



EXISTING SITE SCALE: 1" = 30'



LOCATION MAP SCALE: 1" = 2,000'

SITE STATISTICS

SITE ACREAGE:	0.58 ACRES
PIN #:	157-17-310
CURRENT ZONING:	B-1
PROPOSED ZONING:	B-2 (CD)
EXISTING USE:	RESTAURANT
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
PROPOSED USE SQUARE FOOTAGE:	1,300 SF
FLOOR AREA RATIO:	F
MAXIMUM BUILDING HEIGHT:	F
MAXIMUM NUMBER OF BUILDINGS:	1
REQUIRED PARKING SPACES:	6 (1/250 GROSS SQUARE FEET)
PROVIDED PARKING SPACES:	6

DRAWING COMPONENTS

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

DEVELOPMENT STANDARDS

- I. General provisions**
- A. 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**.
- B. 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").
- C. 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.
- D. 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.
- E. 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.
- F. 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

- A. 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.
- B. An eating, drinking and entertainment establishment type 2 shall be subject to the applicable regulations of section 12.546 of the ordinance.
- C. The maximum gross floor area of the principal building to be constructed on the Site shall be **1,300 square feet**.

III. Transportation

- A. 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").
- C. 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.
- E. 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.
- F. Off-street vehicular parking shall be provided at the rate of 1 parking space per 250 Square feet of gross floor area for the new building to be constructed on the site.

IV. Architectural standards

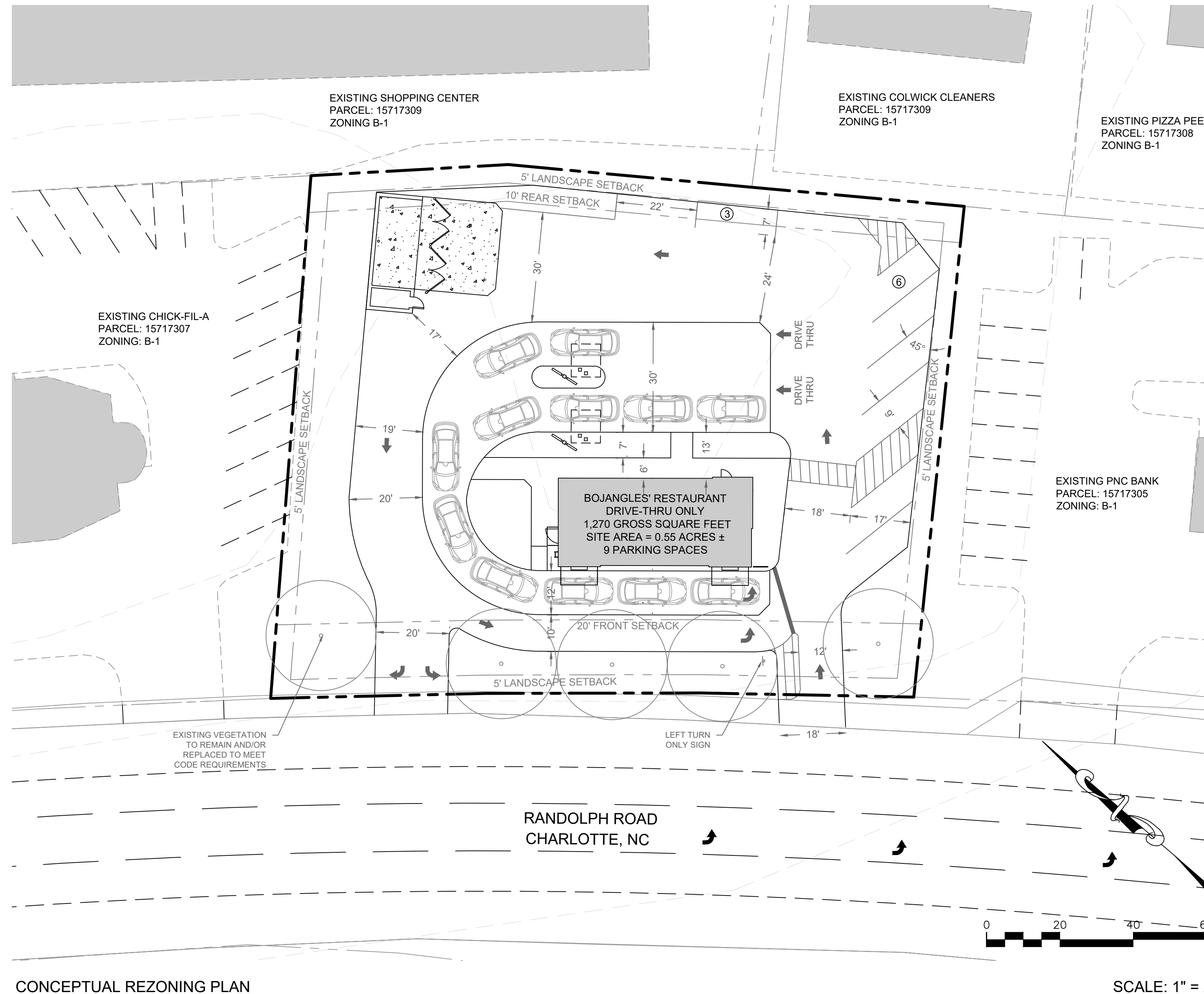
- A. Sheet 2 of the rezoning plan shows an architectural perspective of the building to be constructed on the site that is intended to depict the general conceptual architectural style and character of the building. Notwithstanding the foregoing, changes and alterations to the building that do not materially change the overall conceptual architectural style and character shall be permitted.

VI. Binding effect of the rezoning documents and definitions

- A. 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.
- B. 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.
- C. 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.



PROPOSED CONCEPTUAL ELEVATIONS SCALE: N.T.S.



CONCEPTUAL REZONING PLAN SCALE: 1" = 20'