

Central Brewery

2101 Central Avenue
Charlotte, NC 28203

APPROVED BY
CITY COUNCIL

MAR 21 2016

starr design
branded environments

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- DEVELOPMENT DATA TABLE**
- a. Site Area: 1.02 acres
 - b. Tax Parcel ID Numbers: 095-077-16 & 095-077-18
 - c. Existing Zoning: R-22MF
 - d. Proposed Zoning: MUDD-(CD)
 - 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/14,419 sf = 0.36
 - i. Maximum Building Height: 120'-0" permitted
 - j. Maximum Number of Buildings: 1
 - k. Number and/or Ratio of Parking Spaces: 1 per 600, 16,100/600 = 27 spaces.
 - 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 on-street.
 - b. Petitioner to continue 6' sidewalk and 8' 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

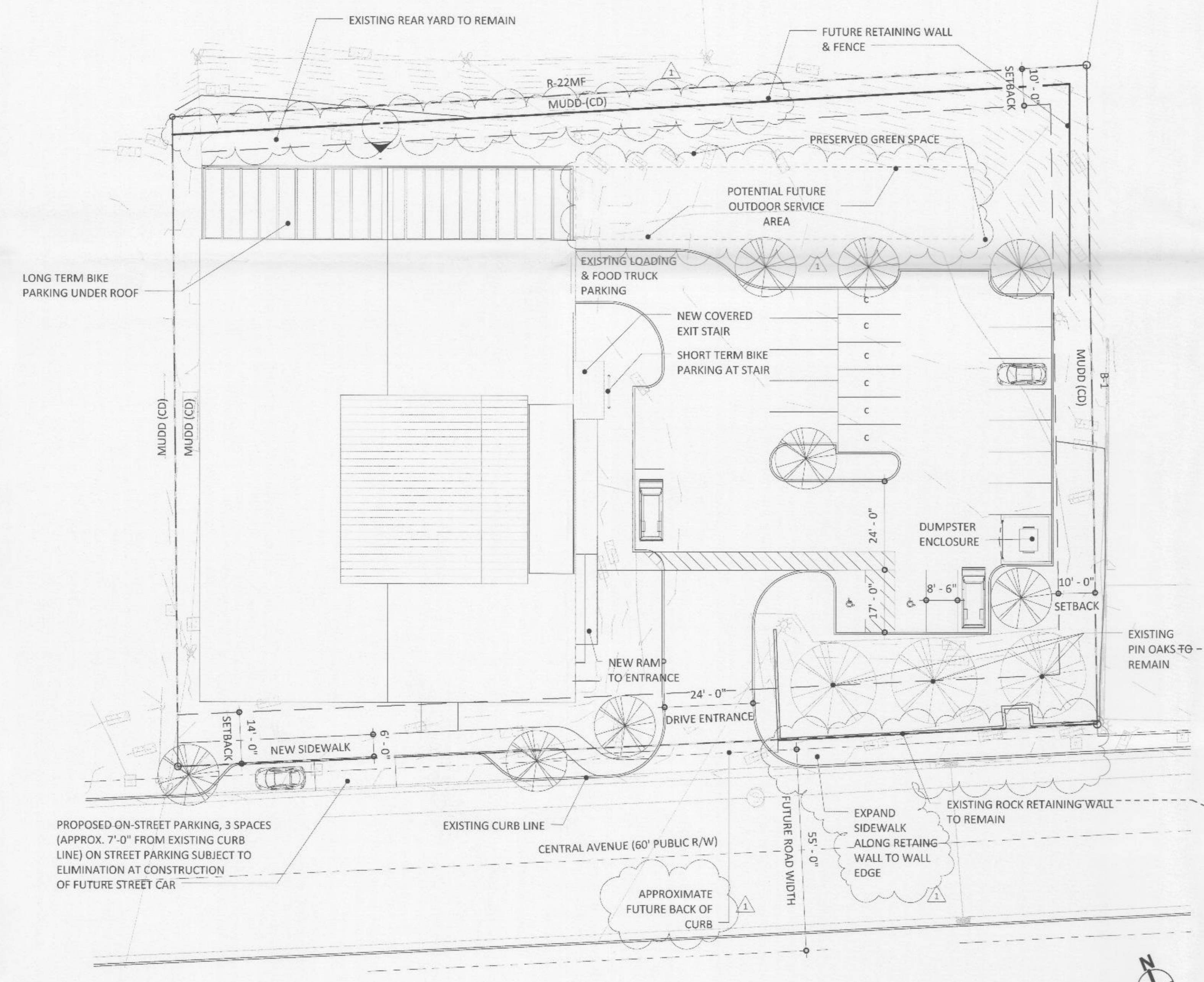
- PARKS, GREENWAYS, AND OPEN SPACE**
- a. Reservation/Dedication of park and/or greenway: NA
 - b. Park and/or greenway improvements: NA
 - c. Connections to park and/or greenway - Veterans park located directly across Central from site.
 - d. Privately constructed open space - Outdoor green space provided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

