

SITE DATA

SITE AREA: 52 AC
 EXISTING ZONING: R-5
 PROPOSED ZONING: UR-3 (CD)
 PROPOSED USE: 6 RESIDENTIAL UNITS, 4 LIVE/WORK UNITS
 PROPOSED SQ FT: 4,000 SF COMMERCIAL (LOCATED IN THE LIVE/WORK UNITS)

SETBACK: 14'
 SIDE YARD: 5'
 REAR YARD: 20'
 MAX FLOOR AREA RATIO: 2.0
 MAX BLDG. HEIGHT: 40'

REQUIRED PARKING: 1 SPACE/RESIDENTIAL UNIT, 1SPACE/1,000 SF NON-RESIDENTIAL
 14 SPACES (10 RESIDENTIAL UNITS + 4 FOR NON-RESIDENTIAL)

PROPOSED PARKING: 10 REGULAR SPACES
 3 COMPACT SPACES
 1 VAN ACCESSIBLE SPACE
 14 SPACES

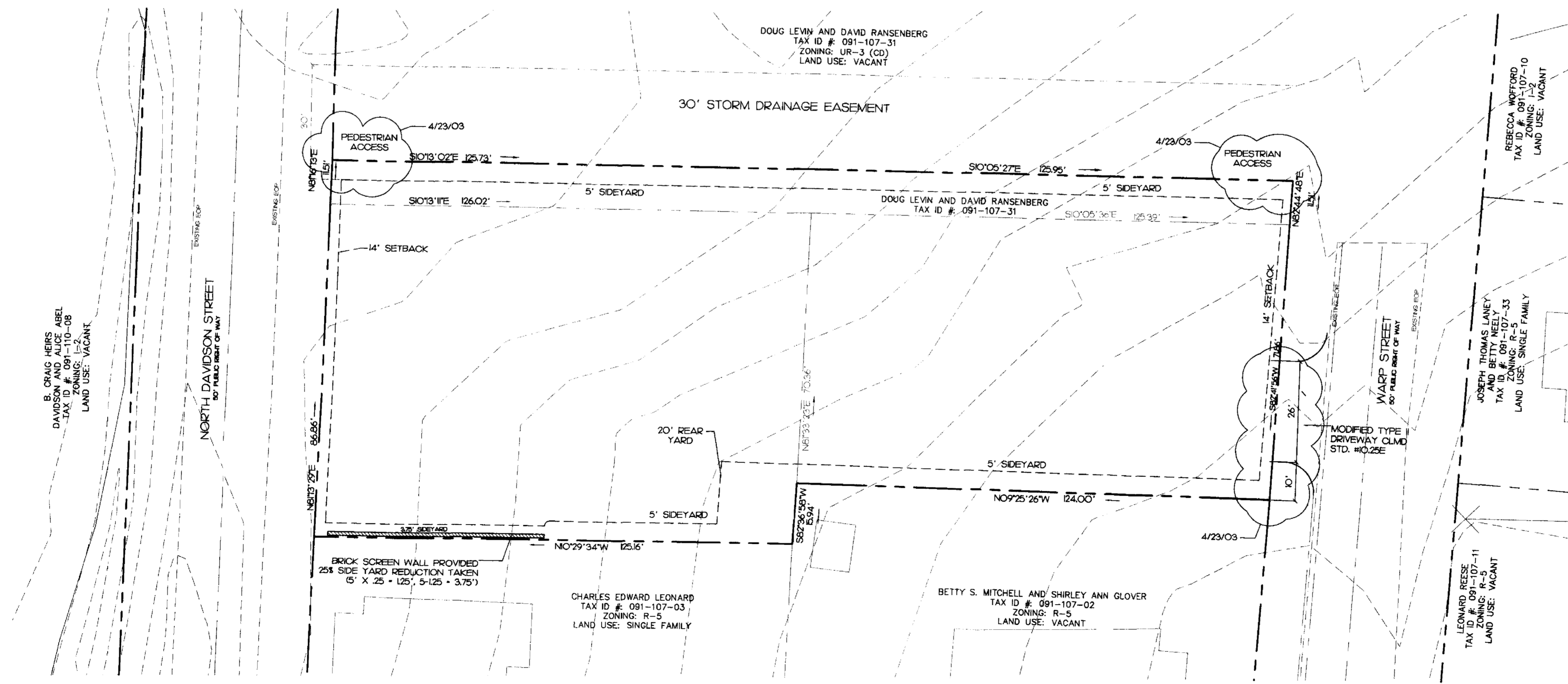
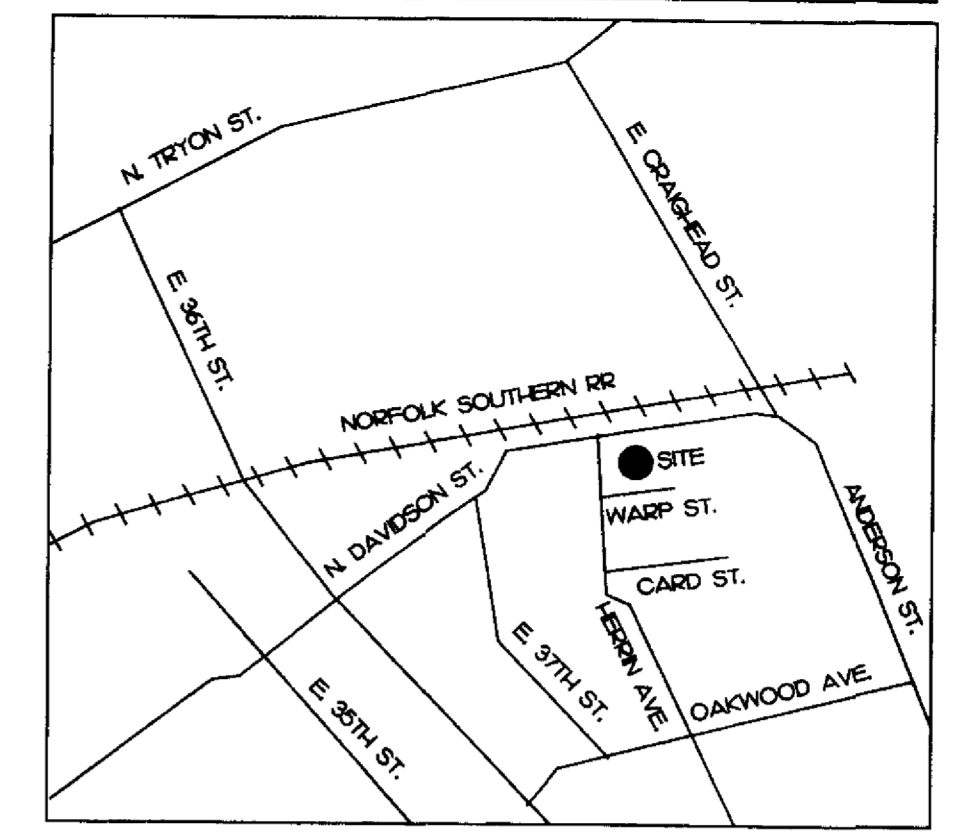
STREETSCAPE: 1 LARGE MATURING TREE/40 LF OR 1 SMALL MATURING TREE/30 LF OF ROAD FRONTAGE

