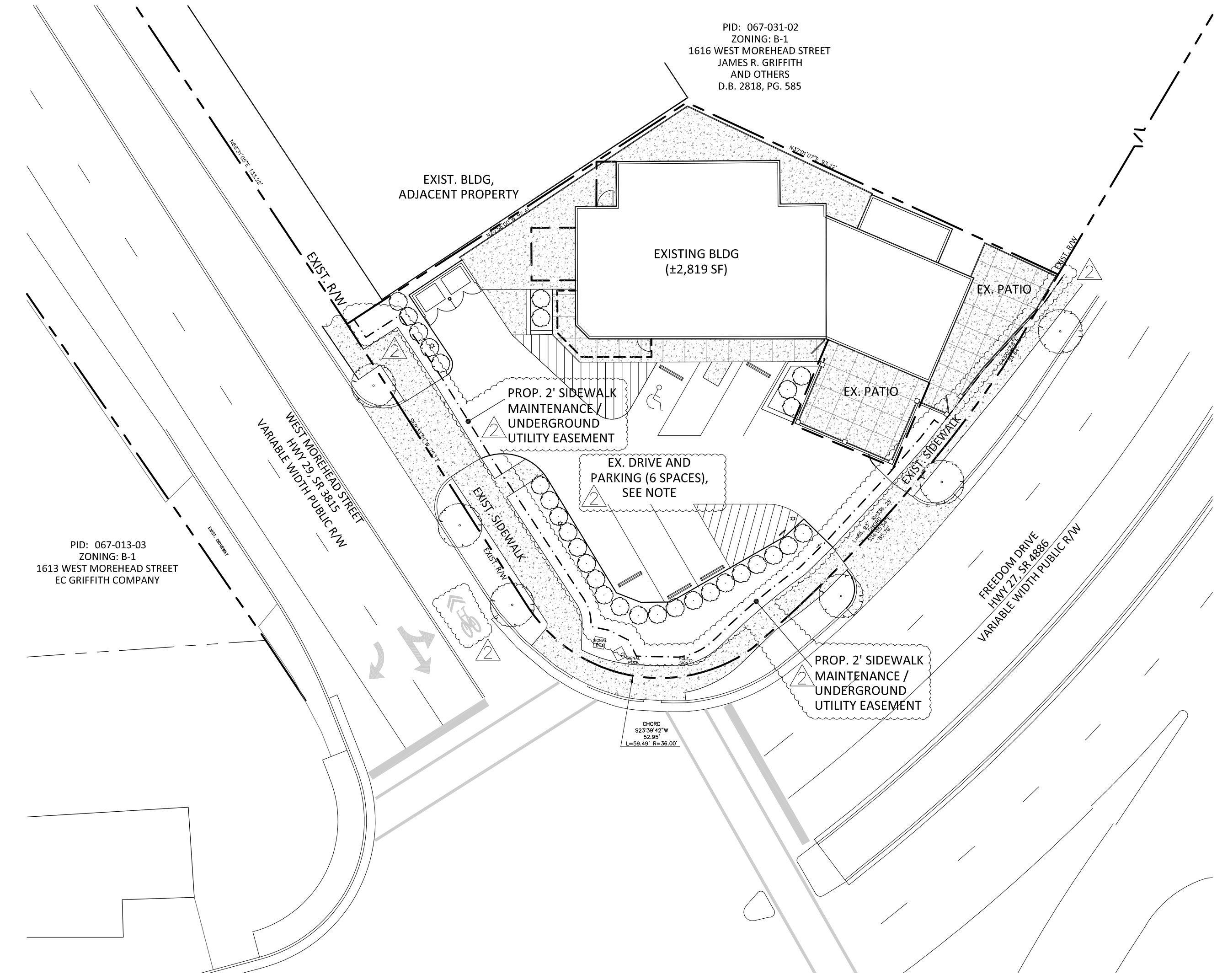

**Planning Department**  
**APPROVED BY CITY COUNCIL**  
**April 19, 2021**

DEVELOPMENT SUMMARY	
TOTAL SITE AREA:	0.225 AC
TAX PARCELS IN REZONING:	067-031-01
EXISTING ZONING:	B-1 PED-O
PROPOSED ZONING:	B-1 PED-O-SPA
EXISTING/PROPOSED USE:	E.D.E.E. OR OTHER USES PERMITTED BY THE EXISTING UNDERLYING ZONING
GROSS SF:	±2,819
EXISTING ONSITE PARKING:	6 SPACES
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A



**PED Optional Conditional Development Standards**

- General Provisions.
- 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 existing or 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 during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  - 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. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. 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.
  - Throughout this Rezoning Petition, the terms "Owner", "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.

