



1. COMMIT TO DEDICATE 54' OF RIGHT-OF-WAY FROM ASHLEY ROAD CENTERLINE.

2. COMMIT TO DEDICATE 22' OF RIGHT-OF-WAY FROM ALLEGHANY STREET CENTERLINE.

3. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEM, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/S BUSINESS ASSOCIATION. AN ENCROACHMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

4. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

5. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

RESTAURANT W/DRIVE THRU

1. ALL ESTABLISHMENTS WITH AN ACCESSORY DRIVE-THROUGH, EXCEPT RESTAURANTS, SHALL PROVIDE A MINIMUM OF FOUR STACKING SPACES PER LANE OR BAY. RESTAURANTS SHALL PROVIDE A MINIMUM OF SIX STACKING SPACES PER LANE OR BAY. THE SPACES LOCATED AT THE SERVICE WINDOW SHALL BE COUNTED IN THIS MINIMUM NUMBER OF STACKING SPACES.
2. A STACKING SPACES SHALL BE A MINIMUM OF NINE FEET IN WIDTH AND 18 FEET IN LENGTH.
3. ALL COMPONENTS OF AN ACCESSORY DRIVE-THROUGH INCLUDING, BUT NOT LIMITED TO, SIGNS, STACKING LANES, TRASH RECEPTACLES, ORDERING BOX, AND DRIVE-UP WINDOWS, SHALL BE LOCATED TO THE REAR OR SIDE OF THE BUILDING, AND SHALL NOT BE LOCATED IN A REQUIRED FRONT OR SIDE SETBACK.
4. DRIVE-THROUGH LANES AND CIRCULATION MAY NOT BE PLACED IN BETWEEN THE STREET AND THE FRONT FACADE OF THE BUILDING; HOWEVER, THIS DOES NOT APPLY IN THE COMMERCIAL ZONING DISTRICT, AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS. IN THE COMMERCIAL ZONING DISTRICTS AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS DRIVE-THROUGH LANES AND DRIVE AISLES LOCATED BETWEEN THE STREET AND THE FACADE OF THE BUILDING SHALL REQUIRE PARKING LOT SCREENING PER SECTION 20.5.

5. A DRIVE-THROUGH LANE SHALL HAVE BAIL OUT CAPABILITY FOR ALL VEHICLES THAT ENTER THE DRIVE-THROUGH LANE. THE BAIL OUT LANE SHALL BE A MINIMUM WIDTH OF TEN FEET IN WIDTH AND RUN PARALLEL TO THE DRIVE-THROUGH LANE. IF A BAIL OUT LANE IS ALSO AN INTERIOR ACCESS DRIVE PROVIDING ACCESS TO PARKING SPACES, THE BAIL OUT LANE IS LIMITED TO ONE-WAY TRAFFIC PATTERN FOLLOWING THE DIRECTION OF THE DRIVE-THROUGH LANE.
6. FOR ALL ZONING DISTRICTS EXCEPT THE COMMERCIAL ZONING DISTRICTS AND THE MANUFACTURING AND LOGISTICS ZONING DISTRICTS, AN ACCESSORY DRIVE-THROUGH WILL ONLY BE ALLOWED IF AN ACCESSORY DRIVE-THROUGH WAS LOCATED AND IN OPERATION ON THE SITE ON JUNE 1, 2023.
7. FOR A RESTAURANT/BAR PRINCIPAL USE TO HAVE AN ACCESSORY DRIVE-THROUGH, A MINIMUM OF 24 SEATS, INDOOR OR OUTDOOR, SHALL BE REQUIRED.

SITE ADDRESS: 1726 ALLEGHANY STREET
SITE ACREAGE: 1.519 ACRES
TAX PARCEL INCLUDED IN REZONING: 06113106

EXISTING ZONING: B-1(CD)
PROPOSED ZONING: CG(CD)

LAND USE:
EXISTING: VACANT/COMMERCIAL
PROPOSED: UP TO 4,000 SF OF COMMERCIAL
USES AS ALLOWED WITHIN THE CG DISTRICT

REQUIRED SETBACKS:

