

VICINITY MAP

N.T.S. N

BUILDING AREA SUMMARY

EXISTING ON-SITE PRIMARY STRUCTURE*

LOCATION	AREA (SF)
MEZZANINE	891
MAIN FLOOR	3462
BASEMENT	0
EX PATIO	748
TOTAL	5101 SF

PROPOSED RELOCATED BUILDING**

LOCATION	AREA (SF)
MAIN FLOOR	1586
SECOND FLOOR	1586
BASEMENT	1586
TOTAL	4758 SF

PROPOSED PATIO AREA

LOCATION	AREA (SF)
ROOFTOP	1500
OUTDOOR	1900
TOTAL	3400 SF

* FROM EXISTING REZONING
** FROM MECKLENBURG GIS DATA

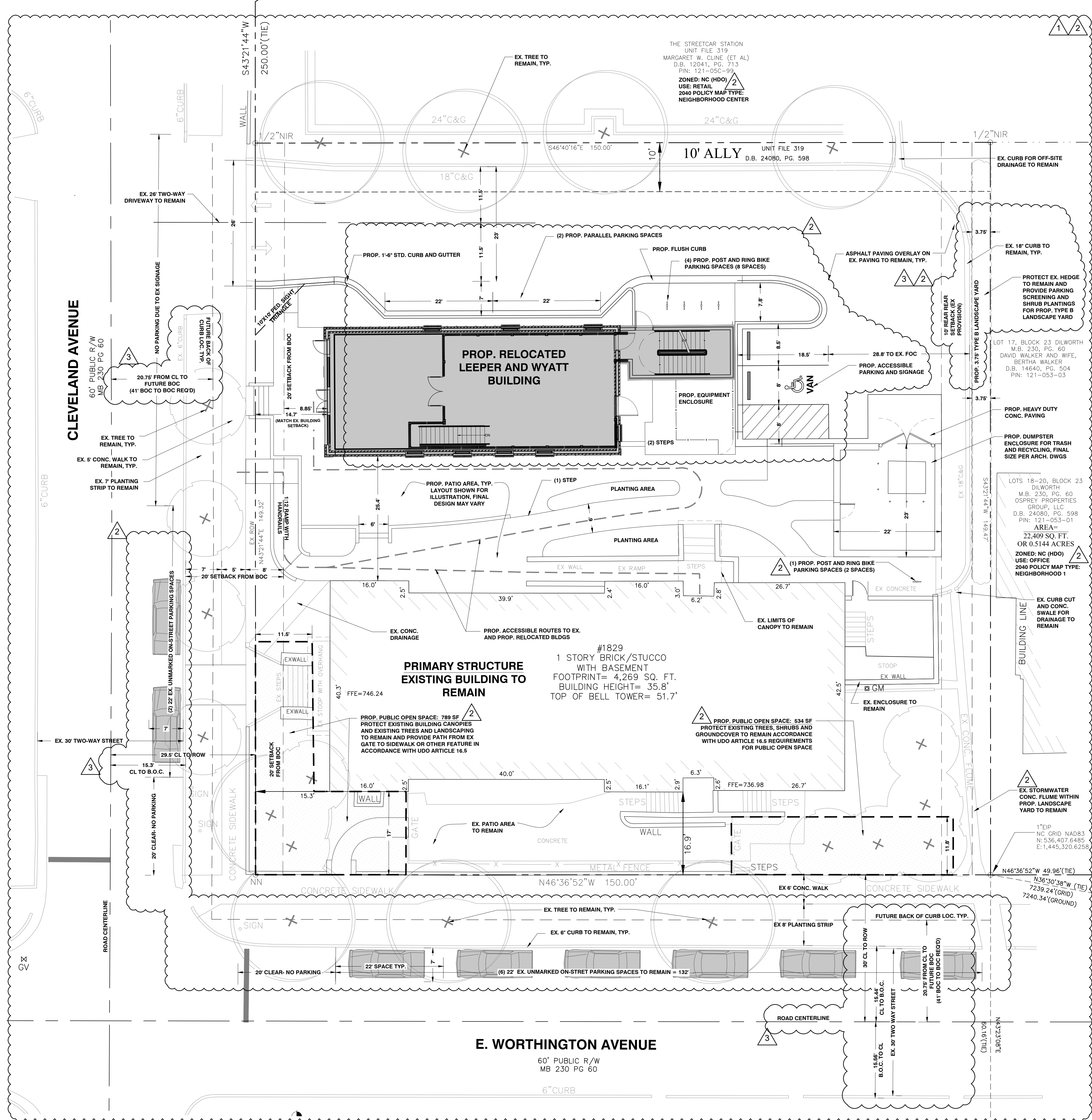
ZONING CODE SUMMARY

PROJECT NAME	CLEVELAND AVENUE DEVELOPMENT		
ADDRESS	1823 CLEVELAND AVENUE		
TAX PARCEL ID	12105301		
OWNER NAME	ON CLEVELAND LLC	PHONE	
PLANS PREPARED BY	DOGWOOD ENGINEERING, PLLC	PHONE	704.574.0419
JURISDICTION	CITY OF CHARLOTTE	EX ZONING	NS(CD) HDO
PROPOSED USE	RESTAURANT	PROP. ZONING	NC(EX) HDO
BUILDING HEIGHT	±45'		
YARD REQUIREMENTS			
FRONT SETBACK	20'	SETBACK	
SIDE YARD	0'	REAR YARD	20' (ADJ TO N1)
HISTORIC DISTRICT	DILWORTH		
REQUIRED SCREENING	PARKING		
PROP SITE AREA	0.517 AC		
REQUIRED OPEN SPACE	10% OF SITE = 2246 SF, 50% (1123 SF) TO BE PUBLIC		
PROVIDED OPEN SPACE	1323 SF PUBLIC, 923+ SF PATIO OPEN SPACE		

PARKING SUMMARY

VEHICLE PARKING			
USE	MAXIMUM ALLOWED SPACES	MINIMUM REQUIRED SPACES	
RESTAURANT/ BAR - APPROX. 9111 SF	1 SPACE / 250 SF = 36 SPACES	1 SPACE / 500 SF = 18 SPACES	
PATIO - APPROX. 4148 SF	1 SPACE / 250 SF * 50% = 8	1 SPACE / 500 SF * 50% = 4	
TOTAL MAXIMUM ALLOWED: 44 SPACES, REQUIRED MINIMUM: 22 SPACES			
