

**CLT WATER NOTES:**

SUMMARY: WATER AND SEWER IS ACCESSIBLE FOR THIS REZONING BOUNDARY.

**WATER DISTRIBUTION INFRASTRUCTURE**

AVAILABLE - CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 6-INCH WATER DISTRIBUTION MAIN LOCATED ALONG ENDERLY ROAD AND AN EXISTING 1-INCH WATER DISTRIBUTION MAIN LOCATED ALONG ENDERLY ROAD.

**SANITARY SEWER INFRASTRUCTURE**

AVAILABLE - CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED ALONG ENDERLY ROAD

NO ADDITIONAL SANITARY SEWER COMMENTS.

**ADDITIONAL COMMENTS**

A DEVELOPER DONATED PROJECT WILL BE REQUIRED IN CASES THERE IS NOT DIRECT SERVICE OR AVAILABILITY. THE APPLICANT SHOULD CONTACT CHARLOTTE WATER'S NEW SERVICES AT (704) 432-2854 FOR MORE INFORMATION REGARDING ACCESS TO WATER SYSTEM CONNECTIONS.

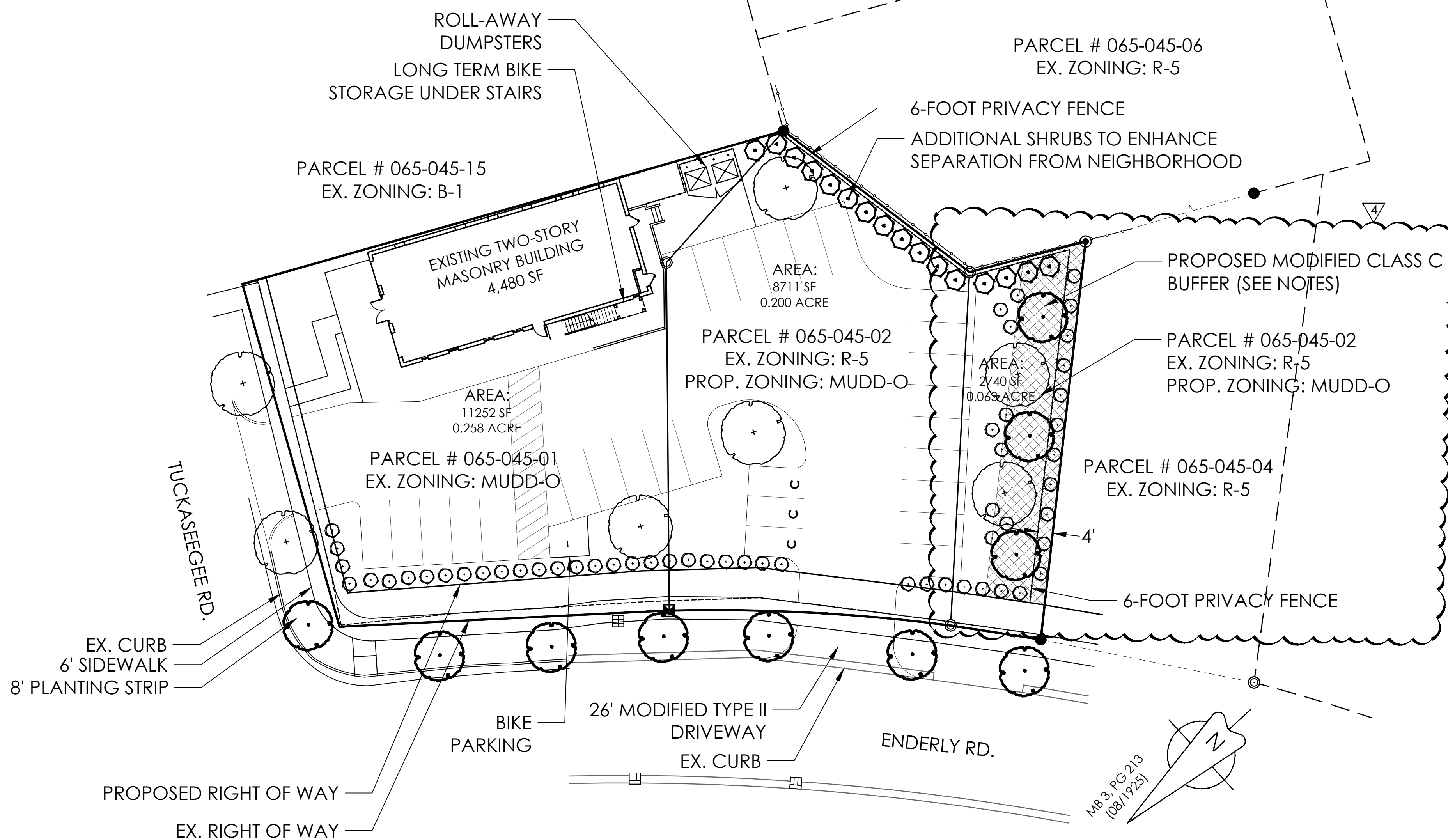
DEVELOPMENT IS ENCOURAGED TO CONTACT INSTALLATION DEVELOPMENT SERVICES (IDS) AT (704) 336-5499 TO REVIEW SERVICE CONNECTION DESIGN REQUIREMENTS AND CITY ORDINANCES (E.G., BACKFLOW, SEPARATE METER ORDINANCE, PUBLIC/PRIVATE PIPELINE EXTENSIONS). NO VERTICAL STRUCTURES MAY BE BUILT WITHIN EASEMENT. CONTACT CLT WATER NEW SERVICES DEPARTMENT FOR WATER/SEWER SERVICES. CONTACT CLT WATER DONATED PROJECTS IF PUBLIC INFRASTRUCTURE WILL BE EXTENDED THROUGH PROPERTY. WILL NEED TO SEND PLANS TO CHARLOTTE WATER FOR PRIVATE WATER PERMITTING (IF APPLICABLE). WILL NEED TO SEND PLANS TO NCDEQ FOR PRIVATE SEWER PERMITTING (IF APPLICABLE). IDS ADDITIONAL IDS COMMENTS: NONE.

