

CDOT CONDITIONAL NOTES:

1. COMMIT TO DEDICATE 54' OF RIGHT-OF-WAY FROM ASHLEY ROAD CENTERLINE.
2. COMMIT TO DEDICATE 27' OF RIGHT-OF-WAY FROM ALLEGHANY STREET CENTERLINE.
3. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEM, 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 MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
4. 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.
5. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

ENTITLEMENT SERVICES NOTES:

RESTAURANT W/DRIVE THRU

1. ALL ESTABLISHMENTS WITH AN ACCESSORY DRIVE-THROUGH, EXCEPT RESTAURANTS, SHALL PROVIDE A MINIMUM OF FOUR STACKING SPACES PER LANE OR BAY. RESTAURANTS SHALL PROVIDE A MINIMUM OF SIX STACKING SPACES PER LANE OR BAY. THE SPACES LOCATED AT THE SERVICE WINDOW SHALL BE COUNTED IN THIS MINIMUM NUMBER OF STACKING SPACES.
2. A STACKING SPACES SHALL BE A MINIMUM OF NINE FEET IN WIDTH AND 18 FEET IN LENGTH.
3. ALL COMPONENTS OF AN ACCESSORY DRIVE-THROUGH INCLUDING, BUT NOT LIMITED TO, SIGNS, STACKING LANES, TRASH RECEPTACLES, ORDERING BOX, AND DRIVE-UP WINDOWS, SHALL BE LOCATED TO THE REAR OR SIDE OF THE BUILDING, AND SHALL NOT BE LOCATED IN A REQUIRED FRONT OR SIDE SETBACK.
4. DRIVE-THROUGH LANES AND CIRCULATION MAY NOT BE PLACED IN BETWEEN THE STREET AND THE FRONT FACADE OF THE BUILDING; HOWEVER, THIS DOES NOT APPLY IN THE COMMERCIAL ZONING DISTRICT, AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS. IN THE COMMERCIAL ZONING DISTRICTS AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS DRIVE-THROUGH LANES AND DRIVE AISLES LOCATED BETWEEN THE STREET AND THE FACADE OF THE BUILDING SHALL REQUIRE PARKING LOT SCREENING PER SECTION 20.5.

5. A DRIVE-THROUGH LANE SHALL HAVE BAIL OUT CAPABILITY FOR ALL VEHICLES THAT ENTER THE DRIVE-THROUGH LANE. THE BAIL OUT LANE SHALL BE A MINIMUM WIDTH OF TEN FEET IN WIDTH AND RUN PARALLEL TO THE DRIVE-THROUGH LANE. IF A BAIL OUT LANE IS ALSO AN INTERIOR ACCESS DRIVE PROVIDING ACCESS TO PARKING SPACES, THE BAIL OUT LANE IS LIMITED TO ONE-WAY TRAFFIC PATTERN FOLLOWING THE DIRECTION OF THE DRIVE-THROUGH LANE.
6. FOR ALL ZONING DISTRICTS EXCEPT THE COMMERCIAL ZONING DISTRICTS AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS, AN ACCESSORY DRIVE-THROUGH WILL ONLY BE ALLOWED IF AN ACCESSORY DRIVE-THROUGH WAS LOCATED AND IN OPERATION ON THE SITE ON JUNE 1, 2023.
7. FOR A RESTAURANT/BAR PRINCIPAL USE TO HAVE AN ACCESSORY DRIVE-THROUGH, A MINIMUM OF 24 SEATS, INDOOR OR OUTDOOR, SHALL BE REQUIRED.

DEVELOPMENT DATA TABLE

SITE ADDRESS: 1726 ALLEGHANY STREET  
SITE ACREAGE: 1.519 ACRES  
TAX PARCEL INCLUDED IN REZONING: 06113106

EXISTING ZONING: B-1(CD)  
PROPOSED ZONING: CG(CD)

LAND USE:

EXISTING: VACANT/COMMERCIAL  
PROPOSED: UP TO 4,000 SF OF COMMERCIAL  
USES AS ALLOWED WITHIN THE CG DISTRICT

REQUIRED SETBACKS:

