

**Notes for rezoning of 2306 Central Ave., Parcel #12902108
Petition # 2018-087**

1. Development Data Table

Tax Parcels:	12902108
Total Site Area:	0.22 Acres
Existing Zoning:	B-1
Proposed Zoning:	MUDD-O
Existing Use:	Retail (Used Car Dealership)
Proposed Use:	Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance.
Residential Density:	N/A
Square Footage (Retail):	
Floor Area:	1,287 SF
Outdoor Seating & Building Expansion:	Per Ordinance req. up to 5,500 SF
Floor Area Ratio:	1,287 SF / 9,941 SF = 0.13
Maximum Building Height:	50'
Maximum No. of Stories:	2
Maximum No. of Buildings:	1
Parking Spaces:	
Required:	Parking as required per Section 9.8507
Proposed:	11
Open Space:	N/A

2. General Provisions

- The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
- The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
- Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

3. Optional Provisions

- Parking requirements shall be reduced by 25%, to facilitate preservation of the existing buildings.
- To retain parking for the site, parking shall be permitted between the existing building/ permitted uses and the sidewalk on both Central Ave, and Iris Dr. in the manner generally shown on the Rezoning Plan.
- The parking lot as generally depicted on the Site Plan, shall be exempt from screening requirements.
- The streetscape along Central Ave. shall be modified to include a 8' planting strip behind the future back of curb with a minimum 6' sidewalk as generally depicted on the Site Plan.
- Petitioner reserves the right to seek a variance, appeal or other applicable administrative permission, under City of Charlotte Code of Ordinances 19-176 and 19-177, from the city engineer to modify the Site Plan to improve the existing sidewalk on Central Ave. as a 9' sidewalk on the back of the Central Ave. curb. The petitioner also reserves the right to request a 5' planting strip on the interior of the sidewalk.
- Petitioner shall remove the parking spaces that are located between the building and Central Ave. in the event that the streetcar line is extended and begins operation for regular service on Central Ave. to at least Eastway Dr.

4. Permitted uses

- Allowed uses: Any use or combination of non-residential uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance, including but not limited to retail, office and eating and drinking entertainment uses.
- Existing Building to remain, subject to renovations and additions in the existing building footprint and in the area depicted on the Site Plan for Future Building Expansion.

5. Transportation

- Petitioner to construct a new 6' sidewalk and 8' planting strip along Iris Dr. as generally depicted on the Site Plan.
- The two existing Central Avenue driveways shall be removed.
- The existing driveway on Iris Dr. shall be relocated further from the intersection and installed as generally depicted on the Site Plan.
- Cross-access shall be granted between the subject parcel and the adjacent property to facilitate reductions of curb cuts on Central Ave.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- Petitioner shall provide a sidewalk easement set at two feet behind back of sidewalk where feasible, prior to the issuance of the first certificate of occupancy.
- If parking screening is required, Petitioner may meet the parking screening requirements of 12.303 and any other parking screening requirements by providing a living screen or wall that is at least 4' tall.
- The petitioner agrees to construct accessible ramps at the corner of Iris Drive and Central Avenue, that is on the petitioner's side of intersection, to improve pedestrian walkability.

6. Architectural Standards

- Area marked as Outdoor Seating Area and Future Building Expansion may be any combination of multi-story or single story patio and building provided that overall height shall not exceed 50' including any rooftop patio structures.
- Petitioner may increase the size of the existing building or add additional floors or square footage to building so long as the building does not exceed 50' in height.
- Urban Design elements to included new pedestrian-oriented entrances, covered and uncovered patios and improved fenestration of existing building by replacement of windows previously covered and/or removed.

7. Streetscape and Landscaping

- A minimum fourteen (14) foot setback as measured from the back of the existing curb along Iris Dr. will be provided. The setback shall include a six (6) foot sidewalk and an eight (8) foot planting strip as generally depicted on the Site Plan.
- Petitioner shall provide a Hardscape Amenity Area at the corner of Central Ave. and Iris Dr. to create additional pedestrian area as generally depicted on the Site Plan provided that the hardscape amenity area shall not conflict with street sidewalks or accessible ramps.
- Addition of street trees and interior trees as generally shown on the site plan shall be planted.

8. Environmental Features

- Tree save areas - N/A

9. Parks, Greenways and Open Space

- Reservation/Dedication of park and/or greenway: N/A
- Park and/or greenway improvements: N/A
- Privately constructed open space as shown on patio areas and planting areas.

10. Fire Protection

- Per applicable Ordinance.

11. Signage

- Sign limitations - Per Ordinance requirements.

12. Lighting

- All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.

