



ASANA PARTNERS



Planning Department

APPROVED BY CITY COUNCIL

March 16, 2020

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

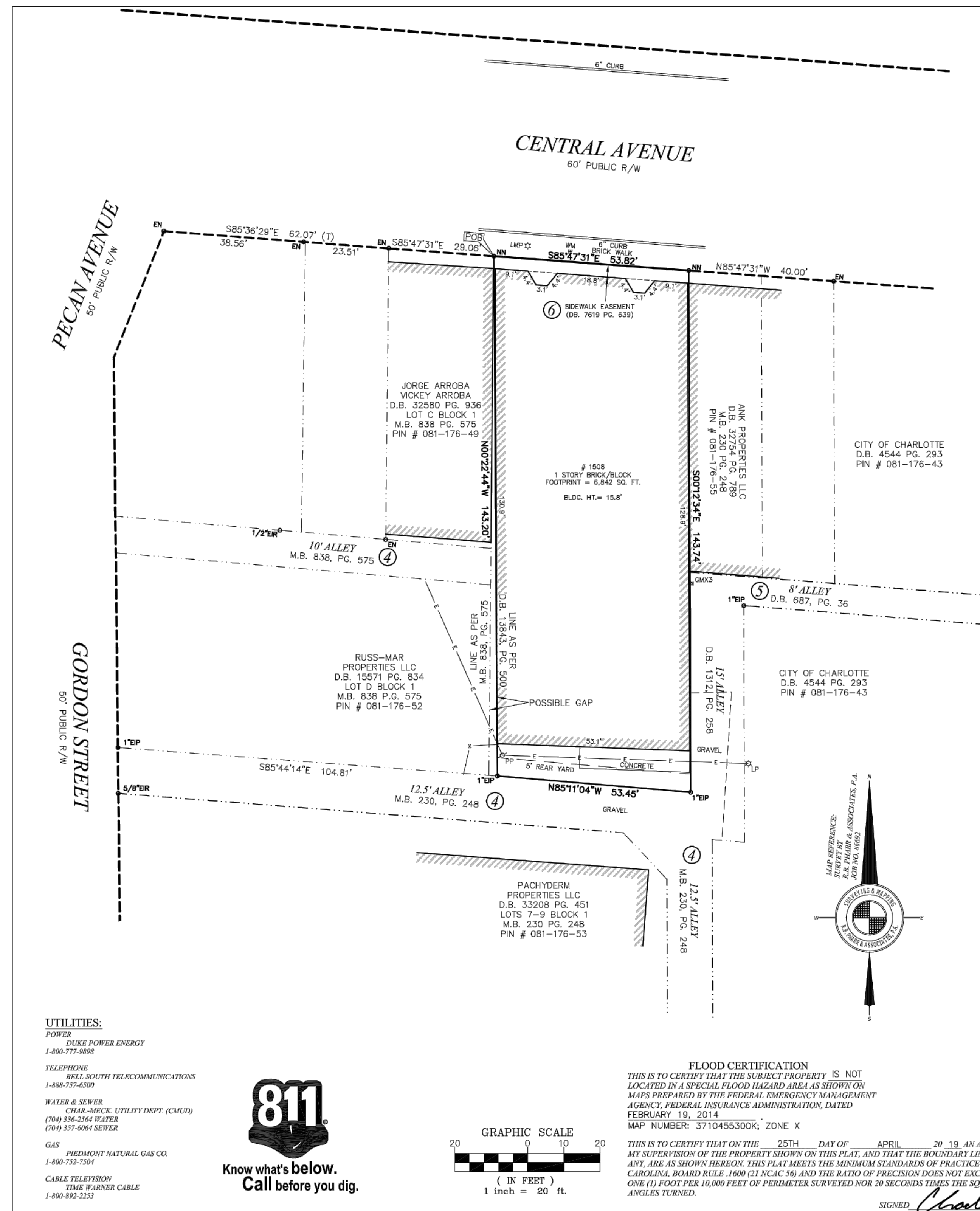
(NOT TO SCALE)

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3



- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  2. ALL CORNERS MONUMENTED AS SHOWN.
  3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  6. CENTRAL AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
  7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
  8. (ALTA 1966) THE SUBJECT PROPERTY SHARES A COMMON PARTY WALL WITH THE BUILDING LOCATED ON TAX PARCEL 081-176-53. THE PROPERTY LINE IS LOCATED ALONG THE CENTER OF THE COMMON PARTY WALL.
  9. (ALTA 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
  10. (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNAWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
  11. (ALTA 18) AT THE TIME OF THIS SURVEY NO WETLAND DELINEATION MARKINGS WERE FOUND ON THE SUBJECT PROPERTY.

