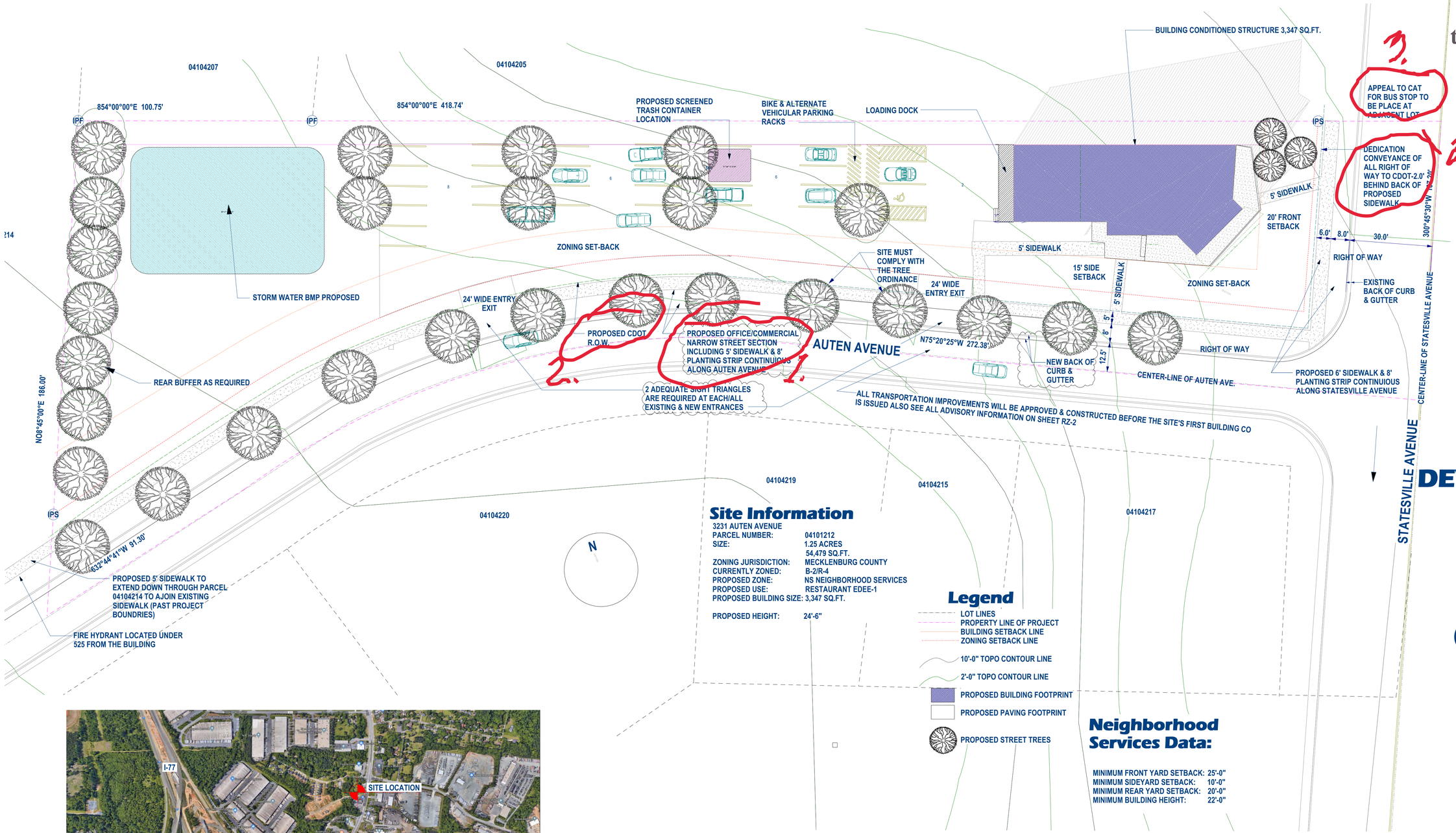

Site Information

3231 AUTEN AVENUE

PARCEL NUMBER:	04101212
SIZE:	1.25 ACRES 54,479 SQ.FT.
ZONING JURISDICTION:	MECKLENBURG COUNTY
CURRENTLY ZONED:	B-2/R-4
PROPOSED ZONE:	NS NEIGHBORHOOD SERVICES
PROPOSED USE:	RESTAURANT EDEE-1
PROPOSED BUILDING SIZE:	3,347 SQ.FT.
PROPOSED HEIGHT:	24'-6"

Legend

- LOT LINES
- PROPERTY LINE OF PROJECT
- BUILDING SETBACK LINE
- ZONING SETBACK LINE
- 10'-0" TOPO CONTOUR LINE
- 2'-0" TOPO CONTOUR LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PAVING FOOTPRINT
- PROPOSED STREET TREES

Neighborhood Services Data:

MINIMUM FRONT YARD SETBACK:	25'-0"
MINIMUM SIDEYARD SETBACK:	10'-0"
MINIMUM REAR YARD SETBACK:	20'-0"
MINIMUM BUILDING HEIGHT:	22'-0"

1 RZ-1 **Vicinity Map**
Scale: not to scale

2 RZ-1 **3231 AUTEN AVE. Site Plan**
Scale:1" = 20' - 0"

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REZONING # 2019-079 SANKOFA DEVELOPMENT, INC.

THE COFFEE CUP

CHARLOTTE N.C.

