

APPROVED BY  
CITY COUNCIL

Gavel & Dorn Engineering, PLLC  
 P.O. Box 1791 Denver, NC 28037  
 704-483-2054  
 License No. P-0601

NODA 20 APARTMENTS  
 REZONING PETITION 2012-009  
 D&D HOLDING, LLC  
 EXISTING CONDITIONS

PER STAFF COMMENTS	REVISION	DATE	DESCRIPTION
	1/09/12		
	3/12/12		
	4/9/12		

APR 20 2012



Approval:

Date:	11-25-11
Chk'd:	SMM
Drawn:	SMM
Scale:	1"=20"
Project Number:	GWC-04
Sheet:	RZ-1

**DEVELOPMENT DATA TABLE**

**DEVELOPMENT DATA TABLE:**  
 SITE ACREAGE: 0.45 ACRES (TWO LOTS WILL BE COMBINED TO COMPLY WITH ORDINANCE REQUIREMENTS)  
 TAX PARCELS: 09110702, 09110709  
 EXISTING ZONING: UR-3(CD) BY REZONING PETITION NO. 2002-091  
 PROPOSED ZONING: UR-3(CD)  
 EXISTING USES: VACANT  
 PROPOSED USES: RESIDENTIAL 20 UNITS  
 NON-RESIDENTIAL USES: NONE  
 FLOOR AREA RATIO: PER ZONING ORDINANCE SECTION 9.406(B)  
 MAXIMUM BUILDING HEIGHT: BUILDING IS 3/2 SPLIT, 3 STORIES FACING N. DAVIDSON, 2 STORIES FACING WARP ST. PROJECT SHALL COMPLY WITH HIRD (HEIGHT IN RESIDENTIAL DISTRICTS) BASE MAXIMUM AVERAGE HEIGHT AT SETBACK, SIDE YARD= 40' MAX.  
 PARKING: PER ZONING ORDINANCE SECTION 9.408, 20 PROPOSED SPACES ON SITE (1 ACC. SPACE) MIN. 1 PARKING SPACE/BEDROOM, 3 ADDITIONAL PARALLEL SPACES PROVIDED ON WARP ST.

**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FOR A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY D&D HOLDING COMPANY, LLC (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT TO BE KNOWN AS "NODA 20" ON AN APPROXIMATELY 0.45 ACRE SITE LOCATED BETWEEN WARP ST. AND N. DAVIDSON ST.
  - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC 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 URBAN RESIDENTIAL THREE DISTRICT (UR-3) ZONING CLASSIFICATION, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT ON THE SITE.
  - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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.

**PERMITTED USES**  
 THE SITE MAY BE DEVELOPED WITH UP TO A MAXIMUM OF 20 RESIDENTIAL UNITS, ALONG WITH ACCESSORY USES AND STRUCTURES ALLOWED IN THE UR-3 DISTRICT AND AS PERMITTED UNDER THE ORDINANCE.

**TRANSPORTATION:**  
 ACCESS TO THE SITE WILL BE FROM N. DAVIDSON ST.

**ARCHITECTURAL STANDARDS:**  
 THE ATTACHED ILLUSTRATIVE BUILDING ELEVATION IS INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. (ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THE ILLUSTRATION.) BUILDING SHALL BE CONSTRUCTED OF ASPHALT SHINGLES, HARDI SIDING, HARDI PANEL, WOOD RAILINGS, EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AND MASONRY WALLS. NO VINYL SIDING WILL BE ALLOWED. HOWEVER VINYL WINDOWS AND SOFFIT MAY BE USED.

**STREETSCAPE AND LANDSCAPING:**  
 SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED BY THE ORDINANCE.  
 TREES SHALL CONFORM WITH THE STANDARDS OF THE ORDINANCE.  
 LOCATION OF TREES AND PLANTING MATERIALS MAY BE MODIFIED TO ACCOMMODATE CHANGES TO CONFIGURATION OF THE PLAN.

ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC STREETS AND ABUTTING PROPERTY AS VIEWED FROM GRADE.

THE N. DAVIDSON STREET ENTRANCE WILL HAVE A FENCE WITH PLANTINGS AS DEPICTED IN ILLUSTRATION SHEET RZ-3. THE INTENT OF THE FENCE IS NOT TO PROVIDE SCREENING OF THE PARKING LOT (AS REQUIRED BY THE ORDINANCE) BUT TO PROVIDE PEDESTRIAN INTEREST AND VALUE TO THE STREETScape. SCREENING OF THE PARKING LOT SHALL BE ACHIEVED USING PLANTED SHRUBS. THE ATTACHED FENCE ELEVATION IS INCLUDED TO REFLECT THE INTENT OF THE FENCE. (ACTUAL FENCE CONSTRUCTED ON THE SITE MAY VARY FROM THE ILLUSTRATION.)