**Purpose**  
 The purpose of this Rezoning application is to provide for the continued use of the site for a small EDEE with limited surface parking. To achieve this purpose, the application seeks to amend the existing zoning of the site from B-1 PED Optional to B-1 PED Optional site plan amendment.

**Permitted Uses**  
 Uses allowed on the property included in this Petition will be limited to a small EDEE plus all other B-1 uses as permitted by the Zoning Ordinance by right or under prescribed conditions. The site is currently developed and no additional development is proposed.

**Transportation**  
 The site will have access from the West Morehead Street and from Freedom Drive as depicted on the site plan.

The Petitioner will provide an easement to either the City of Charlotte or to NCDOT, whichever has jurisdiction, for a 2' wide area behind and directly coterminous with the existing sidewalk as generally shown on the site plan along both West Morehead Street and Freedom Drive for sidewalk maintenance and for underground utilities except where such easement would encroach upon the existing hardscape development on the site. The easement will clarify and supersede old easements that were tied to the old street alignments prior to the intersection improvements. In addition, if the existing public sidewalks that border the site are not on sidewalk easements, the applicant will provide for sidewalk easements as well.

**Architectural Standards**  
 Per applicable ordinance

**Streetscape and Landscaping**  
 The existing landscaping and streetscape will be maintained. The site will comply with the Charlotte Tree Ordinance provisions that were in effect in 2009 when the use of the site was permitted. Accordingly, an interior tree will be planted in the triangular landscape area in the front of the site. Existing trees are shown on the site plan.

**Environmental Features**  
 Per applicable ordinance

**Parks, Greenways, and Open Space**  
 Per applicable ordinance

**Fire Protection**  
 Per applicable ordinance

**Signage**  
 As allowed by the ordinance and the optional provisions below.

**Lighting**  
 Lighting on the site will remain.

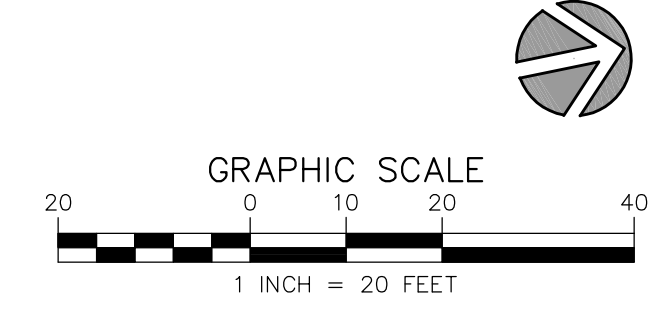
- Optional Provisions**
- The following optional provisions previously approved will remain in force.
- The roof mounted Volkswagen will not include text that references the business. If text is located on the vehicle it should relate to the larger community and not the individual business.
  - The existing detached identification sign on the site will remain as an identification sign to be the business establishment.
  - The optional request is to permit a historic neighborhood sign/symbol (Volkswagen vehicle) to remain on top of the existing building with attached conditions.
  - The optional request is to permit the existing (6X4) 24 square foot detached identification sign to remain at the existing location. The height of the sign is 16'.
  - The optional request is to provide a mechanism to permit the existing detached sign to remain in lieu of the PED provision code section 10.804(2) due to the uniqueness of the historic sign located on this parcel.

The following optional request is an amendment to the previously approved PED Optional plan.

- The amount of parking required to be provided for the use on this site will be established as the number of parking spaces (6 spaces) provided on the site as it is currently developed. There are 5 marked spaces, including a van accessible space, and one unmarked parking space that is located in front of the dumpsters. This space is available for parking at all times that the business is open as the dumpsters are serviced during hours when the business is not open.
- The streetscape that is in place along the Freedom Drive and West Morehead Street frontages will remain in place and no additional streetscape improvements will be required.

**Phasing**  
 Reserved

Initial Submission- 10-20-20, 1.0  
 Revised per staff comments- 2-5-21, 1.2  
 Revised per staff analysis- 3-17-21, 1.3



**JPC Designs**  
 Landscape Architecture  
 and Fine Garden Design

3724 Chevington Rd.  
 Charlotte, NC 28226  
 704.219.2021

**CLIENT / OWNER:**  
 1600 PINKY'S LLC  
 704 Jackson Avenue  
 Charlotte, NC 28204

**Pinky's Westside Grill**  
 Site Plan  
 Rezoning Petition 2020-184  
 1600 West Morehead Street, Charlotte, NC 28208

NO.	DATE	BY:	REVISIONS:
1	02.08.21	jpc	Per City Comments
2	03.18.21	jpc	Per City Comments

Project No: 20.011  
 Date: 10.20.20  
 Designed by: jpc  
 Drawn by: jpc  
 Sheet No:

**RZ - 1.0**