

**PARCEL INFORMATION**  
 PIN # 08305501  
 PETITIONER:  
 NODA AT 27TH ST, LLC  
 2424 N DAVIDSON ST  
 SUITE 111  
 CHARLOTTE, NC 28205  
 EXISTING ZONING: I-2  
 EXISTING USE: WAREHOUSE  
 PROPOSED ZONING: MUDD-O

**DEVELOPMENT DATA**  
 TOTAL AREA: +/- 3.625 AC  
 PROPOSED USE:  
 RESIDENTIAL: 200 UNITS MAXIMUM, 100 UNITS MINIMUM  
 RETAIL: 31,000 SF (MAY CONVERT ALL OR PORTION TO OFFICE)  
 RESTAURANT: 9,000 SF (MAY CONVERT ALL OR PORTION TO OFFICE OR RETAIL)

MAXIMUM BUILDING HEIGHT: 75'  
 OPEN SPACE  
 REQUIRED: 1 SF OPEN SPACE / 100 SF BUILDING AREA  
 PROVIDED: 1 SF OPEN SPACE / 100 SF BUILDING AREA

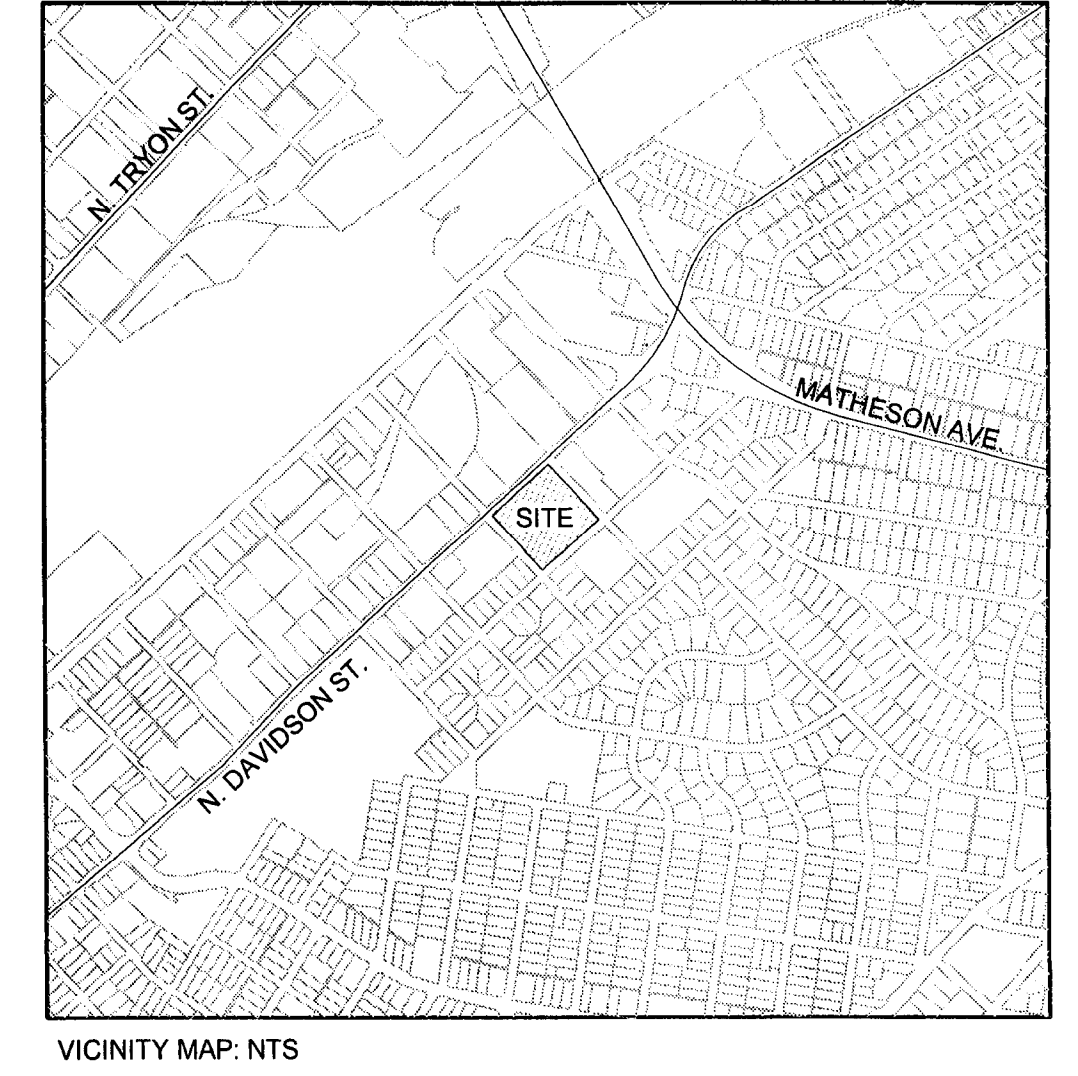
PARKING  
 REQUIRED: 1 SPACE / RESIDENTIAL UNIT  
 1 SPACE / 600 SF OTHER USE  
 PROVIDED: 1-3 SPACES / RESIDENTIAL UNIT  
 1 SPACE / 600 SF OTHER USE

