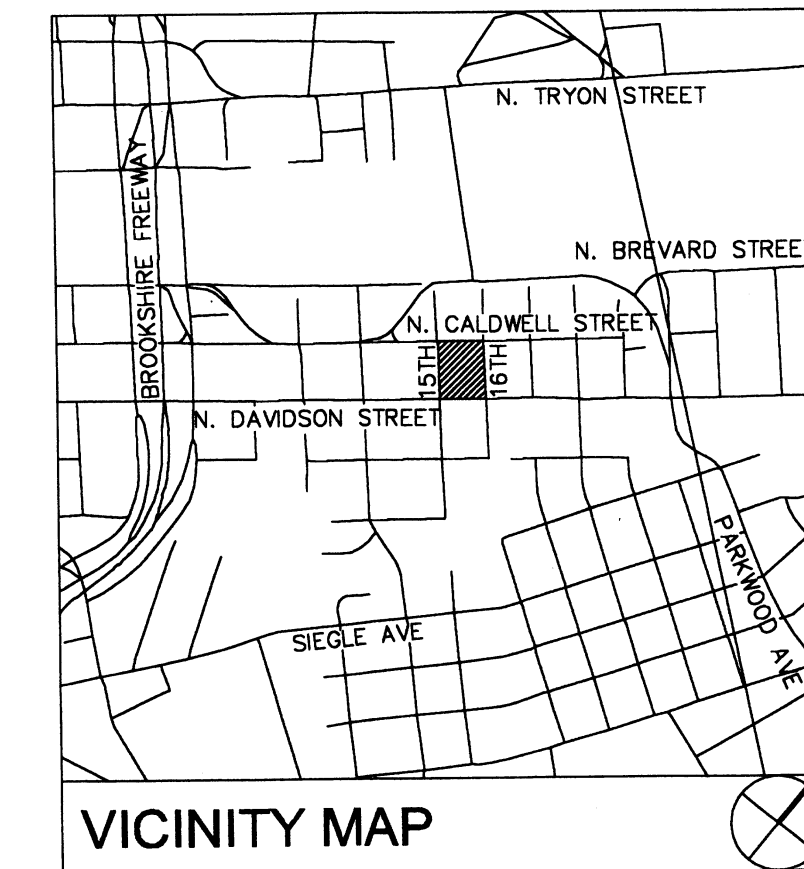


Tuscan Development, LLC

1355 Greenwood Cliff
Charlotte, North Carolina 28202

704.343.0110 voice
704.343.0443 fax
www.tuscandevelopment.com



ZONING CODE SUMMARY

SITE:	TAX PARCEL NO. 081-068-07
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD (CD)
PROPOSED USES:	MULTI-FAMILY CONDOMINIUMS FOR SALE: (150 UNITS MAXIMUM) NEIGHBORHOOD RETAIL/COMMERCIAL SPACE: (20,000 SF MAXIMUM)
ACREAGE:	2.14 ACRES
SETBACK:	SEE REZONING PLAN
SIDE YARD:	N/A
REAR YARD:	N/A
HEIGHT:	RESIDENTIAL: (5 STORIES OR 65.0' MAXIMUM ADJACENT TO 15TH STREET AND DAVIDSON STREET) (4 STORIES OR 52.0' MAXIMUM ADJACENT TO 16TH STREET AND CALDWELL STREET) RETAIL/COMMERCIAL: (5 STORIES OR 80' MAXIMUM)
PARKING REQUIRED:	RESIDENTIAL: (1 SPACE PER DWELLING UNIT) RESTAURANT: (1 SPACE PER 125 GROSS SQUARE FEET) ALL OTHER USES: (1 SPACE PER 600 GROSS SQUARE FEET)
PARKING PROVIDED:	RESIDENTIAL: (1 SPACE PER DWELLING UNIT) RESTAURANT: (1 SPACE PER 125 GROSS SQUARE FEET) ALL OTHER USES: (1 SPACE PER 600 GROSS SQUARE FEET)

Project:

SoDa Lofts

Sheet Title:

Rezoning Plan Petition No. 2006-97

For Public Hearing

Issue Date:

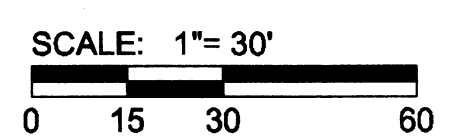
July 20, 2006

Revision:

