

NOTES FOR REZONING # 2016-073

3215 NORTH DAVIDSON STREET, PARCEL # 08308414

1. DEVELOPMENT DATA TABLE

- A. SITE ACREAGE: .144 ACRES
- B. PARCELS INCLUDED IN REZONING: #08308414
- C. EXISTING ZONING: B-1
- D. PROPOSED ZONING: MUDD-O
- E. EXISTING USE: RESTAURANT
- PROPOSED USES: ANY USE OR COMBINATION OF USES PERMITTED IN SECTIONS 9.8502 AND 9.8503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
- G. RESIDENTIAL DENSITY: N/A
- H. SQUARE FOOTAGE CALCS:
 - 1. BLDG: 2,000 +/- SF EXISTING BLDG, 500 +/- SF ROOF DECK, 150 +/- SF EXT. TOILETS
 - 2. PATIO: 3,500 +/- SF
- I. FLOOR AREA RATIO: N/A
- J. MAXIMUM BUILDING HEIGHT: 50 FT.
- K. NUMBER AND/OR RATIO OF PARKING SPACES: NONE, PER ORDINANCE & OPTIONAL PROVISIONS NOTED
- L. AMOUNT OF OPEN SPACE: N/A - BUILDING AREA < 50,000 SF

2. GENERAL PROVISIONS

- A. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE PLAN AND NOTES COMPRISING THIS REZONING PLAN (THE "REZONING PLAN") 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, SUBJECT TO THE OPTIONAL PROVISIONS HEREIN.
- B. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC AND REPRESENTS THE GENERAL PROPOSAL FOR THE PROJECT. ACCORDINGLY, THE CONFIGURATION, PLACEMENT, SIZE AND NUMBER OF STAIRS, SIDEWALKS, TREES, RAMPS, PATIO, PARKING AREAS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- C. THE EXISTING BUILDING SHALL REMAIN.
- D. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207.

3. OPTIONAL PROVISIONS

- a. PARKING REQUIREMENTS SHALL BE REDUCED TO ZERO TOTAL SPACES FOR ANY PERMITTED USES AND NO PARKING SHALL BE REQUIRED FOR EXPANSION OF THE SQUARE FOOTAGE AS PERMITTED BY THIS REZONING PLAN.
- b. EXISTING BUILDINGS, FAÇADE, ENTRYWAYS AND DOORS MAY BE PRESERVED AND ADDITIONAL DOORWAYS MAY BE ADDED, INCLUDING ROLL-UP DOORS AS SET FORTH IN THE REZONING PLAN.
- c. THE EXISTING SIDEWALK FOOTPRINT SHALL REMAIN WITH IMPROVEMENT OF THE CURB AND IMPLEMENTATION OF A MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON THE REZONING PLAN.
- d. SHOULD THE EXISTING BUILDING BE TORN DOWN, SITE WILL BE REQUIRED TO BE REZONED.
- e. PLANTING AREAS, AS SHOWN, SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 16 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.

- f. DELETED
- g. DELETED

4. PERMITTED USES

- A. ALLOWED USES: ANY USE OR COMBINATION OF USES AND ACCESSORY USES AS PERMITTED IN SECTIONS 9.8502 AND 9.8503 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. TRANSPORTATION

- A. MODIFIED TYPE II COMMERCIAL DRIVE AS SHOWN ON REZONING PLAN, WHICH MAY BE MODIFIED TO LIMIT GRADE CHANGES TO PEDESTRIAN SIDEWALK.
- B. DELETED
- C. PLANTING AREAS SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 16 FOOT SETBACK AS SHOWN ON THE REZONING PLAN.

