

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: August 23, 2004

TO: Robert Brandon
Zoning Administrator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-83 by Michael Casagrande.

Attached is a revised plan for the above rezoning. The plan has been revised to increase the allowable square footage by 288 to 3,288 for the total building area. Since this increase is minor and allowed under the ordinance, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy. Note this site must still meet all applicable ordinance requirements.

SITE TABULATIONS

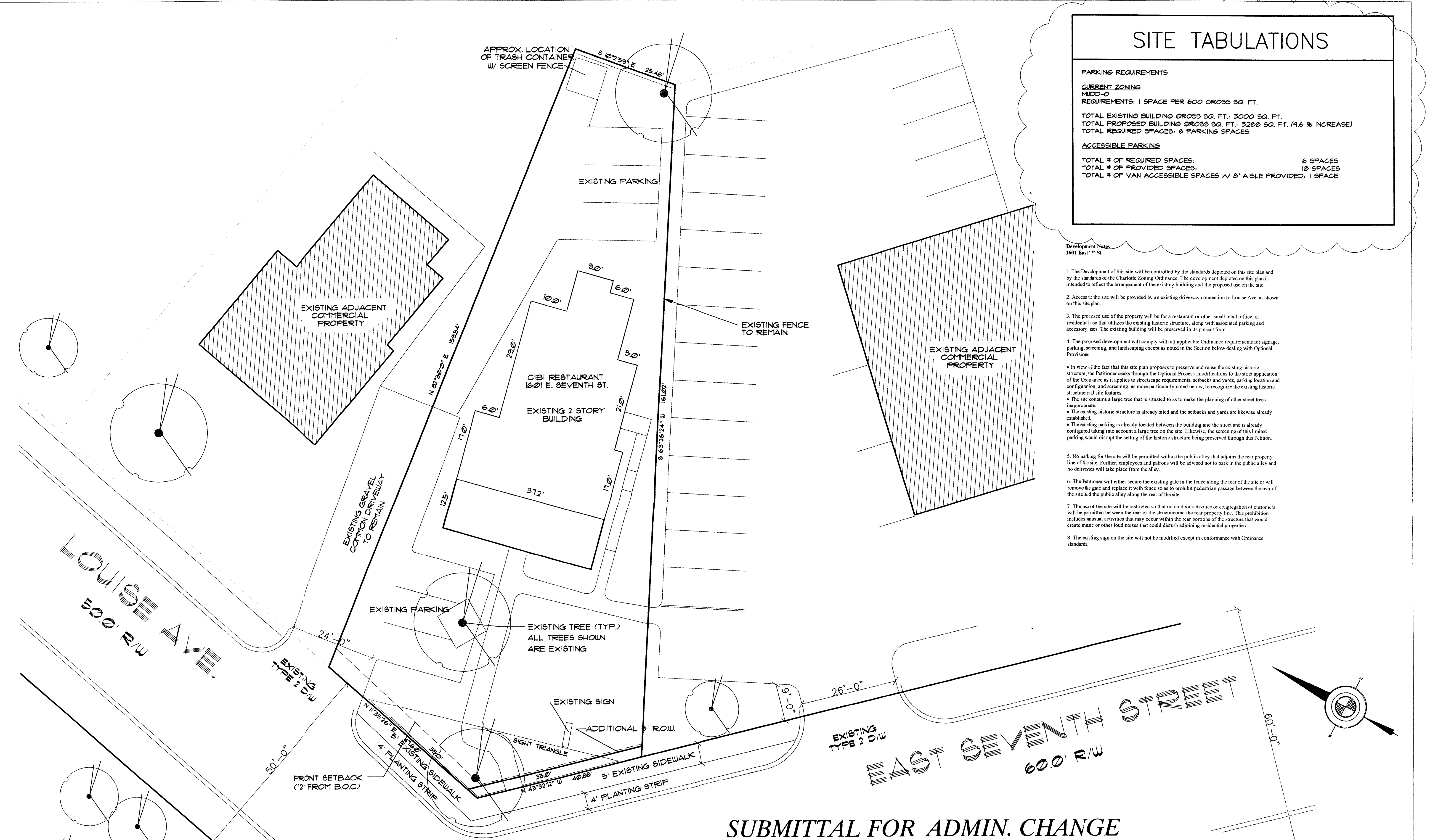
PARKING REQUIREMENTS

CURRENT ZONING
 MUDD-O
 REQUIREMENTS: 1 SPACE PER 600 GROSS SQ. FT.
 TOTAL EXISTING BUILDING GROSS SQ. FT.: 3000 SQ. FT.
 TOTAL PROPOSED BUILDING GROSS SQ. FT.: 3288 SQ. FT. (9.6 % INCREASE)
 TOTAL REQUIRED SPACES: 6 PARKING SPACES

ACCESSIBLE PARKING
 TOTAL # OF REQUIRED SPACES: 6 SPACES
 TOTAL # OF PROVIDED SPACES: 18 SPACES
 TOTAL # OF VAN ACCESSIBLE SPACES W/ 8' AISLE PROVIDED: 1 SPACE

Development Notes

- The Development of this site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the existing building and the proposed use on the site.
- Access to the site will be provided by an existing driveway connection to Louise Ave. as shown on this site plan.
- The proposed use of the property will be for a restaurant or other small retail, office, or residential use that utilizes the existing historic structure, along with associated parking and accessory uses. The existing building will be preserved in its present form.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping except as noted in the Section below dealing with Optional Provisions:
 - In view of the fact that this site plan proposes to preserve and reuse the existing historic structure, the Petitioner seeks through the Optional Process, modifications to the strict application of the Ordinance as it applies to streetscape requirements, setbacks and yards, parking location and configuration, and screening, as more particularly noted below, to recognize the existing historic structure and site features.