**TRASH COLLECTION:**  
 TRASH COLLECTION SHALL BE PROVIDED BY PRIVATE HAULER. RESIDENT TRASH SHALL BE PLACED AT CURBSIDE ON N. DAVIDSON UTILIZING ROLLOUT CARTS AS SHOWN.

**ENVIRONMENTAL FEATURES:**  
 THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IN EFFECT AT THE TIME OF APPROVAL OF THIS PETITION.

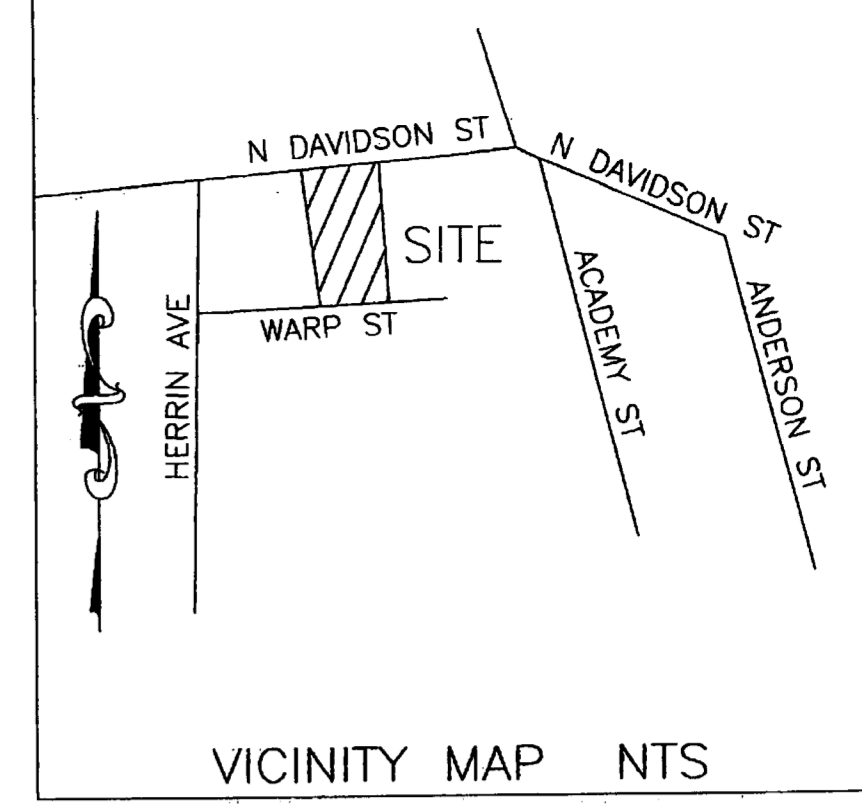
PER SECTION 21.94 OF THE TREE ORDINANCE, THE PROJECT SHALL UTILIZE "PAYMENT IN LIEU" TO COMPLY WITH THE ORDINANCE FOR THE ENTIRE PROJECT.

**LIGHTING:**  
 NO "WALL PAK" LIGHTING WILL BE ALLOWED ALONG THE PUBLIC SIDES OF THE BUILDING.  
 ALL FREESTANDING LIGHT FIXTURES WILL BE UNIFORM IN DESIGN AND SHALL NOT EXCEED 20' IN HEIGHT.

