

WOOD SLAT SCREEN WALL

**CONDITIONAL DEVELOPMENT NOTES:**

**GENERAL PROVISIONS:**

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS 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 AS LONG AS MODIFICATIONS ARE MINOR AND WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNERS", "PETITIONER" OR "PETITIONERS", SHALL WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE CHANGE OF USE OF THE EXISTING BUILDINGS. TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM B-1 TO NS.

**PERMITTED USES**

A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE NEIGHBORHOOD SERVICES DISTRICT IN THE ZONING ORDINANCE. PROHIBITED USES ON THIS SITE INCLUDE RESIDENTIAL DWELLINGS AND AUTO-ORIENTED USES ALLOWABLE WITHIN THE NS ZONING DISTRICT. THESE SHALL INCLUDE ACCESSORY DRIVE-THRU WINDOWS, AUTOMOTIVE SERVICE STATIONS INCLUDING REPAIR AND LUBRICATION, AUTOMOTIVE MAINTENANCE SERVICES, AUTO SALES AND RENTAL, FUELING STATIONS, AND COMMERCIAL CAR WASHES.

B. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 40'.

**TRANSPORTATION**

A. PROPOSED RIGHT-OF-WAY WILL BE DEDICATED ALONG THE PLAZA MEASURED 40' FROM THE ROAD CENTERLINE.

B. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY WILL OCCUR BEFORE THE SITE'S BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHT-OF-WAY IS PROPOSED 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

C. TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. TRANSPORTATION IMPROVEMENTS MAY BE PHASED IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN THE SITE PLAN NOTES.

**ARCHITECTURAL STANDARDS**

RESERVED

**STREETSCAPE AND LANDSCAPING**

A. THE EXISTING SIDEWALK SHALL BE REPLACED WITH A PROPOSED 6' SIDEWALK AND 8' (MIN) PLANTING STRIP.

B. THE 6' SIDEWALK AND 8' PLANTING STRIP LOCATION TO BE DETERMINED DURING PERMITTING AFTER EVALUATING EXISTING TREES. VARIANCE MAY BE REQUESTED THROUGH CHAPTER 19 OF THE ORDINANCE.

**ENVIRONMENTAL FEATURES**

ANY EXISTING MONITORING WELLS WITHIN THE PROJECT BOUNDARY WILL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY FLAGGING AND/OR FENCING DURING SITE DEVELOPMENT OR PERMANENTLY ABANDONED PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS.

