




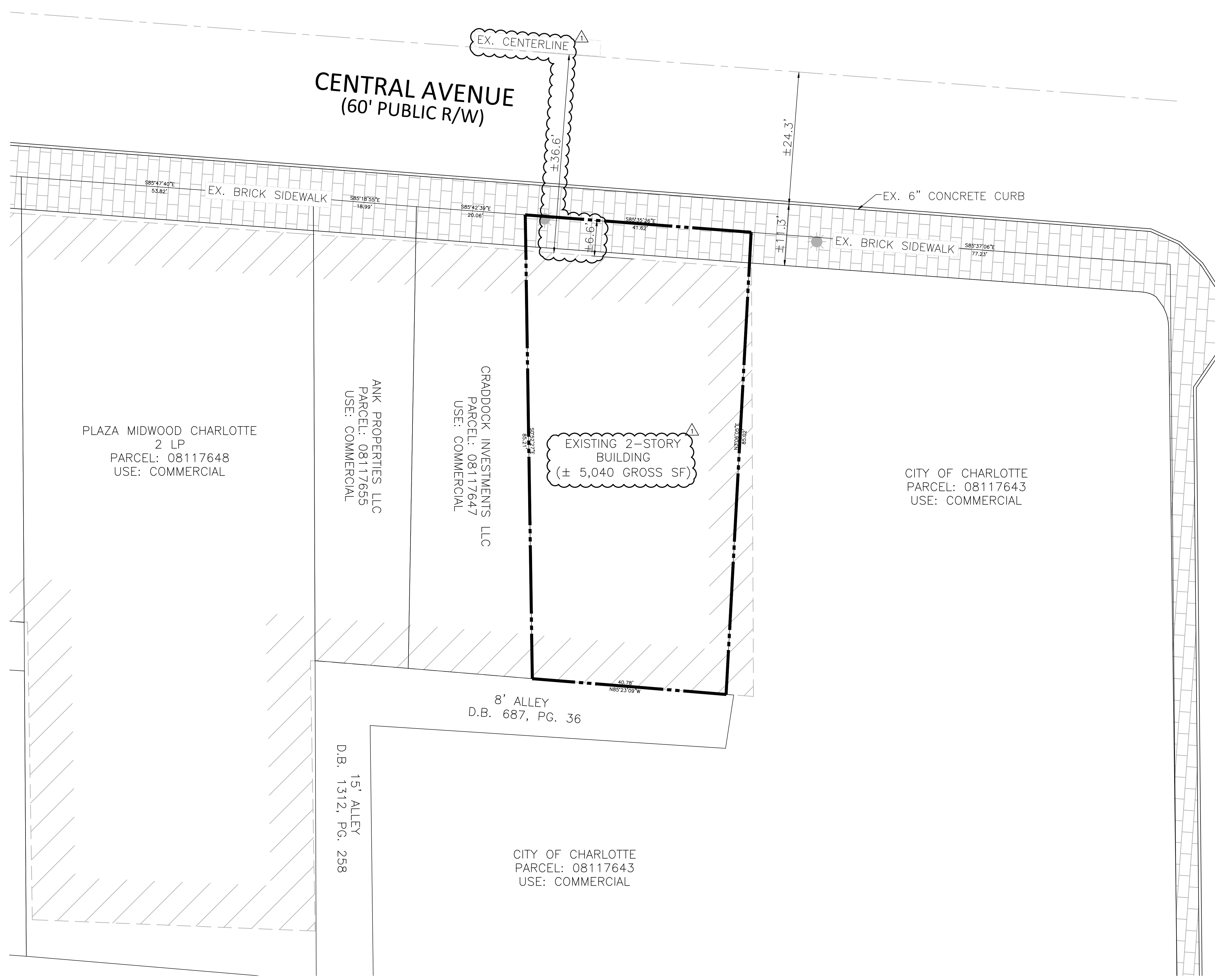


**SITE LEGEND**

-  EXISTING PEDESTRIAN LIGHT POLE
-  PROPERTY LINE
-  ROAD CENTERLINE
-  LOT LINE
-  BRICK SIDEWALK

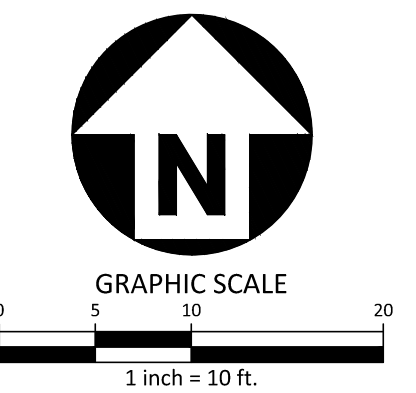
**SITE DATA**

PETITIONER: MS. MARIA DIAMADUROS CENTRAL AVENUE KARYAE LLC 9159 PROVIDENCE COLONY DRIVE CHARLOTTE, NORTH CAROLINA 28277		PREPARED BY: MCADAMS COMPANY 3430 TORRINGTON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800	
PIN: 081-176-46			
TOTAL SITE ACREAGE:	± 0.075 AC		
EXISTING ZONING:	B-2 PED		
PROPOSED ZONING:	B-2 PED-O		
EXISTING OVERLAYS:	PEDESTRIAN OVERLAY		
EXISTING USE:	COMMERCIAL		
PROPOSED DEVELOPMENT:	USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-2 PED ZONING DISTRICT. THE ALLOWED USES WILL UTILIZE THE EXISTING BUILDING WHICH WILL BE PRESERVED.		
MAXIMUM BUILDING HEIGHT:	NOT TO EXCEED HEIGHT OF EXISTING BUILDING, AS ALLOWED BY THE ORDINANCE. EXISTING BUILDING IS APPROXIMATELY +/- 24 FEET.		
PARKING:	AS REQUESTED IN THE OPTIONAL PROVISION (SEE RZ.02)		



**VICINITY MAP**  
SCALE: NTS

THOMAS AVENUE  
(60' PUBLIC R/W)




**McADAMS**  
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www.mcadamsco.com

**CLIENT**  
MS. MARIA DIAMADUROS  
CENTRAL AVENUE KARYAE LLC  
9159 PROVIDENCE COLONY DRIVE  
CHARLOTTE, NORTH CAROLINA 28277

**1516 CENTRAL AVENUE**  
REZONING PETITION #2020-191  
CENTRAL AVE  
CHARLOTTE, NORTH CAROLINA

**REVISIONS**

NO.	DATE	PER CITY AND CDOT COMMENTS
1	02.08.2021	PER CITY AND CDOT COMMENTS

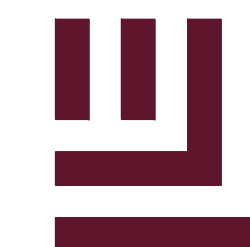
**PLAN INFORMATION**

PROJECT NO. 2020210308  
FILENAME 2020210308-RZ1  
CHECKED BY EM  
DRAWN BY JDS  
SCALE 1"=10'  
DATE 11.02.2020

**REZONING PLAN**

**RZ.01**

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McADAMS

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CLIENT

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CENTRAL AVENUE KARYAE LLC  
9159 PROVIDENCE COLONY DRIVE  
CHARLOTTE, NORTH CAROLINA 28277

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PLAN INFORMATION

PROJECT NO.	2020210308
FILENAME	2020210308-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	11.02.2020

SHEET

REZONING NOTES


RZ.02

PETITION NO. 2020-191  
DEVELOPMENT STANDARDS

Petitioner: Central Avenue Karyae LLC

2/8/2021

Site Development Data:

Tax Parcel Number: 081-176-46  
Acreage: ± 0.075 acres  
Existing Zoning: B-2 PED  
Proposed Zoning: B-2 PED-O  
Existing Overlays: Pedestrian Overlay  
Existing Use: Commercial  
