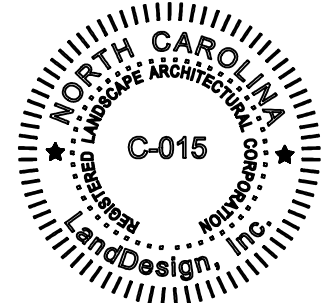


ASANA
PARTNERS

KEY MAP

REZONING
PETITION NO.
2019-155

SEAL



PROJECT

1508 CENTRAL
AVE.

ASANA PARTNERS

1508 CENTRAL AVE.

CHARLOTTE, NC 28205

LANDDESIGN PROJ.#
1019399

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	10.10.2019
2	SECOND SUBMITTAL	01.13.2020
3	THIRD SUBMITTAL	02.23.2020

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE: NORTH

VERT: N/A

HORZ: NTS

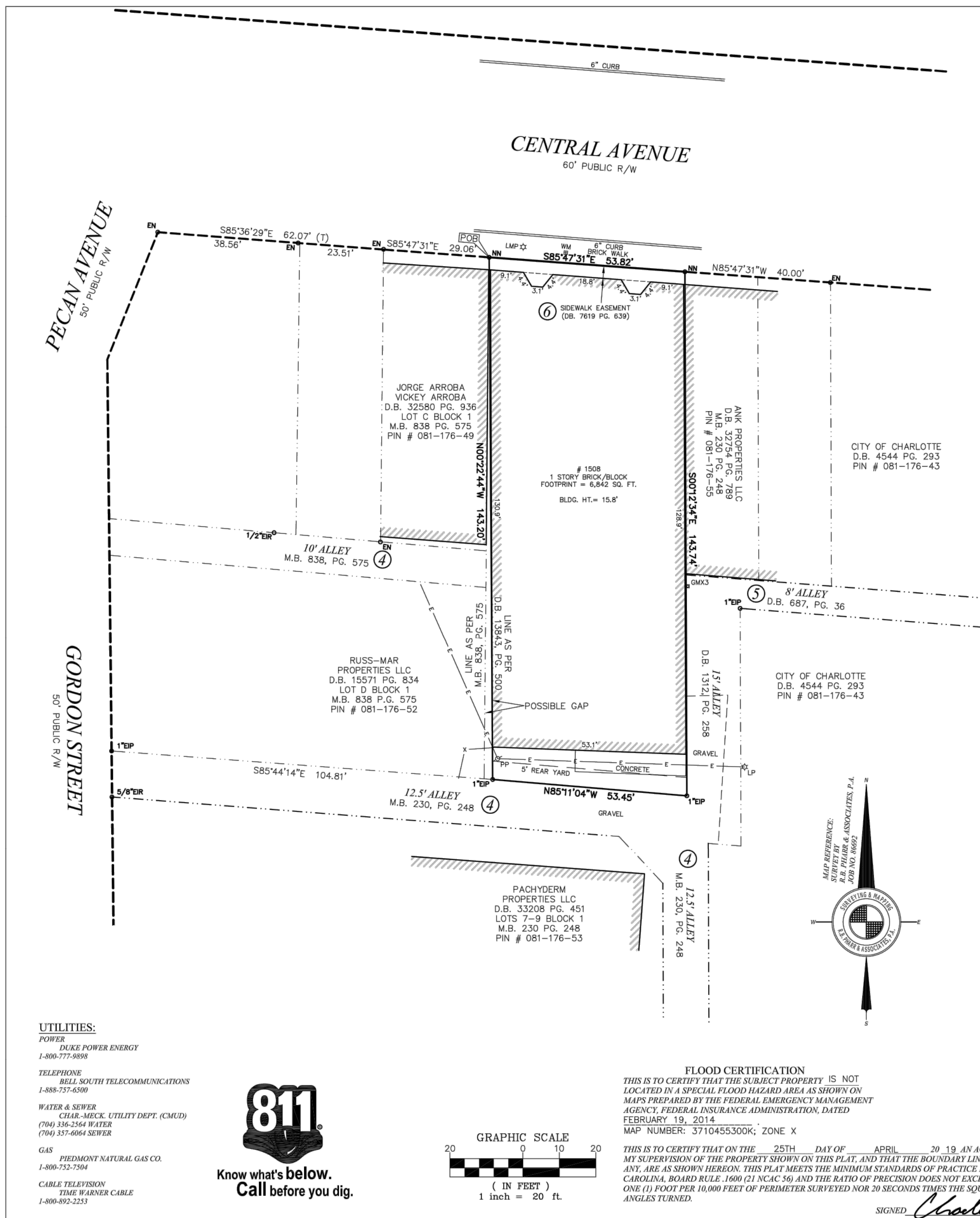
(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3





Site Development Data:

Acreage: ± 0.176 acres
Tax Parcel #: 081-176-48
Existing Zoning: B-2 (PED)
Proposed Zoning: B-2 (PED-O)
Existing Uses: Commercial.
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted in Section 3 on Sheet RZ-2). The allowed uses will utilize the existing building which will be preserved.