PROPOSED PROVIDED PARKING: (4) OFF-STREET SPACES			
ADDITIONAL PARKING: (8) ON STREET SPACES, (10) LEASED SPACES PER NOTE SHEET RZ1.1			
BICYCLE PARKING			
REQUIRED SHORT TERM BICYCLE PARKING: 1 SPACE PER 1500 SF	=13259 SF / 1500 = 9 SPACES (10 PROVIDED)		
REQUIRED LONG TERM BICYCLE PARKING: 25% SHORT TERM	= 9 SPACES * 25 = 3 SPACES (3 SP. PROVIDED INSIDE BLDG)		

SEE REZONING NOTES SHEET RZ1.1



DOGWOOD ENGINEERING

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DogwoodEngineering.com

REV	DATE	COMMENTS
1	06/23/2023	STAFF COMMENTS
2	08/13/2023	STAFF COMMENTS
3	09/20/2023	STAFF COMMENTS

1823 CLEVELAND AVENUE

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

DATE: 05/17/2023
SCALE: HORIZ : 1" = 10'
DRAWN BY: SBS

REZONING SITE PLAN

RZ1.0



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GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ON CLEVELAND LLC (THE "PETITIONER") FOR AN APPROXIMATELY 0.517 ACRE SITE LOCATED ON CLEVELAND AVENUE, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE") THE SITE IS COMPRISED OF TAX PARCEL # 12105301.
- B. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE RELOCATION AND DEVELOPMENT OF AN EXISTING HISTORICAL BUILDING (LEEPER AND WYATT STORE BUILDING) TO THE SITE FOR USE AS A RESTAURANT IN ADDITION TO THE EXISTING BUILDING TO REMAIN ON SITE.
- C. DEVELOPMENT OF THE SITE IS GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE ORDINANCE) SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