TAX PARCEL ID #'S & OWNERS: 09-107-02, 09-107-09 (GATEWAY HOMES III, LLC), 09-107-31 (PORTION OF- DOUG LEVIN AND DAVID RANSENBERG)

DEVELOPMENT CONDITIONS

1. Accessory uses as allowed by the Ordinance shall be permitted on the Site.
2. Screening shall conform to the standards and treatments specified in the Ordinance. Dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.
3. Roof top mechanical equipment shall be screened from public view.
4. Trees shall be installed in accordance with the City of Charlotte Tree Ordinance. All planting indicated on the plan is conceptual.
5. Off street parking spaces will satisfy the standards established under the Ordinance.
6. Parallel street parking may be allowed along the public street frontage if permitted by the Charlotte Department of Transportation.
7. All freestanding lighting fixtures will be uniform in design and shall not exceed 20' in height, except as may be required in the public right of way.
8. Wall pack lighting will not be allowed.
9. Signage shall be allowed in accordance with the Ordinance.
10. Adequate fire protection will be provided in accordance with the Fire Marshal's specifications.
11. The building will maintain a minimum setback of 14' from existing or proposed back of curb (or shall be back of the right of way), whichever distance is greater.
12. The Petitioner shall maintain a 6' sidewalk with a minimum 8' planting strip along N. Davidson Street and Warp Street.
13. The Petitioner shall coordinate drainage efforts with the project manager of the Historic N. Charlotte NIP and the N. Davidson Railroad improvements Project to assure that issues related to storm water are handled properly.
14. No front loaded garages are planned. Any garages shall not protrude beyond the front door.
15. The building that faces Warp Street shall have a one-story element facing Warp Street generally as depicted on the Building Elevations (Sheet 3 of 3).
16. The building height along Warp Street shall not exceed 24' for the one-story element and 35' for the recessed two-story element. The building height in the rear and sides of the building facing Warp Street may vary based on foundation conditions.
17. The building height along North Davidson Street shall not exceed 35'.

