

BALDWIN COURT

1610 BALDWIN AVE.
 CHARLOTTE, NC
 MARCH 22, 2002
 *Revised May 17, 2002
 *Revised July 11, 2002
 PETITIONER: W.A.R. FAMILY # 1
 PETITION NO.: 2002-66

SITE TABULATION

1. TOTAL SITE ACREAGE: 1.460 AC
2. EXISTING ZONING: B2
3. PROPOSED ZONING: MUDD-O
4. EXISTING BUILDING AREA: 18,036 S.F.
5. TOTAL PROPOSED BUILDING AREA: 25,000 S.F.
6. MAXIMUM BUILDING HEIGHT: TWO STORIES (40FT.)

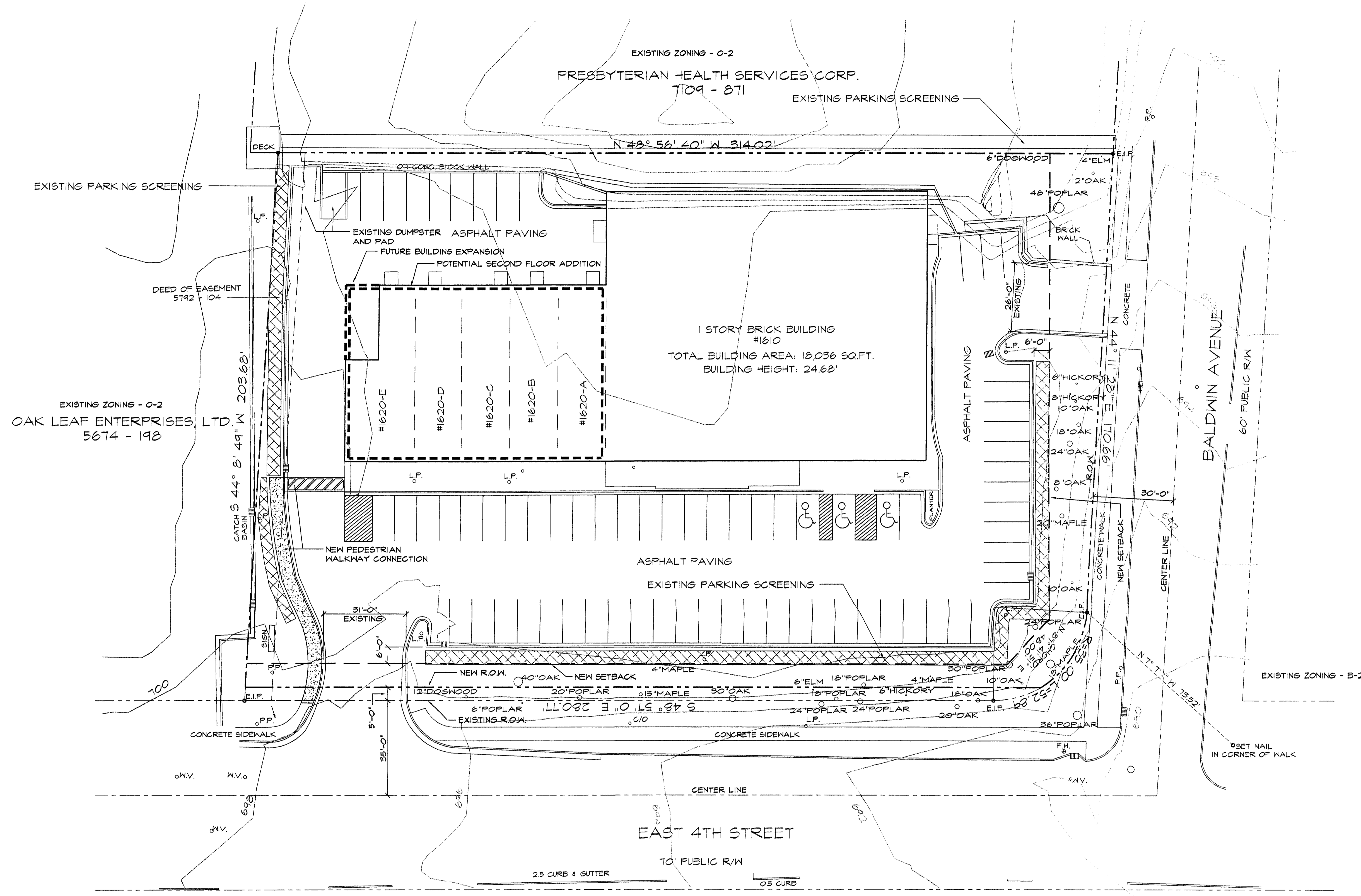
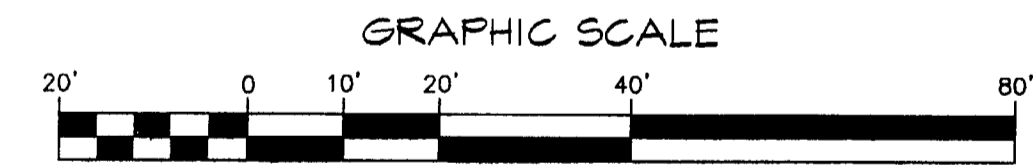
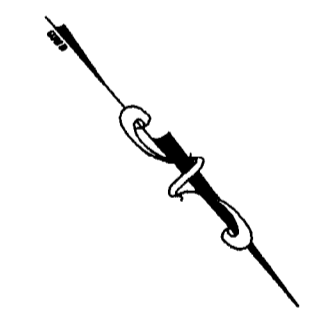
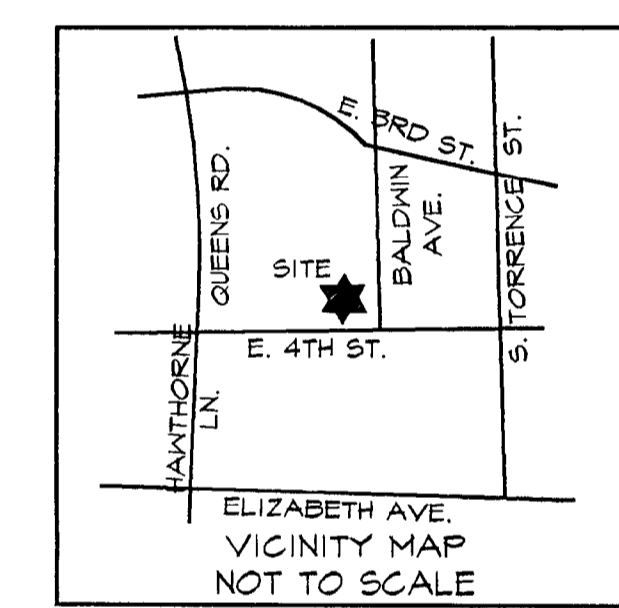
SITE NOTES

