

1015 MARGARET BROWN ST - PARCEL ID: 07321513

1. Development Data Table
 - a. Site Acreage: 0.172 AC
 - b. Tax Parcels included in Rezoning: 07321513
 - c. Existing Zoning: UR-1
 - d. Proposed Zoning: MUDD-O
 - e. Existing Square Footage: 1826 SQ. FT
 - f. Floor Area Ratio: NA
 - g. Maximum Building Height: 40' for all structures on site
 - h. Maximum Number of Buildings: NA
 - i. Removed
 - j. Removed
 - k. The existing structures will remain.
2. General Provisions
 - a. Development of the site will be controlled by the standards on this site plan and the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of the proposed buildings and the uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified with the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Section 6.2 of the Zoning Ordinance.
 - b. Access to the site will be provided from the existing public roadway, Margaret Brown Street, as shown on this site plan.
 - c. The petitioner acknowledges that other standard development or requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to the other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
 - d. The site is existing and no changes to the site are proposed.
3. Optional Provisions
 - a. Petitioner requests to opt out of the 10' building separation for existing exccessory structure
 - b. Existing sidewalk and planting strip will remain
4. Permitted uses
 - a. Proposed use to include a conference center, including facilities for corporate meetings, training retreats or other meetings. posed use to be single-family home and meeting space
5. Transportation
 - a. The petitioner will dedicate and convey all rights of way (CDOT's requirements) to the City before a certificate of occupancy is issued.
 - b. All transportation improvements (if any) will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan
 - c. The Petitioner seeks optional provision to opt out of providing the standard sidewalk and planting strip because it would distort the historical significance of 1015 Margaret Brown Street. The property was designated as one of a few historically significant structure by the Landmarks Commission and City Council in 2012.
6. Removed
7. Parks, Greenways, and Open Space
 - a. Open space will conform to the requirements of Ordinance.
8. Fire Protection: NA
9. Signage: (No signage allowed for site)
10. Lighting: NA
11. Phasing: NA
12. Other
 - a. Binding Effect of the Rezoning Documents and Definitions: If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development there.
 - b. Removed

10 TECHNICAL DATA



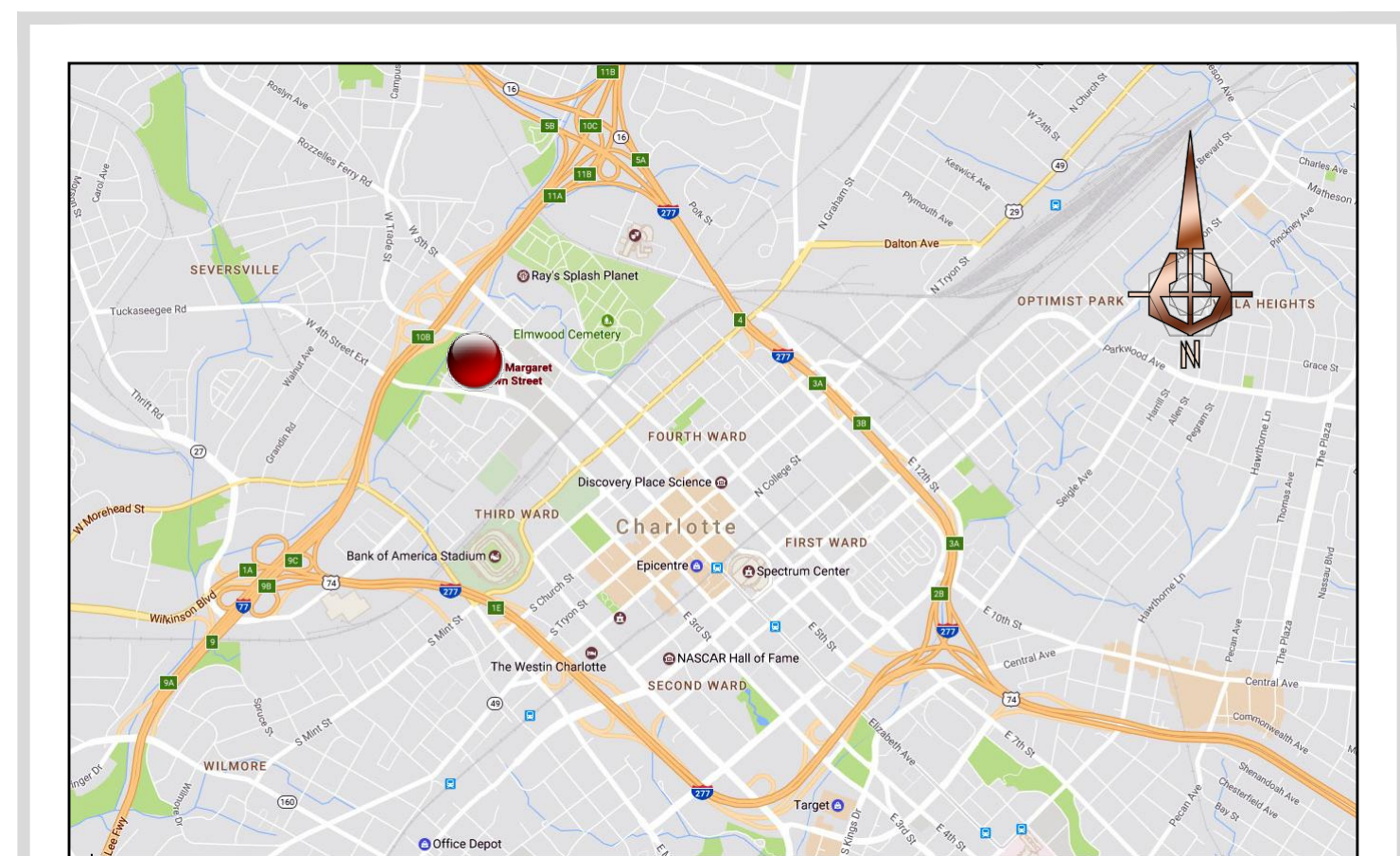
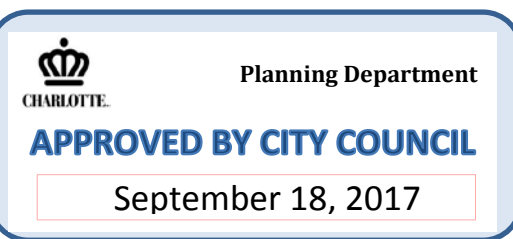
7 SITE PLAN - REZONING PETITION # 2017-067
SCALE: 1"=20'-0"




11 EXISTING GIS MAP
SCALE: 1"=100'-0"

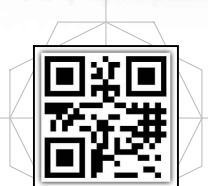


12 EXISTING AERIAL MAP
SCALE: 1"=100'-0"



16 VICINITY MAP


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REZONING PROPOSAL FOR
THE COMMITTEE TO RESTORE AND PRESERVE THIRD WARD INC.
 1015 MARGARET BROWN ST, CHARLOTTE, NORTH CAROLINA, 28202

SITE PLAN

ISSUE DATE:
 20 MAR 2017

REVISIONS:
 5 MAY 2017
 23 JUL 2017

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