**ZONING:**  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-2 WITH PEDESTRIAN OVERLAY DISTRICT (PED)

MINIMUM SETBACK: VARIABLE\*  
MINIMUM SIDE YARD: NONE  
MINIMUM REAR YARD: 5'

\*THE MINIMUM BUILDING SETBACK WILL BE SPECIFIED IN A STRESCAPE PLAN APPROVED BY THE CITY COUNCIL. THE MINIMUM SETBACK WILL BE MEASURED FROM THE BACK OF ALL EXISTING OR FUTURE CURBS, WHICHEVER IS GREATER.

NOTE: REFERENCE IS MADE TO CHARLOTTE PLANNING DESIGN & DEVELOPMENT ZONING VERIFICATION LETTER DATED MAY 6, 2019.

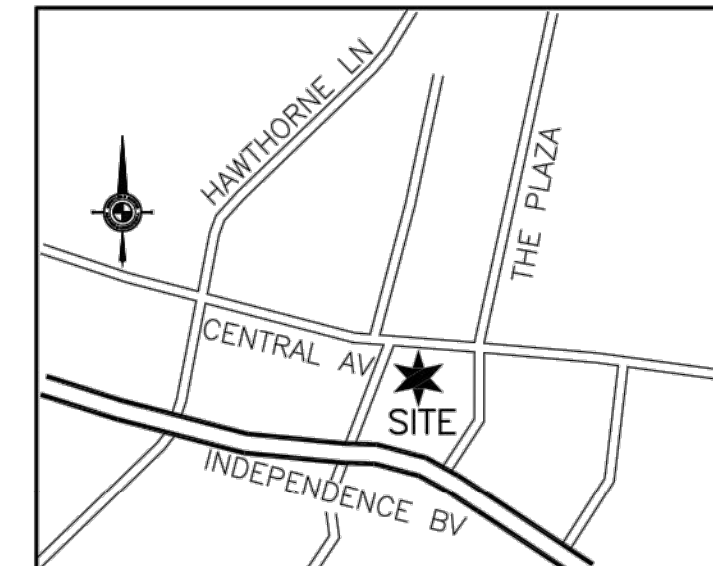
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704.336.3559.

**PARKING:**  
NO PARKING OBSERVED ON SUBJECT PROPERTY AT THE TIME OF SURVEY

- LEGEND:**
- CB - CATCH BASIN
  - CP - CALCULATED POINT
  - CO - CLEAN OUT
  - DB - DEED BOOK
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EN - EXISTING NAIL
  - GM - GAS METER
  - LMP - LAMP POST
  - MP - MEASURED
  - MB - MAP BOOK
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NN - NEW NAIL
  - PIN - PARCEL IDENTIFICATION NUMBER
  - POB - POINT OF BEGINNING
  - PP - POWER POLE
  - PG - PAGE
  - RI - RECORDED
  - ROW - RIGHT-OF-WAY
  - T - TOTAL
  - TERR - TERRACOTTA PIPE
  - WM - WATER METER

**LINE LEGEND:**

- EASEMENT
- FENCE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWER LINE



VICINITY MAP  
NOT TO SCALE

**CHICAGO TITLE INSURANCE COMPANY**

COMMITMENT NO: 19-0555SCH  
COMMITMENT DATE: APRIL 2, 2019  
SCHEDULE B-II (EXCEPTIONS)

ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, FRICTIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLATS RECORDED IN MAP BOOK 230, PAGE 248; MAP BOOK 230, PAGE 249; BOOK 838, PAGE 575 (AS SHOWN HEREON)

RIGHT OF WAYS FOR INGRESS AND EGRESS AS SET FORTH IN DEEDS RECORDED IN BOOK 618, PAGE 162; BOOK 636, PAGE 124; BOOK 687, PAGE 36; BOOK 1158, PAGE 97; AND BOOK 1748, PAGE 129 (AS SHOWN HEREON)

PERMANENT SIDEWALK EASEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 7619, PAGE 639 (AS SHOWN HEREON)