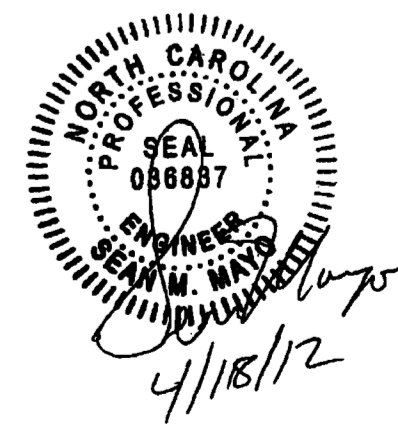
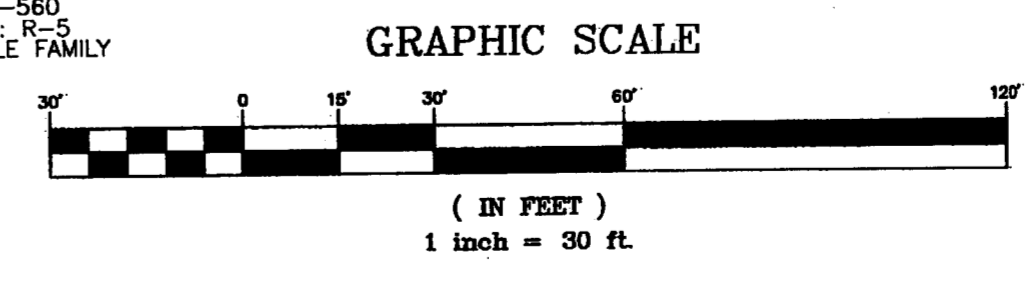
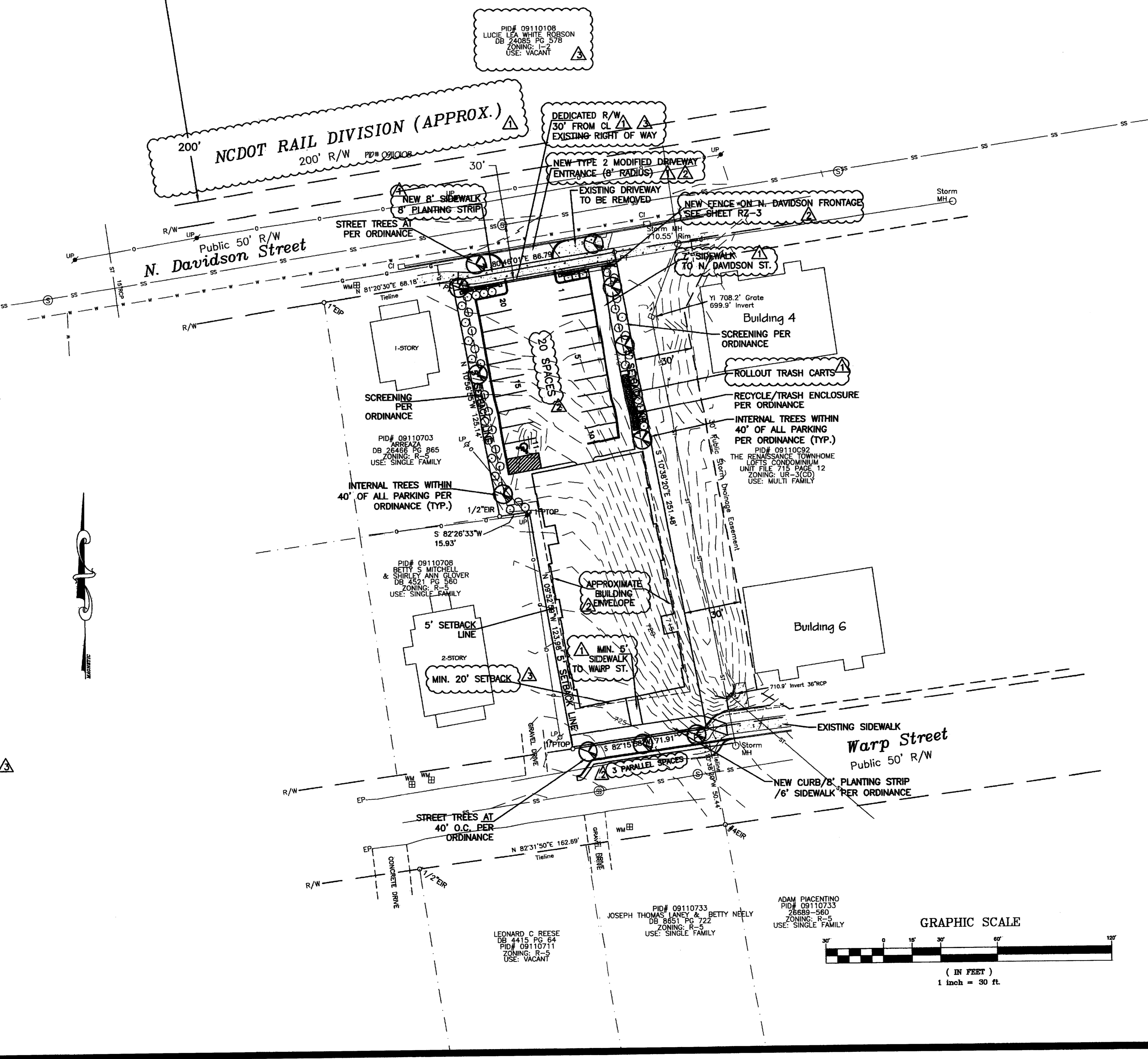
**OTHER:**  
 IF THIS PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR 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.



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NODA 20 APARTMENTS  
 REZONING PETITION 2012-009  
 D&D HOLDING, LLC  
 SCHEMATIC SITE PLAN

DATE	DESCRIPTION
1/06/12	PER STAFF COMMENTS
3/12/12	REVISED SITE PLAN
4/9/12	PER PRE HEARING ANALYSIS

Approved:	
Date:	11-25-11
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