- ADJACENT PROPERTY OWNERS**
- |  |  |   |   |   |   |  |  |  |  |   |
|--|--|---|---|---|---|--|--|--|--|---|
| 1. PIN# 08305311<br>N. DAVIDSON LTD & COLLIERS<br>VINSON INTERNATIONAL<br>1670 ARBOLES DR.<br>GLENDALE, CA 91207-1155<br>EXISTING ZONING: I-2<br>EXISTING USE: WAREHOUSE | 2. PIN# 08305206<br>TRI C INVESTMENTS<br>11809 ASHBURY HALL CT<br>CHARLOTTE, NC 28209<br>EXISTING ZONING: I-2<br>EXISTING USE: WAREHOUSE | 3. PIN# 08305208<br>INC TEXTILE RUBBER & CHEMICAL CO<br>11300 TIARCO DR<br>DALTON, GA 30720<br>EXISTING ZONING: I-2<br>EXISTING USE: VACANT | 4. PIN# 08305207<br>TNC GENERAL LATEX & CHEMICAL CO<br>2321 N DAVIDSON ST<br>CHARLOTTE, NC 28205<br>EXISTING ZONING: I-2<br>EXISTING USE: WAREHOUSE | 5. PIN# 08305104<br>NODA - TIDEWATER 2401, LLC<br>11220 ELM LN #207<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: I-2<br>EXISTING USE: WAREHOUSE | 6. PIN# 08305739<br>N DAVIDSON DEVELOPMENT<br>@ 28th STREET, LLC<br>415-D MINUET LN<br>CHARLOTTE, NC 28217<br>EXISTING ZONING: MUDD-O<br>EXISTING USE: VACANT<br>(UNDER CONSTRUCTION) | 7. PIN# 08305811<br>BURR WOLFF SAFETY-KLEEN CORP<br>PO BOX 27713<br>HOUSTON, TX 77227<br>EXISTING ZONING: R-1<br>EXISTING USE: WAREHOUSE | 8. PIN# 08305801<br>JOSE RAMIRZ & MARIA GUADALUPE ORTIZ<br>701 E 26TH ST<br>CHARLOTTE, NC 28205<br>EXISTING ZONING: R-5<br>EXISTING USE: SINGLE FAMILY | 9. PIN# 08305901<br>JONATHAN RHONEY<br>2222 YADKIN AVE<br>CHARLOTTE, NC 28206<br>EXISTING ZONING: R-5<br>EXISTING USE: SINGLE FAMILY | 10. PIN# 083059408<br>CHRISTOPHER NEEDHAM &<br>GEORGE COURLAS<br>8821 NEWGARD CT<br>CHARLOTTE, NC 28269<br>EXISTING ZONING: R-5<br>EXISTING USE: SINGLE FAMILY | 11. PIN# 08305409<br>2226 NODA, LLC<br>2226 N DAVIDSON ST<br>CHARLOTTE, NC 28205<br>EXISTING ZONING: I-1<br>EXISTING USE: WAREHOUSE |
|--|--|---|---|---|---|--|--|--|--|---|