**AS SURVEYED PROPERTY DESCRIPTION:**

Being that certain parcel of land lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

**BEGINNING** at a new nail located on the southern margin of the right-of-way of Central Avenue (a 60 ft public right-of-way), said point being a northeast corner of Lot C, Block 1 as described in Map Book 838, Page 575; thence with the margin of Central Avenue South 85-47-31 East a distance of 53.82 feet to a new nail at the northeast corner of the ANK Properties LLC Property as described in Deed Book 32754, Page 789; thence with the aforesaid ANK Properties LLC division wall South 00-12-34 East a distance of 143.74 feet to a 1" existing iron pipe on the northern margin of a 12.5' Alley; thence with the aforesaid Alley North 83-11-04 West a distance of 53.45 feet to a 1" existing iron pipe; thence with the building line North 00-22-44 West a distance of 143.20 feet to the point and place of beginning. Containing 7,668 square feet (0.1760 acres) according to a survey by R.B. Pharr & Associates, P.A. dated April 25, 2019, Job No. 89915.

Being the same property shown and described in Chicago Title Insurance Company, Commitment No. 19-0555SCH, dated April 2, 2019.

**ALTA/NSPS CERTIFICATION:**

TO: ASANA PARTNERS FUND II REIT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PLAZA MIDWOOD CHARLOTTE 2, LP, A DELAWARE LIMITED PARTNERSHIP; AND CHICAGO TITLE INSURANCE COMPANY;

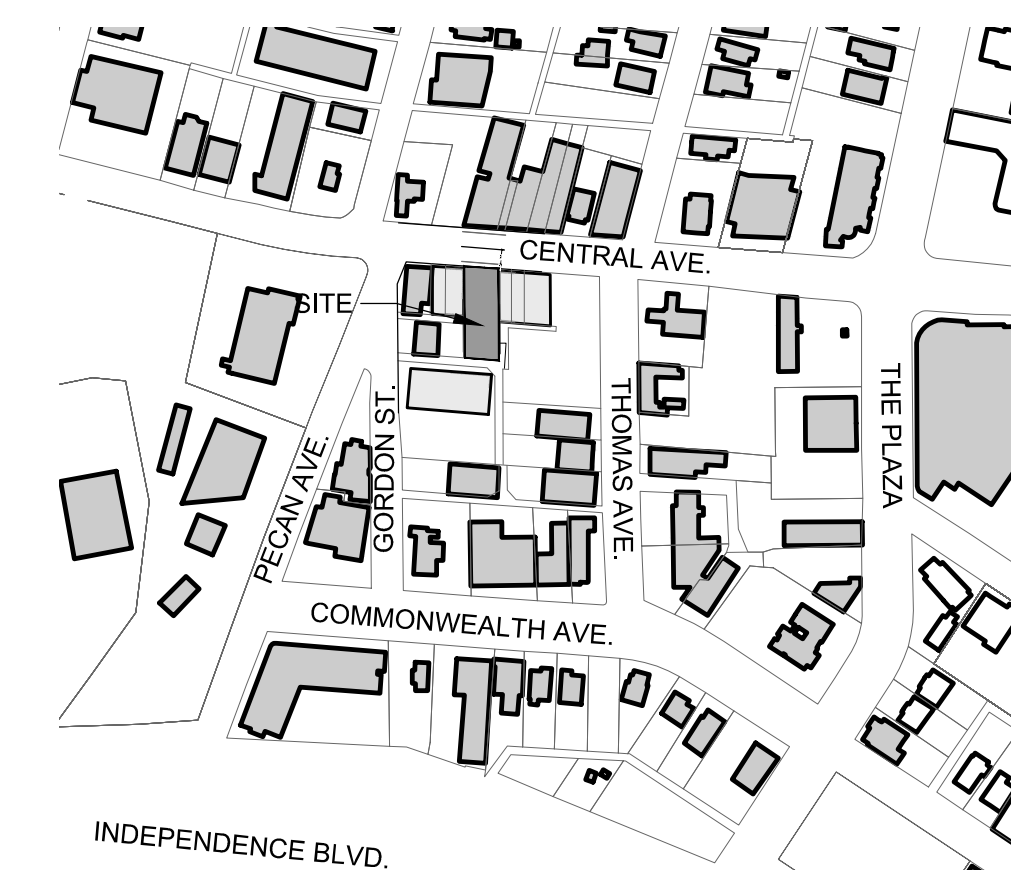
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1) 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2019.

