

CONDITIONAL DEVELOPMENT NOTES:

GENERAL PROVISIONS:

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED AS LONG AS MODIFICATIONS ARE MINOR AND WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DERIVED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE OF THE EXISTING BUILDINGS. TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM B-1 TO NS.

PERMITTED USES

A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE NEIGHBORHOOD SERVICES DISTRICT IN THE ZONING ORDINANCE WITH THE EXCEPTION THAT RESIDENTIAL DWELLINGS ARE NOT ALLOWED AS PART OF THIS DEVELOPMENT.

B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.

TRANSPORTATION

PROPOSED RIGHT OF WAY TO BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. RIGHT OF WAY TO BE DEDICATED PRIOR TO BUILDING'S FIRST CERTIFICATE OF OCCUPANCY ISSUED.

ARCHITECTURAL STANDARDS

RESERVED

STREETSCAPE AND LANDSCAPING

A. THE EXISTING SIDEWALK SHALL BE REPLACED WITH A PROPOSED 6' SIDEWALK AND 8' (MIN) PLANTING STRIP.

B. THE 6' SIDEWALK AND 8' PLANTING STRIP LOCATION TO BE DETERMINED DURING PERMITTING AFTER EVALUATING EXISTING TREES. VARIANCE MAY BE REQUESTED THROUGH CHAPTER 19 OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

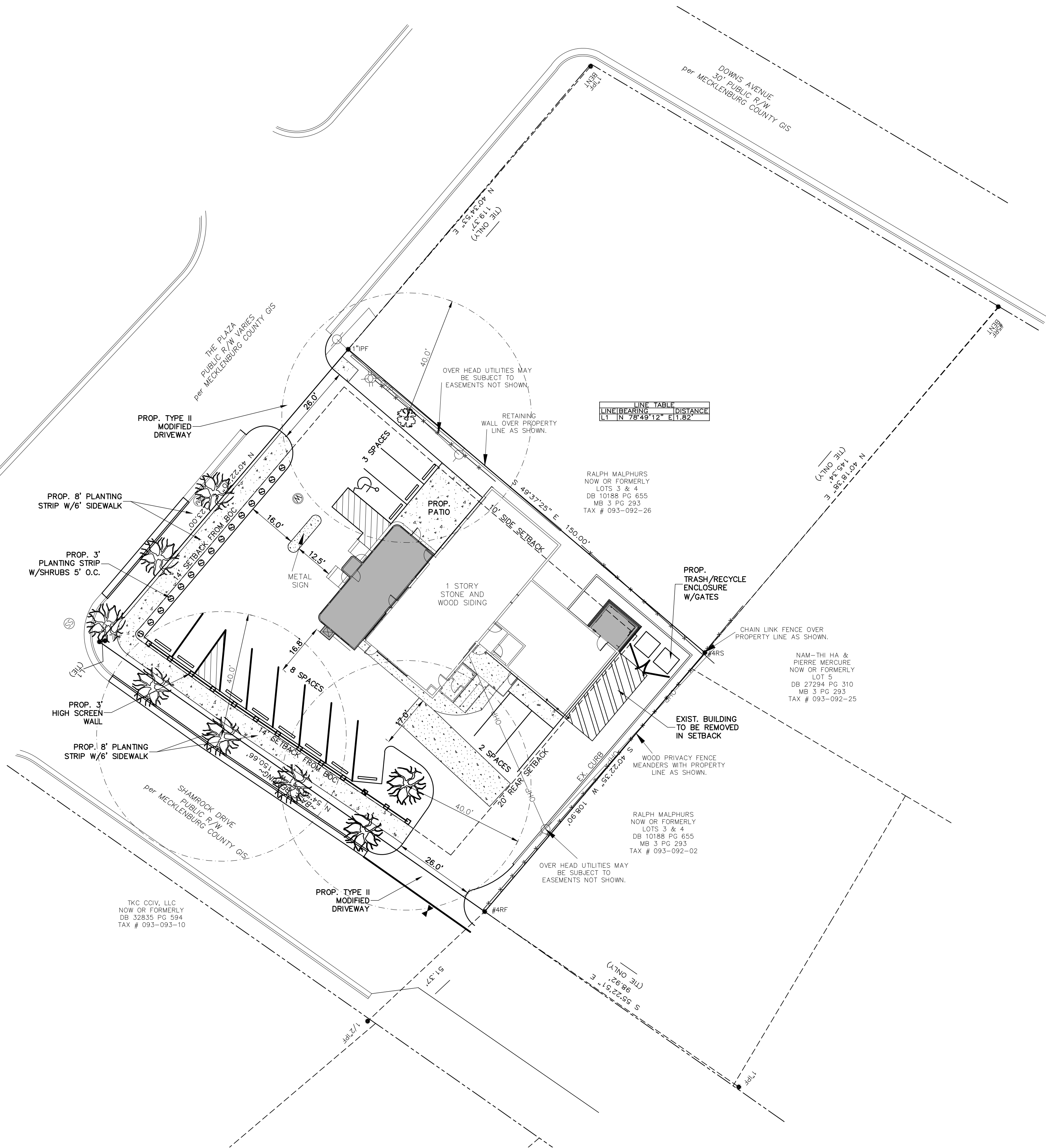
RESERVED

LIGHTING

RESERVED

PHASING

RESERVED



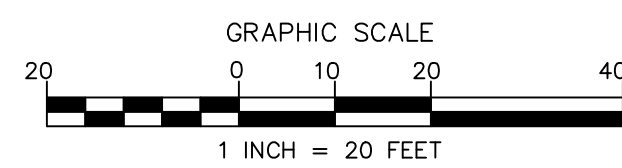
DEVELOPMENT DATA:

SITE AREA: 0.370 ACRES
TAX PARCELS: 09309201
EXISTING ZONING: B-1
PROPOSED ZONING: NS
EXISTING USE: RETAIL/AUTOMOTIVE
PROPOSED USE: RETAIL/RESTAURANT/FITNESS
MAX BUILDING AREA: 5,000 S.F. (INCLUDED PATIO)
REQUIRED PARKING: ±5,000/600 S.F.=9 SPACES
LOT SETBACK:
FRONT: 14' FROM BACK OF CURB
REAR: 20'
SIDE: 10'

PRELIMINARY
FOR REVIEW PURPOSES ONLY

REZONING PETITION #:XXXX-XX

	Project:	MATTIE'S DINER		
	Title:	3100 THE PLAZA CHARLOTTE, NORTH CAROLINA		
	REZONING PLAN			
	File #:	19250.DWG	Date:	11/4/19
	Project Egr:	BTU		
Design By:	BTU			
Drawn By:	CBH			
Scale:	1"=20'			
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335				
RZ1.0				



NO.	BY	DATE	REVISION