



## Charlotte-Mecklenburg Planning Department

**DATE:** March 27, 2017

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2016-022 Philip McLamb

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow modifications to the on-street parking.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

**Note:**

**All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

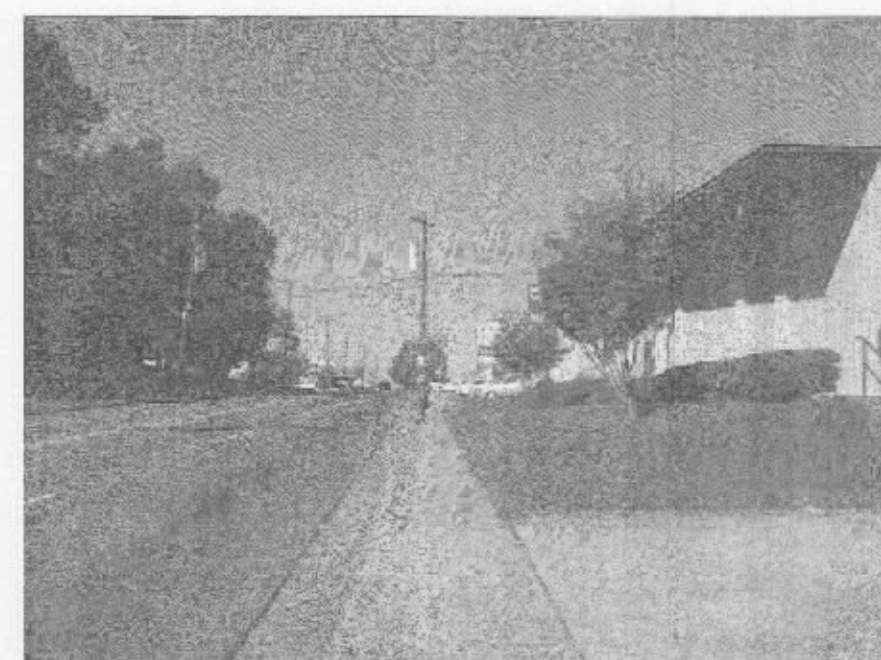
**Signage was not reviewed as part of this request.**