VICINITY MAP NOT TO SCALE



N. DAVIDSON & WARP ST. REZONING
 CHARLOTTE, NORTH CAROLINA

GATEWAY HOMES, LLC
 1819 SARDIS ROAD NORTH, SUITE 330
 CHARLOTTE, NORTH CAROLINA 28270
 (704) 844-8846

Design Resource Group

1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

REZONING PETITION
 FOR PUBLIC HEARING
 PETITION #: 2002-091

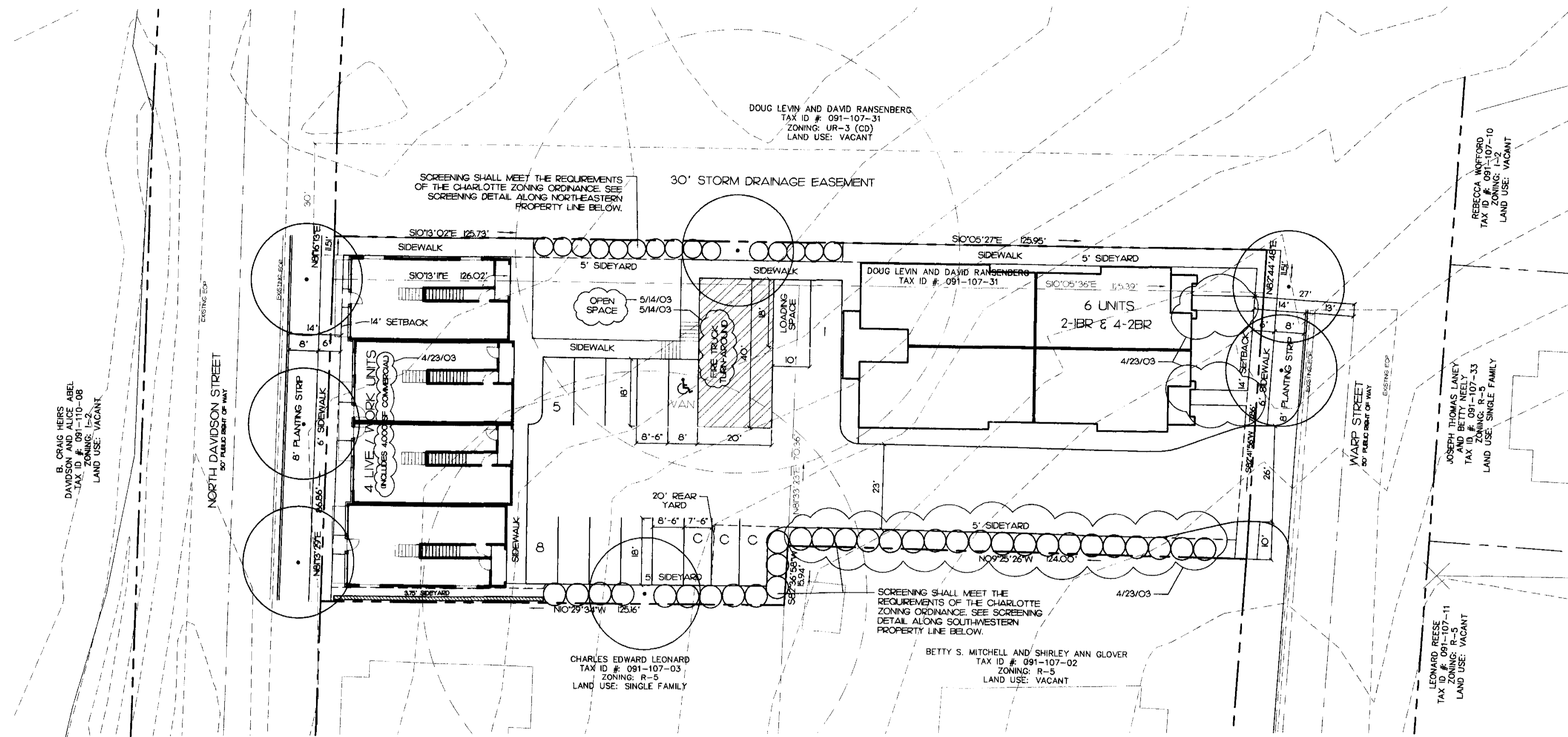
TECHNICAL DATA PLAN

Scale: 1" = 20'
Date: 25 FEBRUARY 2003
Project No.: 131-002

Revisions:
 1 4/23/03 PER PLANNING, CDOT AND FIRE REVIEW COMMENTS
 2 5/14/03 PER PLANNING REVIEW COMMENTS

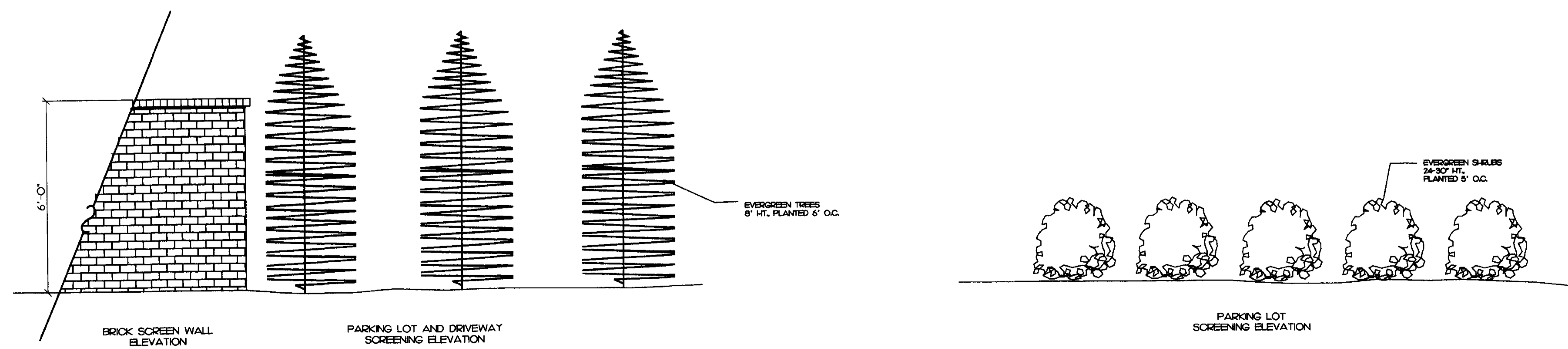
APPROVED
 MAY 16 2003
 LOCAL GOVERNMENT

Sheet 1 of 3



SCHEMATIC SITE PLAN

SCALE: 1"=20'



SCREENING DETAIL ALONG SOUTHWESTERN PROPERTY LINE 5/14/03
NTS

SCREENING DETAIL ALONG NORTHEASTERN PROPERTY LINE 5/14/03
NTS

APPROVED BY CITY COUNCIL
DATE 6/11/03

