

VICINITY MAP N.T.S.

BUILDING AREA SUMMARY

EXISTING ON-SITE PRIMARY STRUCTURE*

LOCATION	AREA (SF)
MEZZANINE	891
MAIN FLOOR	3462
BASEMENT	0
EX PATIO	748
TOTAL	5101 SF

PROPOSED RELOCATED BUILDING**

LOCATION	AREA (SF)
MAIN FLOOR	1586
SECOND FLOOR	1586
BASEMENT	1586
TOTAL	4758 SF

PROPOSED PATIO AREA

LOCATION	AREA (SF)
ROOFTOP	1500
OUTDOOR	1900
TOTAL	3400 SF

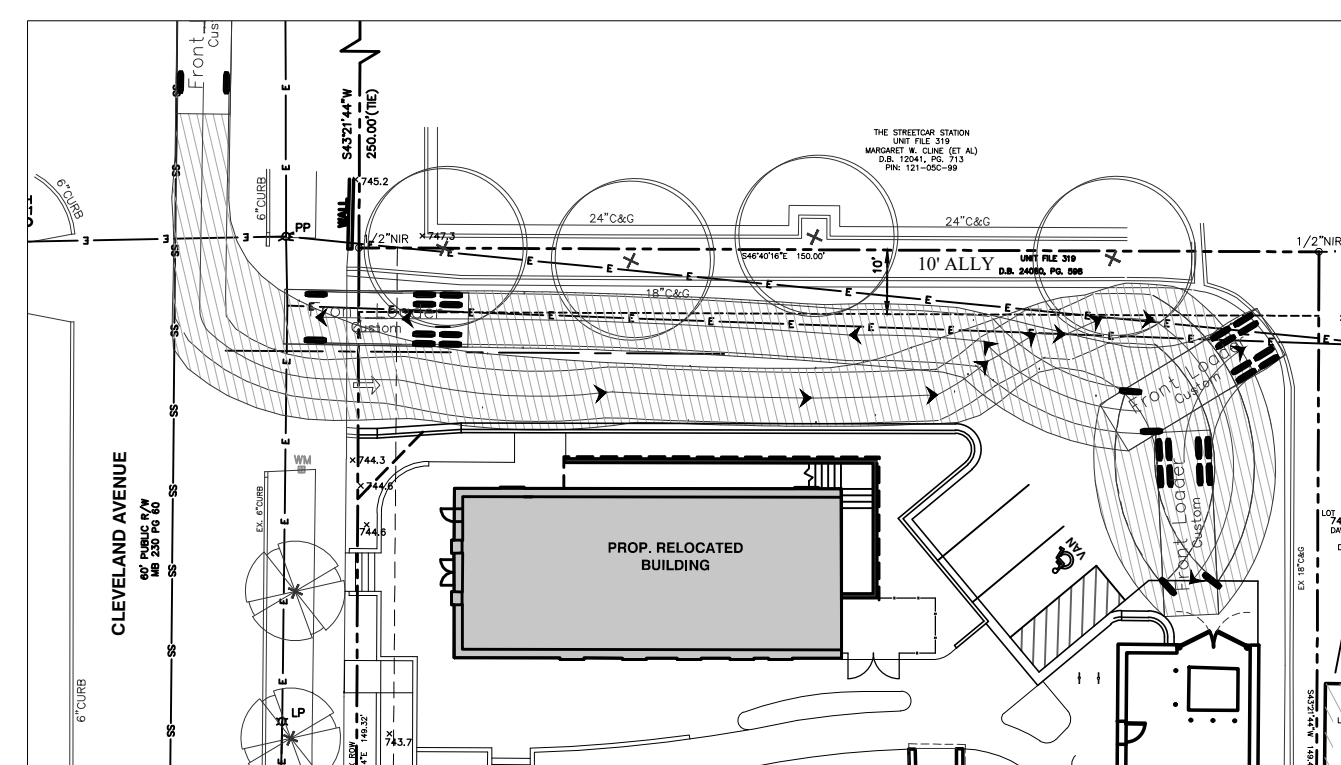
* FROM EXISTING REZONING
** FROM MECKLENBURG GIS DATA

