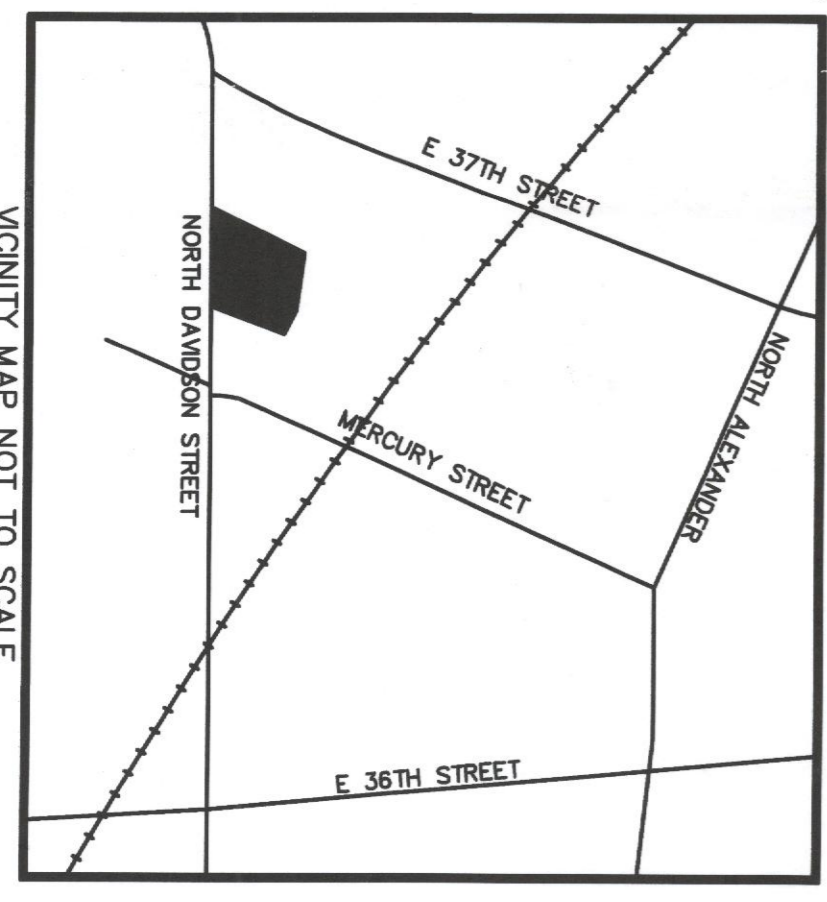


LEGEND

- P.P. POWER POLE
- WM WOOD FENCE
- WM WATER METER
- IPF IRON POST FOUND



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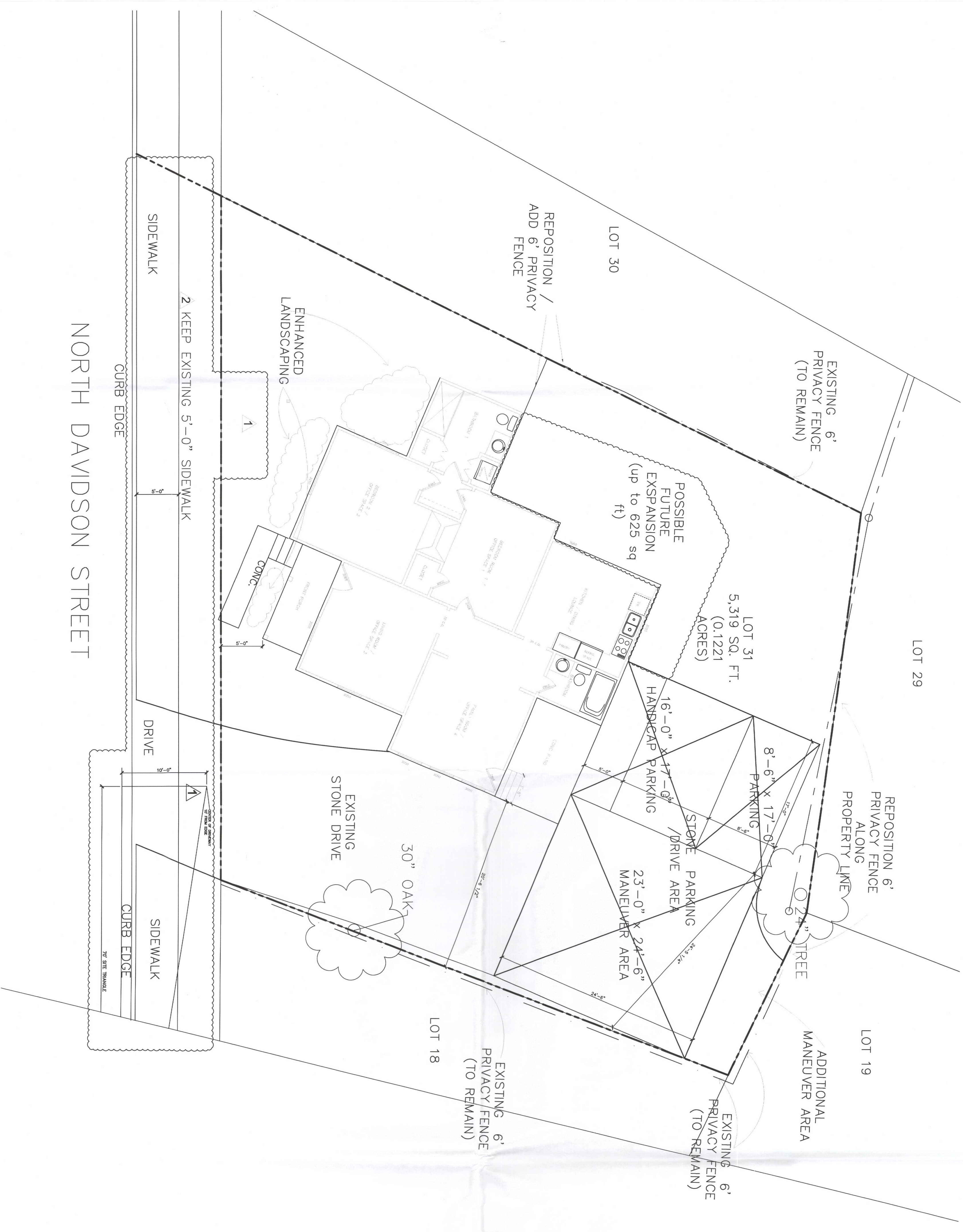
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 SEP 21 2015

No.	Revision/Issue	Date
1	REVISIONS	6-18-15
2	REVISIONS	7-27-15

Project: 2015-083
 3410 N. DAVIDSON ST
 MUDD-O REZONE

EXISTING SITE CONDITION
 JUL 27 2015

Date: 4/23/15
 Scale: 1"=5'
 Sheet: RZ-1



NORTH DAVIDSON STREET

SIDEWALK

2 KEEP EXISTING 5'-0" SIDEWALK

