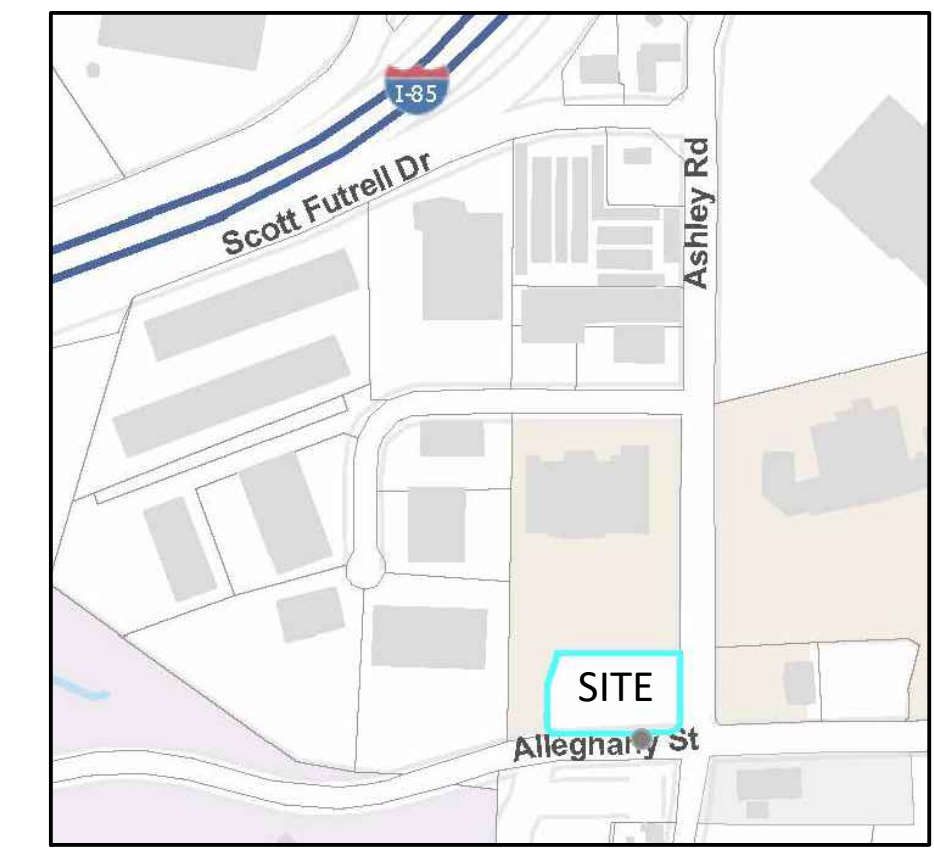


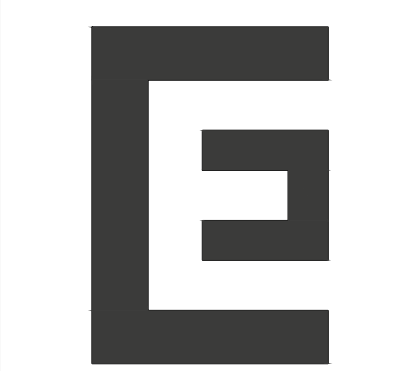
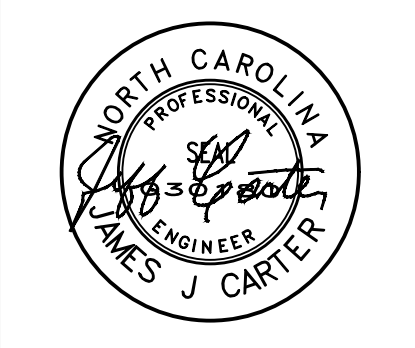
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DEVELOPMENT DATA TABLE	
SITE ADDRESS: 1726 ALLEGHANY STREET	
SITE ACREAGE: 1.519 ACRES	
TAX PARCEL INCLUDED IN REZONING: 06113106	
EXISTING ZONING: CG(CD)	
PROPOSED ZONING: GC	
LAND USE:	
EXISTING: VACANT/COMMERCIAL	
PROPOSED: UP TO 4,000 SF OF COMMERCIAL USES AS ALLOWED WITHIN THE CG DISTRICT	
REQUIRED SETBACKS:	
FRONT	36 FEET
SIDE	10 FEET
REAR	20 FEET
MINIMUM PARKING: 1 SPACE PER 1,000 S.F. OF GFA + 50% OF OUTDOOR AREA.	
4,000 S.F. OF GFA + 2,000 S.F. OF OUTDOOR AREA = 5 SPACES REQUIRED	
MAXIMUM PARKING: 1 SPACE PER 250 S.F. OF GFA + 50% OF OUTDOOR AREA = 20 SPACES MAXIMUM	
PARKING PROVIDED: PROVIDED PARKING WILL MEET ORDINANCE REQUIREMENTS	
MAXIMUM BUILDING HEIGHT: 50 FEET	