Maximum Gross Square Feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet, to allow for a new rear entryway, a covered patio, and non-conditioned spaces such as a walk in cooler) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 below. Type II EDEE uses will be limited to a maximum of 5,300 square feet of gross floor area.

Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.

Parking: Parking as required by the Ordinance and the Optional Provision on RZ-2.

NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



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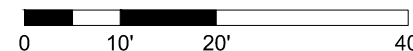
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=20'



SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ-1

Asana Partners LP- 1508 Central Ave.
Development Standards
01.13.2020 02.23.2020
Rezoning Petition No. 2019-155

Site Development Data:

- Acreage: ± .176 acres
--Tax Parcel #: 081-176-48
--Existing Zoning: B-2 PED
--Proposed Zoning: B-2 PED (O)
--Existing Uses: retail
--Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district (as more specifically described and restricted below in Section 3). The allowed uses will utilize the existing building which will be preserved.
--Maximum Gross Square feet of Development: Up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet, to allow for a new rear entryway, a covered patio, and non-conditioned spaces such as a walk in cooler) of non-residential uses as permitted by right and under prescribed conditions in the B-2 PED zoning district subject to the limitations described in Section 3 below. Type II EDEE uses will be limited to a maximum of 5,300 square feet of gross floor area.
--Maximum Building Height: Maximum building height will not exceed the height of the existing building, as allowed by the Ordinance. Height to be measured as required by the Ordinance.
--Parking: Parking as required by the Ordinance and the Optional Provision below.

1. General Provisions:

- a. **Site Location.** These Development Standards, and the Technical Data Sheet form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Plaza Midwood Charlotte 2 LP ("Petitioner") to accommodate the reuse of the existing building located at 1508 Central Avenue with non-residential uses allowed by the B-2 zoning district and the Optional Provisions below on an approximately .176 acre site (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 City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the B-2 PED (O) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The depictions of the building, sidewalks, 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. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Optional Provisions.

The following optional provisions shall apply to the Site:

The Site is an existing legally non-conforming building with no on-site parking spaces. The intent of this rezoning petition is to allow change of uses for the existing building to occur without requiring additional parking to be provided as required by the PED overlay zoning regulations.

- a. To allow the existing building to continue to be used with uses allowed in the B-2 PED zoning district without having to provide on-site or off-site parking spaces.
- b. To not require additional parking spaces for change of uses (e.g. change of use

from a retail use to EDEE uses).

- c. To not require additional parking spaces when if the building is expanded with proposed ancillary building area as allowed by this Petition.
- d. To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur as allowed by the Petition.
- e. To allow the addition of outdoor dining areas, including roof top dining areas without requiring any additional parking to be provided.
- f. To allow a major façade renovation whose value exceeds 25% of the currently listed tax value without having to provide the required streetscape improvements along Central Avenue.

3. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with up to with up to 6,850 square feet of gross floor area (equal to the existing building square footage of 6,592 square feet of gross floor area and an additional 258 square feet of gross floor area, to allow for a new rear entryway, a vestibule, a covered patio, and non-conditioned spaces such as a walk in cooler) of non-residential uses permitted by right and under prescribed conditions in the B-2(PED) Zoning district together with accessory uses as allowed in the B-2 PED zoning district.

- b. Type II EDEE may not occupy more than 5,300 square feet of gross floor area of the building. In addition a type II EDEE may not occupy the entire Central Avenue store front area.

- b.c. The allowed uses and the allowed square footage will be utilized within-utilize the existing building, that will be renovated and reused, located on the Site as generally depicted on the Rezoning Plan (not all portions of the existing building currently located on the Site need be preserved, small portions may be removed to allow renovations and expansions).

- c.d. The Petitioner commits to preserve the existing building subject to the ability to make renovations that may include the removal of some small portions of the building. The construction of a new building, not including building additions as allowed above, on the Site will require the filing of new rezoning petition.

