

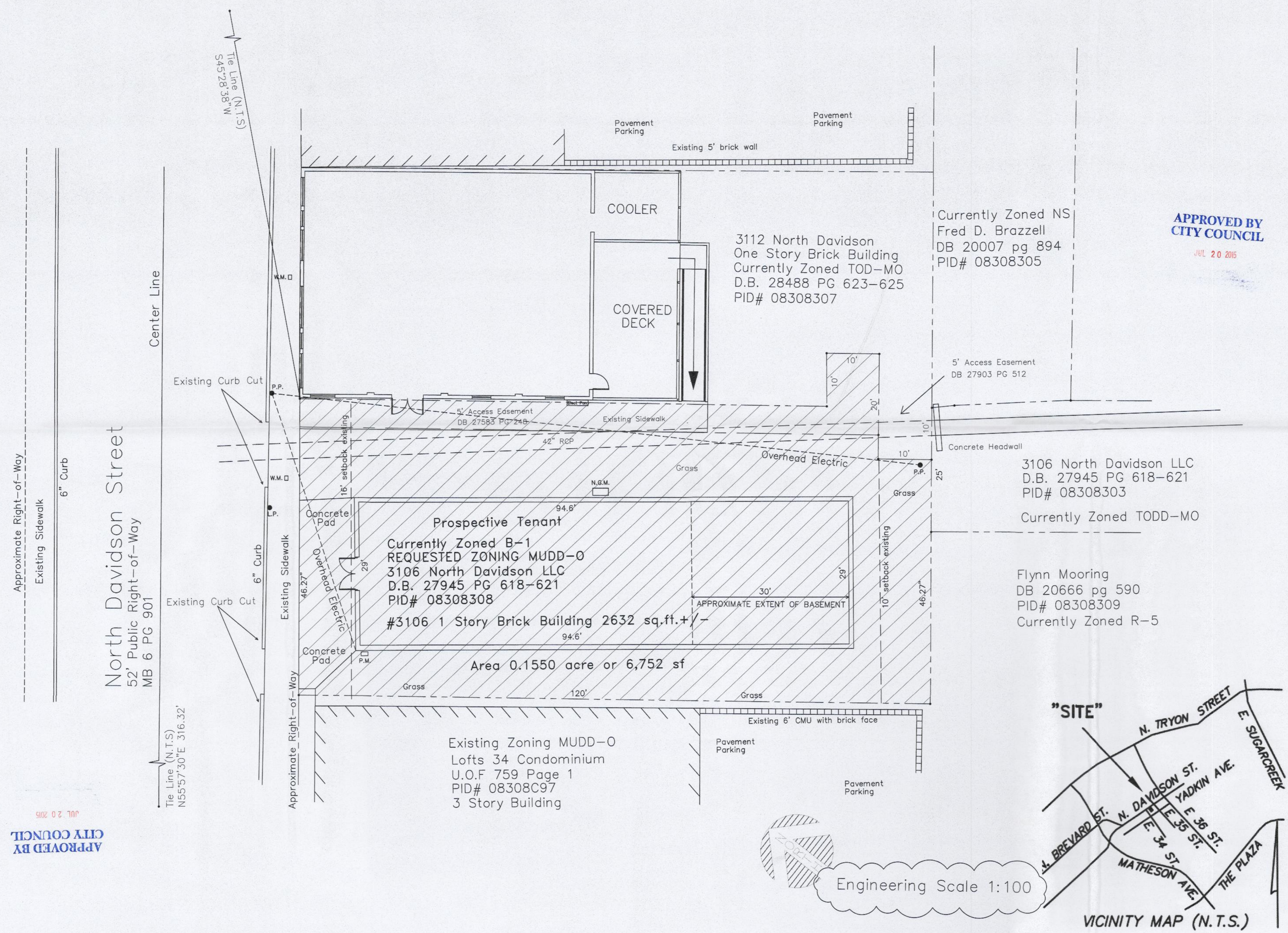
**APPROVED BY  
 CITY COUNCIL**  
 JUL 20 2015

