

# REZONING PETITION NO. 2018-122

## 1. General Provisions

- The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
- The development depicted on the Rezoning Plan is the existing condition of the properties and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, loading/service area and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
- Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

## 2. Optional Provisions:

- For the South Torrence Street building, Section 9.8506 (c) 1. a. (i) shall be modified to: Wall signs having up to 200 square feet of sign surface area per wall or 10% of the Wall area to which they are attached, whichever is less shall be allowed.
- South Torrence Street shall not be required to meet the streetscape design standards requirements for planting and sidewalks as set forth in Section 9.8506 (d) of the Ordinance.
- Removed
- No off-street vehicular parking is required per section 9.8507 (4) of the Ordinance.
- Existing 12' sidewalk along East 4th Street will remain.

## 3. Permitted Uses

- Allowed uses: unless excluded below, any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses provided that the maximum square footage, including patio/outdoor dining space, shall not exceed 9,750 square feet of interior space and 3,200 exterior.
- Excluded uses: adult establishment, nightclubs, any medical use or clinics, drive-thru windows of any sort.

## 4. Transportation

- Vehicular access shall be as generally depicted on the Rezoning Plan.
  - Existing curb cut accessing alley on 4th street to be removed.
  - Existing curb cut on South Torrence Street to remain for service and loading access.
- Comment moved to 2d.
- Bicycle Parking will be provided per the Ordinance.
  - Removed
  - Removed
- Existing diagonal curb ramp at the southwest corner of East 4th Street and South Torrence Street will be replaced with two curb ramps.
- Where feasible, an easement will be provided to the City 2'-0" beyond the edge of sidewalk.

## 5. Streetscape and Landscaping

- Along East 4th Street the twelve (12) foot setback as measured from the back of the curb will remain. With the exception of the removal and replacement of the existing curb cut the setback shall maintain the existing hardscape as depicted on the Rezoning Plan.
- Along South Torrence Street a setback of fourteen (14) feet measured from the back of existing curb shall be provided and as generally set forth in the Rezoning Plan. Within the setback the 3' planting strip and 5' sidewalk will be replaced with a new 8' sidewalk and 6' planting area as depicted on the Rezoning Plan.

## 6. Architectural Standards

- Exterior architectural standards will generally reflect the style and quality of architecture that is existing. Improvements to the buildings will include new awnings, paint and new openings. Allowable building materials for any minor additions or improvements will include masonry, stucco or synthetic stucco, metal panels, cementitious siding, wood or synthetic wood.
- Any replaced glazing will be clear glass.

## 7. Environmental Features

- Site will comply with the Post Construction Stormwater Ordinance.

## 8. Parks, Greenways and Open Space

- Removed
- Removed

## 9. Binding Effect of the Rezoning Application

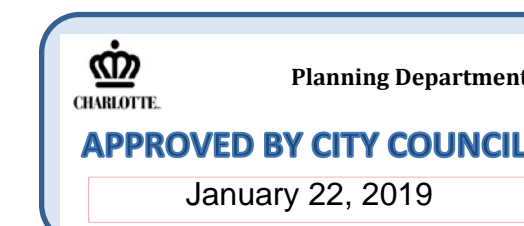
- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