Attached to Administrative  
Approval

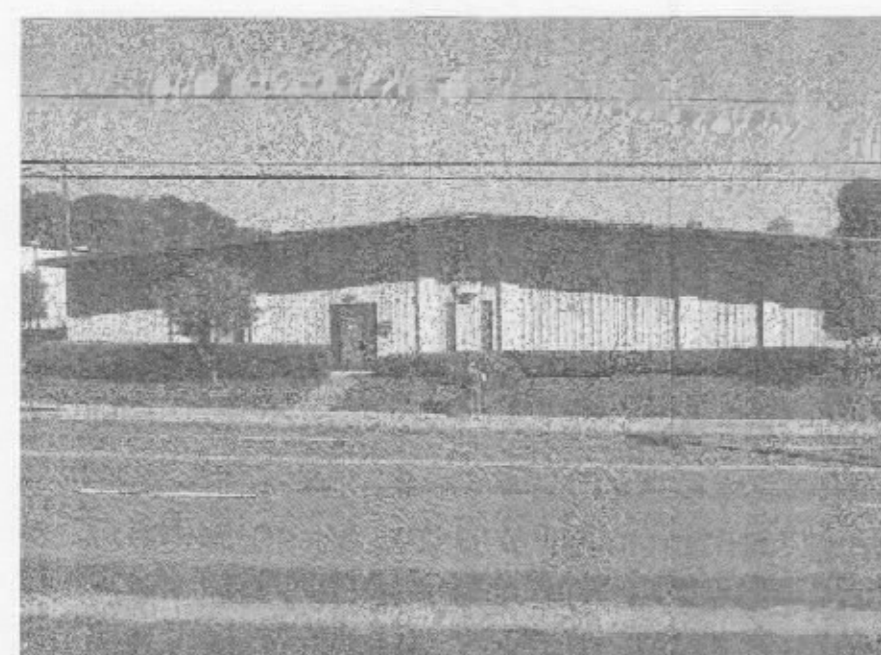
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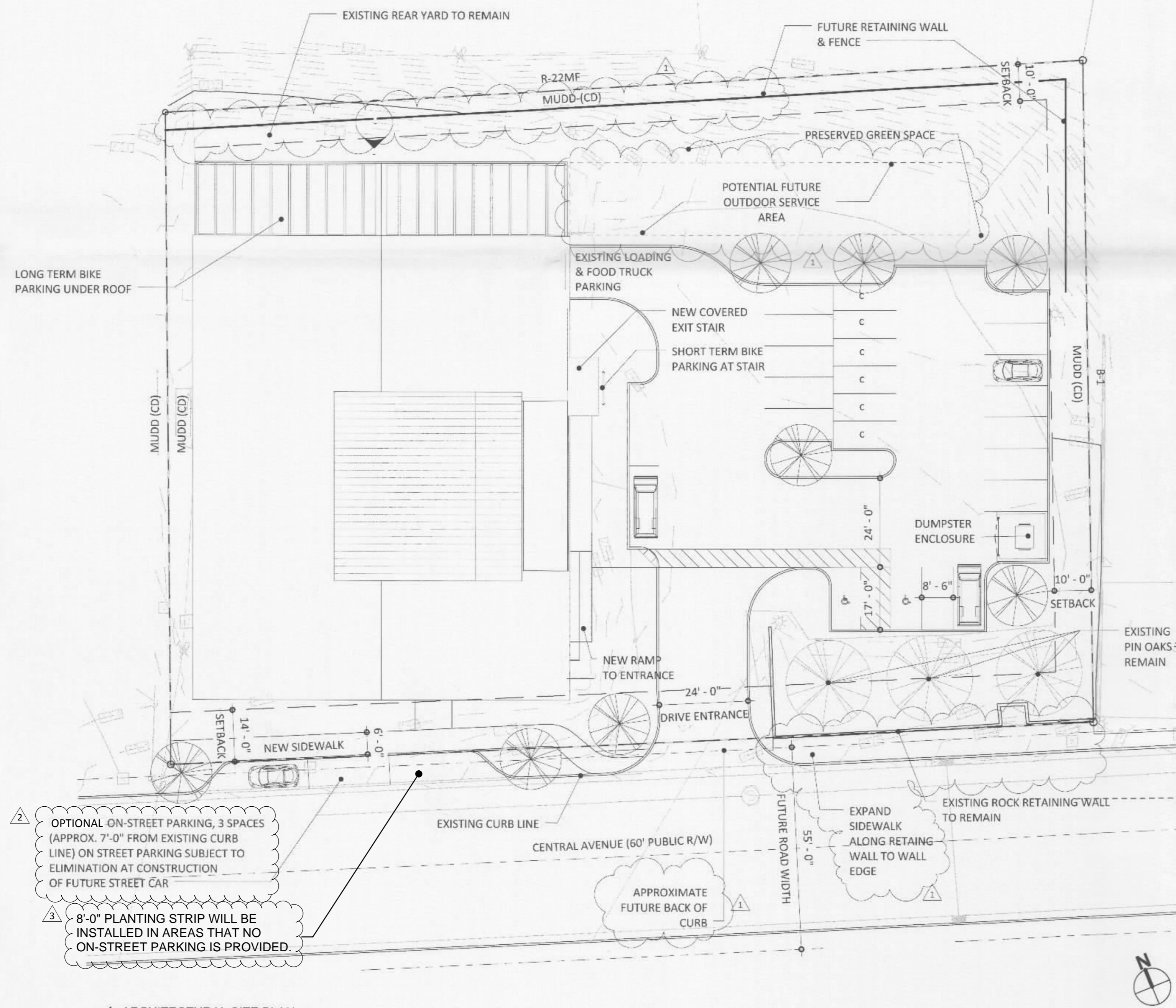
CURRENT EAST ELEVATION



CURRENT STREETScape



CURRENT BUILDING TO REMAIN



OPTIONAL ON-STREET PARKING, 3 SPACES (APPROX. 7'-0" FROM EXISTING CURB LINE) ON STREET PARKING SUBJECT TO ELIMINATION AT CONSTRUCTION OF FUTURE STREET CAR

8'-0" PLANTING STRIP WILL BE INSTALLED IN AREAS THAT NO ON-STREET PARKING IS PROVIDED.