RESERVATION OF SANITARY SEWER SYSTEM CAPACITY THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM IS THE RESPONSIBILITY OF THE CUSTOMER/DEVELOPMENT. CONTACT THE NEW SERVICES GROUP AT (704) 432-2854 FOR FURTHER INFORMATION ON RESERVING CAPACITY UP TO 24 MONTHS.

THIS SHEET INDICATES THE FINDINGS OF A CURSORY REVIEW OF UTILITIES SYSTEM INFORMATION FOR THE PRESENCE OR ABSENCE OF PUBLIC WATER OR WASTEWATER INFRASTRUCTURE ONLY. THE FINDINGS DO NOT IMPLY AVAILABLE CAPACITY IN WATER AND SANITARY SEWER LINES, PUMP STATIONS, OR TREATMENT FACILITIES. RESERVATION OF CAPACITY IS ACHIEVED THROUGH THE CHARLOTTE WATER'S CAPACITY ASSURANCE PROGRAM. OPEN

**CDOT NOTES:**

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 homeowner's/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.



**DEVELOPMENT DATA TABLE**

1. SITE ACREAGE - 0.521
2. TAX PARCEL IDS - 065-045-01; 065-045-02; 065-045-03
3. EXISTING ZONING - MUDD-O; R-5
4. PROPOSED ZONING - MUDD-O (MIXED USE DEVELOPMENT DISTRICT)
5. NUMBER OF RESIDENTIAL UNITS - NONE
6. RESIDENTIAL DENSITY - NONE
7. SQUARE FOOTAGE OF NON RESIDENTIAL USES BY TYPE - EDEE TYPE II: 4,778
8. FLOOR AREA RATIO - 0.211
9. MAXIMUM BUILDING HEIGHT - 22 FEET
10. MAXIMUM NUMBER OF BUILDINGS - ONE
11. PARKING PROVIDED PER THE CHARLOTTE ZONING ORDINANCE
12. AMOUNT OF OPEN SPACE - 0.169 ACRES

**GENERAL PROVISIONS**

1. THE DEVELOPMENT SHALL ADHERE TO ALL CITY OF CHARLOTTE, MECKLENBURG COUNTY AND THE STATE OF NORTH CAROLINA ORDINANCES AND CODES.
2. ALL ALTERATIONS TO THIS CONDITIONAL PLAN ARE SUBJECT TO THE CHARLOTTE ZONING ORDINANCE SECTION 6.207 ALTERATIONS TO APPROVAL
3. A 6-FOOT PRIVACY FENCE SHALL BE LOCATED ALONG THE REAR PROPERTY LINE ADJACENT TO THE RESIDENTIAL USE. THE FENCE SHALL BE CONSTRUCTED OF WOOD, BRICK, STONE, OR VINYL COMPOSITE