6. ARCHITECTURAL STANDARDS

- A. EXISTING BUILDINGS TO REMAIN THE SAME HEIGHT WITH THE EXCEPTION OF POTENTIAL ROOF PATIO. OVERALL HEIGHT SHALL NOT EXCEED 50'.
- B. URBAN DESIGN ELEMENTS TO INCLUDE PEDESTRIAN ORIENTED ENTRANCES, COVERED AND UNCOVERED PATIOS AND FENESTRATION OF FAÇADE FACING NORTH DAVIDSON STREET SHALL MAINTAIN AT LEAST THE EXISTING TRANSPARENCY BETWEEN ELEVATIONS OF 2' AND 10' ON THE FIRST FLOOR.
- C. INCORPORATION OF ARTWORK AND DESIGN COMPONENTS IN OUTDOOR SPACES AS A PART OF PATIO AND PLANTING AREAS.
- D. EXISTING BUILDING MURAL SHALL REMAIN AND MAY BE MODIFIED, BUT EXISTING LETTERING

MAY BE REMOVED. MODIFICATIONS TO THE MURAL SHALL NOT RESULT IN THE MURAL BECOMING A SIGN, AS DETERMINED BY THE ZONING ADMINISTRATOR.

E. ADDITIONAL COVERED PATIOS AND PERMANENT FIXED AWNINGS MAY BE ADDED TO EXISTING BUILDING AS SHOWN ON THE SITE PLAN.

7. STREETScape AND LANDSCAPING

- A. PETITIONER TO PROVIDE A 8' SIDEWALK AND PLANTING AREAS AS SHOWN ON THE REZONING PLAN. PLANTING AREAS SHOWN ON MAP SHALL REPLACE REQUIREMENT FOR PLANTING STRIPS AND MAY ENCR OACH INTO 16 FOOT SETBACK AS SHOWN ON THE REZONING PLAN AND MAY INCLUDE ARTWORK.
- B. ADDITION OF STREET TREES AND INTERIOR TREES SHALL BE LIMITED TO THE PLANTING AREAS.