**LEGEND**

- BICYCLE PARKING
- BUILDING ENVELOPE
- ACCESS POINTS

**APPROVED BY**  
**CITY COUNCIL**  
 NOV 17 2008



**FOR PUBLIC HEARING**  
**PETITION 2008-070**

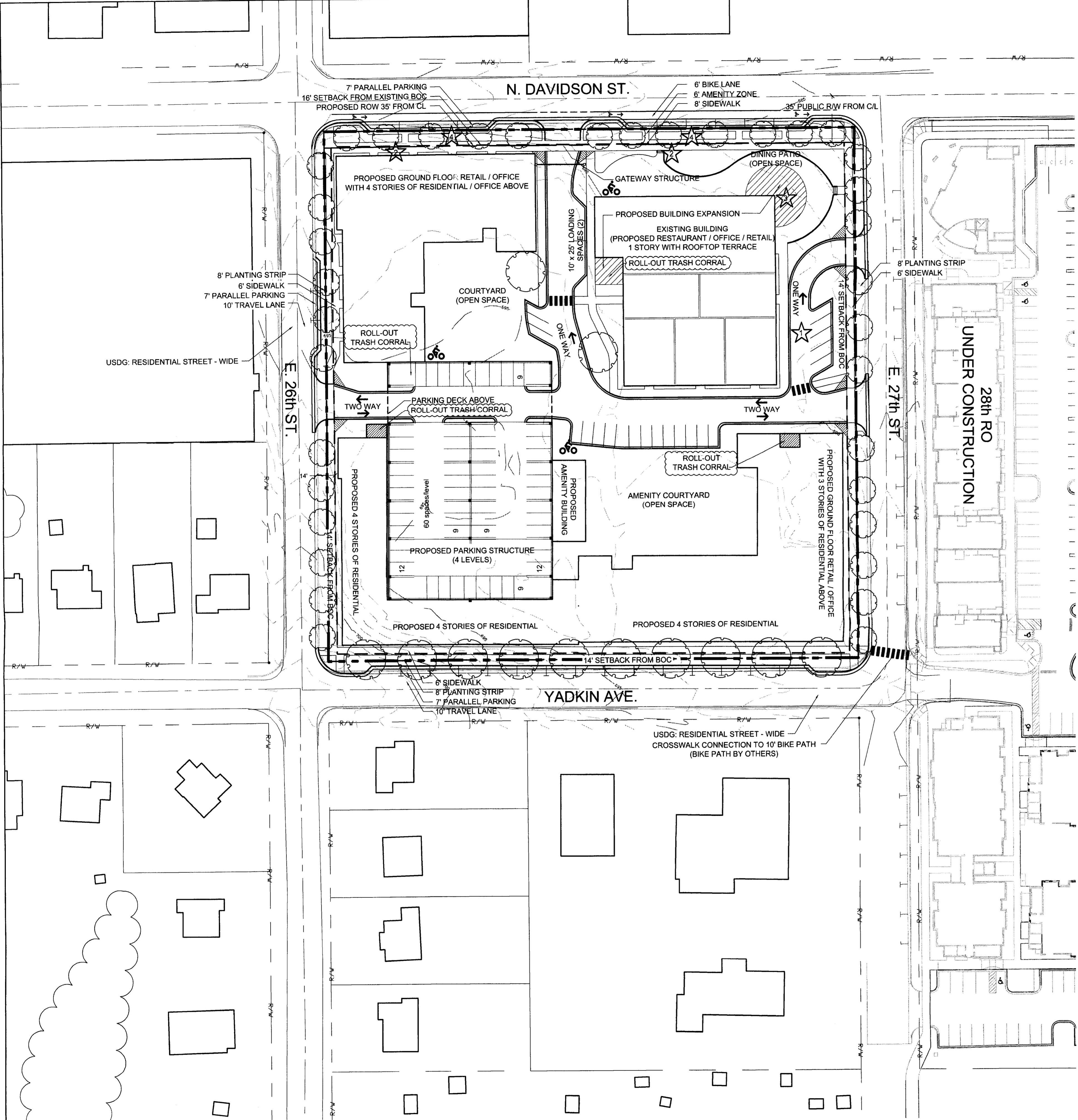
**LandDesign**  
 223 N Graham Street Charlotte, NC 28202  
 V. 704.333.0325 F. 704.332.3246  
 www.LandDesign.com

**LANDDESIGN INC.**  
 CORPORATE  
**SEAL**  
 NORTH CAROLINA

**NoDa at 27th Street**  
 Charlotte, North Carolina  
 Ascend Properties of the Carolinas, LLC  
 Technical Data Sheet

**REVISIONS:**  
 05/23/08 - REVISIONS PER CITY COMMENTS  
 06/23/08 - REVISIONS PER CITY COMMENTS  
 06/20/08 - REVISIONS PER CITY COMMENTS  
 07/16/08 - REVISIONS PER CITY COMMENTS  
 09/08/08 - RESUBMITTAL TO CITY

DATE: JAN 23, 2008  
 DESIGNED BY: CCM  
 DRAWN BY: SK  
 CHECKED BY: CCM  
 Q.C. BY: CCM  
 PROJECT #: 100724  
 SHEET #:  
**RZ-1.0**



**DEVELOPMENT NOTES**

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET (SHEET RZ-1.0), THE SCHEMATIC MASTER PLAN (SHEET RZ-2.0), THE BUILDING ELEVATIONS (SHEET RZ-3.0), OR BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE, EXCEPT FOR THOSE LISTED UNDER MUDD OPTIONS.

