

DECEMBER 16, 2019

CONDITIONAL REZONING NOTES

THE MARQUEE

TAPAS & LOUNGE
3131 TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

1. DEVELOPMENT DATA TABLE

- A. SITE ACREAGE - 0.268 ACRES
- B. TAX PARCEL ID - 065-045-01
- C. EXISTING ZONING - B-1 (BUSINESS)
- D. PROPOSED ZONING - MUDD-O (MIXED USE DEVELOPMENT DISTRICT)
- E. NUMBER OF RESIDENTIAL UNITS - NONE
- F. RESIDENTIAL DENSITY - NONE
- G. SQUARE FOOTAGE OF NON RESIDENTIAL USES BY TYPE - 4,480 SF - BAR & LOUNGE
- H. FLOOR AREA RATIO - 0.384
- I. MAXIMUM BUILDING HEIGHT - 22 FEET
- J. MAXIMUM NUMBER OF BUILDINGS - ONE
- K. PARKING PROVIDED PER THE CHARLOTTE ZONING ORDINANCE
- L. AMOUNT OF OPEN SPACE - 0.08 ACRES

2. GENERAL PROVISIONS

- A. THE DEVELOPMENT SHALL ADHERE TO THE ALL CITY OF CHARLOTTE, MECKLENBURG COUNTY AND THE STATE OF NORTH CAROLINA ORDINANCES AND CODES.
- B. ALL ALTERATIONS TO THIS CONDITIONAL PLAN ARE SUBJECT TO THE CHARLOTTE ZONING ORDINANCE SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS

- A. NOT APPLICABLE

4. PERMITTED USES

- A. THE PROPERTY CAN BE USED FOR ALL USES PERMITTED BY RIGHT AS PER THE CHARLOTTE ZONING ORDINAMCE FOR MUDD (MIXED USE DEVELOPMENT DISTRICT) OCCUPANCIES WITH THE EXECEPTION OF
 - 4.1 ANIMAL CREMATORIUM
 - 4.2 AUTOMOTIVE SERVICE STATIONS
 - 4.3 BUS & TRAIN TERMINALS
 - 4.4 ADULT ESTABLISHMENTS
 - 4.5 BUS PASSENGER STATIONS
 - 4.6 COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS, AND SCHOOLS PROVIDING ADULT TRAINING

4.7 DORMITORIES

4.8 EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING

4.9 HOTELS AND MOTELS

4.10 DENTAL, MEDICAL AND OPTICAL LABORATORIES

4.11 LABORATORIES WITHIN AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH

4.12 WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR SELF STORAGE FACILITY

B. NO OTHER USE RESTRICTIONS ARE APPLICABLE

5. TRANSPORTATION

A. A MINIMUM OF 36 FEET OF STREET RIGHT OF WAY FROM THE EXISTING ENDERLY ROAD CENTERLINE AS PER THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) STANDARD DETAIL U-07 - LOCAL COLLECTOR STREET TYPICAL SECTION SHALL BE DEDICATED.

B. A 6-FOOT SIDEWALK SHALL BE CONSTRUCTED AT THE PROPERTY FRONTAGE ALONG ENDERLY ROAD PER SECTION 11.507, STREETSCAPE REQUIREMENTS OF CHAPTER 11 OF THE CHARLOTTE ZONING ORDINANCE.

C. A MINIMUM 6-FOOT PLANTING STRIP SHALL BE PROVIDED AT THE PROPERTY FRONTAGE ALONG ENDERLY ROAD.

D. A MINIMUM OF 40 FEET OF STREET RIGHT OF WAY FROM THE EXISTING TUCKASEEGEE ROAD CENTERLINE PER THE 2004 MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN FOR A MINOR THOROUGHFARE INSIDE OF ROUTE 4, SHALL BE DEDICATED.

E. A PROPOSED 26'-0" MODIFIED TYPE II DRIVEWAY PER THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) STANDARD DETAIL 10.25E - MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP SHALL BE CONSTRUCTED.

F. THE EXISTING CURB RAMP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TUCKASEEGEE ROAD AND ENDERLY ROAD SHALL BE REPLACED WITH DIRECTIONAL RAMPS PER THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) STANDARD DETAILS A-C, DIRECTIONAL CURB RAMPS.

G. ALL RIGHT OF WAY DEDICATION AND FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

H. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

6. ARCHITECTURAL STANDARDS

A. THE BUILDING IS CURRENTLY CONSTRUCTED WITH A BRICK VENEER

B. THE BUILDING SIZE AND HEIGHT ARE EXISTING AND SHALL REMAIN.

C. OLD METAL DOORS AND WINDOWS WILL BE REPLACED WITH NEW ALUMINUM STOREFRONT WINDOORS AND WINDOWS.

D. A WOODEN PRIVACY SCREEN FENCE WILL BE PROVIDED TO ADHERE TO THE BUFFER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (CZO).

7. STREETSCAPE AND LANDSCAPING

A. THE STREETSCAPE ALONG TUCKASEEGEE ROAD SHALL CONSIST OF A 6-FOOT SIDEWALK AND AN 8-FOOT PLANTING STRIP. THE STREETSCAPE ALONG ENDERLY ROAD SHALL CONSIST OF A 6-FOOT SIDEWALK AND A 8-FOOT PLANTING STRIP.

B. NO SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT SHALL BE PROVIDED. SCREENING AND BUFFERS SHALL BE PROVIDED AS REQUIRED PER THE CZO.

8. ENVIRONMENTAL FEATURES

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CCONSTRUCTION STORMWATER ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

A. NOT APPLICABLE

B. NOT APPLICABLE

C. NOT APPLICABLE

D. NOT APPLICABLE

10. FIRE PROTECTION

A. NOT APPLICABLE

11. SIGNAGE

A. THE BUILDING SIGNAGE SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

12. LIGHTING

A. LIGHTING SHALL BE PROVIDED AS REQUIRED AT BUILDING EGRESS POINTS AND FOR SECURE ACCESS TO THE PARKING.

B. LIGHTING SHALL BE PROVIDED AT A SCALE AND ILLUMINATION TO ENHANCE THE NEIGHBORHOOD AND TO NOT PRODUCE INTRUSION UPON ADJACENT RESIDENTIAL NEIGHBORS.

C. ALL LIGHTING SHALL BE FULLY CAPPED AND SHIELDED. LIGHTING SHALL BE DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

13. PHASING

A. THE PROPERTY WILL NOT BE RENOVATED IN PHASES.

14. OTHER

A. THERE WILL BE NO REQUEST FOR RIGHT OF WAY ENHANCEMENTS OR FOR A VARIANCE FOR THIS PROPERTY

B. THE BUILDING IS EXISTING AND PROPERTY CORNER TIE POINTS SHOULD NOT BE REQUIRED.

C. THERE WILL BE NO PUBLIC FACILITIES OR SITES PROVIDED

D. THE PROPOSED DUMPSTER SHALL BE LOCATED AT THE REAR OF THE PROPERTY

E. NO PUBLIC ART SHALL BE PROVIDED

F. A NEW FIRE LINE SHALL BE EXTENDED TO THE BUILDING. NO OTHER UNDERGROUND UTILITIES SHALL BE ADDED.

G. NO ADDITIONAL CONDITIONS