CURB EDGE

DRIVE

CURB EDGE

SIDEWALK

7/1 SITE TRIANGLE

ENHANCED LANDSCAPING

EXISTING STONE DRIVE

30" OAK

LOT 18

EXISTING 6' PRIVACY FENCE (TO REMAIN)

LOT 30

REPOSITION / ADD 6' PRIVACY FENCE

POSSIBLE FUTURE EXPANSION (up to 625 sq ft)

LOT 31
5,319 SQ. FT.
(0.1221 ACRES)

16'-0" x 17'-0" HANDICAP PARKING

23'-0" x 24'-6" MANEUVER AREA

STONE PARKING / DRIVE AREA

8'-6" x 17'-0" PARKING

24" TREE

ADDITIONAL MANEUVER AREA

LOT 19

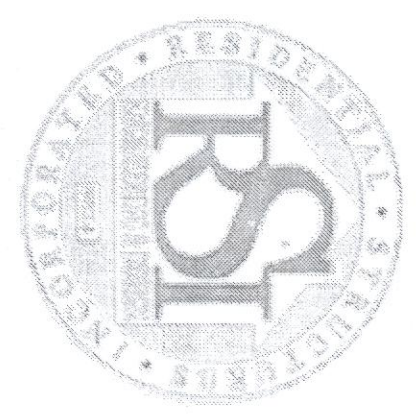
REPOSITION 6' PRIVACY FENCE ALONG PROPERTY LINE