LOCATION MAP
1"=500'

REVISION BLOCK	
ISSUE	REVISION DATE & DESCRIPTION
1	05.15.2024 - REZONE SITE PLAN
2	05.30.2024 - OWNER COMMENTS
3	
4	
5	
6	
7	
8	



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REZONE SITE PLAN FOR ZAXBY'S RESTAURANT
1726 ALLEGHANY ST, CHARLOTTE, NC

SHEET TITLE:
SITE PLAN



SHEET NUMBER:
C 1.0

PROJECT NUMBER:
24910ZAX

DATE:
05.15.24

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
 - Site Description. These Development Standards and the Technical Data Sheet from the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by CLT Operations Holdings LLC ("Petitioner") to accommodate the development of a commercial use development on an approximately 1.519 acre property located at 1726 Alleghany Street, more particularly described as Mecklenburg Tax Parcel 06113106 (the "Site").
 - Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Charlotte Unified Development Ordinance ("Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations under the Ordinance for the CG zoning classification shall govern all new development taking place on the Site.
 - Graphics and Alterations. The depictions of the building envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 37.3 of the Ordinance. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 37.3 of the Ordinance, as applicable.
- PERMITTED USES:**
 - The Site may be developed with all commercial uses along with accessory uses allowed in the CG zoning district.
- TRANSPORTATION:**
 - The site currently has full access through shared private driveways. No new access points to a public street are proposed. These connections are generally depicted on the Site Plan. Final vehicular access to the Site will be determined and coordinated with CDOT and NCDOT during Land Development review.
 - Parking areas are generally depicted on the Site Plan.
 - Where applicable, the Petitioner shall dedicate and convey in fee simply all rights-of-way and easements to the City of Charlotte and NCDOT as generally depicted on the Rezoning Plan, prior to the issuance of the first certificate of occupancy for proposed uses.
 - During permitting, a drive-thru queuing analysis for the AM and PM peak hours will be provided to CDOT.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- ARCHITECTURAL STANDARDS:**
 - Direct pedestrian connection shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - All dumpster, recycling, and services areas will be screened from public streets and adjacent residential uses with materials complimentary to the principal structure.
- ENVIRONMENTAL FEATURES:**
 - The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.
 - The Site shall comply with all required screening, landscape, and buffers set forth by the City of Charlotte Zoning Ordinance. Screening and/or buffers may be removed if the zoning of the abutting property becomes a similar or more intensive zoning.
 - The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full land development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- STREETSCAPE**
 - Landscape shall be provided to comply with Article 20 of the Ordinance.
- SIGNAGE:**
 - As allowed by the Ordinance.
- LIGHTING:**
 - All new lighting shall be full cut-off type lighting fixtures excluding low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
 - The maximum height of detached lights will be limited to 26 feet.
- AMENDMENTS TO THE REZONING PLAN:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site under the Rezoning Plan will, unless amended in the manner herein and under the Ordinance, be binding upon and inure to benefit the Petitioner and subsequent owners of the Site or Development Areas, as applicable.

N/F
PC FLP LLC
PARCEL: 06113101
DEED: 37373-566
ZONING: B-1(CD)

N/F
PC FLP LLC
PARCEL: 06113101
DEED: 37373-566
ZONING: B-1(CD)

N/F
HCBV LLC
PARCEL: 06714216
DEED: 33956-573
ZONING: B-1(SCD)

N/F
ASHLEY PARK TOWNHOMES LLC
PARCEL: 06111216
DEED: 38321-848
ZONING: UR-2 (CD)