SITE SURVEY OF PROPERTY AT 3106 NORTH DAVIDSON STREET FOR  
**PROSPECTIVE TENANTS**  
 CHARLOTTE, NORTH CAROLINA  
 EXISTING SITE SURVEY

REVISIONS	
NO.	DATE
1	3-2-15
2	6-18-15
-	-
-	-
-	-

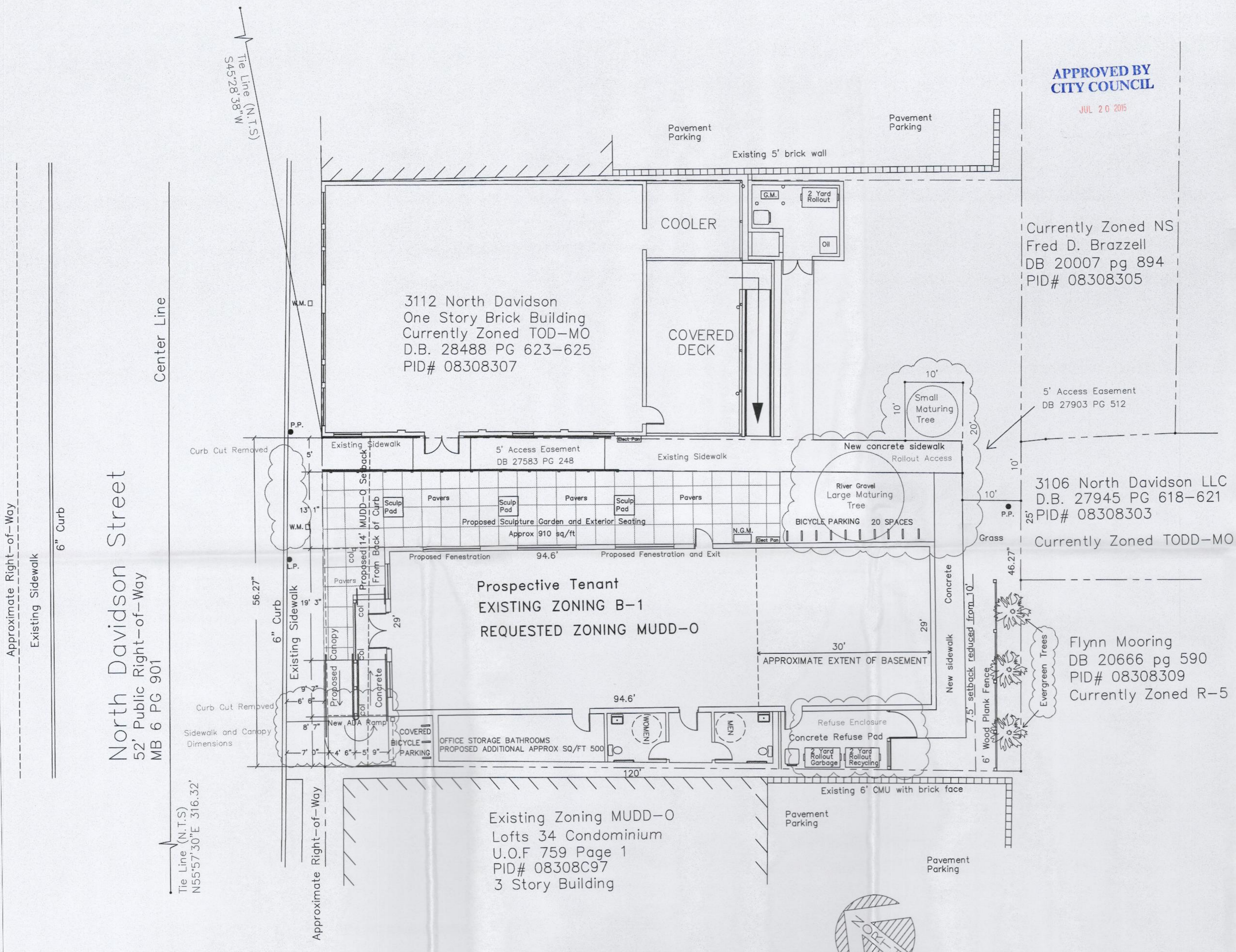
**Re-zoning-2**  
 Zoning Petition #  
 2015-061  
 Sheet 1 of 3