# DEVELOPMENT SUMMARY

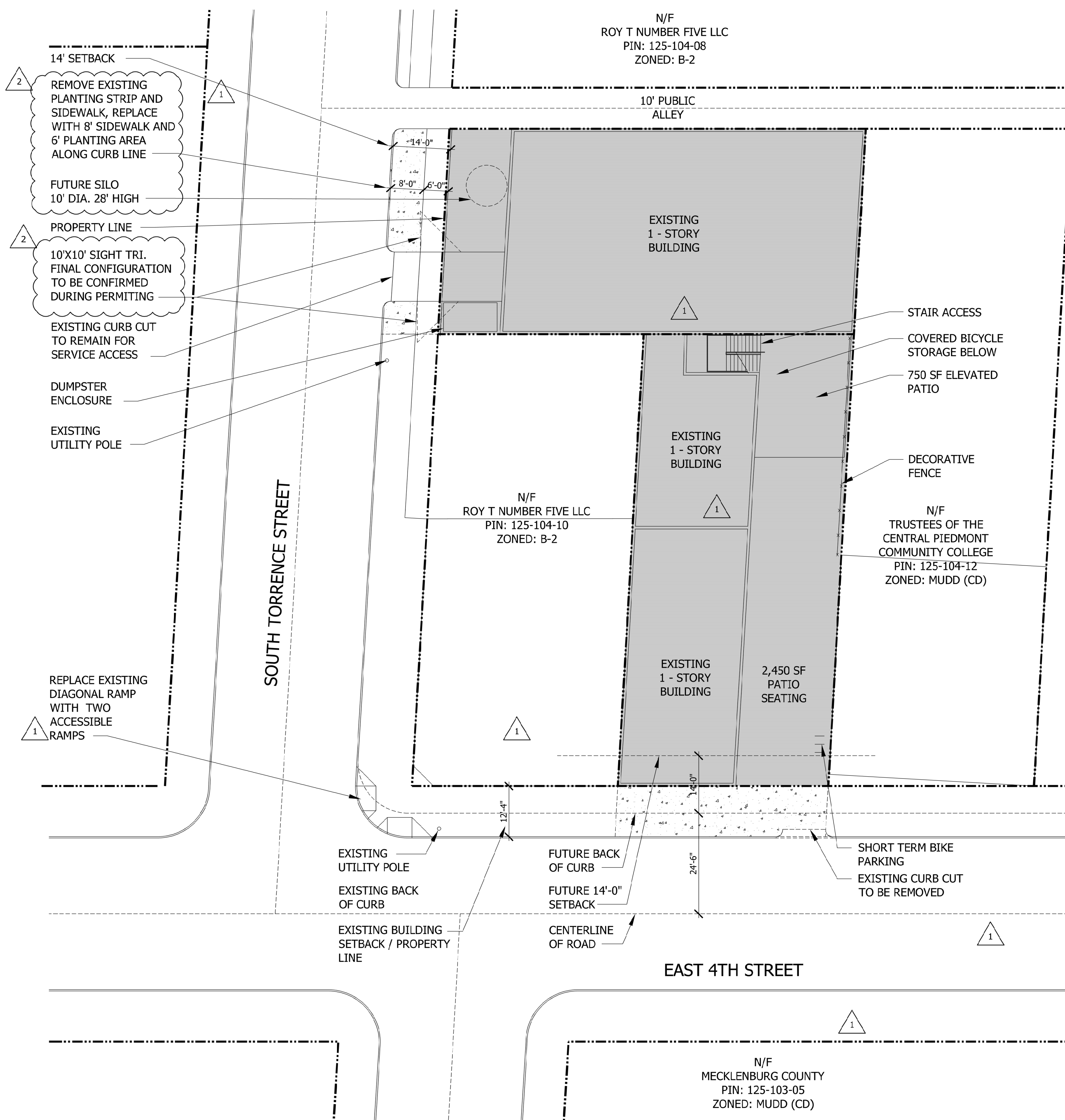
REZONING SITE AREA: 0.244 ACRES  
 TAX PARCEL ID: 125-104-11 & 125-104-09  
 EXISTING ZONING: B-2  
 PROPOSED ZONING: MUDD-O  
 EXISTING USES: RETAIL & WAREHOUSE  
 PROPOSED USES: USES PERMITTED IN MUDD AS FURTHER DESCRIBED IN THE DEVELOPMENT STANDARDS

EXISTING BUILDING SF: 8,701 SF (7,281 SF TO REMAIN & 1,440 SF TO BE DEMOLISHED)

PROPOSED INTERNAL SF: 9,750 SF  
 PROPOSED EXTERIOR SF: 3,200 SF  
 PARKING: NO PARKING REQUIRED  
 BUILDING HEIGHT: 60' MAXIMUM  
 OPEN SPACE: N/A



2 VICINITY MAP  
 RZ-1 NTS



1 SITE PLAN  
 RZ-1 1/16" = 1'-0"

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 108 SOUTH TORRENCE STREET  
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REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION 1	11-9-2018
2	REVISION 2	12-19-2018

NOT FOR CONSTRUCTION  
 SEPTEMBER 20, 2018

ILLUSTRATIVE PLAN

RZ - 1  
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