EXCEPTION (EX) DISTRICT PROVISIONS

- A. PETITIONER REQUESTS THE APPROVAL OF THE FOLLOWING MODIFICATIONS TO THE APPLICABLE QUANTITATIVE ZONING AND STREET CROSS SECTION STANDARDS FOR THE PROPOSED DEVELOPMENT:
 1. REDUCTION IN MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES FROM (2) TO (4) PARKING SPACES. THE PROJECT WILL PROVIDE (8) ON-STREET SPACES ALONG THE SITE'S EAST WORTHINGTON AVENUE AND CLEVELAND AVENUE FRONTAGES. PETITIONER ELECTS TO PROVIDE (10) ADDITIONAL SPACES THROUGH OFF-SITE PARKING LEASE AGREEMENTS.
 2. MODIFICATION OF STREETScape STANDARDS SUCH THAT THE EXISTING STREET SECTIONS MAY REMAIN. THIS REQUEST IS TO PROTECT EXISTING MATURE STREET TREES AND TO PROTECT THE EXISTING HISTORICAL BUILDING ON SITE THAT IS TO REMAIN. EXISTING STREET SECTIONS REQUESTED TO REMAIN PROVIDE THE FOLLOWING:

<p>CLEVELAND AVENUE (EX 60' PUBLIC ROW)</p> <ul style="list-style-type: none"> • 30' TWO-WAY DRIVE WITH AREAS OF ON-STREET PARKING • 6" VERTICAL CURB • 7' PLANTING STRIP WITH EXISTING MATURE TREES TO REMAIN • 5' CONCRETE SIDEWALK 	<p>EAST WORTHINGTON AVENUE (EX 60' PUBLIC ROW)</p> <ul style="list-style-type: none"> • 30' TWO-WAY DRIVE WITH AREAS OF ON-STREET PARKING • 6" VERTICAL CURB • 8' PLANTING STRIP WITH EXISTING MATURE TREES TO REMAIN • 6' CONCRETE SIDEWALK
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 3. MODIFICATION OF LANDSCAPE YARD REQUIREMENT FOR SITES ABUTTING NEIGHBORHOOD TYPE 1 LAND USE FROM A 25' CLASS B LANDSCAPE YARD TO 3.75' CLASS B LANDSCAPE YARD WITH EXISTING SHRUBS TO REMAIN. REQUEST IS TO ACCOMMODATE EXISTING CURB AND PAVEMENT TO REMAIN WITHIN AREA NECESSARY FOR SITE VEHICLE CIRCULATION.
 4. REDUCTION OF MINIMUM REAR SETBACK ABUTTING NEIGHBORHOOD 1 PLACE TYPE FROM 20' TO 10' WHERE EXISTING CURBING AND PAVING WITHIN REAR SETBACK IS TO REMAIN. THIS REQUEST IS TO ALLOW FOR USE OF LIMITED SITE AREA AFTER PROPOSED BUILDING RELOCATION FOR SITE ITEMS SUCH AS THE PROPOSED DUMPSTER ENCLOSURES AS SHOWN ON SITE PLAN AND TO ACCOMMODATE EXISTING ENCLOSURES CURRENTLY ON SITE.