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 JUL 20 2015





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Currently Zoned NS  
 Fred D. Brazzell  
 DB 20007 pg 894  
 PID# 08308305

3106 North Davidson LLC  
 D.B. 27945 PG 618-621  
 PID# 08308303  
 Currently Zoned TODD-MO

Flynn Mooring  
 DB 20666 pg 590  
 PID# 08308309  
 Currently Zoned R-5

Existing Zoning MUDD-O  
 Lofts 34 Condominium  
 U.O.F 759 Page 1  
 PID# 08308C97  
 3 Story Building

Engineering Scale 1:100

1. Development Data Table
  - a. Site Acreage: .1550 acres or 6752 sq. ft.
  - b. Tax Parcel: 08308308
  - c. Existing Zoning: B-1
  - d. Proposed Zoning: MUDD-O (Mixed Use Development, Optional)
  - e. Existing Use: Vacant  
Proposed Use: As permitted in section 9.8502 and 9.8503
  - f. Number of Residential Units by Housing Type: N/A
  - g. Residential Density: N/A
  - h. Proposed Non-Residential area: 2632 +/- sq. ft.  
Proposed addition of 500+/- sq. ft.
  - i. Floor Area Ratio: 1 to 1
  - j. Maximum Building Height: = 40'
  - k. 4042 total sq. ft. / 600 = 6 of Parking Spaces  
(3132 interior sq. ft. + 910 sq. ft. outdoor seating)
  - Request No Parking Required - Optional Provision a. 1
  - l. Amount of open space: 3270 +/- sq. ft.
2. General Provisions
  - a. Ordinance Applicability
    1. The development of the site will be governed by the Rezoning Plan, these standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district shall govern the development of this Site.
    2. Future amendments of the Rezoning Plan and these development standards may be applied for by the Owner of the site and will be reviewed and approved as allowed by section 6.207 of the ordinance.
    3. The development depicted on the Rezoning Site Plan is Schematic and represents the general proposal for the project. Accordingly, subject to the terms of the Development Standards and the Ordinance and may be altered and modified during the Design Development and Construction.
3. Optional Provisions
  - a. Listing of all optional provisions
    1. No Parking is required for this use
    2. 14' setback is required for MUDD district. Reduced from 16' setback specified in the Blue Line Extension Transit Station Area Plan
    3. Existing 6' sidewalk to remain
    4. No 8' planting strip or 200 sq/ft pavement cutout required
4. Permitted uses
  - a. As permitted in section 9.8502 and 9.8503
5. Transportation
  - a. Front 48 sq. ft. of space to right of current structure to be used as covered bicycle parking providing 6 spaces. An additional 20 bicycle spaces located behind proposed sculpture garden and outdoor seating area.
6. Architectural Standards
  - a. The Charlotte Mecklenburg Landmarks Commission has identified the property as one of the original four commercial structures built in North Charlotte circa 1900-1927. Proposed project to maintain the historic atmosphere of the NoDa area with materials, scale and accessibility. Fundamental intent to keep the original facade and structure intact with as few modifications as necessary to facilitate change in use for future tenant.
  - b. Building structure will remain the same with no vertical addition. An additional 500 sq. ft. added filling alleyway to the right of the structure. New exits will be provided per new use requirements.
  - c. Permanent canopy added to the front portion of the structure covering new ADA front entrance. Additional 910 sq. ft. open air patio provided along the left portion of the structure.
  - d. Solid waste and recycling pad screened from all sides. Containers to be rolled out after business hours.
  - e. Open space to be used as outdoor patio integrated with works from local artist.
  - f. **The use of Vinyl Siding is prohibited as a building material; however, may be used on windows, soffits, garage doors or handrails/railings.**
7. Streetscape and Landscaping
  - a. Proximity of structure and ADA requirements impede the implementation of Tree Planting Requirements.
    - b. **A wooden fence and evergreen trees will be provided at the rear of the property abutting the R-5 tax parcel 08308309.**
8. Environmental Features
  - a. Minimizes impacts to the natural environment by reusing the existing building
  - b. Sculpture and proposed water feature provided by local artists utilizing repurposed materials
9. Parks, Greenways and Open Space
  - a. Open exterior patio of approximately 910 Sq ft provided left of structure. **A sculpture garden with exterior seating will be provided within the 910 Sq ft patio.**
  - b. 5' deeded access allows access to 20 additional bike spaces for current adjacent restaurant
10. Fire Protection
  - a. Per local requirements
11. Signage caveat
  - a. Per local requirements
12. Lighting
  - a. All outdoor lighting shall utilize full cut-off, downward shielding lighting fixtures
  - b. Pedestrian scale lighting shall be used in bike parking area
  - c. **Detached lighting will be limited to a maximum height of 20 feet**
13. Phasing
  - a. Per local requirements
14. Other
  - a. N/A

