

**SITE STATISTICS**

SITE ACREAGE:	0.58 ACRES
PIN #:	157-17-310
CURRENT ZONING:	B-1
PROPOSED ZONING:	B-2 (CD)
SETBACKS:	20' FRONT 0' SIDE 10' REAR
LANDSCAPING SETBACKS:	8' FRONT 5' SIDE 5' REAR
EXISTING USE:	RESTAURANT
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
PROPOSED USE SQUARE FOOTAGE:	1,407 SF
FLOOR AREA RATIO:	AS PER ORDINANCE STANDARDS
MAXIMUM BUILDING HEIGHT:	AS PER ORDINANCE STANDARDS
MAXIMUM NUMBER OF BUILDINGS:	1
REQUIRED PARKING SPACES:	AS PER ORDINANCE STANDARDS
PROVIDED PARKING SPACES:	12

**DRAWING COMPONENTS**

- PROPERTY LINE, TOPOGRAPHY AND ZONING INFORMATION FROM CITY OF CHARLOTTE GIS
- PROPERTY SETBACKS FROM CITY OF CHARLOTTE ZONING ORDINANCE



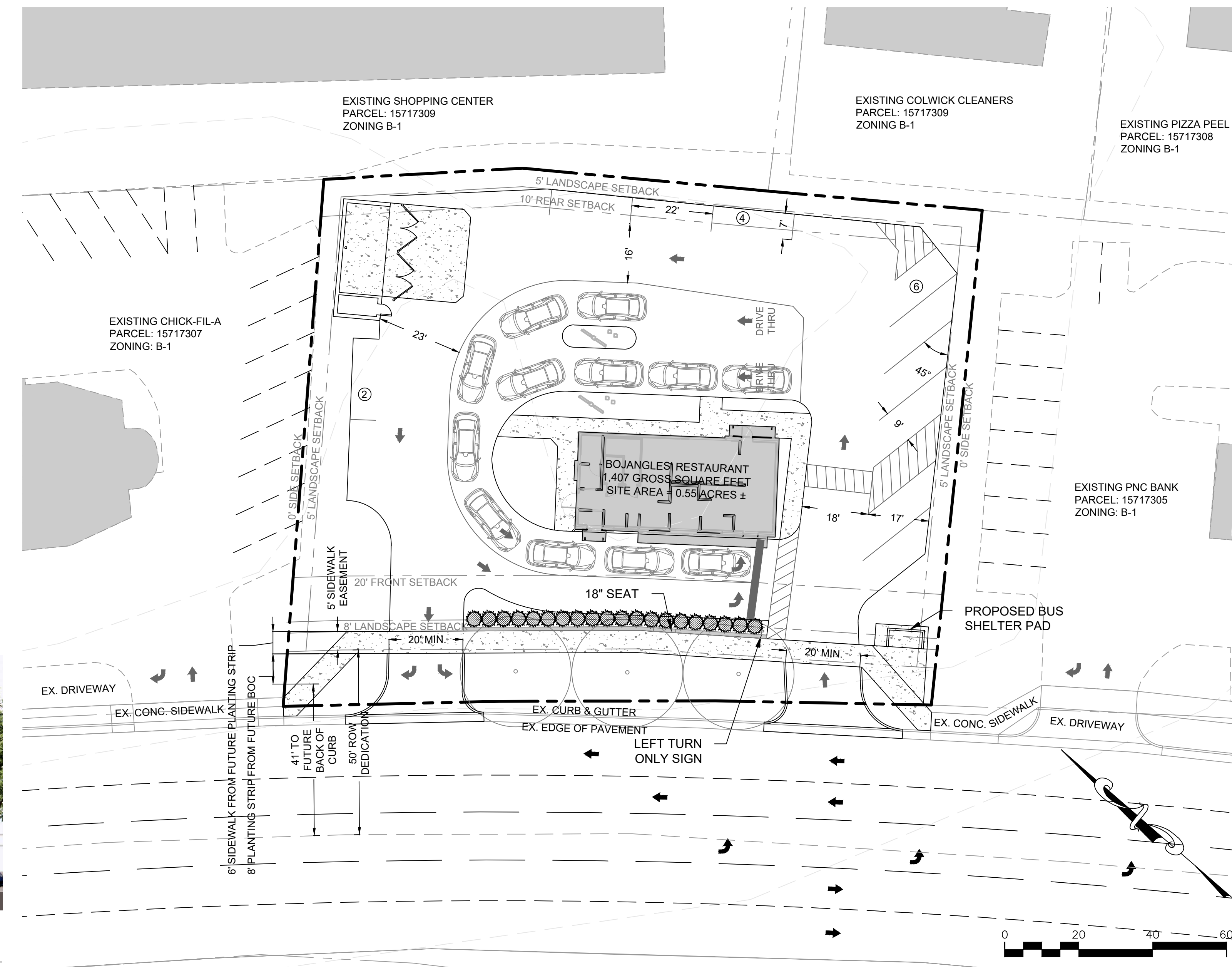
EXISTING SITE

SCALE: 1" = 30'



LOCATION MAP

SCALE: 1" = 2,000'



CONCEPTUAL REZONING PLAN

SCALE: 1" = 20'



PROPOSED CONCEPTUAL ELEVATIONS

SCALE: N.T.S.