 - The site contains a large tree that is situated to as to make the planning of other street trees inappropriate.
 - The existing historic structure is already sited and the setbacks and yards are likewise already established.
 - The existing parking is already located between the building and the street and is already configured taking into account a large tree on the site. Likewise, the screening of this limited parking would disrupt the setting of the historic structure being preserved through this Petition.
- No parking for the site will be permitted within the public alley that adjoins the rear property line of the site. Further, employees and patrons will be advised not to park in the public alley and no deliveries will take place from the alley.
- The Petitioner will either secure the existing gate in the fence along the rear of the site or will remove the gate and replace it with fence so as to prohibit pedestrian passage between the rear of the site and the public alley along the rear of the site.
- The use of the site will be restricted so that no outdoor activities or congregation of customers will be permitted between the rear of the structure and the rear property line. This prohibition includes unusual activities that may occur within the rear portions of the structure that would create noise or other loud noises that could disturb adjoining residential properties.
- The existing sign on the site will not be modified except in conformance with Ordinance standards.

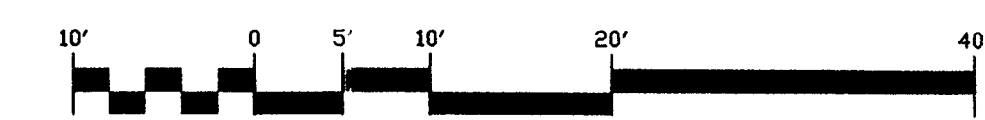


FOR PUBLIC HEARING
PETITIONER: MICHAEL CASAGRANDE

SUBMITTAL FOR ADMIN. CHANGE

PETITION NO. 00-83

TECHNICAL DATA SHEET & SITE PLAN



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: August 23, 2004
 BY: DEBRA D. CAMPBELL

2000-83

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
				7	8/20/2004	JZR	ADMIN. CHANGE SUBMITTAL

DRAWN BY: JRW & SPF
 DESIGNED BY: JZR
 DATE: March 6, 2000
 CHECKED BY: JZR
 SCALE: 1" = 10'
 JOB NO.:

RA
 Regenbogen Associates
 1318 E-7 Central Ave.
 Charlotte, NC 28205
 Phone: (704) 377-9595
 Fax: (704) 377-9598

SITE PLAN

MICHAEL CASAGRANDE
 1601 EAST SEVENTH STREET
 CHARLOTTE, NC

DRAWING NO.
TD-1

2000-83