

1 LIVING FENCE PHOTO
RZ-2

1125 BELMONT AVENUE SITE
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC

CONCEPTUAL SITE PLAN
REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-295
SC ENG : NO. 3899 SC LA : NO. 211

Project Manager: LHC
Drawn By: LHC
Checked By: MDL
Date: 2/24/17
Project Number: 16061

Sheet Number:

RZ-2

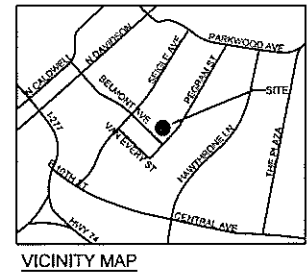
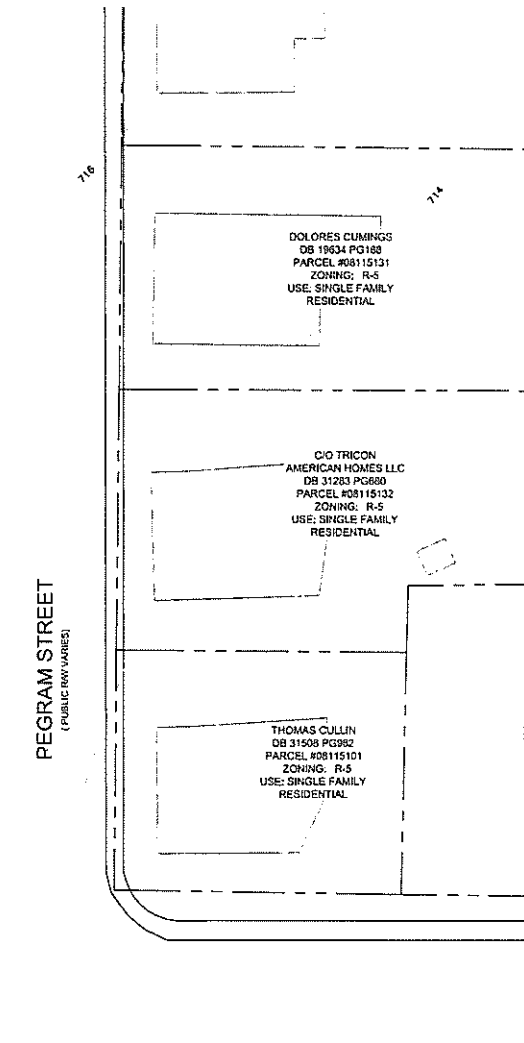
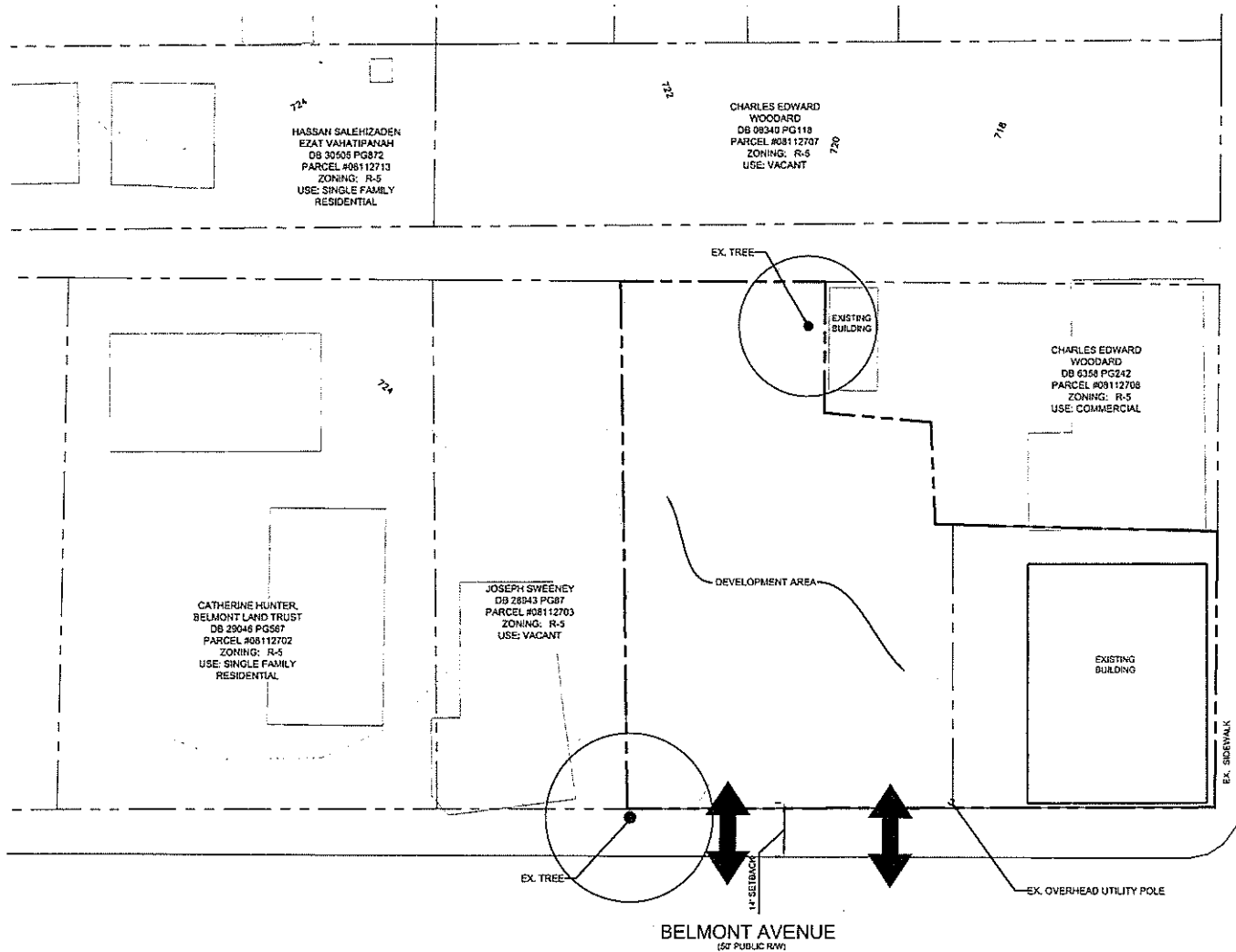