Date	Description
8/18/06	PER CMPC COMMENTS
9/18/06	PER CMPC COMMENTS
9/27/06	PER CMPC COMMENTS
10/13/06	PER CMPC COMMENTS

APPROVED BY
CITY COUNCIL
OCT 18 2006

Scale:



Sheet Number:

IRZ1

FOR REZONING PURPOSES ONLY; NOT FOR CONSTRUCTION

ZONING: R-22MF
PARCEL ID NO: 081-062-08
PROPERTY USE: INSTITUTIONAL
DUNCAN MEMORIAL METHODIST CHURCH
420 E. 15TH STREET
CHARLOTTE, NC 28206

ZONING: UR-2(CD)
PARCEL ID NO: 081-061-08
PROPERTY USE: MULTI-FAMILY
LEPPER, MARTIN, FARRIS, LLC.
1920 CLEVELAND AVENUE
CHARLOTTE, NC 28203

ZONING: R-22MF
PARCEL ID NO: 081-061-09, 081-061-10, 081-061-11
PROPERTY USE: SINGLE FAMILY
ANGKOR INVESTMENTS, INC.
300 S. SHARON AMITY ROAD, SUITE 178
CHARLOTTE, NC 28211

ZONING: R-8
PARCEL ID NO: 081-077-06
PROPERTY USE: SINGLE FAMILY
SENG L. TAN/YAO&W.F. SOKHARY
PO BOX 34397
CHARLOTTE, NC 28234

ZONING: I-2
PARCEL ID NO: 081-065-05
PROPERTY USE: BUSINESS/SINGLE FAMILY
BILLIE N. MARTIN/THE MARTIN COMPANY OF CHARLOTTE, LLC.
3501 COUNTRY CLUB DRIVE
CHARLOTTE, NC 28206

PROPOSED ON-STREET PARKING
(BACK OF CURB LOCATED 17.5'
FROM CENTERLINE OF RIGHT-OF-WAY)

14.0' SETBACK FROM
PROPOSED BACK OF CURB

ZONING: I-2
PARCEL ID NO: 081-065-04
PROPERTY USE: VACANT
THE MARTIN COMPANY OF CHARLOTTE, LLC.
3501 COUNTRY CLUB DRIVE
CHARLOTTE, NC 28206

ZONING: I-2
PARCEL ID NO: 081-093-01
PROPERTY USE: WAREHOUSE
HUNTER AUTO AND WRECKING CO, INC.
1114 N. DAVIDSON STREET, SUITE #5234
CHARLOTTE, NC 28206

ZONING: I-2
PARCEL ID NO: 081-092-06
PROPERTY USE: COMMERCIAL
FACTORS OF THE SEVEN, INC./
WADE H. FERGUSON
PO BOX 36466
CHARLOTTE, NC 28236