**PERMITTED USES / PHASING**

1. PERMITTED USES SHALL BE THOSE ALLOWED IN THE MUDD ZONING CLASSIFICATION.
2. NO MORE THAN 20,000 SF OF RESTAURANT, OFFICE, OR RETAIL SPACE SHALL BE ISSUED C.O.'S PRIOR TO ISSUANCE OF C.O.'S FOR RESIDENTIAL UNITS.

**SETBACKS, SIDE YARDS, AND REAR YARDS**

1. NO SIDEYARD OR REARYARD IS REQUIRED, BUT A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO RESIDENTIAL USES.
2. SETBACKS SHALL BE 14' OFF THE BACK OF CURB OF TRAVEL LANES OF 26TH, 27TH, AND YADKIN AVE. SETBACK SHALL BE 16' OFF THE EXISTING BACK OF CURB ON N. DAVIDSON ST.

**SCREENING**

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. TRASH COMPACTOR / DUMPSTER UNITS FOR THE RESIDENTIAL BUILDINGS SHALL BE LOCATED IN TRASH ROOMS AS CONCEPTUALLY SHOWN ON THIS PLAN. ROLL OUT BINS WILL BE PULLED TO THE ADJACENT STREETS FOR PICK UP.
3. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
4. SITE IS EXEMPT FROM TREE SAVE AND TREE PROTECTION REQUIREMENTS DUE TO A LACK OF ANY EXISTING ON SITE TREES.

**OPEN SPACE**

1. THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE MUDD ZONING DISTRICT IN THE ORDINANCE. WITH PATIO AND AMENITY COURTYARDS.

**DESIGN AND PERFORMANCE STANDARDS**

1. THE EXTERIOR ELEVATIONS OF EACH OF THE BUILDINGS ON THE SITE WILL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY ARE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON SHEETS RZ-3.0.
2. PARKING DECK ELEVATIONS WILL BE DESIGNED IN A MANNER THAT AESTHETICALLY SCREENS THE PARKING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPLE BUILDINGS.

**LIGHTING**

1. ALL FREESTANDING POLE LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, WITH FULL CUT-OFF AND WILL BE PEDESTRIAN SCALE DECORATIVE FIXTURES.
2. PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
3. WALL 'PAK' LIGHTING WILL NOT BE ALLOWED.

**SIGNS**

1. SIGNAGE SHALL MEET OR EXCEED MINIMUM STANDARDS OF THE ORDINANCE.

**PARKING**

1. PARKING SPACES WILL MEET OR EXCEED THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN THE ORDINANCE WITH THE USE OF ON SITE SURFACE, ON STREET PARALLEL, AND PARKING DECK SPACES.
2. BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET IN ACCORDANCE WITH THE ORDINANCE.
3. LOADING SPACES WILL BE PROVIDED PER THE MUDD REQUIREMENTS.

**SIDEWALKS, PLANTING STRIPS, AND PEDESTRIAN CONNECTIONS**

1. ASIDE FROM WALKS BETWEEN DOORS AND PUBLIC SIDEWALKS, ALL SIDEWALKS PROVIDED WITHIN THE SITE WHERE APPLICABLE SHALL BE A WIDTH OF NO LESS THAN 6'.
2. PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
3. SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE NORTHERN, EASTERN, AND WESTERN BOUNDARIES.
4. AN 8' PLANTING STRIP AND A 6' SIDEWALK WILL BE PROVIDED ON 26TH, 27TH AND YADKIN AVE. AN ALTERNATIVE SOLUTION WILL BE PROVIDED ON N. DAVIDSON AS NOTED IN THE MUDD OPTIONS.
5. A CROSSWALK CONNECTION TO 28th RO WILL BE PROVIDED ON 27th STREET TO PROVIDE ACCESS TO THE 10' BIKE TRAIL CONNECTION ON PICKENS STREET.

**ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS**

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE TECHNICAL DATA SHEET.
2. 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 THE CITY OF CHARLOTTE.
3. 35' OF ROW FROM EXISTING CENTERLINE OF N. DAVIDSON STREET SHALL BE DEDICATED TO CDOT.
4. 26TH STREET AND YADKIN AVENUE SHALL MEET THE "RESIDENTIAL STREET - WIDE" REQUIREMENTS OF THE URBAN STREET DESIGN GUIDELINES.