FRONT 36 FEET  
SIDE 10 FEET  
REAR 20 FEET

PARKING PROVIDED: PARKING WILL BE PROVIDED PER ORDINANCE

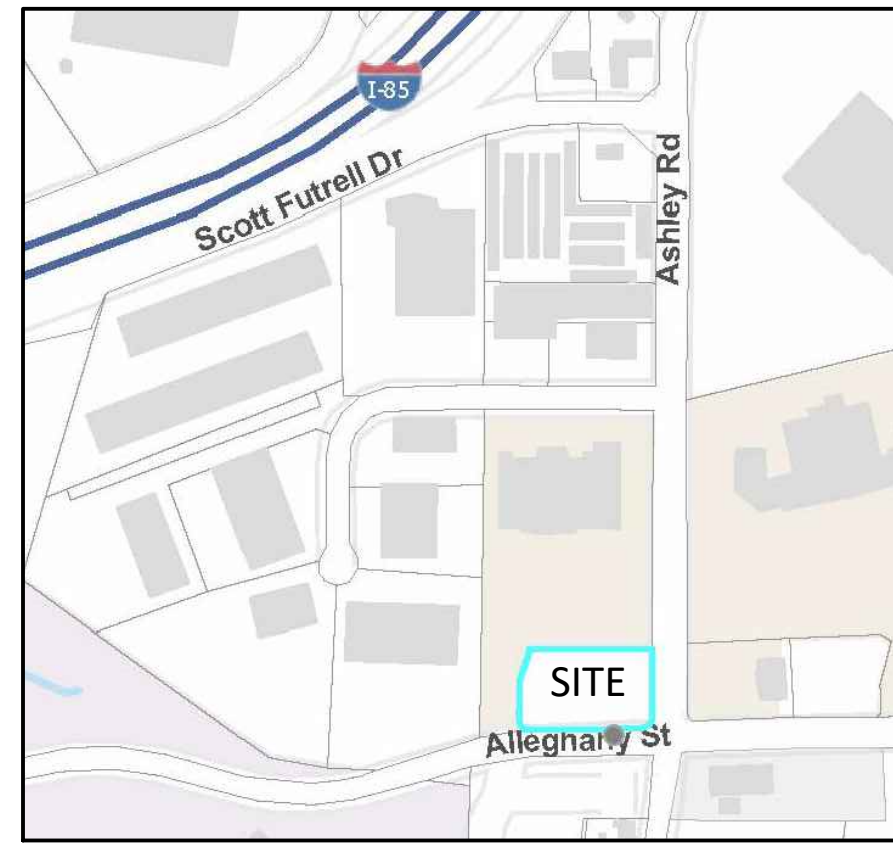
MAXIMUM BUILDING HEIGHT: 50 FEET

CITY OF CHARLOTTE WATER:

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

CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA AN EXISTING 8-INCH WATER DISTRIBUTION MAIN LOCATED ALONG ALLEGHANY STREET.

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



LOCATION MAP  
1"=500'

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

a. Site Description. These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by CLT Operations Holdings LLC ("Petitioner") to accommodate the development of a commercial use development on an approximately 1.519 acre property located at 1726 Alleghany Street, more particularly described as Mecklenburg Tax Parcel 06113106 (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Charlotte Unified Development Ordinance ("Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the CG zoning classification shall govern all new development taking place on the Site.

c. Graphics and Alterations. The depictions of the building envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 37.3 of the Ordinance.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 37.3 of the Ordinance, as applicable.

2. PERMITTED USES:

a. The Site may be developed with all commercial uses along with accessory uses allowed in the CG zoning district.

3. TRANSPORTATION:

a. The site currently has full access through shared private driveways. No new access points to a public street are proposed. These connections are generally depicted on the Site Plan. Final vehicular access to the Site will be determined and coordinated with CDOT and NCDOT during Land Development review.

b. Parking areas are generally depicted on the Site Plan.

c. Where applicable, the Petitioner shall dedicate and convey in fee simple all rights-of-way and easements to the City of Charlotte and NCDOT as generally depicted on the Rezoning Plan, prior to the issuance of the first certificate of occupancy for proposed uses.

d. During permitting, a drive-thru queuing analysis for the AM and PM peak hours will be provided to CDOT.

e. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. ARCHITECTURAL STANDARDS:

a. Direct pedestrian connection shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.

b. All dumpster, recycling, and services areas will be screened from public streets and adjacent residential uses with materials complimentary to the principal structure.

5. ENVIRONMENTAL FEATURES:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

b. The Site shall comply with the City of Charlotte Tree Ordinance.

c. The Site shall comply with all required screening, landscape, and buffers set forth by the City of Charlotte Unified Development Ordinance. Screening and/or buffers may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.

d. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full land development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

6. STREETScape

a. Streetscape and Landscaping and note to be provided per Ordinance.

7. SIGNAGE:

a. As allowed by the Ordinance.