ZONING SUBMITTAL 08/12/2019
ZONING SITE PLAN #1

DATE ISSUED: 08/12/2019
ZONING REVISED SUBMITTAL 09/18/2019

RZ-1

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS
   a. These development standards are part of the rezoning plan associated with the rezoning petition filed by Sankofa Development, Inc. for the propossed rezoning plan related to rezoning petition number 2019-079 with the proposed plan. The current zoning B-2 & R-4 is proposed to be NS Neighborhood Services. The site subject to this site plan amendment request which is an approximately 1.25 acre site located off Statesville Ave in N Charlotte the site is more particularly depicted on the rezoning plan and comprised of tax parcel numbers 04104212.
   b. The development and use of the site plan will be governed by the rezoning plan, these developments standards and the applicable provisions of the Mecklenburg County Zoning ordinance.
   c. Unless the rezoning plan or these development standards established more stringent standards, the regulations established under the ordinance for the NS neighborhood services zoning district shall govern the development and use of the site.
   d. The development depicted on the rezoning plan is schematic in nature an intended to depict the general arrangement of uses an improvements on the site accordingly the configurations placement and size of the building footprint as well as the internal private drives and parking in circulation areas depicted on the rezoning plan our schematic in nature and subject to the terms of these development standards and the ordinances are subject to minor alterations or modifications during the design development and construction document phase.
   e. Future amendments to the rezoning plan in or these development standards may be applied for by the owner or owners of the site in accordance with provisions of the ordinance.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
   a. Subject to limitations set out below in prior paragraphs, the site may be devoted only to the uses set out below together with any incidental or accessory uses associated therewith that are permitted under the ordinance in the NS zoning district.
      i. Restaurant entertainment
   b. The total maximum gross floor area that will be devoted to the building will be under 4,000 square feet.
3. TRANSPORTATION
   a. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
   b. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
   c. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
   d. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
   e. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
   f. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
   g. Vehicle are depicted on the rezoning plan the placement and configuration of the access points are subject to any modern modifications required by the Charlotte Department of Transportation print the seas CD OT imprint sees and war the North Carolina Department of Transportation NCD OT.
   h. The alignments of the internal private drives in parking and vehicle circulation may be modified by the petitioner to accommodate changes in traffic patterns, parking lot layouts and any adjustments required to for approval by CD OT and or NCD OT an accordance with applicable published standards.
   i. Internal sidewalks and pedestrian connection shall be provided on the site as generally depicted on the rezoning plan.
   j. Petition are shell installed curb, gutter, a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk how long a sites frontage on Statesville Avenue as generally depicted on the rezoning plan.
   k. All transportation improvements will be approved and constructed prior to the issuance of these first certificate of occupancy for a new building constructed on the site.
   l. There is an appeal to the Cats Petition # 2019-079 in regards to a bus waiting pad & stop per Land Development Standard 60.01A. Due to the narrow footage along the Statesville Avenue side, the developers of the site respectfully request that the bus stop be moved to the adjacent parcel of the new 7-11 Store. That frontage is much wider and more conducive to a bus stop. Also the front façade of the new building is proportioned with a unique and custom design and the appearance needs to have an undistracted view to Statesville Avenue.
4. ARCHITECTURAL STANDARDS
   a. Building placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
      i. Building shall be placed so as to present a front or side facade to all streets.
      ii. Facades fronting streets shall include a combination of windows an operable doors for a minimum of 60% of each frontage elevation transparent glass between 2 feet and 10 feet on the 1st floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 foot 0 inches clear depth between window an rear wall. Windows within this zone shall not be screened by film decals and other opaque material, glazing finishes or window treatments. The maximum cell height for required transparency shall not exceed 48 inches above adjacent St sidewalk.
      iii. The facades of ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
      iv. Direct pedestrian connection should be provided between St facing doors corner entrance features to sidewalks on adjacent streets.
      v. Shall be designed or articulated architectural features which will include a combination of at least 3 of the following: Hey combination of exterior wall offsets parentheses projections an recess is in parentheses, columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
      vi. Buildings should be a minimum height of 22 feet 0 inches.
      vii. HV AC and related mechanical equipment will be screened from public view and from the view of adjacent properties at grade
      viii. Dumpster areas in recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. All the materials used on the exterior will reflect the dignity in honor of the working labor.
5. STREETSCAPE AND LANDSCAPING
   a. The site will comply with the Charlotte Tree Ordinance.
   b. The planting area around all the public streets will meet all Charlotte/Meck requirements.
6. ENVIRONMENTAL REQUIREMENTS
   a. Location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal Ann are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
   b. Storm Water Quality Treatment
      For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
   c. Volume and Peak Control
      For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
      For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm <u>and</u> perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, <u>or</u> if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.
      For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms <u>or</u> perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.
7. LIGHTING
   a. All free standing lighting fixtures installed on the site excluding lower decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscape lighting shall be fully capped and shielded in the illumination downwardly directed so that direct illumination does not extend past any property line of the site or above the site.
   b. The maximum height of any freestanding lighting picture installed on the site shall be 15 feet

1 RZ-2 **Development Standards**
Scale: not to scale

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REZONING # 2019-079

SANKOFA DEVELOPMENT, INC.

THE COFFEE CUP

CHARLOTTE N.C.

DATE ISSUED: 08/12/2019
ZONING REVISED SUBMITTAL 09/18/2019

RZ-2