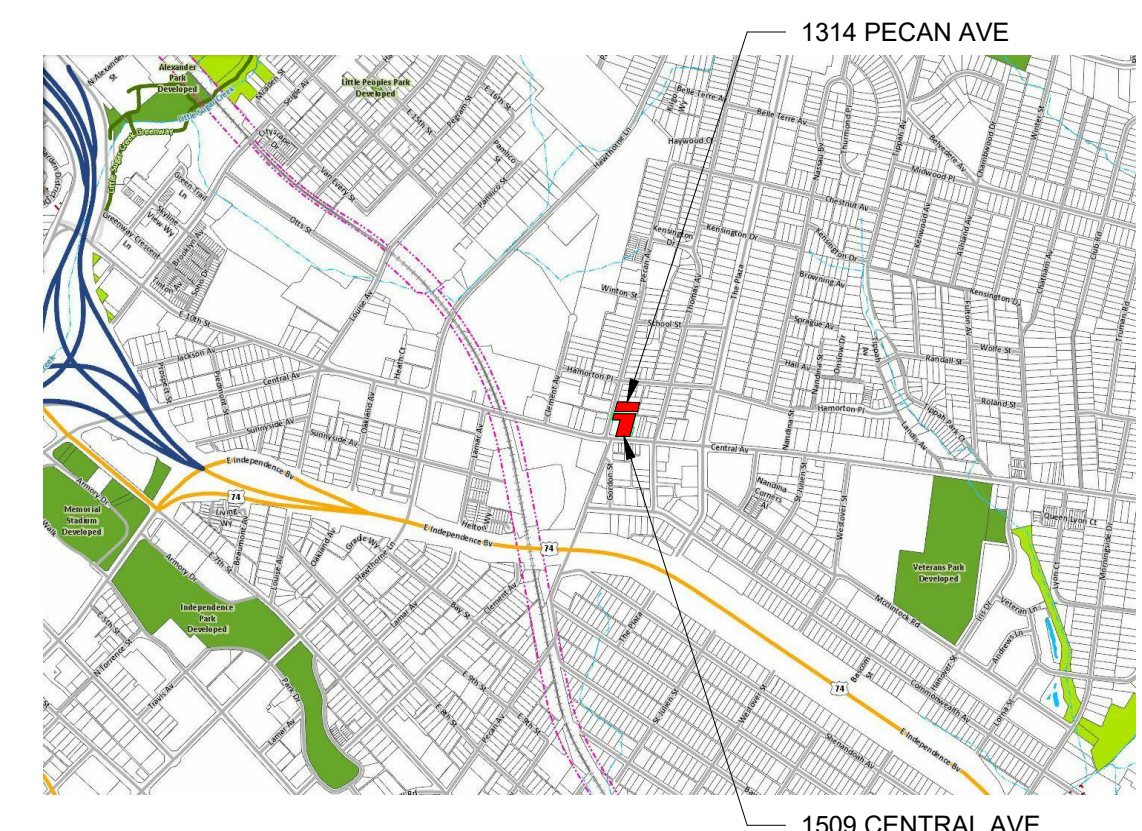


**SITE DATA:**

PETITIONER:	1511 CENTRAL LLC
TAX PARCEL NUMBERS:	081-174-10 AND 081-174-05
TOTAL SITE ACREAGE:	±0.905 AC
EXISTING ZONING:	B-2 PED
PROPOSED ZONING:	B-2 PED-O
EXISTING OVERLAYS:	PEDESTRIAN OVERLAY
EXISTING USE:	COMMERCIAL
PROPOSED DEVELOPMENT:	USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-2 PED ZONING DISTRICT. THE ALLOWED USES WILL UTILIZE THE EXISTING BUILDING WHICH WILL BE PRESERVED.
MAXIMUM BUILDING HEIGHT:	40' FOR NEW BUILDINGS (EXCLUSIVE OF ROOFTOP PATIOS, WHERE PERMITTED)
PARKING:	AS REQUESTED IN THE OPTIONAL PROVISION BELOW.