**OPTIONAL PROVISIONS**

1. PARKING AND MANEUVERING SHALL BE ALLOWED BETWEEN THE BUILDING, TUCKASEEGEE RD., AND ENDERLY RD.
2. THE EXISTING 2-STORY COMMERCIAL BUILDING SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 9.836(2)(G) OF THE CHARLOTTE ZONING ORDINANCE REGULATING BUILDING STREET WALLS.
3. THE EXISTING 2-STORY COMMERCIAL BUILDING WILL REMAIN AND NOT BE EXPANDED. NO OTHER BUILDING MAY BE CONSTRUCTED

**PERMITTED USES**

1. THE PROPERTY CAN BE USED FOR ALL USES PERMITTED BY RIGHT AS PER THE CHARLOTTE ZONING ORDINANCE FOR MUDD (MIXED USE DEVELOPMENT DISTRICT) WITH THE EXCEPTION OF:
  1. ANIMAL CREMATORIUM
  2. AUTOMOTIVE SERVICE STATIONS
  3. BUS & TRAIN TERMINALS
  4. ADULT ESTABLISHMENTS
  5. BUS PASSENGER STATIONS
  6. COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS, AND SCHOOLS PROVIDING ADULT TRAINING
  7. DORMITORIES
  8. EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING
  9. HOTELS AND MOTELS
  10. DENTAL, MEDICAL, AND OPTICAL LABORATORIES
  11. LABORATORIES WITHIN AN ENCLOSED BUILDING FOR APPLIED AND BASIC RESEARCH
  12. WAREHOUSING WITHIN AN ENCLOSED BUILDING FOR SELF STORAGE FACILITY
2. NO OTHER USE RESTRICTIONS ARE APPLICABLE

**TRANSPORTATION**

1. 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
2. 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
3. A MINIMUM 8-FOOT PLANTING STRIP SHALL BE PROVIDED AT THE PROPERTY FRONTAGE ALONG ENDERLY ROAD
4. 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 MAJOR THOROUGHFARE INSIDE OF ROUTE 4, SHALL BE DEDICATED
5. 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
6. 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
7. 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
8. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING

**ARCHITECTURAL STANDARDS**

1. THE BUILDING IS CURRENTLY CONSTRUCTED WITH A BRICK VENEER
2. THE BUILDING SIZE AND HEIGHT ARE EXISTING AND SHALL REMAIN
3. OLD METAL DOORS AND WINDOWS WILL BE REPLACED WITH NEW ALUMINUM STOREFRONT DOORS AND WINDOWS
4. A WOODEN PRIVACY SCREEN FENCE WILL BE PROVIDED TO ADHERE TO THE SCREENINGS REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (CZO)

**STREETSCAPE AND LANDSCAPING**

1. THE STREETSCAPE ALONG TUCKASEEGEE ROAD AND ENDERLY ROAD SHALL CONSIST OF AN 8-FOOT PLANTING STRIP AND A 6-FOOT SIDEWALK
2. A MODIFIED CLASS C BUFFER WILL BE PROVIDED TO ENHANCE SEPARATION BETWEEN THIS DEVELOPMENT AND THE ADJACENT NEIGHBORHOOD.
  - IN PLACE OF THE 3 REQUIRED TREES, PETITIONER WILL PROVIDE 5 TREES WITHIN BUFFER.
  - IN ADDITION TO A 6' PRIVACY FENCE, PETITIONER WILL PROVIDE REQUIRED SHRUBS, TO BE LOCATED ON BOTH SIDES OF PRIVACY FENCE TO IMPROVE LOOK OF PRIVACY FENCE FROM THE EXTERIOR.