**FIRE PROTECTION**

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

**AMENDMENTS TO ZONING PLAN**

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE 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 APPLICATION**

1. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) 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.
2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

**WATER QUALITY**

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

**AIR QUALITY**

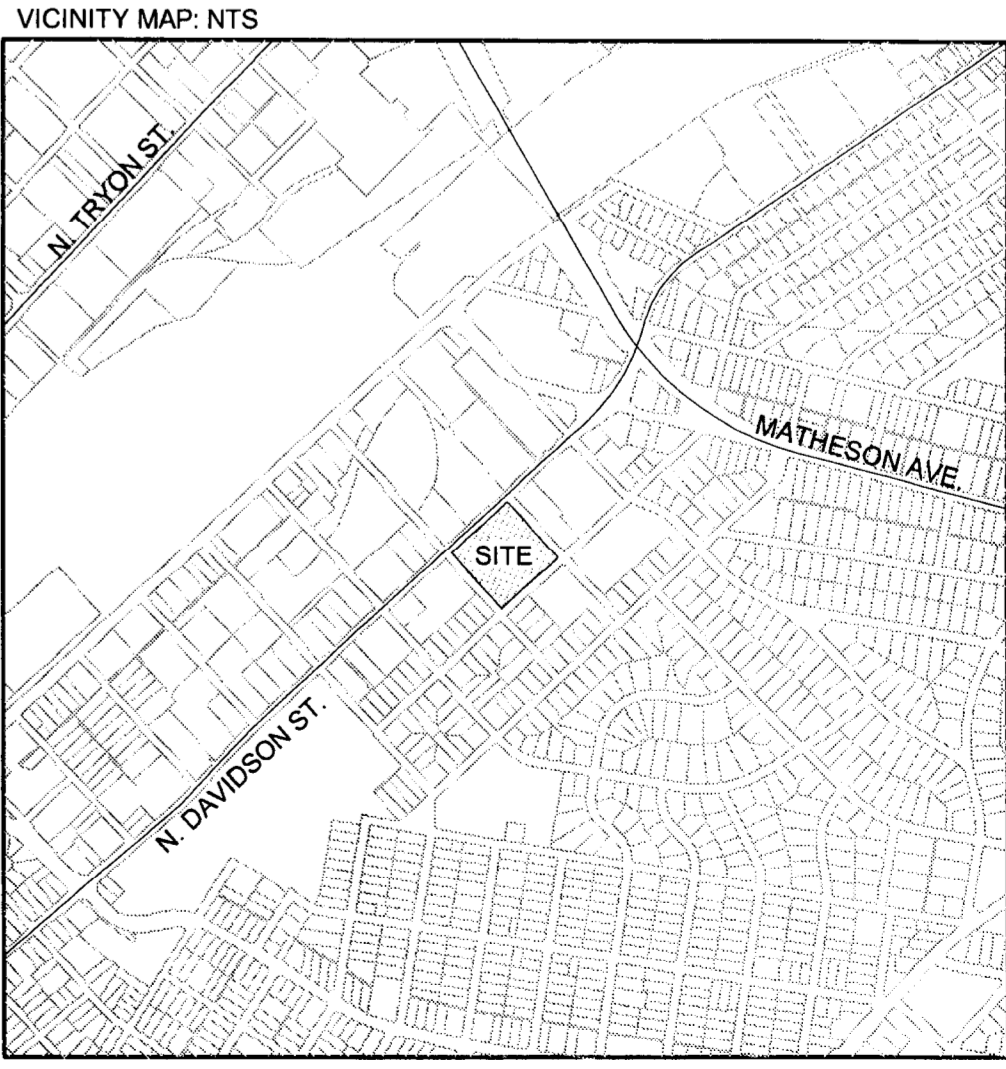
1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF NA ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE.
2. THE PROPOSED PROJECT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MCAQ REGULATION 2.0805 - "PARKING FACILITIES".

**SOLID WASTE**

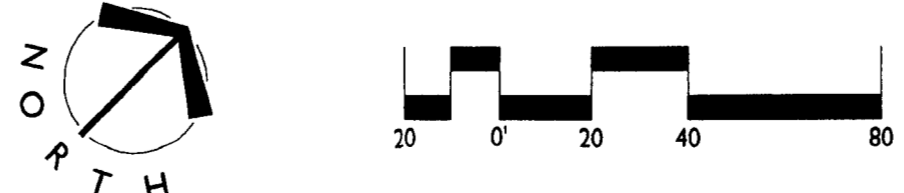
1. THE PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES, WHEN APPLICABLE.
2. ALL LAND CLEARING AND/OR INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY.
3. MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

**MUDD OPTIONS**

- ★ PARKING LOCATED BETWEEN 27TH STREET RIGHT OF WAY AND EXISTING BUILDING.
- ★ STEPS AND RETAINING WALLS MAY BE LOCATED IN THE SETBACKS ALONG DAVIDSON STREET TO ACCOMMODATE GRADE CHANGE.
- ★ ROOF TOP PATIO MAY BE ADDED TO BUILDING AT CORNER OF DAVIDSON AND 27TH ST.
- ★ DESIGN FLEXIBILITIES FOR THE N. DAVIDSON STREET PEDESTRIAN / AMENITY ZONE AS FOLLOWS:
  1. SMALL MATURING TREES MAY BE PROVIDED DUE TO OVERHEAD UTILITIES.
  2. AN 8' SIDEWALK AND 6' AMENITY ZONE MAY BE PROVIDED WITH LIGHTS, BENCHES AND LOW SEAT WALLS IF NECESSARY FOR GRADE CHANGES.