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED

**FIRE PROTECTION**

RESERVED

**SIGNAGE**

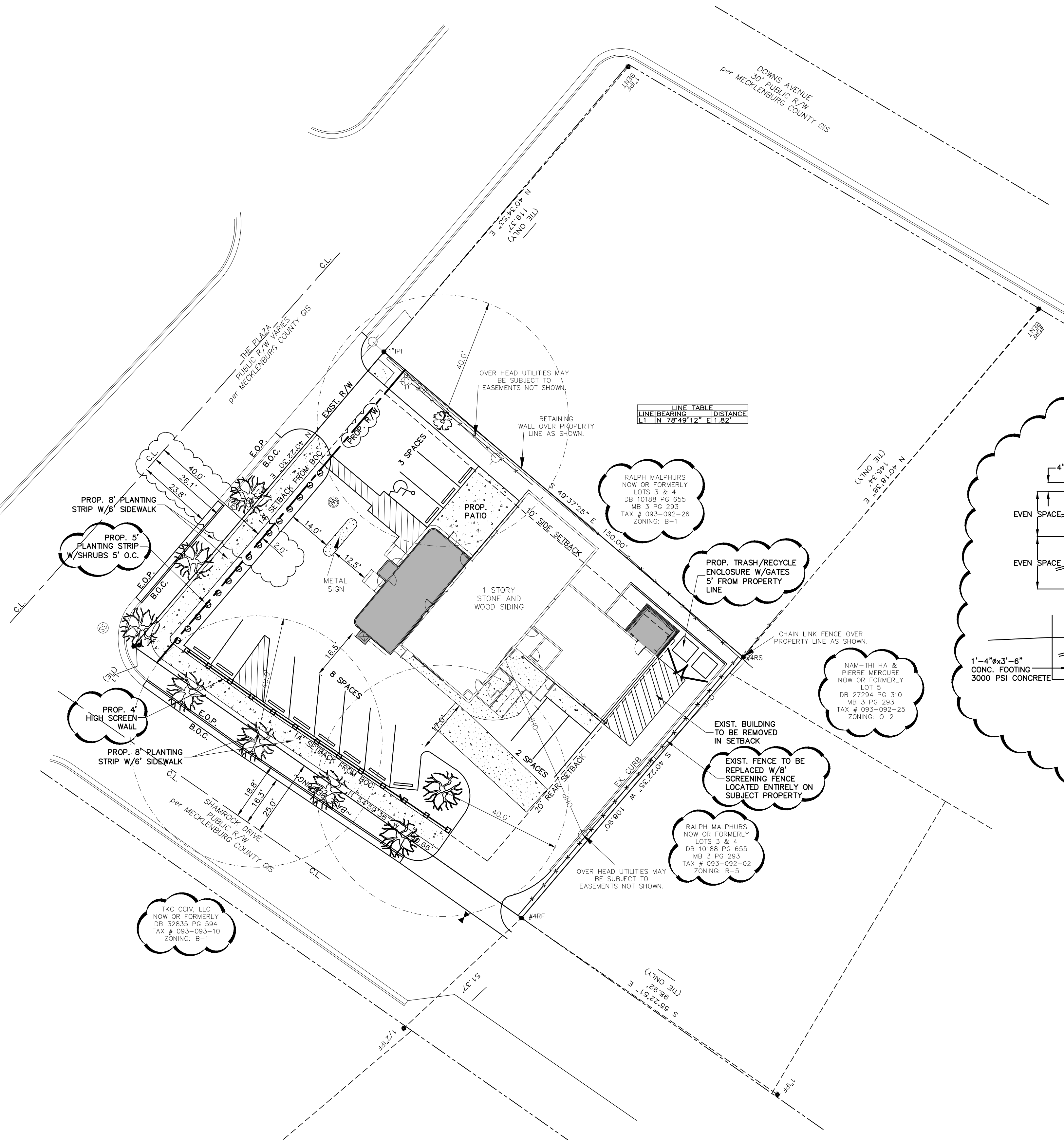
RESERVED

**LIGHTING**

FULL CUTOFF TYPE LIGHTING FIXTURES FOR FREE STANDING AND ATTACHED

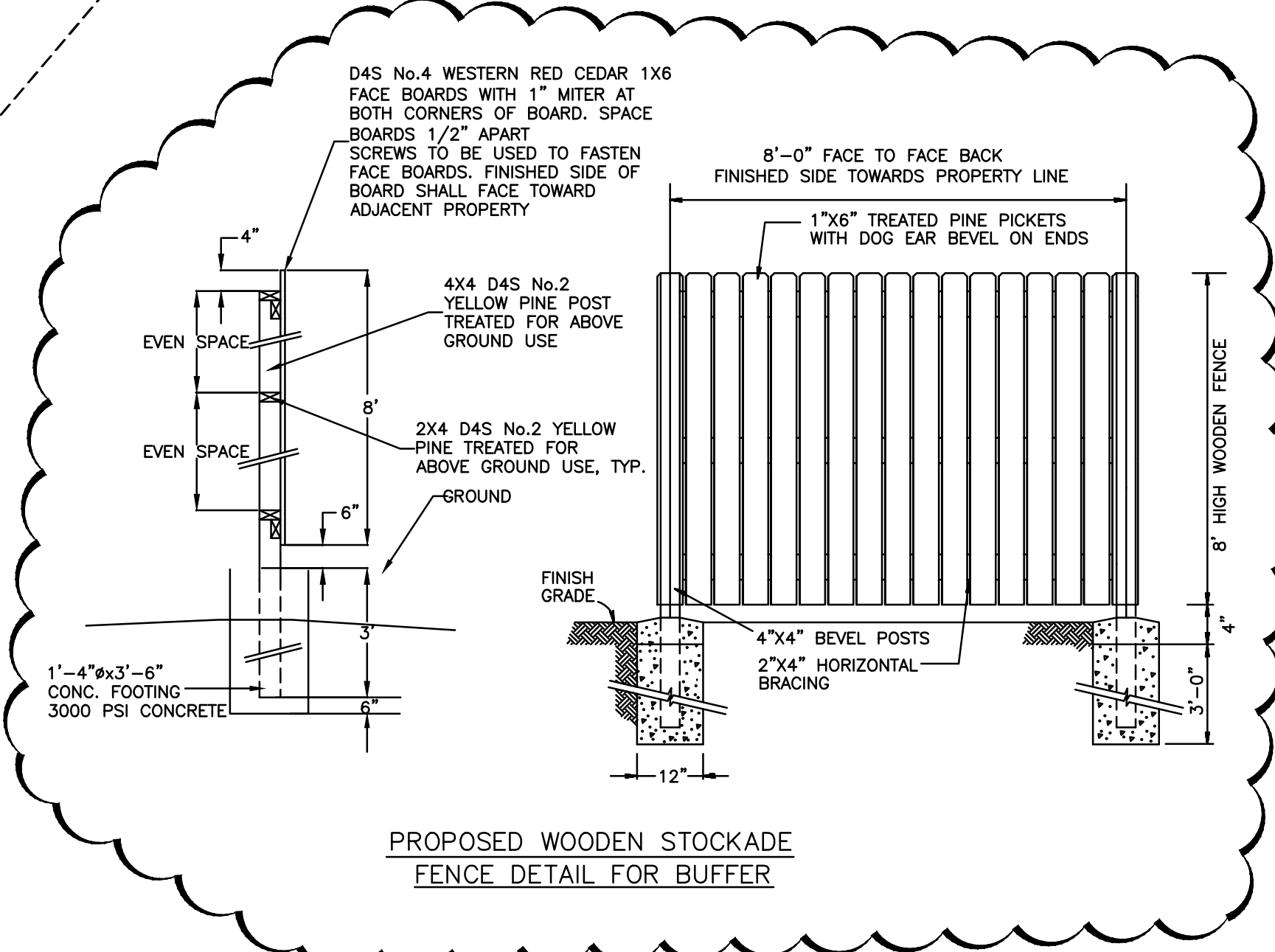
**PHASING**

RESERVED

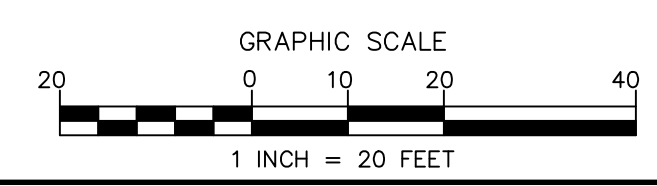


**DEVELOPMENT DATA:**

SITE AREA: 0.370 ACRES  
 TAX PARCELS: 09309201  
 EXISTING ZONING: B-1  
 PROPOSED ZONING: NS  
 EXISTING USE: RETAIL/AUTOMOTIVE  
 PROPOSED USE: RETAIL/RESTAURANT/FITNESS  
 MAX BUILDING AREA: 5,000 S.F. (INCLUDED PATIO)  
 REQUIRED PARKING: ±5,000/600 S.F.=9 SPACES  
 LOT SETBACK:  
 FRONT: 14' FROM BACK OF CURB  
 REAR: 20'  
 SIDE: 10'



PROPOSED WOODEN STOCKADE FENCE DETAIL FOR BUFFER



**PRELIMINARY FOR REVIEW PURPOSES ONLY**

REZONING PETITION #:2019-170

Project:	<b>MATTIE'S DINER</b>		
	3100 THE PLAZA CHARLOTTE, NORTH CAROLINA		
Title:	<b>REZONING PLAN</b>		
File #:	19250DWG	Date:	11/4/19
Project Egr:	BTU	Design By:	BTU
Drawn By:	CBH	Scale:	1"=20'
<b>ISAACS GROUP</b>			
CIVIL ENGINEERING DESIGN AND SURVEYING			
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
			<b>RZ1.0</b>

NO.	BY	DATE	REVISION
01	NPF	02/25/20	PER STAFF COMMENTS
02	CBH	05/22/20	PER REVIEW COMMENTS