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CHARLOTTE, NORTH CAROLINA 28270
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SCHEMATIC SITE PLAN

NORTH

Scale: 1"= 20'
Date: 25 FEBRUARY 2003
Project No.: 131-002

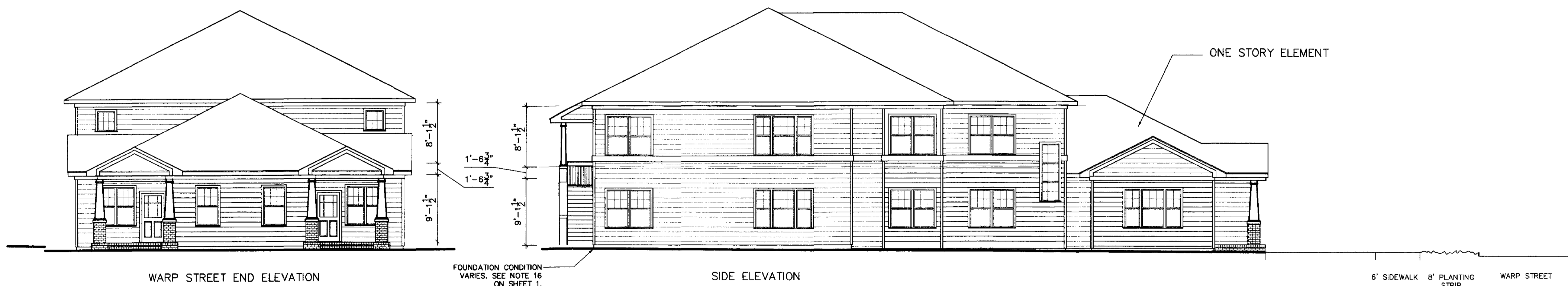
Revisions:
1) 4/23/03 PER PLANNING, COOT AND FIRE REVIEW COMMENTS
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Sheet **2** of **3**



NORTH DAVIDSON STREET BUILDING ELEVATION
 SCALE: 1/4" = 1'

5/14/03



WARP STREET BUILDING ELEVATIONS
 SCALE: 1/8" = 1'

5/14/03

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REZONING PETITION

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BUILDING ELEVATIONS

Scale:	VARIES
Date:	25 FEBRUARY 2003
Project No.:	131-002
Revisions:	
1	4/23/03 PER PLANNING, CDOT AND FIRE REVIEW COMMENTS
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APPROVED BY CITY COUNCIL
 DATE 6/14/03