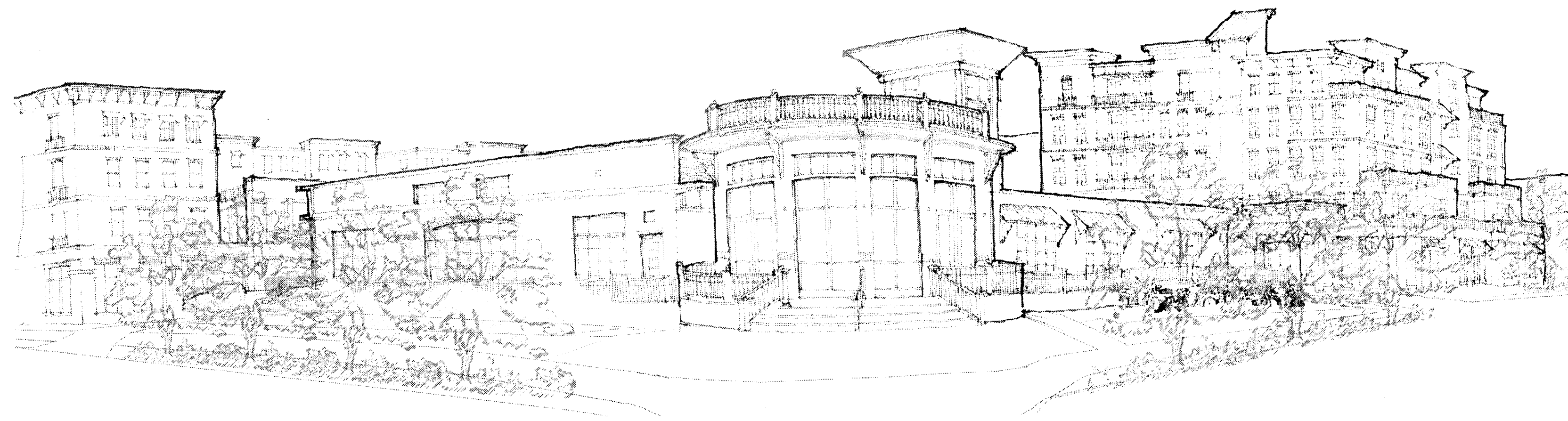


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PETITION 2008-070**

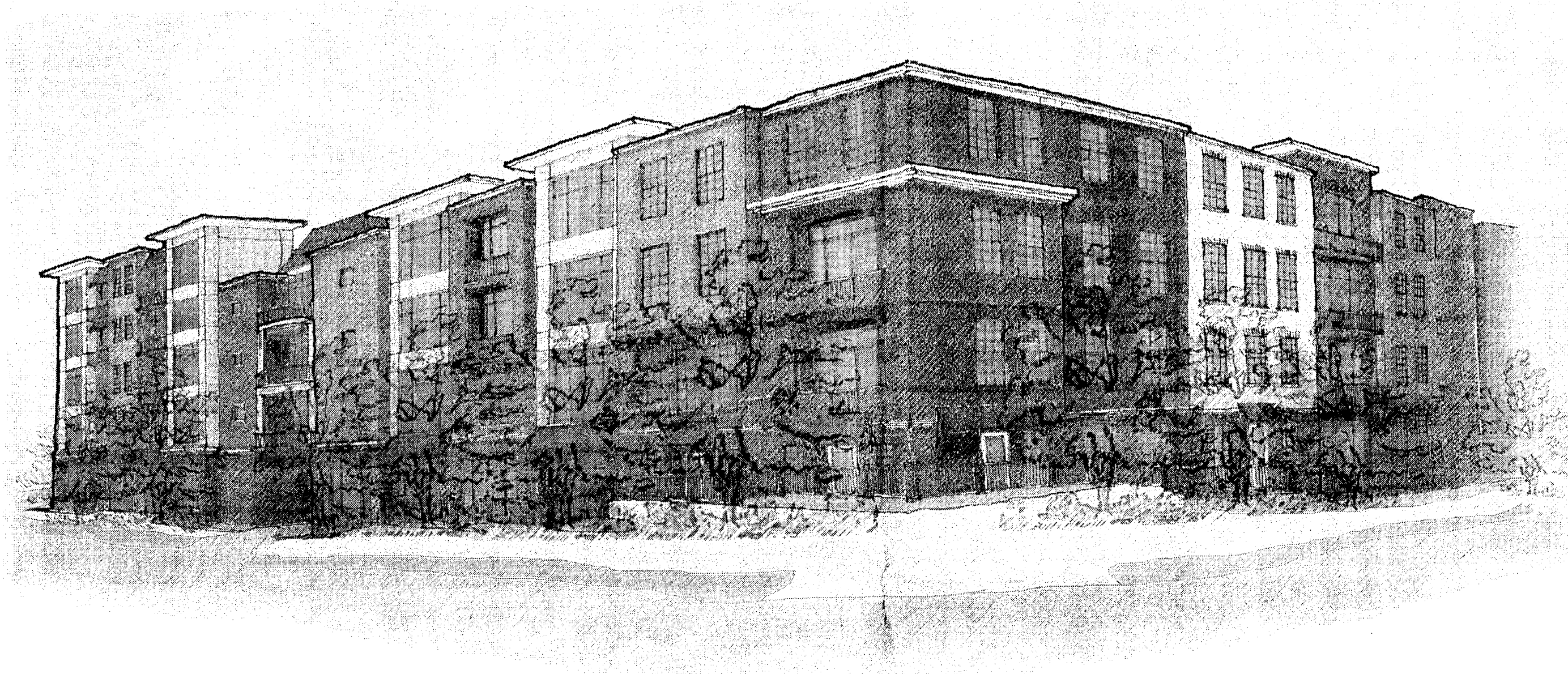


REVISIONS:  
04/18/08 - REVISIONS PER CITY COMMENTS  
05/23/08 - REVISIONS PER CITY COMMENTS  