8. DELETED

9. PARKS, GREENWAYS AND OPEN SPACE

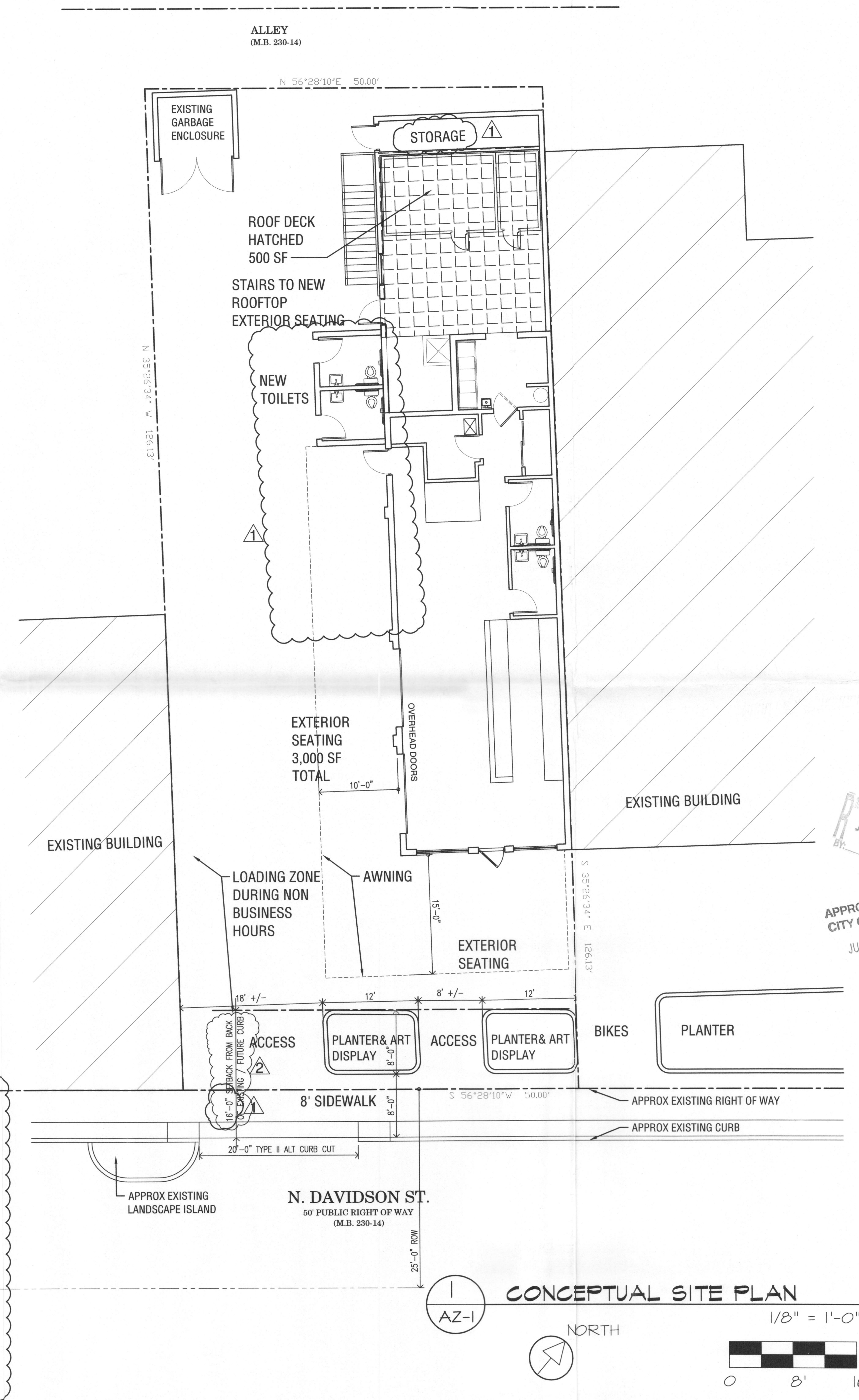
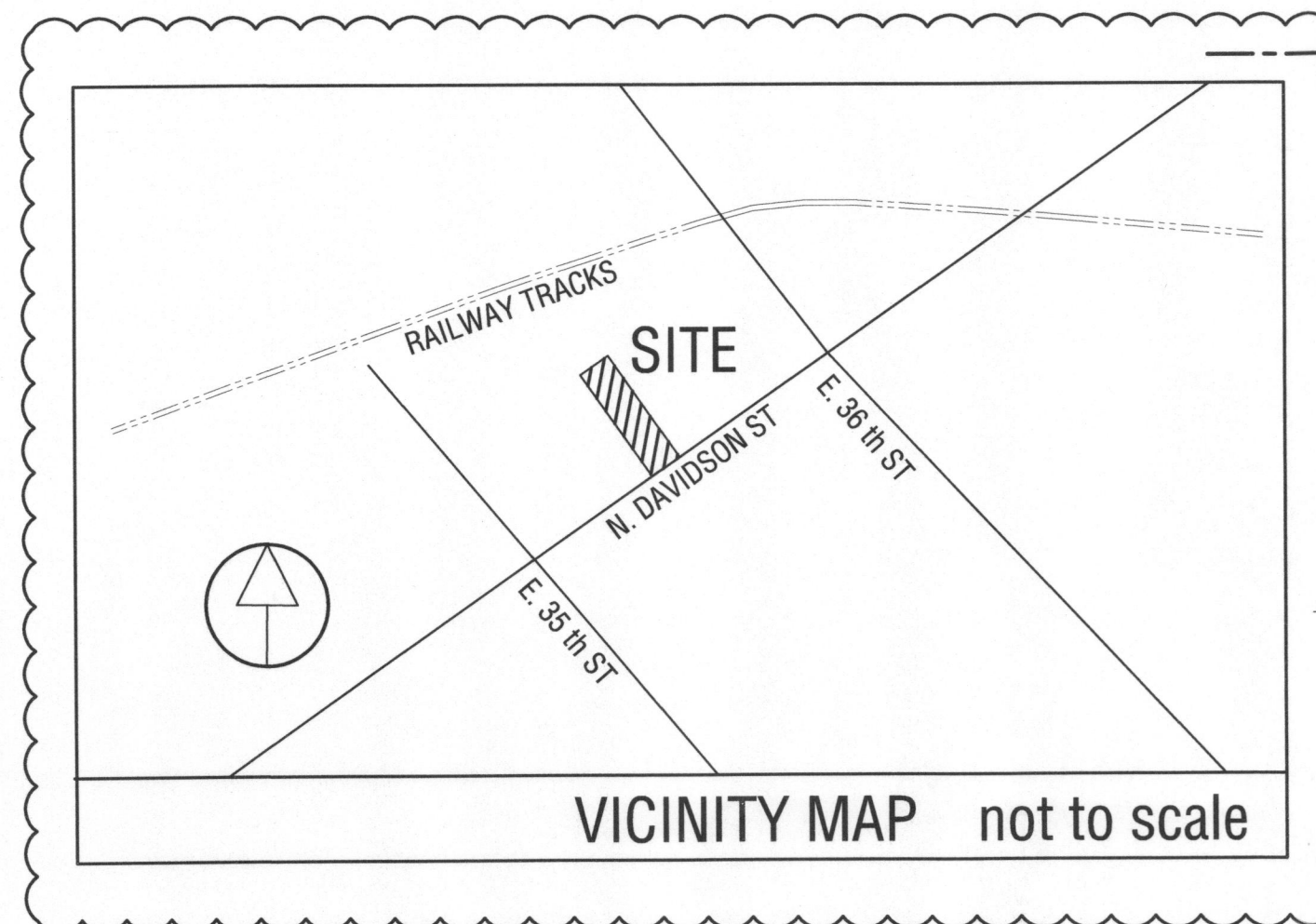
- A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
- B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
- C. PRIVATELY CONSTRUCTED OPEN SPACE AS SHOWN ON PATIO AREAS AND ROOF-TOP PATIO.