1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"

**DEVELOPMENT DATA TABLE**  
a. Site Area: 1.02 acres  
b. Tax Parcel ID Numbers: 095-077-16 & 095-077-18  
c. Existing Zoning: P-1  
d. Proposed Zoning: MUDD (CD) Conditional  
e. Existing and Proposed Uses: Warehouse,  
Proposed - Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a Brewery subject to conditions of 12.544  
f. Residential Density - NA  
g. Square footage of Non-Residential Uses by Type:  
Existing 14,000 sf, plus proposed 2,100 +/- sf  
h. Floor Area Ratio - 16,100sf/44,419 sf = 0.36  
i. Maximum Building Height: 120'-0" permitted  
j. Number and/or Ratio of Parking Spaces per ordinance  
k. Number and/or Ratio of Parking Spaces per ordinance  
l. Open space: NA

**GENERAL PROVISIONS**  
a. The configuration, placement, size and number of stairs, ramps, patio and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance.  
b. Should the existing building be torn down, site will be required to be rezoned.  
c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

**OPTIONAL PROVISIONS**  
a. The area marked as "Potential Future Outdoor Service Area," may be used for expansion of the outdoor service, seating, consumption and/or entertainment. In the event that the "Potential Future Outdoor Service Area" is used for outdoor service, seating, consumption and/or entertainment, additional parking spaces shall not be required and any applicable parking requirements shall be waived.  
b. Existing building currently encroaches in approximately 14" into 14' 0" presumed setback.  
c. Petitioner request the existing rock retaining wall and side walk to remain on street frontage to preserve wall & (3) existing Oak trees.

**PERMITTED USES**  
a. Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a Brewery subject to conditions of 12.544.

**TRANSPORTATION**  
a. Parking internal and optional on-street.  
b. New on-street parking and sidewalk planting strip from adjacent parcel streetscape west of driveway.  
c. Minimum of 2 long term and 2 short term bicycle parking to be provided.

**ARCHITECTURAL STANDARDS**  
a. Existing building to remain the same height with the exception of an added mezzanine/roof terrace. Overall height not to exceed 50'-0"  
b. Urban Design elements to include: new ground level entrance into existing building, covered exterior patios under the existing roof, street front facade opened up with storefront windows.  
c. Screened trash enclosure added to site.

**STREETSCAPE AND LANDSCAPING**  
a. 2 additional street trees shown at new streetscape plan. Petitioner request that existing 3 oaks to remain.  
b. Petitioner to continue 6' sidewalk and 8' planting strip from adjacent parcel streetscape west of driveway.

**ENVIRONMENTAL FEATURES**  
a. Tree save areas - NA

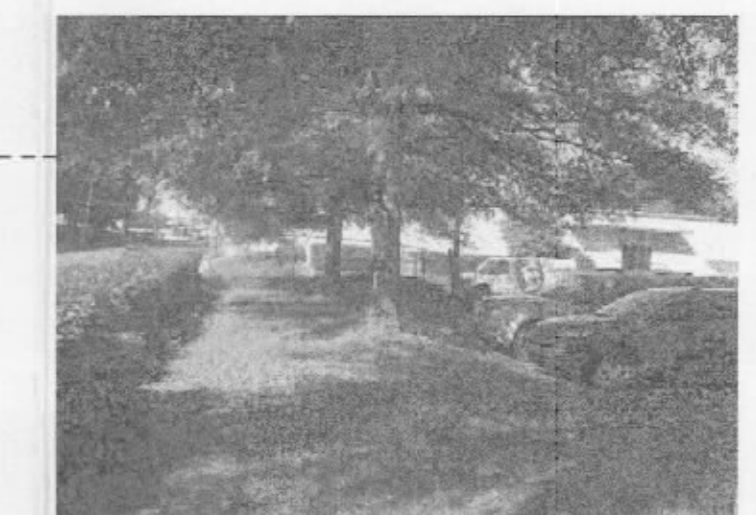
**PARKS, GREENWAYS, AND OPEN SPACE**  
a. Reservation/Dedication of park and/or greenway: NA  
b. Park and/or greenway improvements: NA  
c. Connections to park and/or greenway - Veterans park located directly across Central from site.  
d. Privately constructed open space - Outdoor green space provided North of parking.

**FIRE PROTECTION**  
a. Fire truck access to be made from street. All areas of building can be accessed by 250' hose pull.

**SIGNAGE**  
a. All new signage to be compliant with City of Charlotte Zoning Ordinance, section 13.108.

**LIGHTING**  
a. All new free standing lighting to be screened and shielded lighting per 12.402

**PHASING**  
NA



EXISTING OAKS BEHIND RETAINING WALL



EXISTING RETAINING WALL AND SIDEWALK

No.	Description	Date
1	Rezoning Comments	01/14/2016
2	Administrative Amendment	02/20/2017
3	Administrative Amendment	03/13/2017

project address | name  
client  
designers  
job status  
revisions  
seal  
sheet number | title