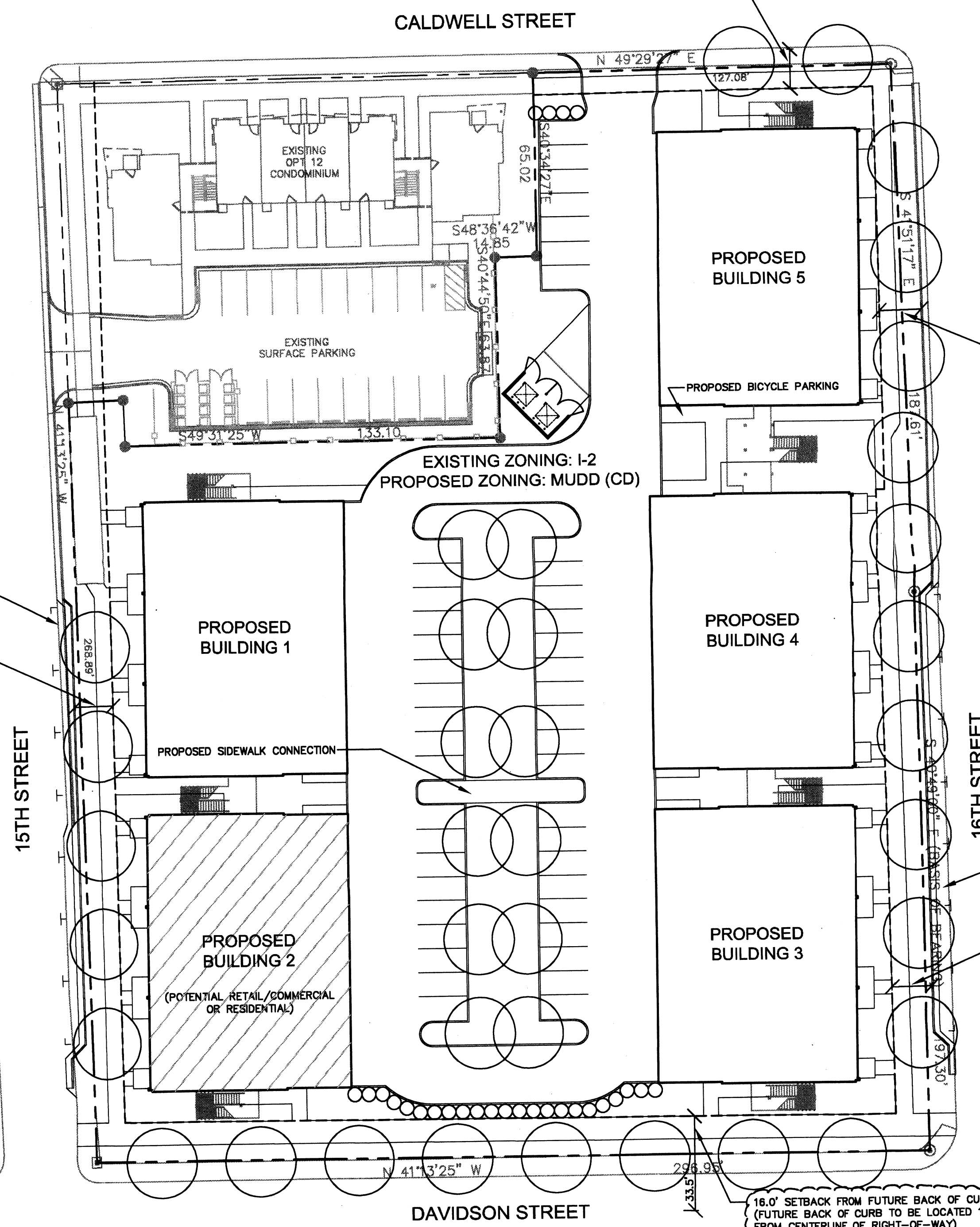
ZONING: I-2
PARCEL ID NO: 081-092-04
PROPERTY USE: VACANT
FIFTEENTH STREET CHURCH OF GOD
PO BOX 36466
CHARLOTTE, NC 28236

ZONING: R-22MF
PARCEL ID NO: 081-092-03
PROPERTY USE: SINGLE FAMILY
MARY MASSEY
1212 N. DAVIDSON STREET
CHARLOTTE, NC 28206

ZONING: R-22MF
PARCEL ID NO: 081-092-02
PROPERTY USE: SINGLE FAMILY
MARCUS L. & CAROL A. BLACK
PO BOX 34397
CHARLOTTE, NC 28234

ZONING: R-22MF
PARCEL ID NO: 081-092-02
PROPERTY USE: SINGLE FAMILY
TPM PROPERTIES, LP
3616 WOODLAWN FARMS ROAD
CHARLOTTE, NC 28226

ZONING: R-8
PARCEL ID NO: 081-091-06
PROPERTY USE: VACANT
BERNICE PARKER
1720 WATSON AVENUE, APT 2B
BRONX, NY 10472

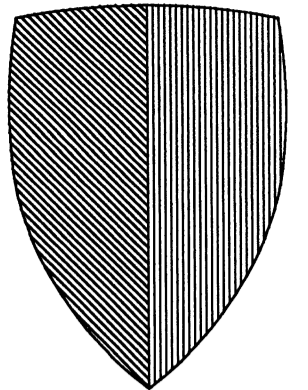


ZONING: R-8
PARCEL ID NO: 081-071-01
PROPERTY USE: SINGLE FAMILY
JIMMY L. & RUBY S. LITTLE
PO BOX 34397
CHARLOTTE, NC 28234

ZONING: R-8
PARCEL ID NO: 081-071-16
PROPERTY USE: SINGLE FAMILY
ROSALIND A. MCCOY
525 E. 15TH STREET
CHARLOTTE, NC 28206

ZONING: R-8
PARCEL ID NO: 081-071-13
PROPERTY USE: SINGLE FAMILY
CECELIA JOHNSTON/HABITAT FOR HUMANITY
PO BOX 34397
CHARLOTTE, NC 28234