ZONING CODE SUMMARY

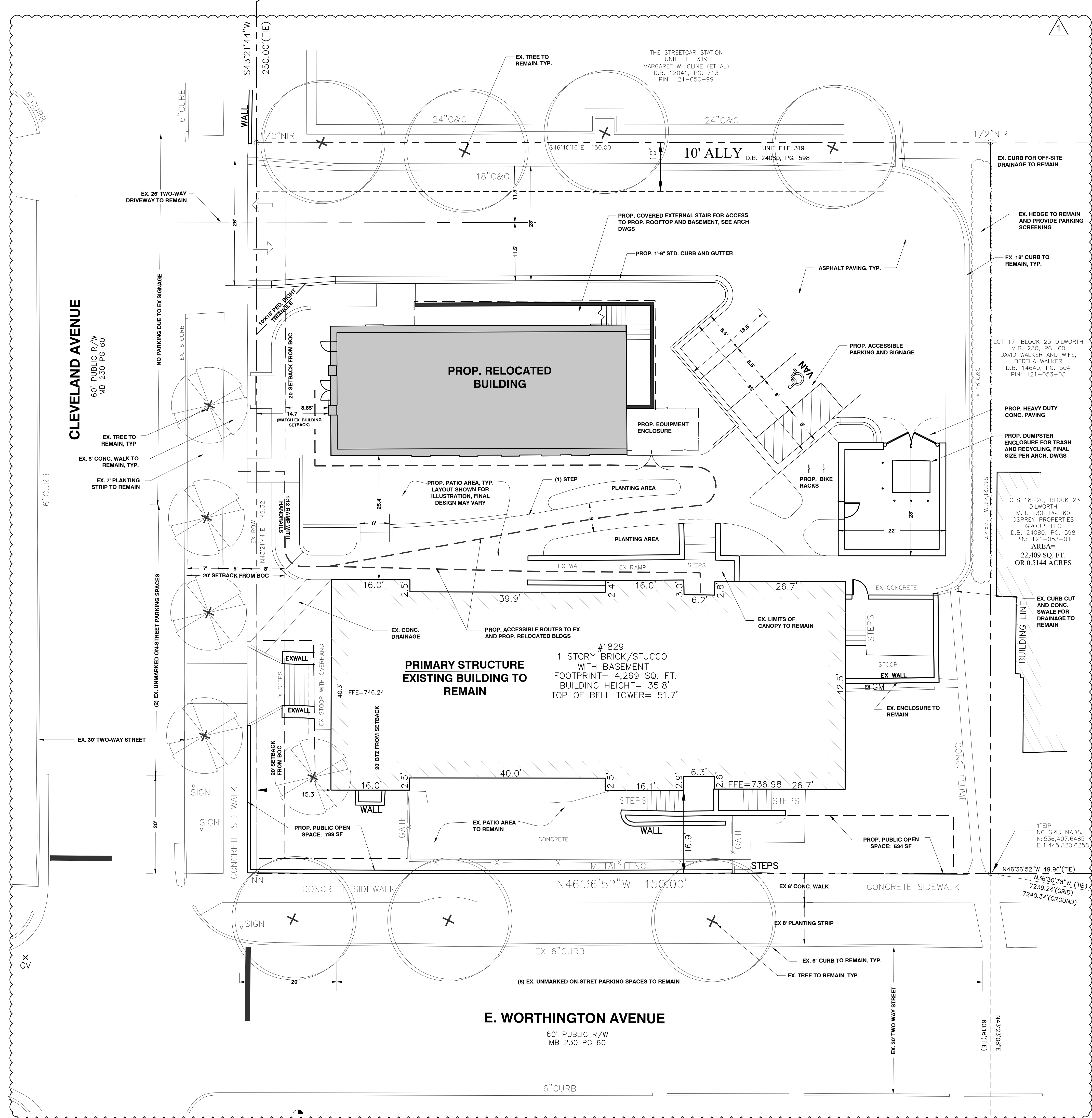
PROJECT NAME	CLEVELAND AVENUE DEVELOPMENT		
ADDRESS	1823 CLEVELAND AVENUE		
TAX PARCEL ID	12105301		
OWNER NAME	ON CLEVELAND LLC	PHONE	
PLANS PREPARED BY	DOGWOOD ENGINEERING, PLLC	PHONE	704.574.0419
JURISDICTION	CITY OF CHARLOTTE	EX ZONING	NS-CD-HD
PROPOSED USE	RESTAURANT	PROP. ZONING	NC-CD-HD
BUILDING HEIGHT	<40'		
YARD REQUIREMENTS			
FRONT SETBACK	20	SETBACK	-
SIDE YARD	0	REAR YARD	0
HISTORIC DISTRICT	DILWORTH		
REQUIRED SCREENING	PARKING		
PROP SITE AREA	0.517 AC		
REQUIRED OPEN SPACE	10% OF SITE = 2246 SF, 1123 SF PUBLIC		
PROVIDED OPEN SPACE	1323 SF PUBLIC, 923+ SF PATIO OPEN SPACE		

PARKING SUMMARY

VEHICLE PARKING		
USE	MAXIMUM ALLOWED SPACES	MINIMUM REQUIRED SPACES
RESTAURANT/ BAR - APPROX. 9111 SF	1 SPACE /250 SF = 36 SPACES	1 SPACE/ 500 SF = 18 SPACES
PATIO- APPROX. 4148 SF	1 SPACE /250 SF * 50% = 8	1 SPACE/ 500 SF * 50% = 4
TOTAL MAXIMUM ALLOWED: 44 SPACES, REQUIRED MINIMUM: 22 SPACES		
PROVIDED PARKING: (8) ON STREET, (3) ON SITE; (11) TOTAL		
BICYCLE PARKING		
REQUIRED SHORT TERM BICYCLE PARKING: 1 SPACE PER 1500 SF	=13259 SF / 1500 = 9 SPACES	
REQUIRED LONG TERM BICYCLE PARKING: 25% SHORT TERM	= 9 SPACES * 25 = 3 SPACES	



FRONT LOADING GARBAGE TRUCK TURNING MOVEMENT EXHIBIT



DOGWOOD ENGINEERING

Dogwood Engineering, PLLC | P-0968
1209 Oak Crest Trail
Belmont, NC 28012 704.574.0419
DogwoodEngineering.com

REV	DATE	COMMENTS
1	06/23/2023	STAFF COMMENTS

LOT 17, BLOCK 23 DILWORTH
M.B. 230, PG. 60
DAVID WALKER AND WIFE,
BERTHA WALKER
D.B. 14640, PG. 504
PIN: 121-053-03

PROP. HEAVY DUTY CONC. PAVING
PROP. DUMPSTER ENCLOSURE FOR TRASH AND RECYCLING, FINAL SIZE PER ARCH. DWGS

LOTS 18-20, BLOCK 23 DILWORTH
M.B. 230, PG. 60
OSPREY PROPERTIES GROUP, LLC
D.B. 24080, PG. 598
PIN: 121-053-01
AREA = 22,409 SQ. FT. OR 0.5144 ACRES

EX. CURB CUT AND CONC. SWALE FOR DRAINAGE TO REMAIN

1823 CLEVELAND AVENUE

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

DATE: 05/17/2023
SCALE: HORIZ : 1" = 10'
DRAWN BY: SBS

REZONING SITE PLAN

RZ1.0