

Rezoning Petition 2021-120

Revised Site Plan 5.18.2023

-Proposed Zoning: NS (yellow box shows zoning boundary) -Abutting Parcels Zoning: East side R-22, North side B-1 and South side O-2 -Square footage of Non-residential by type: 2280 sf finished (retail) per the tax records -Floor Area Ratio: Maximum FAR in NS is 2.0 and current FAR is 1.1 -Setback: 94' building setback from existing curb 24' zoning setback from future curb -Side Yard: 10' adjacent to residential district. None in all other conditions -Rear Yard: 20' adjacent to residential district and 10' adjacent to non-residential district -Parking Spaces: Minimum of 13 spaces -Amount of open space: Not to exceed maximum allowed by right -Maximum building height not to exceed 40 ft. -Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance. -Unless the Rezoning Plan or these Development Standards establish more stringent stands, the regulations established under the Ordinance for the NS zoning district shall govern the development and use of the Site -The site may be used by uses allowed in the NS zoning -Fuel sales, drive thru uses and arcade uses will be prohibited -The focus is on uses that support the surrounding neighborhoods

-Vehicular access to Site shall be via one of the current driveways as shown on the site plan

-All improvements will be approved and constructed before the site's first building CO is issued

-commit to remarking current bike lane pavement markings to a dedicated right turn lane, a bike ramp near south property line per CLDSM 10.43 to transition bicyclists from separated bike lanes to multi-use path and extending the 10-foot multi-use path to

-Commit to striping and dedicated right turn arrow per CDOT pavement marking standards

-commit to dedicating 50-feet of right-of-way if it does not currently exist.

-fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued



-Fencing/landscaping along side yard and rear yard that are adjacent to residential uses per ordinance requirements for NS Zoning -New 10' multi-use sidewalk requirements per CDOT located where existing sidewalk currently is located -Commit to Class C Buffer along property lines abutting residential uses on South and East side of property. -Screening to be placed around dumpster -Site will comply with the tree ordinance -8' planting strip shown on site plan/maintain planting strip -Close one of the existing entrances and comply with CDOT requirements for streetscape Commit to providing a minimum 10-foot Class C buffer along property lines abutting residential zoning and/or use. -The Petitioner shall comply with the Charlotte Tree Ordinance. Tree Survey was uploaded to Accela -Signage to follow ordinance standards for NS Zoning -All freestanding lighting installed will take in to account the residential districts abutting the property -Dumpster to remain in current location as shown on site plan unless required to move