CONCEPTUAL SITE LAYOUT OF PROPERTY AT 3106 NORTH DAVIDSON STREET FOR

**PROSPECTIVE TENANTS**

CHARLOTTE, NORTH CAROLINA  
 CONCEPTUAL SITE LAYOUT

REVISIONS		
NO.	DATE	PLAN
1	3-20-15	PLAN
2	5-14-15	REVISION 1
3	6-18-15	REVISION 2
-		

**Re-zoning-3**  
 Zoning Petition #  
 2015-061  
 Sheet 2 of 3

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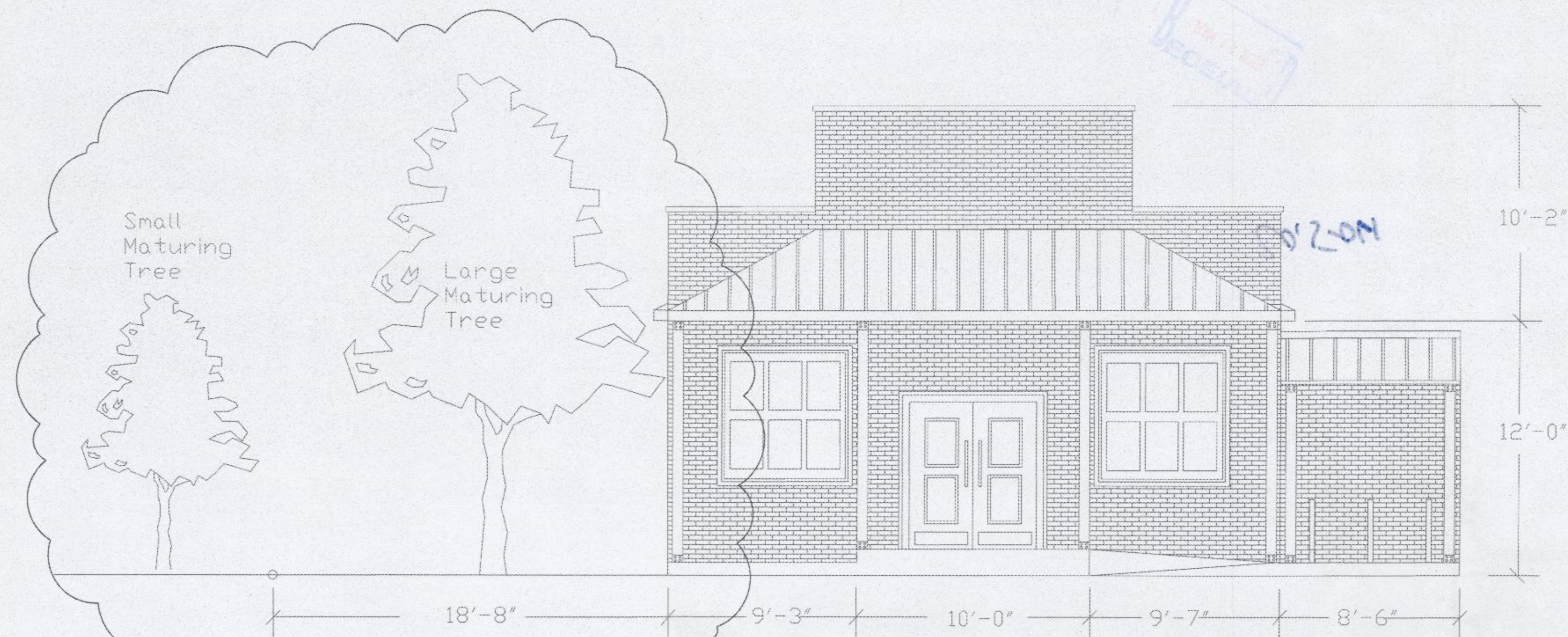
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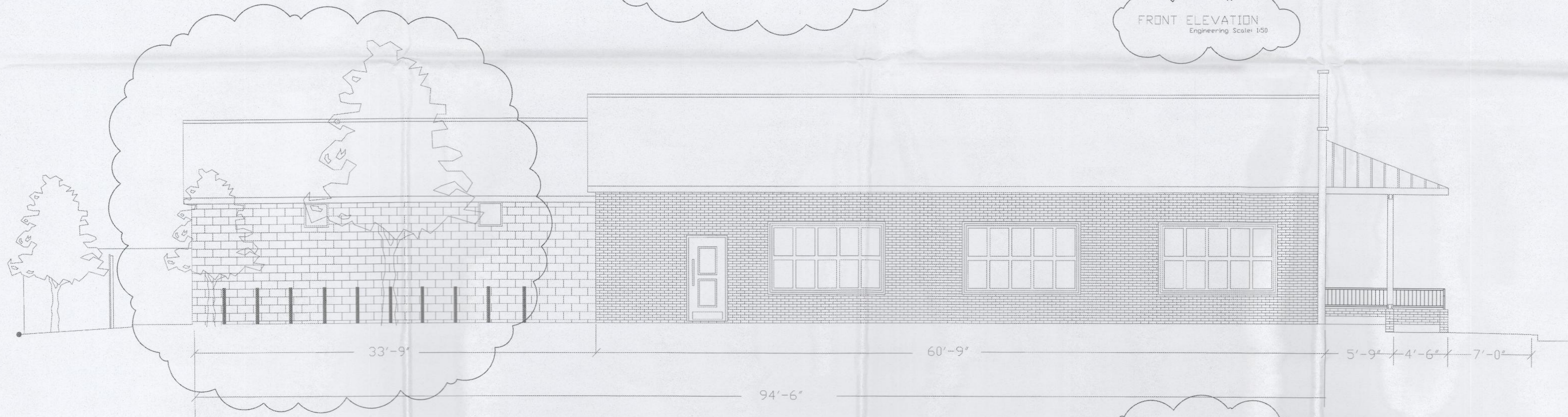


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FRONT ELEVATION  
Engineering Scale 1/32



NORTH ELEVATION  
Engineering Scale 1/32

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CONCEPTUAL ELEVATIONS OF PROPERTY AT 3106 NORTH DAVIDSON STREET FOR

# PROSPECTIVE TENANTS

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	05-14-15	ELEVATIONS
2	06-18-15	REVISION 1
-		
-		

Re-zoning-2

Zoning Petition #  
2015-061

Sheet 3 of 3

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