SCALE: 1"=20'

REVISIONS:

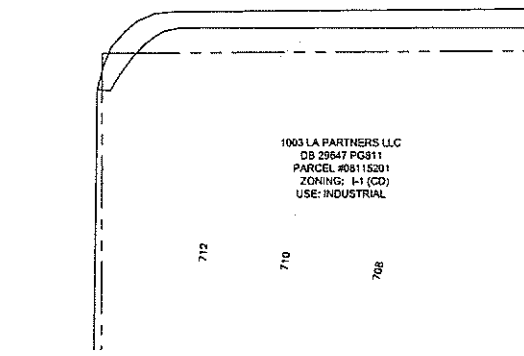
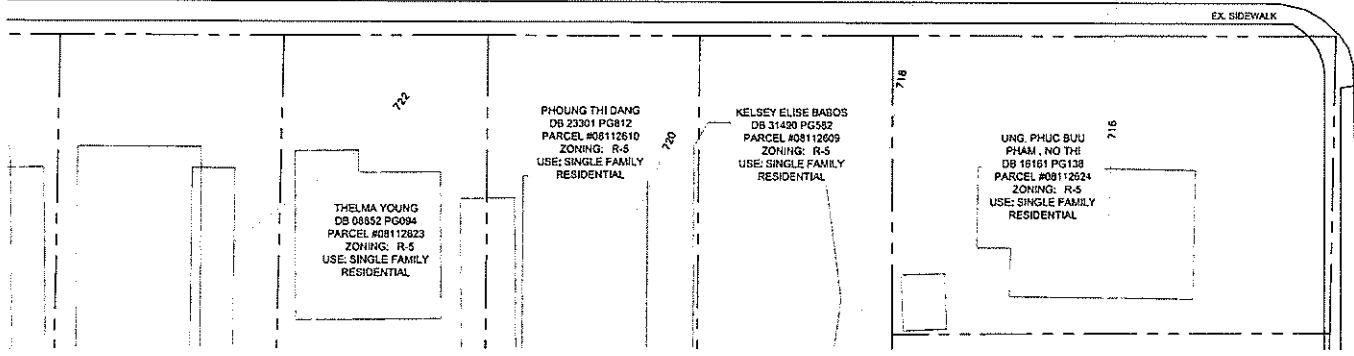
No.	Date	By	Description