06/23/08 - REVISIONS PER CITY COMMENTS  
09/08/08 - RESUBMITTAL TO CITY COMMENTS  
10/22/08 - REVISIONS PER CITY COMMENTS

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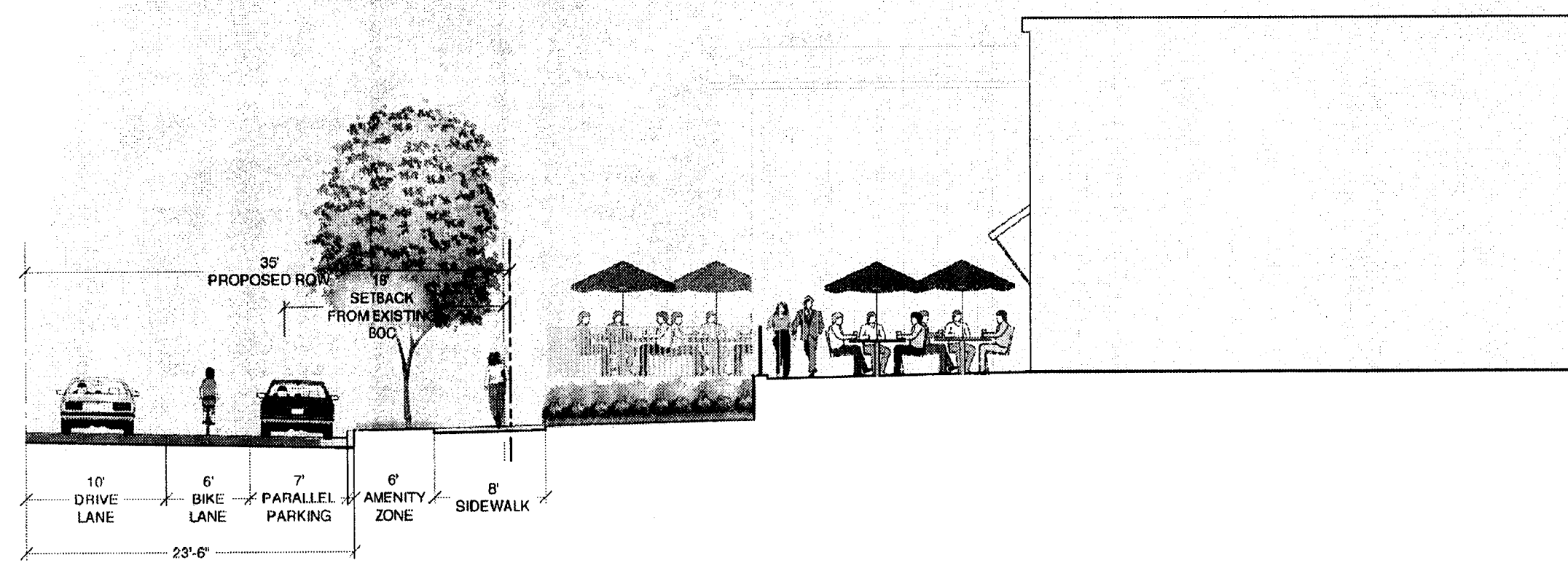