LOT 29

EXISTING 6' PRIVACY FENCE (TO REMAIN)

EXISTING 6' PRIVACY FENCE (TO REMAIN)

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Sheet Title
REZONING PLAN

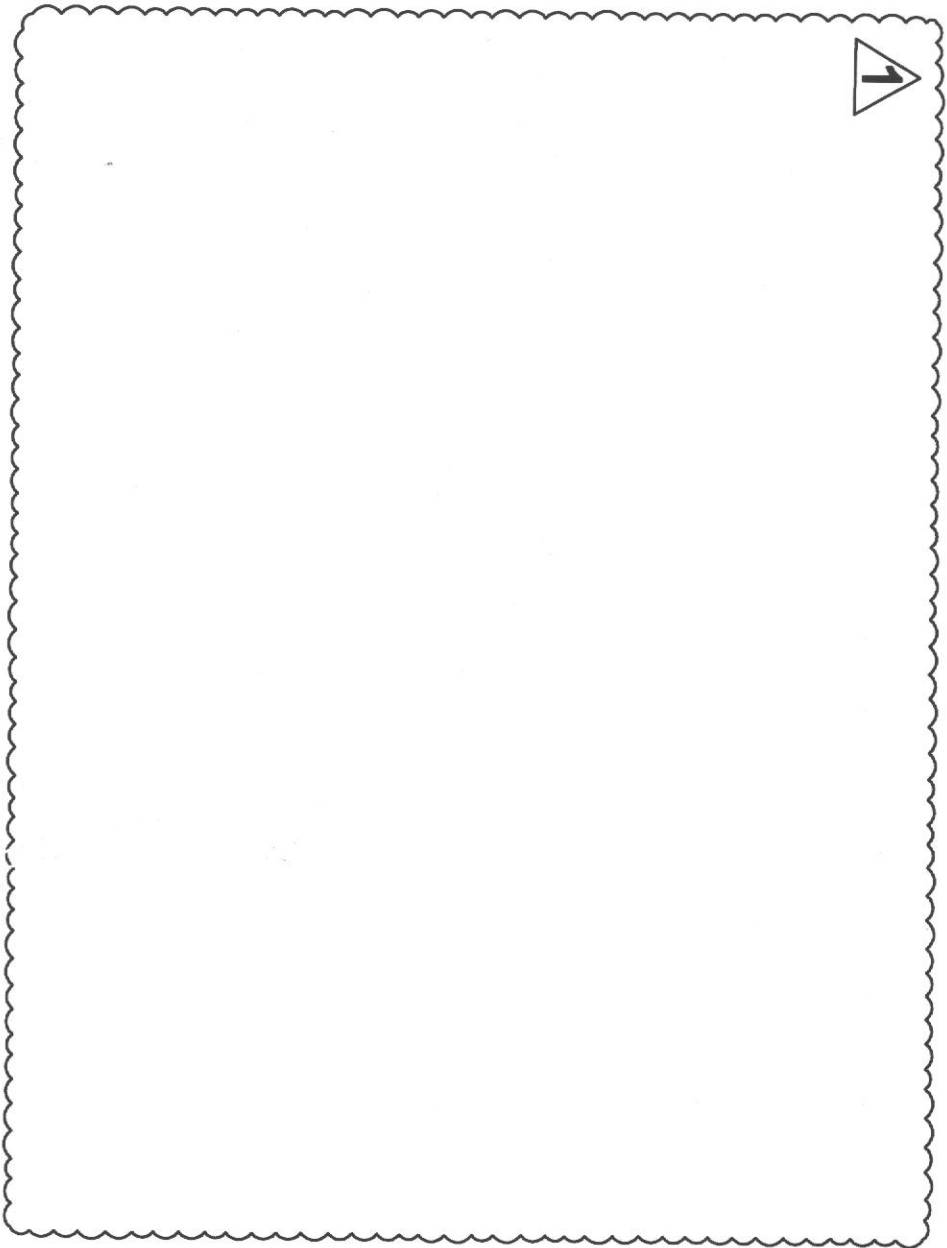
Date
4/23/15
Sheet
RZ-2
Scale
1"=5'