1. PROPOSED ZONING: MUDD-O
2. SETBACK: AS INDICATED ON THE DRAWING
3. SIDE YARD: NONE
4. REAR YARD: NONE

NOTES:

1. THIS DRAWING IS BASED ON A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, DATED APRIL 14, 1997.
2. THE TOPOGRAPHIC INFORMATION PROVIDED FROM MECKLENBURG COUNTY, DATED FEBRUARY 2, 1994.

Baldwin Court
 Charlotte, NC



DEVELOPMENT STANDARDS

Baldwin Court Site
 East 4th Street

MUDD-O Development Standards

1. Development of the site will be controlled by the standards depicted on this MUDD-O site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.206(2), during the design development and construction phases within the building envelope line as shown on the plan.

2. Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be preserved and maintained as part of the overall site development. All garbage/trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.

3. Signage on the site will be permitted in accordance with applicable ordinance provisions. The existing detached sign may remain or may be replaced or relocated so long as the sign does not exceed the present height or area of the existing sign('T' high, 50 sq. ft. sign area). In no case will there be more than 1 detached sign on the site.

4. Stormwater detention, if required, will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services.

5. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance. Minor adjustments to the present parking layout and number of spaces may occur.

6. The building(s) proposed for the site will not exceed 2 stories (40 feet) in height.

EXISTING ZONING - B-2

7. The proposed use of the site is for retail, restaurant, and/or office uses, but an automotive service station will not be permitted.

8. Access will be provided by existing driveway connections to East 4th St. and to Baldwin Ave. A sidewalk will be added that will connect the building to the public sidewalk along 4th St. This sidewalk will be constructed in conjunction with any new development on the site that increases the floor area over that which presently exists on the site.

9. All new building development on the site will be compatible with the existing building through the use of materials, color, and architecture.

10. The Petitioner will dedicate and/or convey right-of-way sufficient to create 40' of right-of-way measured from the centerline of 4th street, such dedication and/or conveyance to occur prior to the issuance of a Certificate of Occupancy for any expansion in the floor area of the existing building. Any such dedication and/or conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and/or conveyed will revert to the owner of the property without cost should the purpose for which the dedication and/or conveyance no longer exist and the responsible governmental authority abandons its use or need for the property.

11. Notwithstanding the general compliance notes above, in accordance with the Optional provisions of the MUDD district and in recognition of the fact that the site is already developed with a combination of buildings, landscaping, signage, and parking, the Petitioner proposes certain modifications to the specific standards of the MUDD district. The following existing site features, building features, signage, and streetscape will be allowed to remain pursuant to the conditions of this site plan.

- * The existing building walls that face Baldwin Ave. may remain without specific compliance with the 'street wall' provisions of the ordinance.
- * The existing parking will be allowed to remain between the building and the streets.

- * The MUDD streetscape standards, including street trees and planting strips will not be imposed due to the significant tree cover and landscaped areas along both streets that border the site. All of the trees within the existing setback area will be preserved.
- * Due to building orientation and topographic differences, a sidewalk will not be required to connect the building to Baldwin Ave.
- * The existing detached site development sign will be allowed to remain or may be replaced or relocated so long as the sign does not exceed the present height or area of the existing sign('T' high, 50 sq. ft. sign area). In no case will there be more than 1 detached sign on the site.

Initial submission, March 22, 2002.
 Revised per staff comments May 15, 2002
 Revised per Zoning Committee recommendation July 11, 2002.

DATE: MARCH 22, 2002
 JOB NUMBER:
 SCALE: 1"=20'-0"
 DESIGNED BY: GRF
 DRAWN BY: GRF
 APPROVED BY: GRF

REVISIONS:

NO:	DATE:	DESCRIPTION:
01	05/17/02	REVIEW COMMENTS
02	07/11/02	REVIEW COMMENTS

**REZONING PLAN
 TECHNICAL DATA SHEET**

RZ-1