



1. Development Data Table
 - a. Site Acreage = .35
 - b. Tax Parcels Included in Rezoning = 17108236
 - c. Existing Zoning = O2
 - d. Proposed Zoning = MUDD-O
 - e. Existing Use = Retail and Small Engine Repair
Proposed Use = All uses allowed within MUDD zoning district.
 - f. Maximum Building Height = 40 feet
 - g. Square Footage of Existing Building A = 1564 25 sq ft
 - h. Square Footage of Proposed Additions to Building A = less than 3000 sq ft
 - i. Square Footage of Existing Building B = 1488 sq ft
 - j. Square Footage of Proposed Additions to Building B = less than 3000 sq ft
2. General Provisions
 - a. The development of the site will be governed by the City of Charlotte zoning ordinance subject to the optional provisions listed below.
 - b. The site will be PCCO compliant when completed.
 - c. Alterations to the conditional plan are subject to Section 6 207 (Alterations to Approach)
3. Optional Provisions
 - a. The petitioner is requesting optional provisions as part of the MUDD-O application.
 - b. Request parking and maneuvering between the buildings and both Mockingbird Lane and Park Road as shown on the site plan.
 - c. Placement of signage (sign face area = 25 sq ft per side) on both sides of parapets, which will be rebuilt in the same style as they were originally on the building when it was constructed in 1948 as shown on the building elevation.
 - d. Request that the street sign located on a pole at the corner of Park Road and Mockingbird Lane be allowed to remain as it contributes to the historic character of the building and the neighborhood.
 - e. Petitioner requests an optional provision to modify the screening requirement of parking adjacent to public streets to allow the use of a 3 to 3 1/2 foot high masonry wall with a minimum 3 foot wide planting strip to plant small evergreen shrubs in front of the wall, or a 5 foot wide evergreen screen.
4. Permitted Uses
 - a. All uses permitted by right under MUDD-O zoning.
5. Transportation
 - a. There shall be dedication and conveyance of right-of-way measuring one foot behind the proposed sidewalk along both Park Road and Mockingbird Lane prior to a building permit being issued for any expansion of the two buildings.
 - b. Parking shall be in areas shown on site plan. All parking shall be compliant with City of Charlotte land development parking standards.
 - c. A bike rack shall be located adjacent to internal sidewalk connecting Brawley's Beverage entrance to the sidewalk on Park Road.
 - d. Internal sidewalks shall be provided on site as generally depicted on site plan.
6. Architectural Standards
 - a. Will be compliant with City of Charlotte building standards to include brick, block, wood, metal, and stucco.
 - b. Buildings on the site shall be less than 60 feet in height.
 - c. There shall be two buildings on site.
 - d. There shall be provision for canopy/awning on the southeast corner of Brawley's Beverage including poles and wires to provide shade over the outdoor plaza/dining area.
7. Streetscape and Landscape
 - a. Streetscape shall comply with CDD1 standards and City of Charlotte street tree ordinance.
 - b. Landscaping shall be provided to screen parking areas from streets.
 - c. The "Double 18 Oak" along the northern property line will be preserved while Building "B" remains in its current location. If at a future date, building "B" is reconstructed at a location adjoining Park Road right of way and the northern property line, the "Double 18 Oak" will be removed.
 - d. Petitioner requests an optional provision to modify the screening requirement of parking adjacent to public streets to allow the use of a 3 to 3 1/2 foot high masonry wall with a minimum 3 foot wide planting strip to plant small evergreen shrubs in front of the wall, or a 5 foot wide evergreen screen.
8. Environmental Features
 - a. Site will be PCCO compliant
9. Open Space
 - a. Privately constructed open space will be located on the southeast corner of Brawley's Beverage between the building and the corner of Park Road and Mockingbird Lane.
10. Signage
 - a. As part of the optional provisions of this rezoning petition, we request that the 3' x 8' pole sign at the corner of Mockingbird Lane and Park Road remain.
 - b. Request for optional provision to place signage (25 sq ft per side of parapet) on parapet/wings located on two corners of Brawley's Beverage as shown on elevation.
11. Phasing
 - a. All planting strip sidewalk and parking shall be brought up to compliance with the exception of optional provisions listed above.
 - b. Future development of Building B located on the northwest corner of the site will comply with the provisions of this rezoning petition.
 - c. In the event that Building B is determined to be in need of reconstruction, the option of shifting the structures' location to a location adjoining the Park Road right-of-way and the property's northern boundary is requested.
12. Lighting
 - a. All freestanding lighting shall be limited to 25 ft in height and will have shielded and full cut-off type lighting fixtures. No wall-pak type lighting will be allowed.

APPROVED BY
CITY COUNCIL

2012-095

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