*Charles E. Bell* 7/9/19  
CHARLES E. BELL DATE  
NCPLS, L-4804  
cheb@rpharr.com

AREA: 7,668 SQ. FT. (0.1760 ACRES)

REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	ASANA PARTNERS FUND II REIT 1, LLC
	1508 CENTRAL AVENUE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. DEED REFERENCE: 13843-500 MAP REFERENCE: 230-248 TAX PARCEL NO: 081-176-48
	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING
	420 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: (704) 376-2196
CREW: TR	SCALE: 1" = 20'
DRAWN: PJH	DATE: APRIL 25, 2019
REVISED:	FILE NO. XX-4796
	JOB NO. 89915

PLOTTED: 7/9/2019  
C:\89\9\89915\DWG\89915.DWG



VICINITY MAP  
SCALE: 1"=300'





ASANA  
PARTNERS

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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**

**Site Development Data:**

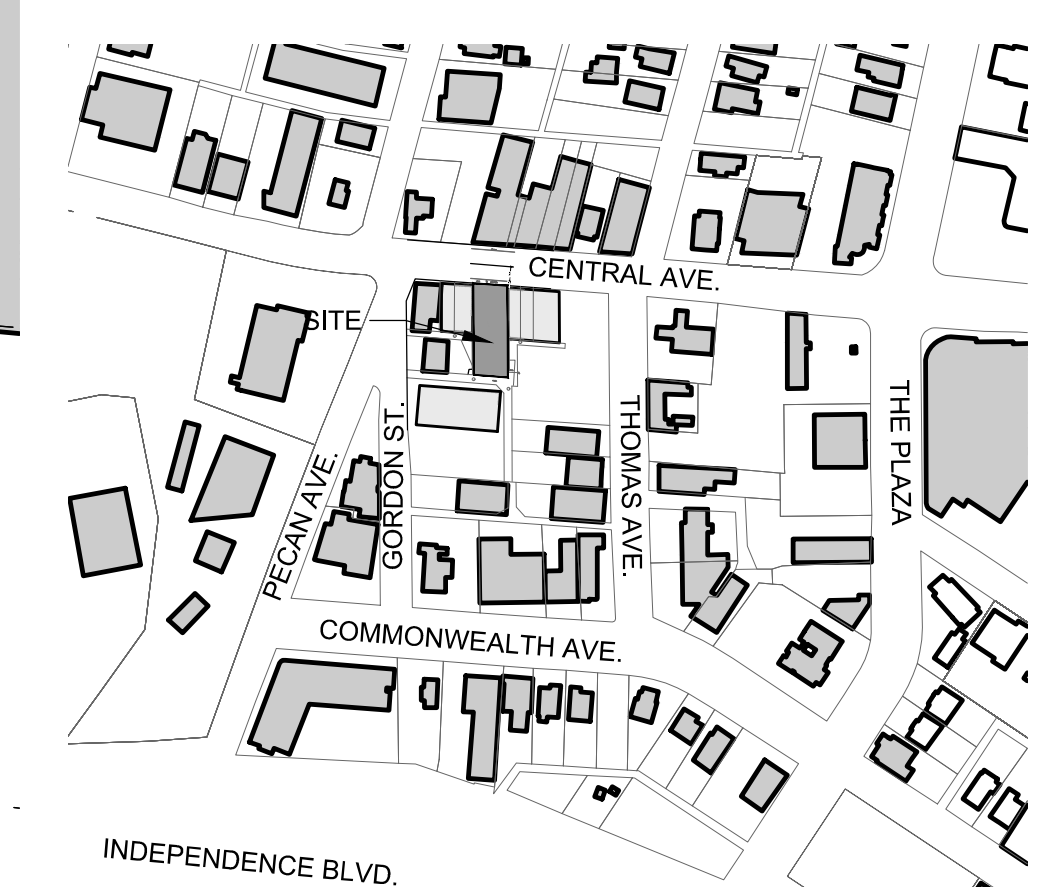
Acreage: ± 0.176 acres  
Tax Parcel #: 081-176-48  
Existing Zoning: B-2 (PED)  
Proposed Zoning: B-2 (PED-O)  
Existing Uses: Commercial  
Proposed Uses: Non-residential uses as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed 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.