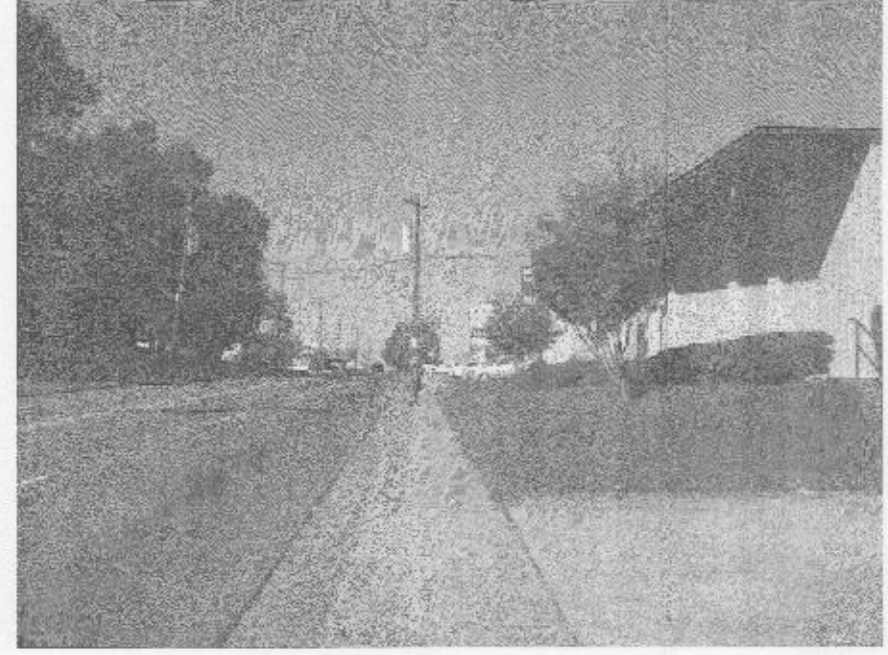
- SIGNAGE**
- a. All new signage to be compliant with City of Charlotte Zoning Ordinance, section 13.108.

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

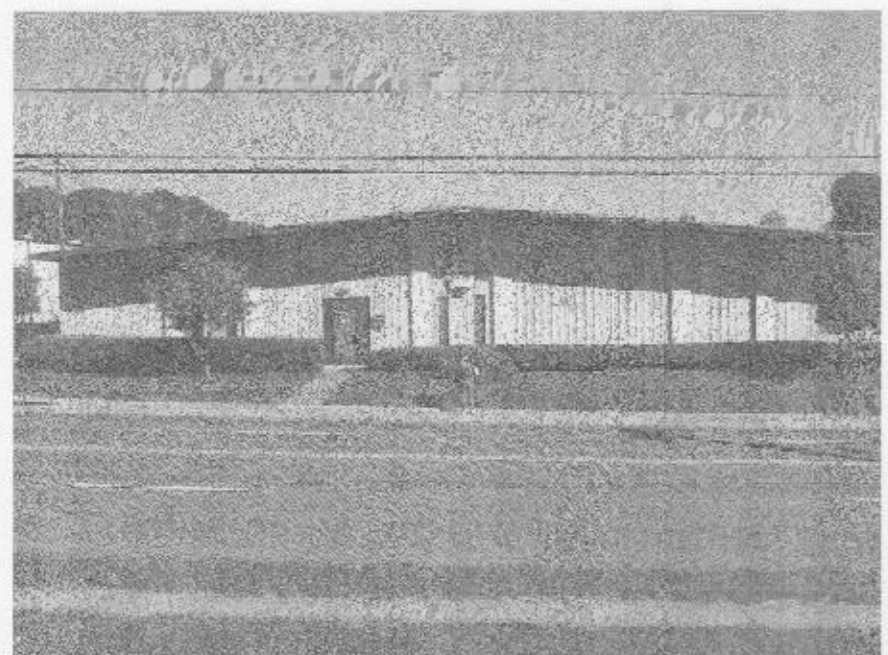
- PHASING**
- NA



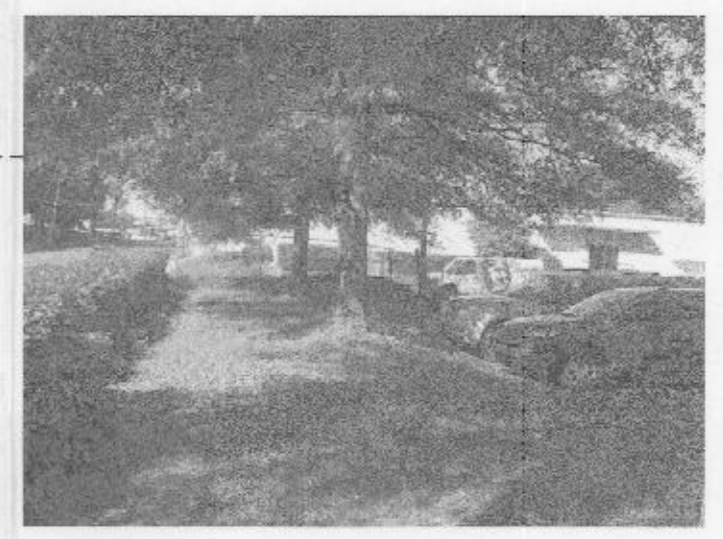
CURRENT EAST ELEVATION



CURRENT STREETSCAPE



CURRENT BUILDING TO REMAIN



EXISTING OAKS BEHIND RETAINING WALL



EXISTING RETAINING WALL AND SIDEWALK

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

Rezoning Petition November 23, 2015

No.	Description	Date
1	Rezoning Comments	01/14/2016

RECEIVED
JAN 14 2016
BY: _____

SITE PLAN RPZ.01

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