8. LIGHTING:

a. All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

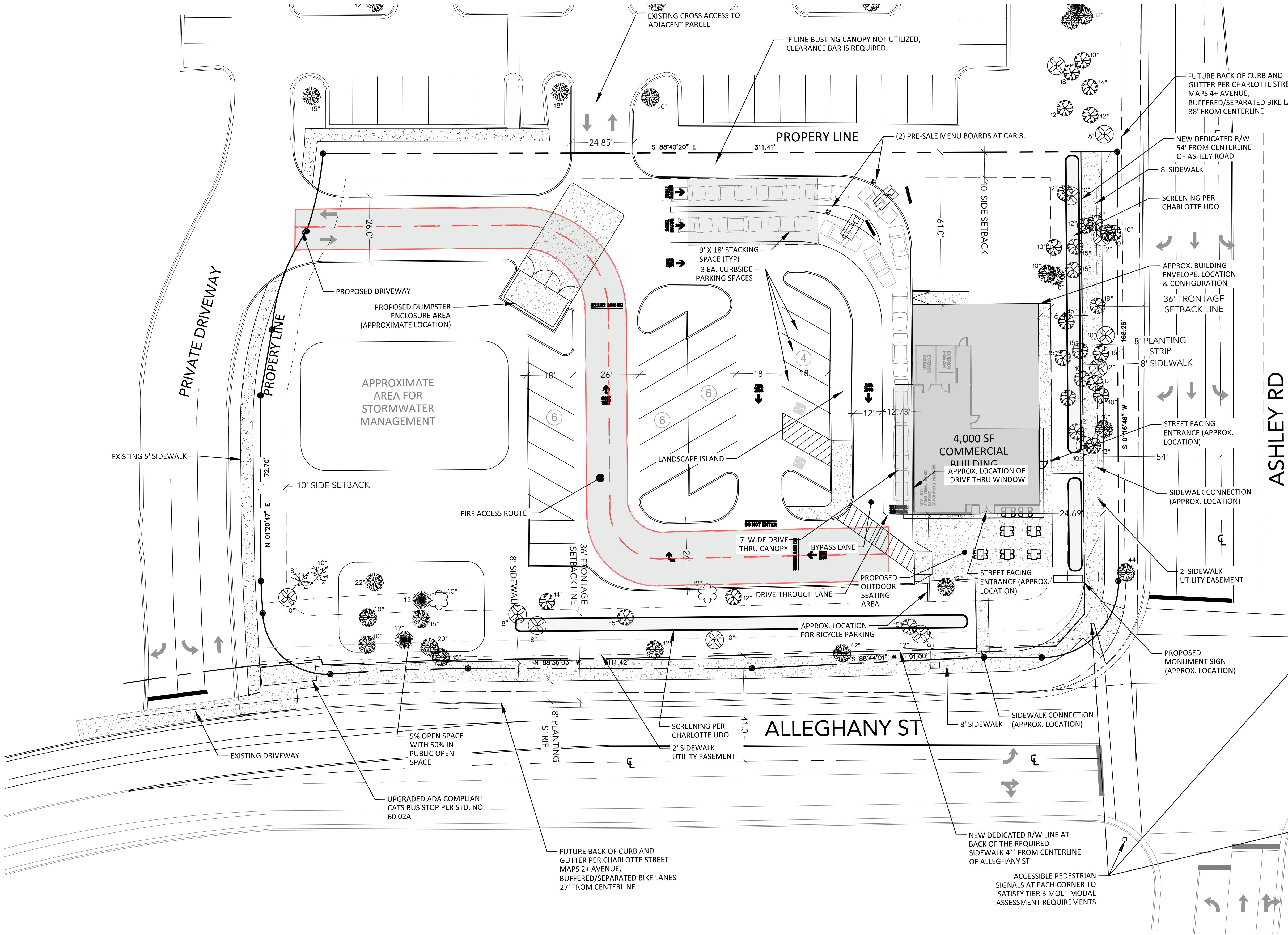
b. The maximum height of detached lights will be limited to 26 feet.

9. AMENDMENTS TO THE REZONING PLAN:

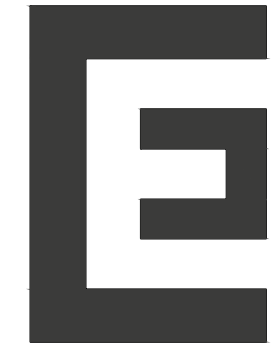
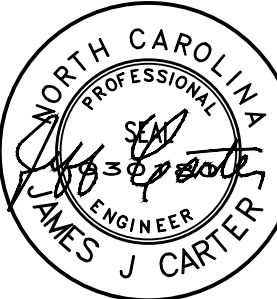
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37 of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site under the Rezoning Plan will, unless amended in the manner herein and under the Ordinance, be binding upon and inure to benefit the Petitioner and subsequent owners of the Site or Development Areas, as applicable.



REVISION BLOCK		REVISION DATE & DESCRIPTION							
ISSUE		XXXXXX - INITIAL SUBMISSION							
1	2	3	4	5	6	7	8		



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SITE DEVELOPMENT PLANS  
FOR  
ZAXBY'S RESTAURANT  
1726 ALLEGHANY STREET - CHARLOTTE, NC 28208

SHEET TITLE:  
REZONING PETITION  
2024-073

PROJECT NAME:  
ZAXBY'S

SHEET NUMBER:  
C 1.00

PROJECT NUMBER:  
24910ZAX

DATE:  
01/13/25