

Vicinity Map

N.T.B.

Site Data:

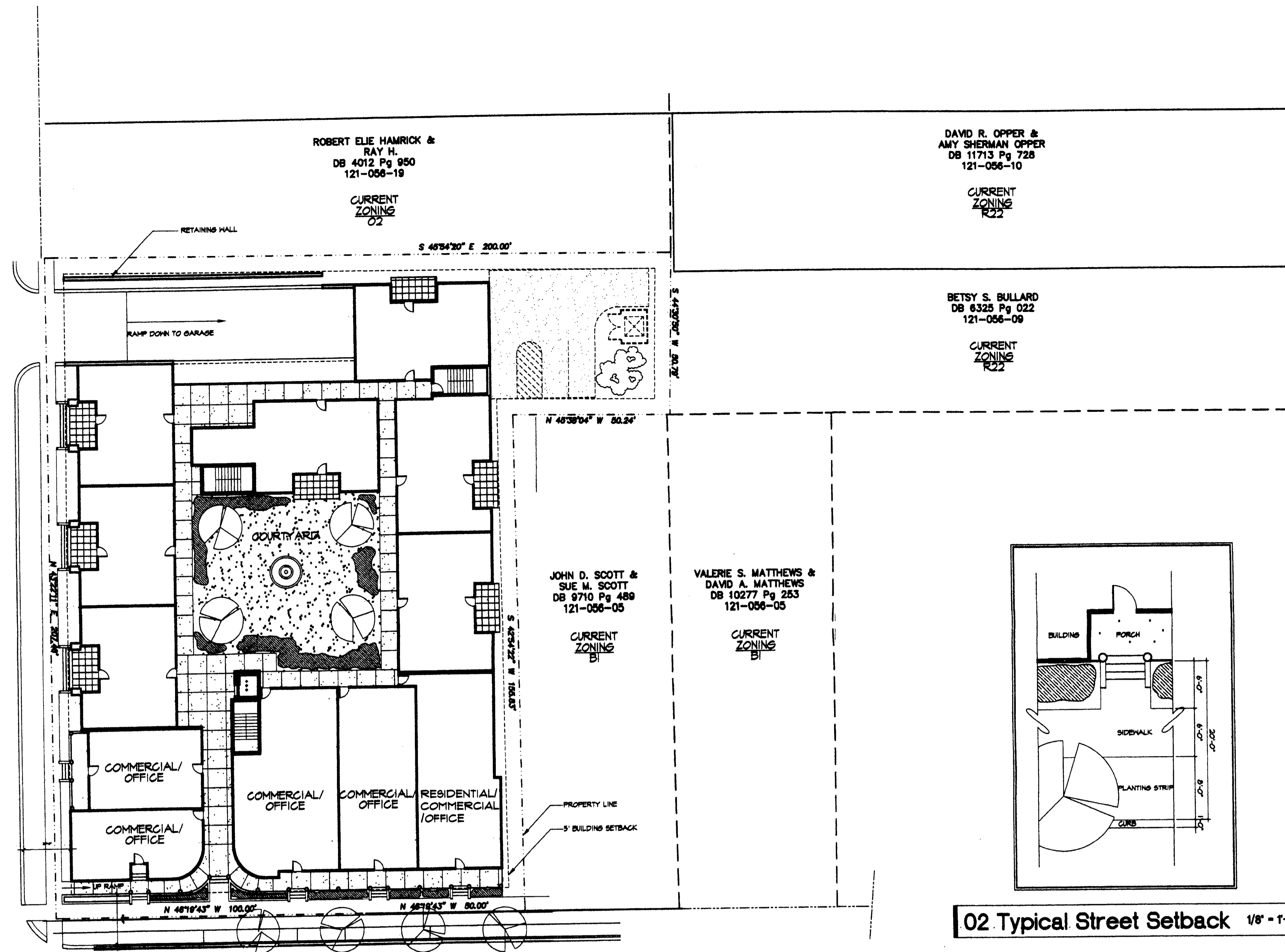
Tax Parcel:  
121-058-01, 02, and 03  
Acreage:  
0.72 Acres, more or less  
Existing Zoning: B-1  
Proposed Zoning: TOD-M (CD)  
Proposed Use: Mixed Use