FRONT	36 FEET
SIDE	10 FEET
REAR	20 FEET

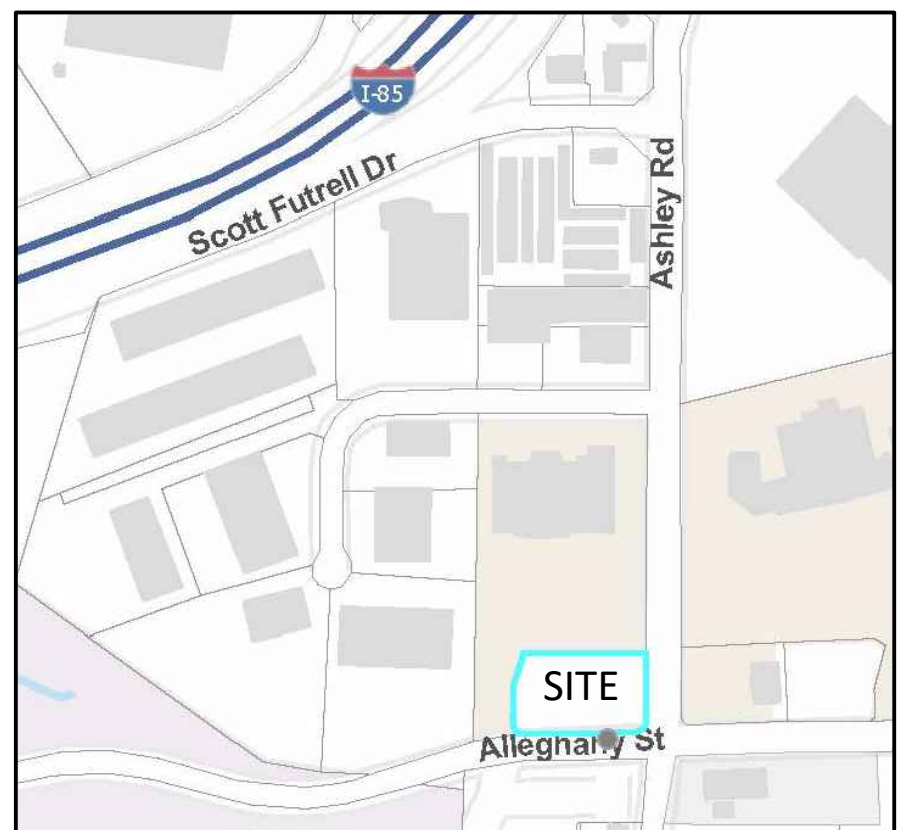
PARKING PROVIDED: PARKING WILL BE PROVIDED PER ORDINANCE

MAXIMUM BUILDING HEIGHT: 50 FEET

SUMMARY:
WATER AND SEWER SERVICE IS ACCESSIBLE FOR THIS
REZONING BOUNDARY.