FRONT ELEVATION

3410 NODA, LLC
 4/13/15
 Rezoning Petition
 Site Development Data
 ---Acres: ± 0.1221 acres
 ---Tax Parcel #: 09110315
 ---Proposed Zoning: MUDD-0
 ---Existing Uses: Single Family Residential
 ---Proposed Uses: General office and/or Residential with accessory uses, as allowed in the MUDD zoning district.
 ---Maximum Squared Footage: Heated area not to exceed 1,800 sq. ft. (Current heated area of structure: 1,175 sq. ft.)
 ---Open Space: None required per section 9.8506(4); building is less than 50,000 sq. ft.
 ---Urban Open Space: Will be provided as required by the Ordinance.

- General Provisions:
 - These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by 3410 NODA, LLC to accommodate development of office space conversion on the site located on North Davidson Street between Mercury Street and 37th Street and straddles the street of the recently renovated Madenburg Hill (the "Site").
 - Development of the Site will be governed by the attached Technical Data Sheet, and Schematic Site Plan, related graphics including herewith, and these Development Standards (collectively referred to as the "Rezoning Standards") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless otherwise specified, the Rezoning Standards shall be read in conjunction with the Ordinance. The Rezoning Standards shall govern development taking place on the Site.
 - The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the general appearance, location, and placement of buildings, structures, parking areas, and other site elements. The Rezoning Standards shall not be construed to dictate the exact appearance, location, and placement of buildings, structures, parking areas, and other site elements. The ultimate layout of the development project, including the location, placement, and design of buildings, structures, parking areas, and other site elements, shall be determined by the applicant in consultation with the City of Charlotte Planning Department and construction document phases with the approval of the City of Charlotte Planning Department. The Rezoning Plan, as long as the changes maintain the general building and parking envelope depicted on the Rezoning Plan, shall be approved by the City of Charlotte Planning Department. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 5.207(2) of the Ordinance.
 - Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the maximum building/parking envelope to the extent permitted by the Ordinance.
 - Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- Outstand Provisions:
 - The Petitioner seeks the optional provision for relief from the additional 3rd on-site parking space required due to a proposed future expansion of the site to exceed 625 sq. ft.
 - The Petitioner request to keep the current sidewalk location wider to 7' with no planting strip.
- Excluded Uses & Development Area Limitation:
 - The Site may be used for up to 1800 sq. ft. general office or a single family detached dwelling.
- Access and Traffic/Pedestrian Safety Improvements:
 - Vehicle and pedestrian access to the Site and to the parking facilities associated with the building will be provided as depicted on the Rezoning Plan.
- Architectural Standards:
 - The proposed addition to be wood framed on crawl space to match the existing structure. Roof pitches and ridge lines to match existing top siding to match original siding of existing building materials used (such as vinyl siding). Vinyl as a building material may only be used on windows.
 - The existing building will remain on site and will be modified to accommodate the proposed office space and parking. The existing building will maintain the residential character and scale of the existing structure and surrounding area.
 - Parking will be located at the rear of the as depicted on the Rezoning Plan and will be screened from adjoining properties with existing and proposed 6' privacy fence.
 - Any current structure or proposed addition will not have exposure of brick that will exceed 250 continuous feet in length.
 - Trough and people catchers will be shown in a designated in the rear of the existing structure not visible from North Davidson Street. Catchers will be manually raked out to curb for the private collection.
 - HMAC and related mechanical equipment will be located at the rear of the structure and/or will be screened from public view of grade.
- Screening:
 - Screening of the Ordinance will be met.
- Signage:
 - Signage as allowed by the Ordinance will be provided and generally depicted on the Rezoning Plan.
- Lighting:
 - All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveway, sidewalk, and parking areas.
 - Architectural lighting on building facades will be permitted.
 - Any/all decorative lighting will be limited to 60" in height.
- Amendments to the Rezoning Plan:
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Petitioner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and enforceable against the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, assigns, or assigns.



1. REVISIONS 6-16-15
 2. REVISIONS 7-27-15
- 2015-083
 3410 N. DAVIDSON ST
 MUDD-0 REZONE
- elevation
- 4/23/15
 RZ-3

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