NORTH DAVIDSON STREET @ 27th STREET

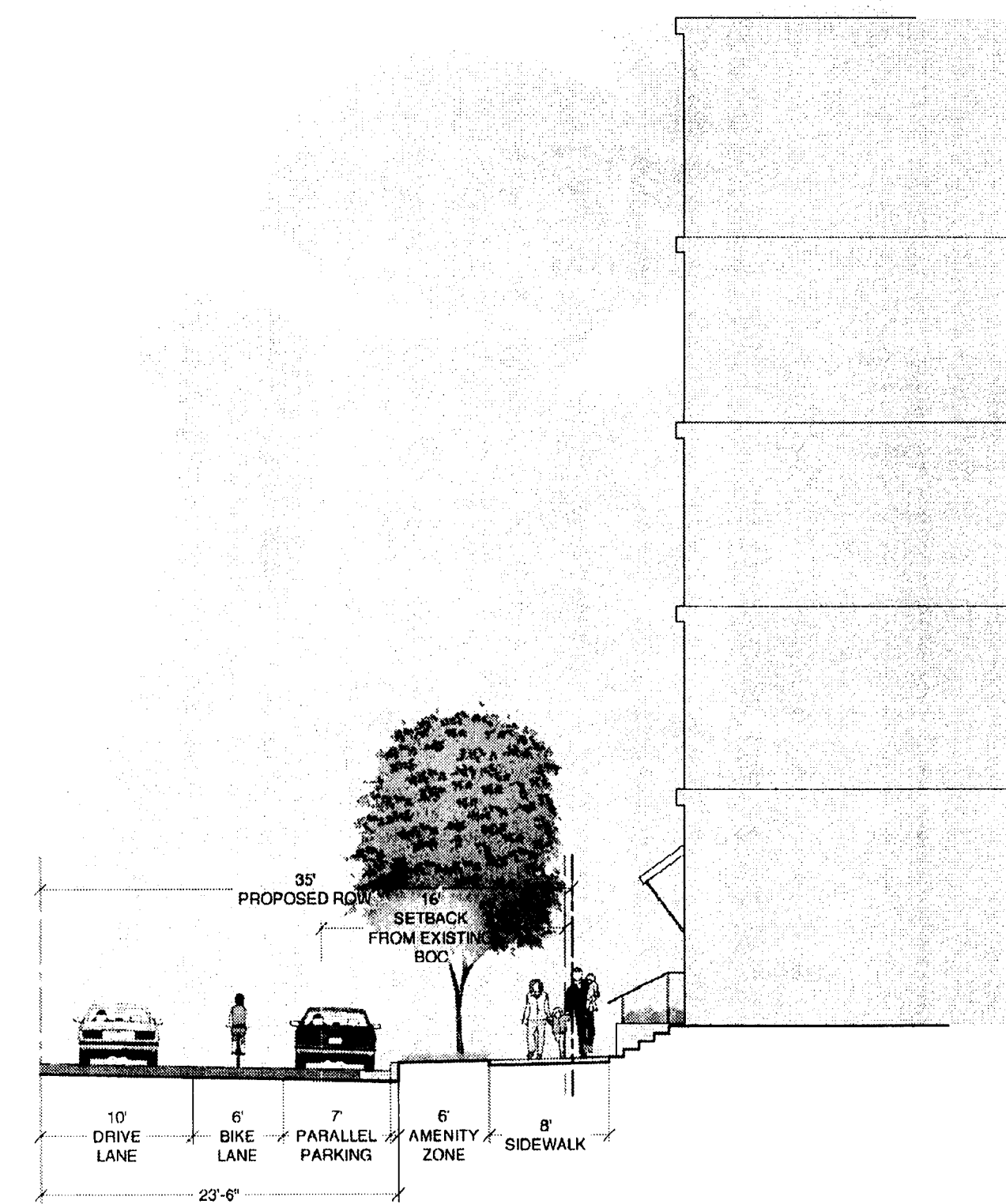


YADKIN AVENUE @ 26th STREET

NOTE:  
ARCHITECTURAL ELEVATIONS  
ARE CONCEPTUAL IN NATURE  
AND SUBJECT TO CHANGE.



NORTH DAVIDSON STREET @ EXISTING BUILDING - 1" = 10'  
LOOKING NORTHEAST



NORTH DAVIDSON STREET @ 5 STORY BUILDING - 1" = 10'  
LOOKING NORTHEAST