**DEVELOPMENT STANDARDS**

- I. General provisions**
- These development standards form a part of the rezoning plan associated with the Rezoning petition filed by **BJ Development Corporation** to request the rezoning of an approximately **0.58 acre** site located at **4435 Randolph Road** (the "site"), from the B-1 zoning District to the B-2 (CD) zoning district. The site is more particularly depicted on the Rezoning plan, and the site is comprised of Tax Parcel No. **157-17-310**.
  - The development and use of the site will be governed by the rezoning plan, these Development standards and the applicable provisions of the city of Charlotte Zoning Ordinance (the "Ordinance").
  - Unless the rezoning plan or these development standards establish more stringent Standards, the regulations established under the ordinance for the B-2 Zoning District shall govern the development and use of the site.
  - The development depicted on the rezoning plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the site. Accordingly, the configuration, placement and size of the building footprint as well as the internal drives and parking and circulation areas depicted on the rezoning plan are schematic in nature and, subject to the terms of these development standards and the ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - The purpose of this rezoning request is to demolish the existing building on the site that is utilized for an eating, drinking and entertainment establishment type 1 with accessory drive-thru windows and to construct a new building on the site that would be devoted to an eating, drinking and entertainment establishment Type 1 or Type 2 with drive-thru windows and no indoor seating for patrons.
  - Future amendments to the rezoning plan and/or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of chapter 6 of the ordinance. Alterations to the rezoning plan are subject to section 6.207 of the ordinance.

**II. Permitted use/development limitations**

- The site may only be devoted to an eating, drinking and entertainment establishment (type 1 or type 2) with drive-thru windows and no indoor seating for patrons, together with any incidental or accessory uses associated therewith that are permitted under the ordinance in the B-2 zoning district.
- An eating, drinking and entertainment establishment type 2 shall be subject to the applicable regulations of section 12.546 of the ordinance.
- The maximum gross floor area of the principal building to be constructed on the Site shall be **1,500 square feet**.

**III. Transportation**

- Vehicular access shall be as generally depicted on the rezoning plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department Of Transportation ("CDOT") and/or the North Carolina Department Of Transportation ("NCDOT").
- The alignments of the private drives and the parking and vehicular circulation areas may be modified by petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- All transportation improvements will be approved and constructed prior to the issuance of a certificate of occupancy for a new building constructed on the site.
- Petitioner will dedicate 50' of right-of-way from centerline of Randolph Road. Dedication and fee simple conveyance of right-of-way will occur prior to the building certificate of occupancy.
- Petitioner will construct an 8-foot planting strip and 6-foot sidewalk along Randolph Road as per City of Charlotte Chapter 19 zoning ordinance. Proposed curb and gutter, sidewalk and edge of pavement will be constructed to tie into existing facilities.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**IV. Architectural standards**

- Rezoning plan shows an architectural perspective of the building to be constructed on the site that is intended to depict the general conceptual architectural style and character of the building. Notwithstanding the foregoing, changes and alterations to the building that do not materially change the overall conceptual architectural style and character shall be permitted.
- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
  - Buildings shall be placed so as to present a front or side façade to all streets.
  - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
  - Direct pedestrian connection shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
  - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
  - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
  - Maximum height for buildings shall not exceed ordinance standards.

**V. Landscape standards**

- Petitioner will install a 3-foot tall wall with one 18-inch tall seat. Landscaping for screening shall be provided between the sidewalk and the building/drive thru.

**VI. Binding effect of the rezoning documents and definitions**

- If this rezoning petition is approved, all conditions applicable to the use and development of the site imposed under these development standards and the rezoning plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and the current and subsequent owners of the site and their respective successors in interest and assigns.
- Throughout these development standards, the term "petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of petitioner or the owner or owners of the site from time to time who may be involved in any future development thereof.
- Any reference to the ordinance herein shall be deemed to refer to the requirements of the ordinance in effect as of the date this rezoning petition is approved.

**Conceptual Rezoning Plan**

**Bojangles - Randolph Road**

**City of Charlotte, North Carolina**

