM, APPROXIMATELY 6,000 SF WILL BE SIT DOWN RESTAURANT COMPRISED OF BOTH INSIDE AND OUTSIDE DINING AND ONE (1) HI TURN OVER TAKE OUT ONLY RESTAURANT OF APPROXIMATELY 2000 SF SIMILAR TO A DOMINOS OR PAPA JOHN.

L. EXISTING PHASE II:	
SQUARE FOOTAGE –	8653_SF
M. DEVELOPED PHASE II:	
SQUARE FOOTAGE –	20000_SF

1. THE EXISTING BUILDING LOCATED IN THE REAR OF THE PROPERTY OF 8653 SF WILL BE DEMOLISHED.
2. THE OWNER WILL CREATE 20,000 SF OF NEW CONSTRUCTION. TWO BUILDINGS OF 3 STORY EACH IN HEIGHT.
3. OF THE 20,000 SF OF NEW CONSTRUCTION, THE OWNER PLANS TO HAVE APPROXIMATELY 10,000 SF DEDICATED AS OFFICE, APPROXIMATELY 10,000 SF OF SIT DOWN RESTAURANT(S) COMPRISED OF BOTH INSIDE AND OUTSIDE DINING AND TWO (2) DWELLING UNITS.

Land Planning • Civil Design
Project Management
West Engineering, Inc.
224 Westinghouse Blvd., Suite 603
Charlotte, North Carolina 28273
Phone (704) 583-9378
Fax (704) 583-4118

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REZONING SITE PLAN PHASE #1

REZONING PETITION #2017-204
4516 NATIONS CROSSING ROAD
CHARLOTTE, NC 29217-1812

MECKLENBURG COUNTY
NORTH CAROLINA

SHEET STATUS

REV	DATE	COMMENT	BY
	12/18/17	REZONING PLAN ISSUED	TCW
1	03/12/18	REVISED PER REVIEW COMMENTS	TCW
2	04/13/18	REVISED PER REVIEW COMMENTS	TCW
3	05/18/18	REVISED PER REVIEW COMMENTS	TCW

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO: 171002
SHEET NO: RZ-1.1

OWNER:

ED ZEPSA
1501 WESTINGHOUSE BLVD.
CHARLOTTE, NC 28273
TAX PARCEL NUMBER:
149-034-06
ZONING-EXISTING: I-2
ZONING-PROPOSED: MUDD-(CD)
PETITION NUMBER: 2017-204

ACRES:

TOTAL ACRES = 0.952 Ac.

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E. BREWERIES
F. EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE2)
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PHASING:

A. PHASE I OF THE FACILITY WILL BE APPROXIMATELY 13,000 SQUARE FEET OF MIXED USE DEVELOPMENT OCCUPYING THE EXISTING BUILDING. APPROXIMATELY HALF OF THE SPACE WILL BE USED AS A SALES AND MARKETING DESIGN SHOWROOM FOR ZEPSA INDUSTRIES TO SHOWCASE THEIR ARCHITECTURAL WOODWORK, STAIR SAMPLES, DOORS AND FURNITURE LINE. ON A ROTATING BASIS, THE SHOWROOM WILL ALSO FEATURE THE WORK OF LOCAL ARTISTS. THE DESIGN SHOWROOM WILL BE OCCUPIED BY ONE EMPLOYEE AND WILL HOST MEETINGS, AS NEEDED, FOR CLIENTS COMING IN FROM OUT OF TOWN. THE OTHER HALF OF THE BUILDING WILL BE OCCUPIED BY UP TO TWO RESTAURANTS. THE MAIN ENTRANCE TO THE FACILITY WILL BE DEFINED BY A LARGE INVITING OUTDOOR DINING PATIO ON THE FRONT. IN THE REAR OF THE BUILDING, THERE WILL BE A DINING MEZZANINE AND NEW PARKING. THE TIME FRAME FOR PHASE I IS ESTIMATED AT THREE (3) YEARS. THE EXISTING METAL BUILDING LOCATED AT THE REAR OF THE PROPERTY WILL REMAIN UNTIL THE START OF CONSTRUCTION ON PHASE II. PARKING FOR PHASE I WILL BE ACCOMPLISHED BY USING THE EXISTING COURTYARD BETWEEN THE EXISTING FRONT BUILDING AND THE EXISTING REAR BUILDING.

B. PHASE II OF PROJECT WILL REMOVE THE EXISTING BUILDINGS AS DEPICTED IN PHASE 1 AND REPLACE THEM WITH APPROXIMATELY 20,000 SQUARE FEET OF MIXED USE DEVELOPMENT IN TWO NEW THREE STORY STRUCTURES. THE PROPOSED USES IN THIS PHASE IS FOLLOWS: RESTAURANT SPACE, OFFICE SPACE, TWO CONDO DWELLING UNITS AND A RAISED OUTDOOR PATIO SPACE. ALL OF WHICH WILL BE LOCATED TO THE REAR OF THE PROPERTY. PHASE II USES WILL FLOW INTO THE TERRACED DINING COURTYARD ADJACENT TO PHASE I AND THE NEW PARKING LOT ALONG THE SIDE AND REAR OF THE PROPERTY. ADDITIONAL PARKING SPACES WILL BE LOCATED UNDERNEATH THE REAR BUILDING. THE PARKING BENEATH THE BUILDING WILL MEET ALL OF THE REQUIREMENTS FOR AN OPEN STRUCTURE.