4. Access and Transportation:

- a. The Site has an existing access to the rear of the building from an existing alley with access to Gordon Street as generally depicted on the Rezoning Plan.
- b. The Petitioner shall replace the existing asphalt pavement in the portion of alleyway access off Gordon Street that directly abuts the property; that abuts the rear of the building with new asphalt pavement. The Petitioner may substitute concrete pavers for the proposed asphalt. Other materials may be used upon specific approval of the Planning, Design, and Development Department, or to coordinate the improvement to the entire alley with the Plaza Midwood Merchants Association.

- c. Any required transportation improvements shall be approved and constructed prior to the site's first building certificate of occupancy is issued, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

5. Architectural Standards.

- a. Reserved.

6. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements.

7. Lighting:

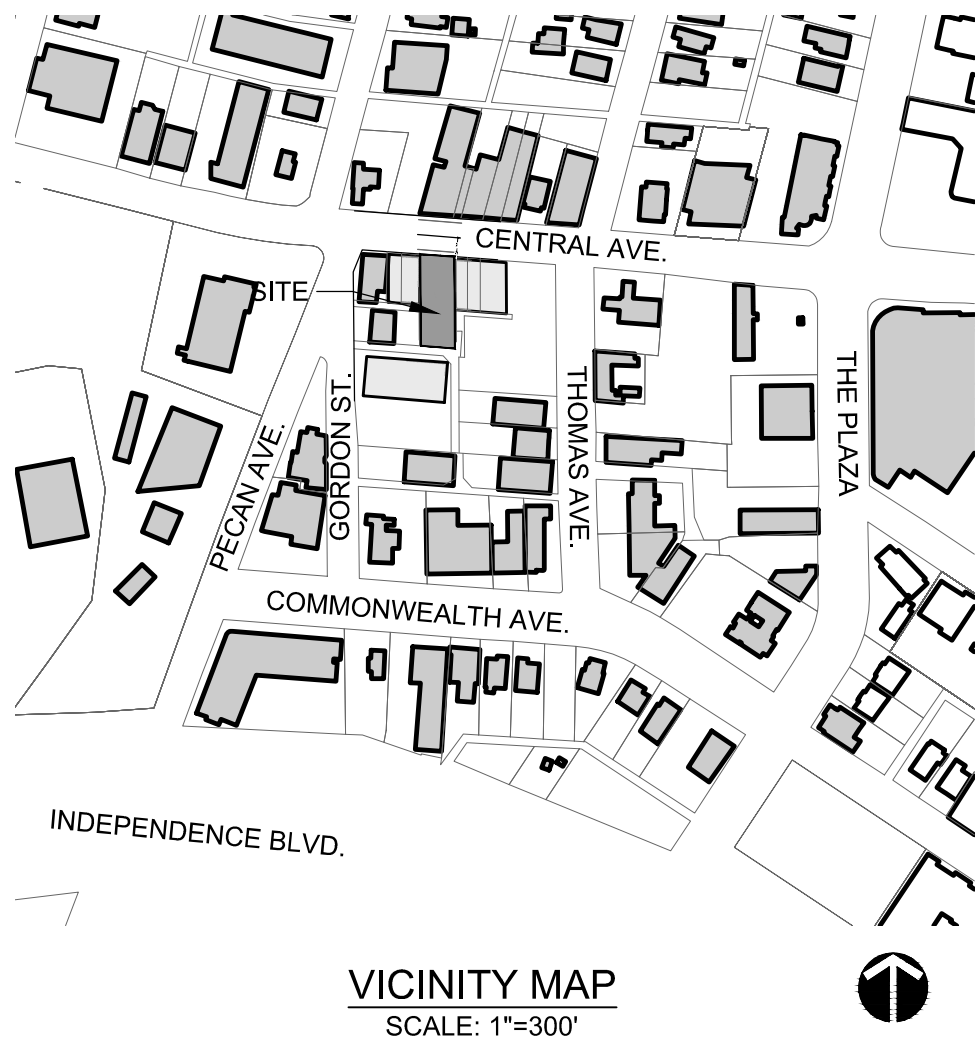
- a. The Petitioner shall provide decorative down lighting on for the alley located at the rear of the building in the alleyway off Gordon Street. The lighting may be attached to the building or freestanding.

8. 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 portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP
SCALE: 1"=300'

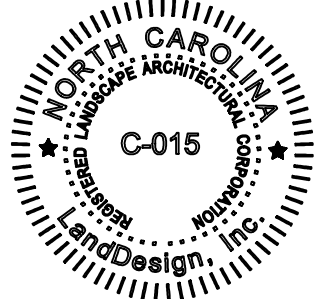


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SCALE: NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS
NOTES

SHEET NUMBER

RZ-2