VICINITY MAP  
SCALE: 1"=300'

PECAN AVENUE  
50' PUBLIC R/W

GORDON STREET  
50' PUBLIC R/W

THOMAS AVE.

CENTRAL AVENUE  
60' PUBLIC R/W





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

**Site Development Data:**

- Acres:** ± .176 acres
- Tax Parcel #s:** 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:**

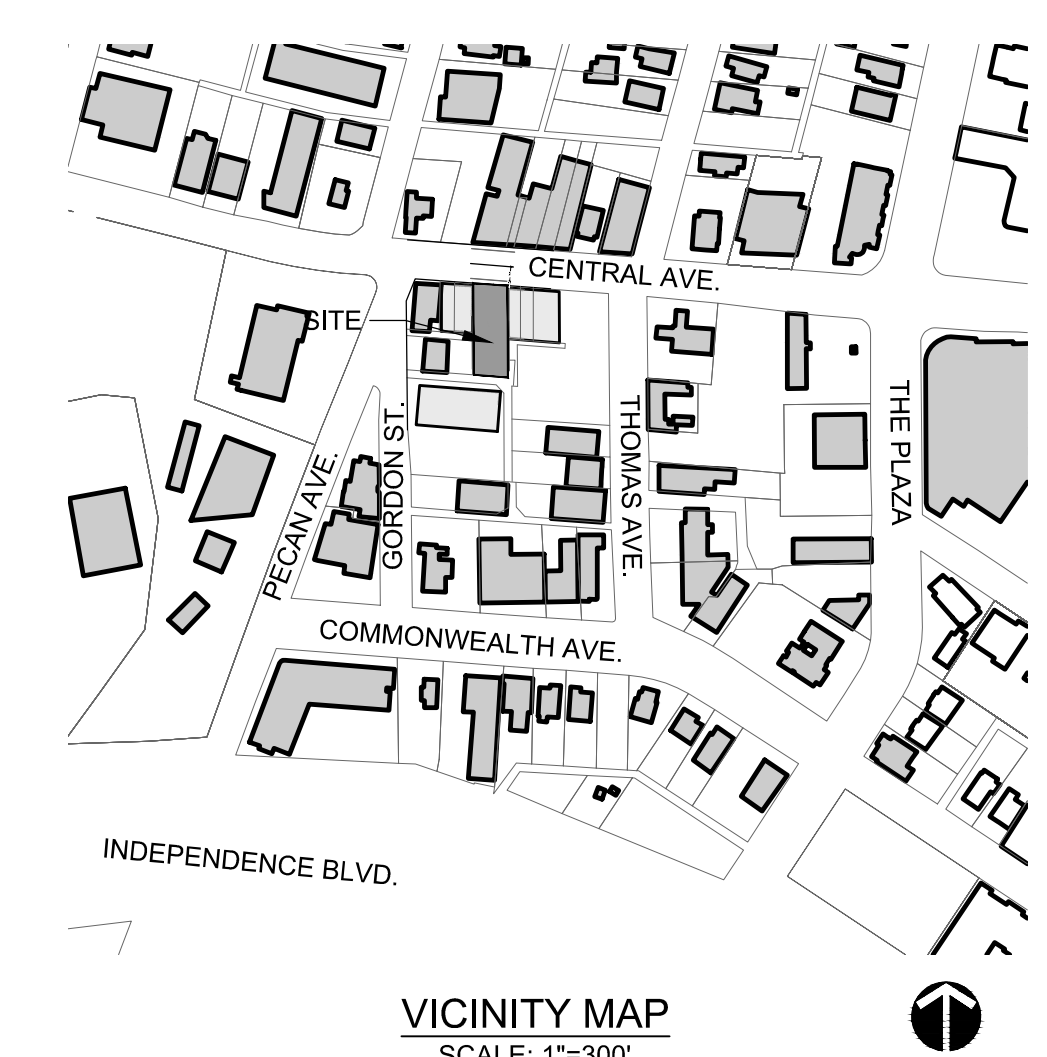
- a. The Petitioner shall provide decorative down lighting on for the alley located at the rear of the building in the alleyway off Gordon Street. The lighting may be attached to the building or freestanding.

**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'



ASANA  
PARTNERS

KEY MAP

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CHECKED BY:

SCALE: \_\_\_\_\_ NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE  
**DEVELOPMENT STANDARDS  
NOTES**

SHEET NUMBER

**RZ-2**