VICINITY MAP

DEVELOPMENT DATA TABLE:

A. SITE ACREAGE	
PARCEL 1	0.952_AC.
B. TAX PARCEL NUMBERS:	
PARCEL 1	149-034-06
C. EXISTING ZONING:	
PARCEL 1 –	I-2
D. PROPOSED ZONING:	
PARCEL 1 –	MUDD-(CD)
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	
CONDO –	2-(PHASE-II)
F. RESIDENTIAL DENSITY:	
COMBINED DENSITY–	2-(PHASE-II)
G. MAXIMUM BUILDING HEIGHT:	
PEAK –	40'
H. MAXIMUM NUMBER OF BUILDINGS:	
MAX –	3
I. AMOUNT OF OPEN SPACE:	
OPEN SPACE –	4297_SF
J. EXISTING PHASE I:	
SQUARE FOOTAGE –	9833_SF
K. DEVELOPED PHASE I:	
SQUARE FOOTAGE –	13000_SF

1. THE OWNER INTENDS TO RENOVATE THE EXISTING BUILDING CLOSEST TO NATIONS CROSSING ROAD CONSISTING OF 9833 SF. NO PART OF THIS BUILDING WILL BE DEMOLISHED.
2. THE OWNER WILL ADD APPROXIMATELY 3,167 SF OF NEW CONSTRUCTION COMPRISED OF OUTDOOR PATIO AND OUTDOOR MEZZANINE DINING AREA FOR A TOTAL OF APPROXIMATELY 13,000 SF.
3. OF THE 13,000 SQUARE FEET, 5,000 SF WILL BE SHOWROOM, APPROXIMATELY 6,000 SF WILL BE SIT DOWN RESTAURANT COMPRISED OF BOTH INSIDE AND OUTSIDE DINING AND ONE (1) HI TURN OVER TAKE OUT ONLY RESTAURANT OF APPROXIMATELY 2000 SF SIMILAR TO A DOMINOS OR PAPA JOHN.

L. EXISTING PHASE II:	
SQUARE FOOTAGE –	8653_SF
M. DEVELOPED PHASE II:	
SQUARE FOOTAGE –	20000_SF

1. THE EXISTING BUILDING LOCATED IN THE REAR OF THE PROPERTY OF 8653 SF WILL BE DEMOLISHED.
2. THE OWNER WILL CREATE 20,000 SF OF NEW CONSTRUCTION. TWO BUILDINGS OF 3 STORY EACH IN HEIGHT.
3. OF THE 20,000 SF OF NEW CONSTRUCTION, THE OWNER PLANS TO HAVE APPROXIMATELY 10,000 SF DEDICATED AS OFFICE, APPROXIMATELY 10,000 SF OF SIT DOWN RESTAURANT(S) COMPRISED OF BOTH INSIDE AND OUTSIDE DINING AND TWO (2) DWELLING UNITS.

Land Planning • Civil Design
Project Management
West Engineering, Inc.
224 Westinghouse Blvd., Suite 603
Charlotte, North Carolina 28273
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REZONING SITE PLAN PHASE #2

REZONING PETITION #2017-204 PHASE 2
4516 NATIONS CROSSING ROAD
CHARLOTTE, NC 29217-1812

MECKLENBURG COUNTY NORTH CAROLINA

SHEET STATUS

REV	DATE	COMMENT	BY
	12/18/17	REZONING PLAN ISSUED	TCW
1	03/12/18	REVISED PER REVIEW COMMENTS	TCW
2	04/13/18	REVISED PER REVIEW COMMENTS	TCW
3	05/18/18	REVISED PER REVIEW COMMENTS	TCW

DRAWN BY: TCW
CHECKED BY: TCW
JOB NO: 171002
SHEET NO: RZ-1.2

Zepsa Industries

Zepsa Showroom and Marketing Center Entrance – Phase 1

Zepsa Industries

Front Patio View

Restaurant 1 – Phase 1

Zepsa Industries

Front Patio View

Restaurant 2 – Phase 1

Zepsa Industries

Showroom and Marketing Center Side View – Phase 1

Entrance to Back Lot

Zepsa Industries

Rear Courtyard View

Restaurant 2 Rooftop Mezzanine – Phase 1

Commercial and Residential Building – Phase 2

Zepsa Industries

Rear Courtyard View

Commercial and Residential Building – Phase 2

Commercial and Offices & Restaurant 3 with Dining Patio – Phase 2