PARKING TABULATION (NO PARKING REQUIRED FOR TOD-M ZONING)	
PARKING PROVIDED	
Garage Level Parking	67 SPACES
On Street Parking Spaces	8 SPACES
TOTAL PARKING SPACES	75 SPACES
PARKING ALLOCATION	
Commercial (1/600 SF)	12 SPACES
Residential (1.4 SPACES/UNIT)	63 SPACES
TOTAL PARKING SPACES	75 SPACES
Commercial (5) + Residential (45)	18 SPACES/UNIT

ZONING NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- The use proposed by this rezoning is a mixed use building containing a combination of residential dwelling units and commercial/retail/office uses. A maximum of 46 dwelling units shall be permitted as well as a maximum of 6,950 square feet of commercial/retail/office space. Furthermore, no restaurant shall be permitted. The area of the nonresidential portion of the building reflects the anticipated location for such uses; however there can be minor shifts in the precise location and the specific footprint of each tenant space can also be modified from that illustrated on the plan.
- The proposed building shall be three stories with an underground parking garage. A total of 67 parking spaces are planned in the garage and 8 parking spaces adjacent to the building on Cleveland Avenue and E Tremont Avenue.
- The building setback shall be 20 feet as measured from the back of the street curb. A six foot sidewalk and 8 foot planting strip shall be constructed within the setback area.
- The attached architectural elevation is intended to reflect the overall, general architectural theme and style of the building. Minor and incidental changes which do not substantially alter the architectural theme are permitted as a matter of right at the discretion of the petitioner/developer. It is recognized that the rezoning site lies within the Dilworth Historic District, and accordingly, the building elevations shall be subject to the review and approval authority of the Historic District Commission.
- The ground floor commercial units may be designed and constructed as live/work units. Any such unit which combines residential and nonresidential spaces within the same unit shall be designed and constructed in accordance with all applicable zoning and building code requirements.

CLEVELAND AVENUE  
60' PUBLIC R/W



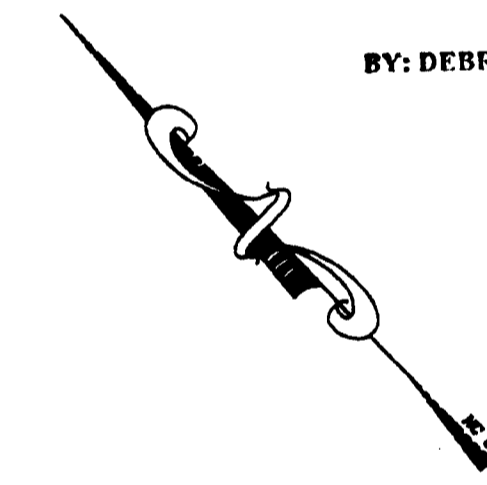
02 Typical Street Setback 1/8" = 1'-0"

EAST TREMONT AVENUE  
60' PUBLIC R/W

ATTACHED TO ADMINISTRATIVE  
APPROVAL

AUG 18 2014

BY: DEBRA CAMPBELL



01 Schematic Site Plan (illustrating first level with retail and residential units)

1" = 20'-0"



Charlotte-Mecklenburg Planning Department

DATE: August 18, 2014

TO: Mark Fowler  
Zoning Supervisor

FROM: Debra Campbell  
Planning Director

SUBJECT: Administrative Approval for Petition No. 2005-106 Tidewater Development, LLC

Attached is the revised site plan for the petition listed above. The site plan shows the conversion of one commercial unit to a live/work and residential unit. Since these changes do not alter the intent of the development I am approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:

- The site layout and proposed use are consistent with the requirements of the approved conditional notes and schematic plan.

Note:

- All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.
- Signage was not a part of this review.