**ENVIRONMENTAL FEATURES**

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE

**PARKS, GREENWAYS, AND OPEN SPACE**

1. NOT APPLICABLE

**FIRE PROTECTION**

1. NOT APPLICABLE

**SIGNAGE**

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

**LIGHTING**

1. LIGHTING SHALL BE PROVIDED AS REQUIRED AT BUILDING EGRESS POINTS AND FOR SECURE ACCESS TO PARKING
2. LIGHTING SHALL BE PROVIDED AT A SCALE AND ILLUMINATION TO ENHANCE THE NEIGHBORHOOD AND TO NOT PRODUCE INTRUSION UPON ADJACENT RESIDENTIAL NEIGHBORS
3. 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

**PHASING**

1. THE PROPERTY WILL NOT BE RENOVATED IN PHASES

**OTHER**

1. THERE WILL BE NO REQUEST FOR RIGHT OF WAY ENHANCEMENTS OR FOR A VARIANCE FOR THIS PROPERTY
2. THE BUILDING IS EXISTING AND PROPERTY CORNER TIE POINTS SHOULD NOT BE REQUIRED
3. THERE WILL BE NO PUBLIC FACILITIES OR SITES PROVIDED
4. THE PROPOSED DUMPSTER SHALL BE LOCATED AT THE REAR OF THE PROPERTY
5. NO PUBLIC ART SHALL BE PROVIDED
6. A NEW FIRE LINE SHALL BE EXTENDED TO THE BUILDING. NO OTHER UNDERGROUND UTILITIES SHALL BE ADDED
7. THE PETITIONERS SHALL PRESERVE THE EXISTING BUILDING ON SITE
8. SOLID WASTE REMOVAL WILL OCCUR OUTSIDE OF HOURS OF OPERATION

**PREPARED FOR:**

KENNEDY HOWARD

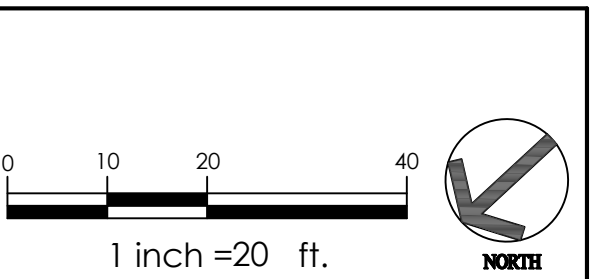
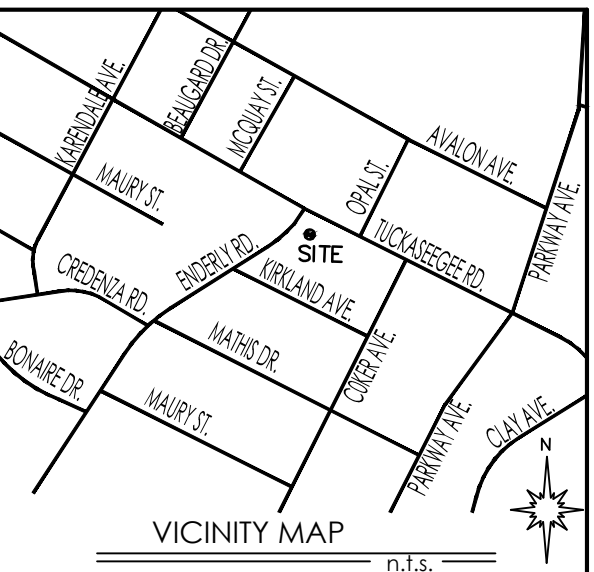
3131 TUCKASEEGEE RD.  
CHARLOTTE NC, 28208

PROJECT:  
THE MARQUEE  
TAPAS AND LOUNGE

3131 TUCKASEEGEE RD.  
CHARLOTTE NC, 28208

**PREPARED BY:**

**Wirth & Associates**  
LANDSCAPE ARCHITECTS AND LAND PLANNERS  
1220 W. Morehead St., Suite 212  
Charlotte, NC 28208  
Phone: 704-375-1588 Fax: 704-375-3844  
Email: gwirth@wirthassociates.com



**SEAL:**

DRAWN BY: \_\_\_\_\_ NA

CHECKED BY: \_\_\_\_\_ GNW

SCALE: \_\_\_\_\_ 1"=20'

DATE: \_\_\_\_\_ 03.08.2023

REVISIONS:

NO:	DATE:	DESCRIPTION:	BY:
1	3.13.2023	CITY COMMENTS	NA
2	3.31.2023	CITY COMMENTS	NA
3	5.12.2023	CITY COMMENTS	NA
4	7.24.2023	STAFF AND CITY COUNCIL COMMENTS	NA

**SHEET TITLE:**

REZONING PLAN  
RZP-2022-168

**SHEET NO.:**

RZ1.0