 5. MODIFICATION OF MINIMUM BUILDING LENGTH AS A PERCENTAGE OF LOT WITH ALONG FRONTAGE FROM 60% TO APPROXIMATELY 46.5%. THIS REQUEST IS TO ACCOMMODATE THE TOTAL OF THE WIDTH OF THE EXISTING BUILDING TO REMAIN AND THE WIDTH OF THE HISTORIC BUILDING PROPOSED TO BE RELOCATED WHICH ARE FIXED IN RELATION TO THE FRONTAGE WIDTH. THE EXISTING BUILDING WIDTHS ARE TO REMAIN AS-IS AND PLACED AS SHOWN ON PROPOSED SITE PLAN TO MAINTAIN HISTORIC CHARACTER OF BUILDINGS.
 6. MODIFICATION OF MAXIMUM BLANK WALL AREA (GROUND FLOOR AND UPPER FLOOR; HORIZONTAL OR VERTICAL) REQUIREMENT FOR ALL APPLICABLE FRONTAGES FROM 20% TO MATCH EXISTING HORIZONTAL AND VERTICAL DISTANCES ON EXISTING HISTORICAL BUILDINGS. THIS REQUEST IS TO PROTECT THE EXISTING FACADES OF THE EXISTING HISTORICAL BUILDINGS.
 7. MODIFICATION OF GROUND FLOOR TRANSPARENCY- NON-RESIDENTIAL AND MIXED USE (% OF WALL AREA BETWEEN 3' AND 10' FROM GRADE) FROM 50% TO MATCH EXISTING PERCENTAGE TRANSPARENCY PRESENT IN EXISTING HISTORICAL BUILDING. THIS REQUEST IS TO PROTECT THE EXISTING FACADES OF THE EXISTING HISTORICAL BUILDINGS.
 8. MODIFICATION OF UPPER FLOOR TRANSPARENCY- NON-RESIDENTIAL AND MIXED USE (% OF WALL AREA PER STORY) FROM 15% TO MATCH EXISTING PERCENTAGE TRANSPARENCY PRESENT IN EXISTING HISTORICAL BUILDING. THIS REQUEST IS TO PROTECT THE EXISTING FACADES OF THE EXISTING HISTORICAL BUILDINGS.
- B. PUBLIC BENEFITS FROM GRANTING OF EX DISTRICT AND APPROVAL OF ZONING MODIFICATIONS LISTED ABOVE INCLUDE THE FOLLOWING:
 1. SUSTAINABILITY- THE PROPOSED PROJECT IS AN ADAPTIVE REUSE OF AN EXISTING BUILDING THAT IS HISTORICALLY SIGNIFICANT AND MAY OTHERWISE BE DEMOLISHED.
 2. PUBLIC AMENITY- PRESERVATION OF THE HISTORICALLY SIGNIFICANT LEEPER AND WYATT STORE BUILDING WHICH WAS ERRECTED IN 1903 AND IS CONSIDERED THE OLDEST SURVIVING BRICK COMMERCIAL BUILDING IN DILWORTH'S FIRST BUSINESS DISTRICT ALONG SOUTH BOULEVARD PER THE CHARLOTTE-MECKLENBURG LANDMARKS COMMISSION. THE LEEPER AND WYATT STORE BUILDING IS CURRENTLY SLATED FOR DEMOLITION. THIS PROJECT PROPOSES AN AREA FOR THE BUILDING TO BE RELOCATED WHERE THE BUILDING WILL CONTINUE TO BE IN USE FOR THE COMMUNITY AND PRESERVE THE HISTORIC CHARACTER OF THE DILWORTH NEIGHBORHOOD. ADDITIONALLY, THE PROPOSED PROJECT INCLUDES A MINIMUM OF 2,246 SF OPEN SPACE WITH A MINIMUM OF 1,123 SF TO BE PUBLIC AND ACCESSIBLE ALONG EAST WORTHINGTON AVENUE.

PERMITTED USES

- A. PERMITTED USES INCLUDE USES ALLOWED UNDER NC ZONING DISTRICT.

TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
- B. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE OPENING BUSINESSES ON THE SITE.
- C. THE PETITIONER SHALL INSTALL BICYCLE PARKING SPACES AS REQUIRED BY THE ORDINANCE.
- D. 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 HOMEOWNERS-BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- E. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- F. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ARCHITECTURAL STANDARDS

- A. THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE APPROXIMATELY 45' AND AS APPROVED BY THE HISTORIC DISTRICT COMMISSION.
- B. DUMPSTER AND RECYCLING AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE.
- C. THE BUILDING FACADES SHALL REMAIN IN KEEPING WITH THEIR HISTORIC APPEARANCE AND AS APPROVED BY THE HISTORIC DISTRICT COMMISSION AND SHALL BE PLACED TO MAINTAIN THEIR EXISTING FRONTAGES TO THE STREET.

OFF-SITE VEHICLE PARKING

- A. PARKING AREAS FOR NONRESIDENTIAL USES MAY BE LOCATED IN AN OFF-SITE PARKING LOT OR PARKING STRUCTURE NO MORE THAN 800 FEET WALKING DISTANCE FROM THE DEVELOPMENT WHERE THE USE IS LOCATED. SUCH OFF-SITE PARKING SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. THE PETITIONER WILL PROVIDE 10 LEASED SPACES FOR 5 YEARS BUT IN THE EVENT THAT PUBLIC PARKING BECOMES AVAILABLE THE PETITIONER RESERVES THE RIGHT TO HAVE STAFF REVIEW THE SITE TO PROVE THAT THE PARKING REQUIREMENT HAS BEEN MET WITHOUT THE LEASED SPACES.

STREETScape AND LANDSCAPING

- A. THE PETITIONER SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE NC ZONING DISTRICT UNLESS OTHERWISE SPECIFIED BY THE REQUESTED EX PROVISIONS OF THIS CONDITIONAL PLAN.

OPEN SPACE

- A. DEVELOPMENT OF THE SITE SHALL PROVIDE 10% ON-SITE OPEN SPACE WITH 50% OF ON-SITE OPEN SPACE OPEN TO THE PUBLIC PER THE ORDINANCE FOR COMMERCIAL DEVELOPMENT.
- B. PROPOSED PUBLIC OPEN SPACE ALONG EAST WORTHINGTON AVENUE SHALL BE PROVIDED AS REQUIRED PER THE OPEN SPACE REQUIREMENTS IN THE ORDINANCE (UDO ARTICLE 16.5) AND SHALL INCLUDE THE FOLLOWING ITEMS AT A MINIMUM:
 - A MINIMUM WIDTH AND LENGTH OF 10 FEET AND A MINIMUM OF 25% OF TOTAL OPEN SPACE SHALL BE CONTIGUOUS.
 - SHALL BE LOCATED OUTDOORS OR IN THE OPEN AIR BUT MAY BE UNDER A ROOF, CANOPY OR SCREENED. OPEN SPACE MAY BE LOCATED ON THE GROUND, DECKS, GALLERIES, PORCHES, TERRACES, PATIOS, OR ROOFS.
 - WHEN ADJACENT TO A SIDEWALK ALONG A STREET, THE SURFACE AREA OF THE OPEN SPACE SHALL NOT BE MORE THAN AN AVERAGE OF 24" HIGHER OR LOWER THAN THE ELEVATION OF THE ADJACENT WALK FOR A MINIMUM OF 10' FROM THE EDGE OF THE WALK.
 - WHEN LOCATED AT GROUND LEVEL, THE REQUIRED OPEN SPACE SHALL BE SUBSTANTIALLY COVERED IN A COMBINATION OF AT LEAST TWO OF THE FOLLOWING: 1) GRASS AND GROUNDCOVER, 2) SHRUBS AND TREES OR 3) USABLE OUTDOOR HARDSCAPE FEATURES SUCH AS COURTYARDS, SEATING AREAS, PATIOS, FOUNTAINS/WATER FEATURES.

ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- B. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORM WATER REGULATIONS (UDO ARTICLE 25).

FIRE PROTECTION

- A. FIRE TRUCK ACCESS TO BE MADE FROM THE STREET. ALL AREAS OF PROPOSED BUILDING CAN BE ACCESSED BY 150' HOSE PULL.

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MECKLENBURG COUNTY, NORTH CAROLINA

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REZONING
SITE PLAN

RZ1.1