PETITION NO. 2020-004

- I. General Provisions**
- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by 1511 Central LLC (the "Petitioner") to accommodate adaptive reuse of existing buildings and expansion on the 0.905-acre site located at 1511 Central Avenue and 1318 Pecan Avenue, more particularly described as Tax Parcel Numbers 081-174-10 and 081-174-05 (the "Site").
  - Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the B-2 PED Zoning District shall govern all development taking place on the Site.
  - 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 Subsections 6.207(1) or (2) of the Ordinance, as applicable.
- II. Optional Provisions**
- The intent of this Rezoning Petition is to allow change of uses for the existing buildings to occur without requiring additional parking spaces to be provided as required by the PED Overlay zoning regulations.
- To allow the existing buildings to continue to be used with uses as permitted in the B-2 PED zoning district without having to provide on-site or off-site vehicular parking spaces.
  - To not require additional parking spaces for change of uses (e.g., change of use from a retail use to EDEE uses).
  - To not require additional parking spaces if the building is expanded with ancillary building areas.
  - To not require the installation of streetscape improvements along Central Avenue when change of uses or building expansions occur if Chapter 19 is not triggered. Should future building expansion trigger Chapter 19 requirements, pedestrian and drainage facilities will be required.
  - To allow the addition of outdoor dining areas, including rooftop dining areas, without requiring additional parking to be provided.
- III. Permitted Uses**
- The Site may be developed uses as permitted in the B-2 PED zoning district. The existing buildings at 1511 Central Avenue and 1318 Pecan Avenue shall remain but may be expanded to get an additional 30,000 SF (small portions of the existing building may be removed to allow for minor renovations and expansions).
- The existing parking area within parcel 081-174-05 adjacent to the 1318 Pecan Avenue building shall remain as a parking area, which may be enhanced or expanded including but not limited to the addition of parking lifts. Outdoor dining shall not be permitted within this existing parking area and adjacent to existing single-family residential lots.
- IV. Transportation**
- Petitioner shall dedicate and convey all rights-of-way in fee simple conveyance to the City of Charlotte prior to the issuance of Site's first building certificate of occupancy for new construction buildings.
  - All transportation improvements will be approved and constructed prior to the issuance of Site's first building certificate of occupancy for new construction buildings.
- V. Architectural Standards**
- Existing buildings at 1511 Central Avenue and 1318 Pecan Avenue to remain. New building(s) shall conform to PED Ordinance Standards.
  - Rooftop patios, if provided, shall be oriented toward Central Avenue and located in the areas as generally depicted on the Rezoning Plan.
- VI. Environmental Features**
- The Petitioner shall comply with the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- VII. 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(s) of any part of the Site from time to time who may be involved in any future development thereof.



**2 VICINITY MAP**  
1" = 20'-0"

**1 REZONING PLAN**  
1/16" = 1'-0"



**LEGEND:**

- - - - - PROPERTY LINE
- - - - - STREET CENTERLINE
- ELECTRIC POLE

JERRY LEVINE & PHOEBE LEVINE  
PARCEL# 08117404  
USE: SINGLE FAMILY  
ZONING: R-5

DIANE R. HOPPER  
PARCEL# 08117420  
USE: SINGLE FAMILY  
ZONING: R-5

DIANE R. HOPPER  
PARCEL# 08117419  
USE: SINGLE FAMILY  
ZONING: R-5

CLAUDE BARBRE, JR. & BETTY JO BARBRE  
PARCEL# 08117418  
USE: PARKING LOT  
ZONING: R-5

PATRICIA K. TRIANTIS  
PARCEL# 08117412  
USE: COMMERCIAL  
ZONING: B-2 PED

DAVID E. GARMON & SHIRLEY B. GARMON  
PARCEL# 08117418  
USE: COMMERCIAL  
ZONING: B-2 PED

1511 CENTRAL LLC  
PARCEL# 08117410  
USE: COMMERCIAL

CENTRAL AVENUE  
60 FT PUBLIC R/W

PECAN AVENUE  
50 FT PUBLIC R/W



1307 West Morehead Street  
Suite 108  
Charlotte, NC 28208

www.insightarch.com

t 704 344 0445  
f 704 344 0446

• PRELIMINARY •  
NOT FOR  
CONSTRUCTION

03/15/2021

**Nova's  
Bakery -  
Rezoning**

PETITION NO. 2020-004

1318 Pecan Ave,  
Charlotte, NC 28205

Prepared for:  
Nova's Bakery

Date 03/15/2021  
Architect's Project # 2042

#	REVISION	DATE
1	Site Review Comments	3/15/2021

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**REZONING  
PLAN**

**A100**