Proposed Development: Non-Residential Uses as permitted by right and under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the B-2 PED zoning district. The allowed uses will utilize the existing building which will be preserved.  
Maximum Building Height: Not to exceed height of existing building, as allowed by the Ordinance. Existing building is approximately 24 feet.   
Parking: As requested in the Optional Provision below

I. General Provisions

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Central Avenue Karyae LLC (the "Petitioner") to accommodate adaptive reuse of an existing building on the 0.075-acre site located at 1516 Central Avenue, more particularly described as Tax Parcel Number 081-176-46 (the "Site").
- Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the B-2 PED Zoning District shall govern all development taking place on the Site.
- Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of

- The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.

development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Optional Provisions

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 spaces to be provided as required by the PED Overlay zoning regulations.

- To allow the existing building to continue to be used with uses as permitted in the B-2 PED zoning district without having to provide on-site or off-site vehicular parking spaces.
- To not require additional parking spaces for change of uses (e.g., change of use from a retail use to EDEE uses).
- To not require additional parking spaces if the building is expanded with ancillary building areas.
- To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur.
- To allow the addition of outdoor dining areas, including rooftop dining areas, without requiring additional parking to be provided.


III. Permitted Uses

The Site may be developed with non-residential uses as permitted in the B-2 PED zoning district. The existing building shall remain but may be expanded (small portions of the existing building may be removed to allow for minor renovations and expansions).

IV. Access and Transportation

- The Site has existing vehicular access to the rear of the building from an existing alley with access to Gordon Street.
- Any required transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.

V. Architectural Standards

- Existing building to remain. Petitioner may make minor renovations or expansions up to  20% of the building area.

VI. Environmental Features