10. DELETED

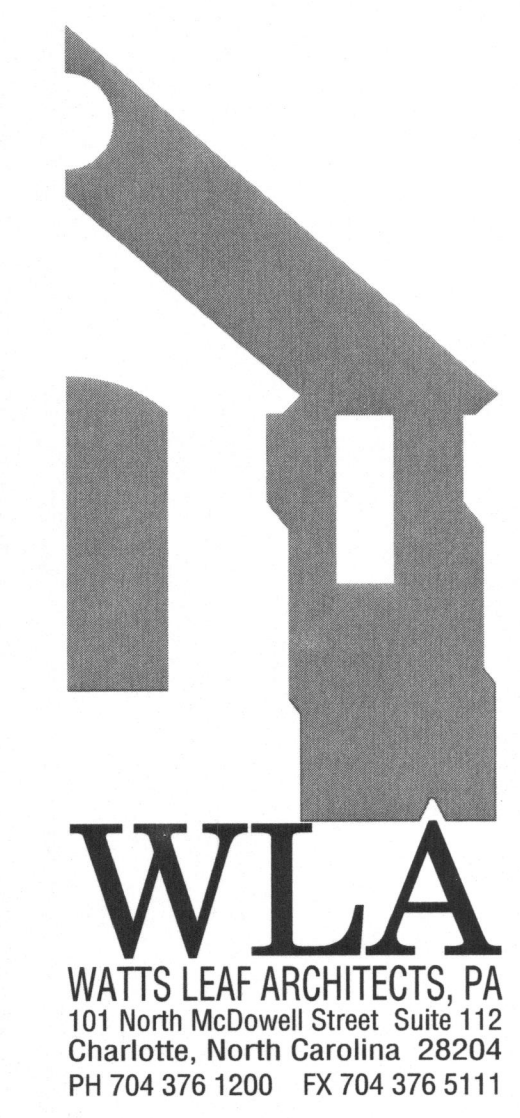
11. DELETED

12. DELETED

13. DELETED



RECEIVED JUN 22 2016
APPROVED BY CITY COUNCIL JUL 18 2016



SALVADOR DELI REZONE
3215 N Davidson St
Charlotte, NC 28205
REZONING # 2016-073

PROJECT	1600
DATE	22MAR16
DRAWN BY	CMW
CHECKED BY	CMW
REZONE PLAN BLDG PLAN	
AZ-1	

21JUN16 REV PER COMMENTS FROM PLANNING
20MAY16 REV PER COMMENTS FROM PLANNING

