DEVELOPMENT DATA TAX PARCEL #161-081-13

EXISTING ZONING OF SITE: O-2; LOT 12 BLOCK 3

TOTAL SITE AREA: 0.385 ACRES

EXISTING SINGLE-STORIED RESIDENCE BUILDING; EXISTING RESIDENCE TO REMAIN WITHOUT ANY EXTERIOR CHANGE OR EXPANSION

PROPOSED ZONING REQUEST FOR SITE: B-1 CD

PROPOSED USE OF BUILDING: TATTOO PARLOR (BUSINESS)

TOTAL HEATED AND COOLED AREA OF BUILDING: 1, 227 SQUARE FEET

TOTAL PARKING REQUIRED: ONE PER 250 SQUARE FEET: 5 SPACES

TOTAL PARKING PROVIDED: 9 INCLUDING ONE HANDICAP ACCESSIBLE SPACE

TOTAL BIKE RACK PROVIDED: ONE TO PARK THREE BICYCLES

MAXIMUM BUILDING HEIGHT WILL NOT EXCEED 40 FEET

TRANSPORTATION

1. BEFORE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED, FUTURE RIGHT-OF-WAY ALONG MONROE ROAD WILL BE DEDICATED AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY.

2. PETITIONER WILL DEDICATE ANY SIDEWALK UTILITY EASEMENTS AND/OR CONSTRUCTION EASEMENTS ASSOCIATED WITH THE FUTURE MONROE STREETSCAPE PROJECT IF IT EXCEEDS THE RIGHT-OF-WAY TO THE CITY.

SITE AND BUILDING DESIGN

1. EXISTING BUILDING WILL REMAIN WITOUT ANY EXTERIOR CHANGE OR EXPANSION.

ENVIRONMENT

1. EXISTING MATURE TREES AT THE FRONT OF THE HOUSE WILL BE RETAINED.

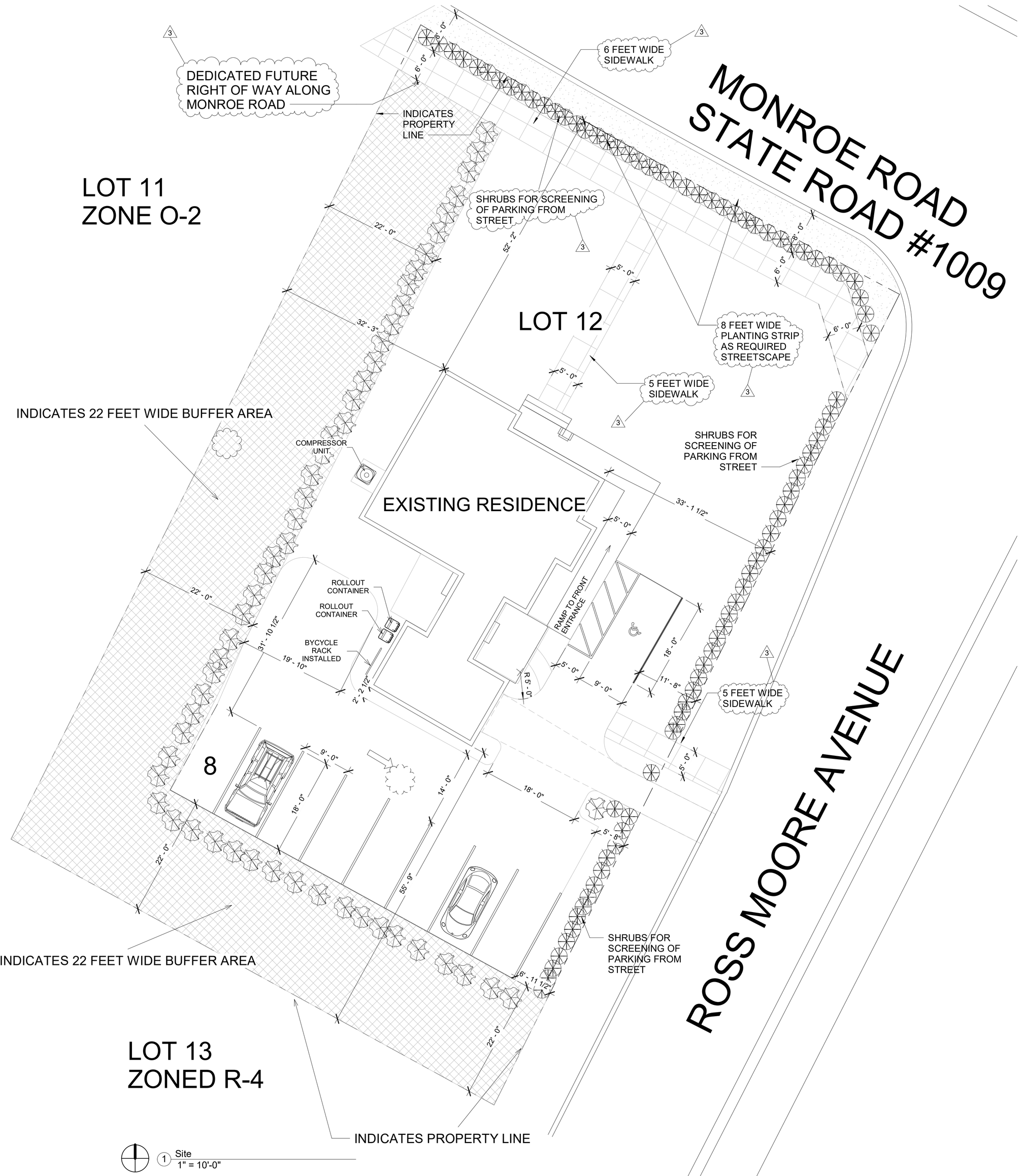
2. PETITIONER WILL MEET THE CHARLOTTE TREE ORDINANCE.

3. WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED BY 25% WITH THE INSTALLATION OF A FENCE, WALL OR BERM.

4. WIDTH OF THE 22-FOOT CLASS B BUFFER MAY BE REDUCED ACCORDINGLY IF THE LAND USE ON AN ABUTTING PARCEL CHANGES SO THAT A LESSER BUFFER WOULD BE REQUIRED.

SIGNAGE

1. SIGNAGE WILL BE CONSISTENT WITH SIGNS ALLOWED IN THE EXISTING O-2 DISTRICT.



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REVISIONS		
No.	Date	Description
3	3/26/17	Review comments

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PETITION #2017-002

Atul Pathak Realty

Proposed Tattoo Parlor

5014 Monroe Road
Charlotte, NC 28205

Drawing Title
Proposed New Site Plan

Phase
Site Plan Petition #2017-002

Project No.	16-081
Prepared by	Author
Checked by	Checker
Date	March 26, 2017

Sheet No.
A001

Released for
Review

Proposed Tattoo Parlor

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