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SITE DATA:

TAX PARCEL ID:	08112704, 08112705
ACREAGE:	± 0.357 AC (GROSS)
EXISTING ZONING:	(R-5) SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	(MUDD-O) MIXED USED DEVELOPMENT DISTRICT - OPTIONAL
EXISTING USE:	EATING, DRINKING, & ENTERTAINMENT ESTABLISHMENT TYPE 2
PROPOSED USE:	SEE 2(a) BELOW
BUILDING SIZE:	6048 S.F. (3024 S.F. HEATED)
FRONT SETBACK:	14' MIN
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. EXISTING BUILDING HEIGHT:	40'



Development Standards

1. General Provisions

a. Development of the 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 proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

d. The total number of principal buildings to be developed on the Site shall not exceed 1. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gateposts, trellises, storage buildings, and other structures associated with the on-site open space.

2. Optional Provisions

a. The site may provide auto parking at a rate of 1 space per 400sf gross floor area, regardless of use.

b. Buffering provided for adjacent Single-family use or zoning may be satisfied by providing a 6' ht wire mesh "living screen" planted with evergreen climbing vegetation (not chain-link fence).

c. Street trees will not be required between the building and the street frontage.

d. The Petitioner may coordinate with Planning staff to find alternatives to the requirements of 12.544(1)(c), 12.546(1)(b), and that may interfere with preservation of the historic architecture of the existing building.

3. Purpose

a. The purpose of this Rezoning application is to provide for the adaptive re-use of the existing "Red Front Department Store" (c. 1902) building to allow for uses as described in 4(a) below. To achieve this purpose, the application seeks the rezoning of the site to the Mixed Use Development - Optional (MUDD-O) district.

4. Permitted Uses

a. Uses allowed on the property included in this Petition will be Eating, Drinking, and Entertainment Establishments (Type 2), brewery, coffee shop, exercise gym, general office, retail, and/or residential uses, as well as related accessory uses as are permitted in the MUDD-O district. *Outdoor entertainment will be limited to the hours of 8:00AM to 11:00PM.*

5. Transportation

a. The site will have access via parking lot connections to Belmont Avenue at locations prescribed by CDOT as generally identified on the concept plan for the site.

6. Architectural Standards

a. The Petitioner desires to have the building designated a Historic Landmark by the Historic Landmarks Commission and will pursue that designation independently of this rezoning petition.

b. The building finishes will include brick, stone and/or other masonry products and cementitious siding or other similar durable siding materials. Plastic or metal material may be used for incidental architecture details including windows, doors, and trim details. No vinyl will be used as siding material.

c. Trash and recycling will be provided by dumpsters on site.

7. Streetscape, Buffers, and Landscaping

a. Petitioner will coordinate with the City Arborist, Urban Forestry, and CDOT to preserve existing trees in the Right-of-Way along Belmont Avenue.

b. The Petitioner will screen proposed parking from adjoining residential properties as described in 2(b) above.

c. The site is considered "Redevelopment" and is therefore exempt from tree save requirements.

8. Environmental Features

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.

b. All utilities within the Site will be placed underground.

9. Parks, Greenways, and Open Space

a. Reserved

10. Fire Protection

a. Reserved

11. Signage

a. Reserved

12. Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.

b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjacent properties.

13. Phasing

a. Reserved

14. Binding Effect of the Rezoning Application

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.

b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time be involved in any future development thereof.

c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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SCALE: 1"=20'

REVISIONS:

No.	Date	By	Description



1125 BELMONT AVENUE SITE
CAMP GREEN PROPERTIES, LLC
CHARLOTTE, NC

TECHNICAL DATA SHEET
REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
 NC PE: C-2992 RE LA: C-293
 SC EIT: 140-3379 SC LA: 06-211

Project Manager: LHC
 Drawn By: LHC
 Checked By: MDL
 Date: 2/24/17
 Project Number: 16061
 Sheet Number: RZ-1

SHEET # 1 OF 2