16.0' SETBACK FROM FUTURE BACK OF CURB
(FUTURE BACK OF CURB TO BE LOCATED 17.5'
FROM CENTERLINE OF RIGHT-OF-WAY)



Tuscan Development, LLC

1355 Greenwood Cliff
Charlotte, North Carolina 28202

704.343.0110 voice
704.343.0443 fax
www.tuscandevlopment.com

Project:

SoDa Lofts

Sheet Title:

Rezoning Plan
Petition No. 2006-97

For Public Hearing

Issue Date:

July 20, 2006

Revision:

Date	Description
8/16/06	PER CMPC COMMENTS
9/18/06	PER CMPC COMMENTS
9/27/06	PER CMPC COMMENTS
10/13/06	PER CMPC COMMENTS

Scale:

Sheet Number:

IRZ2

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CENTER CITY CLIMATE CONTROLLED STORAGE, LLC TO ACCOMMODATE THE REDEVELOPMENT OF THAT APPROXIMATELY 2.14 ACRE SITE BOUNDED BY DAVIDSON STREET TO THE SOUTH, 15TH STREET TO THE WEST, CALDWELL STREET TO THE NORTH AND 16TH STREET TO THE EAST AND WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

PERMITTED USES/MAXIMUM NUMBER OF DWELLING UNITS/MAXIMUM BUILDING AREA DEVOTED TO NON-RESIDENTIAL USES

- EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY BE DEVOTED TO FOR-SALE ATTACHED CONDOMINIUM DWELLING UNITS AND/OR TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT. A MAXIMUM OF 150 FOR-SALE ATTACHED CONDOMINIUM DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE.
- THAT PORTION OF THE BUILDING LOCATED ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET THAT IS HATCHED ON THE REZONING PLAN AND THAT PORTION OF THE BUILDING LOCATED ALONG THE SITE'S FRONTAGE ON 15TH STREET THAT IS HATCHED ON THE REZONING PLAN MAY BE DEVOTED TO FOR-SALE ATTACHED CONDOMINIUM DWELLING UNITS AND/OR TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH, AND/OR TO THE FOLLOWING USES:
 - ART GALLERIES.
 - BARBER AND BEAUTY SHOPS.
 - DRY CLEANING FACILITIES. (PICK-UP AND DROP-OFF ONLY)
 - INDOOR RECREATION, SUCH AS SPAS AND YOGA STUDIOS.
 - PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTORS' OFFICES, VETERINARY CLINICS, GOVERNMENT OFFICES, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES, PROVIDED, HOWEVER, THAT VETERINARY CLINICS WITH OUTDOOR RUNS SHALL NOT BE PERMITTED.
 - RESTAURANTS, INCLUDING OUTDOOR DINING AND OPEN AIR OR SIDEWALK CAFES.
 - RETAIL SALES LIMITED TO THOSE USES PERMITTED IN THE B-1 ZONING DISTRICT.
 - STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY.
 - SALES OFFICES.
- THE MAXIMUM GROSS BUILDING AREA THAT MAY BE DEVOTED TO THE ABOVE DESCRIBED NON-RESIDENTIAL USES SHALL BE 20,000 SQUARE FEET. OUTDOOR PORCHES AND PATIOS AND OUTDOOR SEATING AND DINING AREAS SHALL NOT BE CONSIDERED TO BE A PART OF AND SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA FOR NON-RESIDENTIAL USES.

- NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, BARS, NIGHTCLUBS AND LOUNGES SHALL NOT BE PERMITTED ON THE SITE. HOWEVER, THIS PROVISION SHALL NOT PROHIBIT A RESTAURANT LOCATED ON THE SITE FROM SELLING AND SERVING ALCOHOLIC BEVERAGES.

SETBACKS, SIDE YARDS, AND REAR YARDS

- THE BUILDING AND PARKING SETBACKS ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE BUILDINGS LOCATED ON THE SITE SHALL ALSO SATISFY OR EXCEED THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT. THE BUILDINGS AND THE PARKING AREAS SHALL BE LOCATED WITHIN THEIR RESPECTIVE ENVELOPES AS DEPICTED ON THE REZONING PLAN.