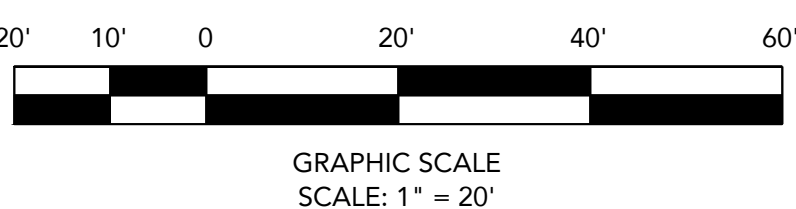
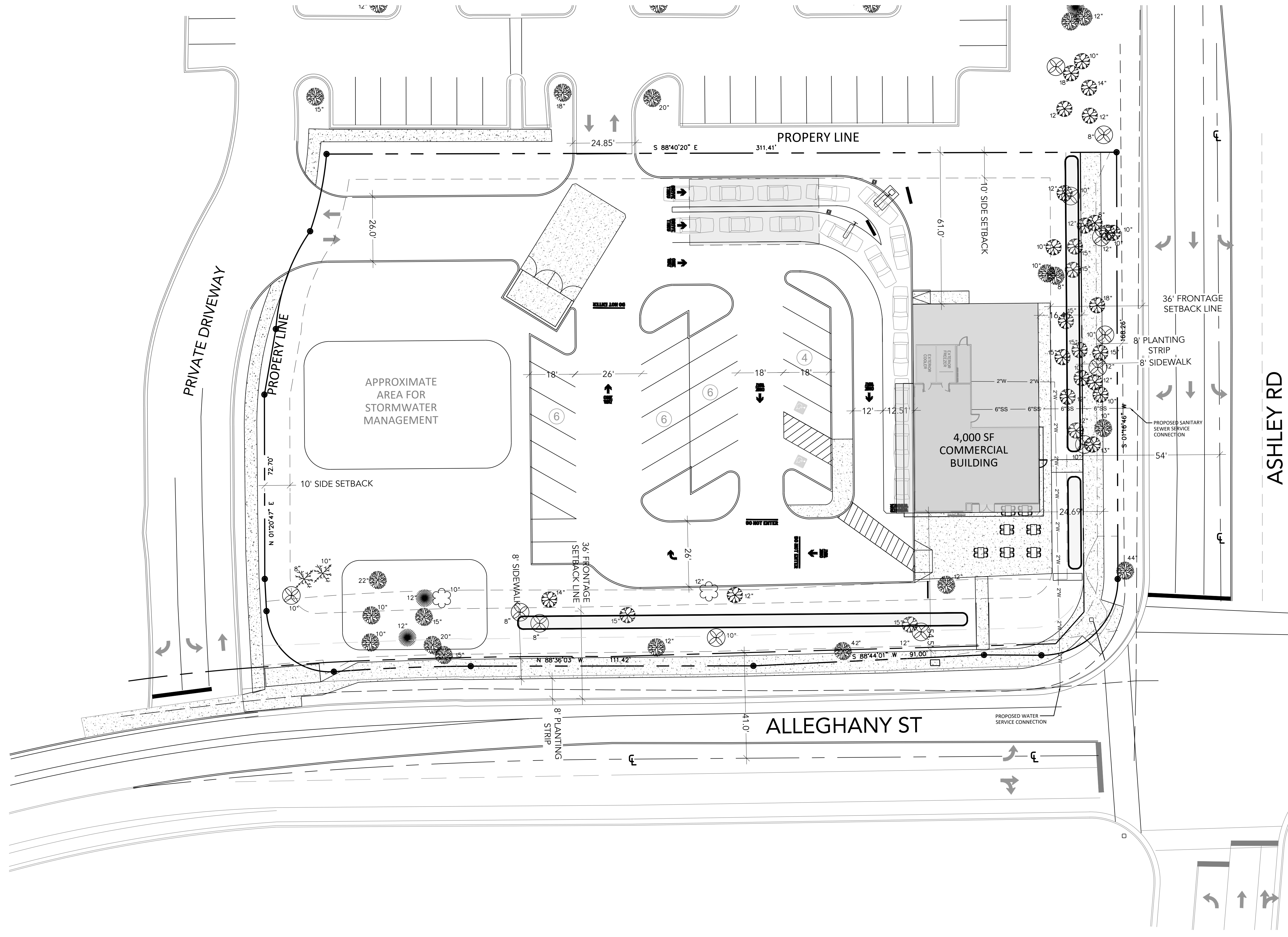
CHARLOTTE WATER HAS ACCESSIBLE WATER SYSTEM
INFRASTRUCTURE FOR THE REZONING BOUNDARY VIA
AN EXISTING 8-INCH WATER DISTRIBUTION MAIN
LOCATED ALONG ALLEGHANY STREET.

CHARLOTTE WATER HAS ACCESSIBLE SANITARY SEWER
SYSTEM INFRASTRUCTURE FOR THE REZONING
BOUNDARY VIA AN EXISTING 8-INCH GRAVITY SEWER
MAIN LOCATED ALONG ASHLEY ROAD.



GRID NORTH

- a. **1. GENERAL PROVISIONS:**
 - a. Site Description. These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by CLT Operations Holdings LLC ("Petitioner") to accommodate the development of a commercial use development on an approximately 1.519 acre property located at 1726 Alleghany Street, more particularly described as Mecklenburg Tax Parcel 06113106 (the "Site").
 - b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Charlotte Unified Development Ordinance ("Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the CG zoning classification shall govern all new development taking place on the Site.
 - c. Graphics and Alterations. The depictions of the building envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 37.3 of the Ordinance.
- b. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 37.3 of the Ordinance, as applicable.
- c. **2. PERMITTED USES:**
 - a. The Site may be developed with all commercial uses along with accessory uses allowed in the CG zoning district.
- d. **3. TRANSPORTATION:**
 - a. The site currently has full access through shared private driveways. No new access points to a public street are proposed. These connections are generally depicted on the Site Plan. Final vehicular access to the Site will be determined and coordinated with CDOT and NCDOT during Land Development review.
 - b. Parking areas are generally depicted on the Site Plan.
 - c. Where applicable, the Petitioner shall dedicate and convey in fee simply all rights-of-way and easements to the City of Charlotte and NCDOT as generally depicted on the Rezoning Plan, prior to the issuance of the first certificate of occupancy for proposed uses.
 - d. During permitting, a drive-thru queuing analysis for the AM and PM peak hours will be provided to CDOT.



ZAXBY'S RESTAURANT
1726 ALLEGHANY STREET - CHARLOTTE, NC 28208



CARTER ENGINEERING
1010 COMMERCE DRIVE
BUILDING 100
BOGART, GA 30622

SHEET TITLE:
REZONING PETITION
2024-073
UTILITY PLAN

SHEET NUMBER:
C 2.00

DATE: 03/17/25