CANOPIES, AWNINGS AND SIMILAR ARCHITECTURAL ACCENTS MAY BE CONSTRUCTED OF RIGID OR FLEXIBLE MATERIAL, DESIGNED TO COMPLEMENT THE STREETScape OF THE AREA, AND THEY MAY EXTEND FROM THE BUILDINGS UP TO ONE HALF OF THE WIDTH OF THE SETBACK AREA IN FRONT OF THE BUILDINGS, OR NINE FEET, WHICHEVER IS LESS, AND THEY MAY NOT BE CLOSER THAN TWO FEET TO THE BACK OF THE CURB. GROUND SUPPORTS FOR THESE FEATURES ARE NOT PERMITTED IN THE MINIMUM SETBACK, SIDEWALK OR IN THE PUBLIC RIGHT OF WAY. IN NO INSTANCE SHALL FEATURES EXTEND OVER OR INTERFERE WITH THE GROWTH OR MAINTENANCE OF ANY REQUIRED TREE PLANTINGS. MINIMUM OVERHEAD CLEARANCE SHALL BE EIGHT FEET. IF A CANOPY, AWNING, CORNICE OR OTHER APPURTENANCE EXTENDS INTO THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT AGREEMENT FROM CDOT OR NCDOT, AS THE CASE MAY BE, SHALL BE REQUIRED.

DESIGN AND PERFORMANCE STANDARDS

- THE BUILDINGS CONSTRUCTED ON THE SITE SHALL CONFORM TO SECTION 9.8506 OF THE ORDINANCE. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON 15TH STREET, CALDWELL STREET, AND 16TH STREET. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET.
- LANDSCAPING ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET, 15TH STREET, CALDWELL STREET, AND 16TH STREET WILL MEET THE MINIMUM STANDARDS OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING CONSTRUCTED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES.
- THE DESIGN AND CONSTRUCTION OF ANY NEW BUILDING DEVELOPED ON THE SITE WILL COMPLY WITH SECTION 9.8506(2) OF THE ORDINANCE ENTITLED "STREET WALLS". ACCORDINGLY, WINDOWS AND DOORS SHALL BE ARRANGED SO THAT USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE RELEVANT STREETS ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE.
- WINDOWS ON THE GROUND FLOOR OF ANY NEW BUILDING CONSTRUCTED ON THE SITE SHALL HAVE TRANSPARENT GLASS.
- 50% OF THE GROUND FLOOR CONDOMINIUM DWELLING UNITS THAT FRONT DIRECTLY ONTO 15TH STREET SHALL EACH HAVE A DIRECT ENTRANCE FROM 15TH STREET. 50% OF THE GROUND FLOOR CONDOMINIUM DWELLING UNITS THAT FRONT DIRECTLY ONTO 16TH STREET SHALL EACH HAVE A DIRECT ENTRANCE FROM 16TH STREET. THE ABOVE DESCRIBED ENTRANCES SHALL EITHER BE AT GRADE OR AT THE TOP OF A STOOP OR STAIRS.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.529 OF THE ORDINANCE.

PARKING

- VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:
 - A MINIMUM OF 1 PARKING SPACE PER DWELLING UNIT.
 - A MINIMUM OF 1 PARKING SPACE PER 600 SQUARE FEET OF GROSS BUILDING AREA FOR ANY NON-RESIDENTIAL USES.
 - NOTWITHSTANDING THE FOREGOING, A MINIMUM OF 1 PARKING SPACE PER 125 SQUARE FEET OF GROSS FLOOR AREA SHALL BE PROVIDED FOR RESTAURANT USES.
- OFF-STREET PARKING SPACES SHALL BE LOCATED IN A SURFACE PARKING LOT AND UNDERNEATH THE BUILDINGS SURROUNDING THE COURTYARD AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PARKING LOTS FOR MORE THAN 10 AUTOMOTIVE VEHICLES AND PARKING DECKS WILL BE SCREENED FROM ABUTTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET, PER SECTION 12.303(1)(c) OF THE ORDINANCE.
- BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

VEHICULAR ACCESS

VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.

SIGNS

ALL SIGNS PLACED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.8506(2)(c) OF THE ORDINANCE AND THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.

LIGHTING

- WALL 'PAK' LIGHTING NOT PERMITTED.
- ALL LIGHTS MUST BE FULLY SHIELDED.

STORM WATER

- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR THE INTERIOR HALF OF THE ROOFS OF THE BUILDINGS (1-5) AS SHOWN AND THE ADJOINING PARKING AREA (22,000 SF). BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

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 THE CURRENT 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 THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.