

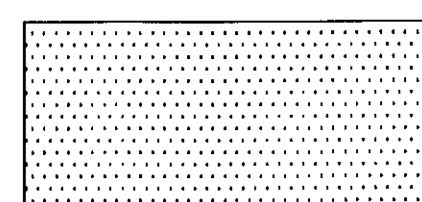
N. DAVIDSON ST. ELEVATION

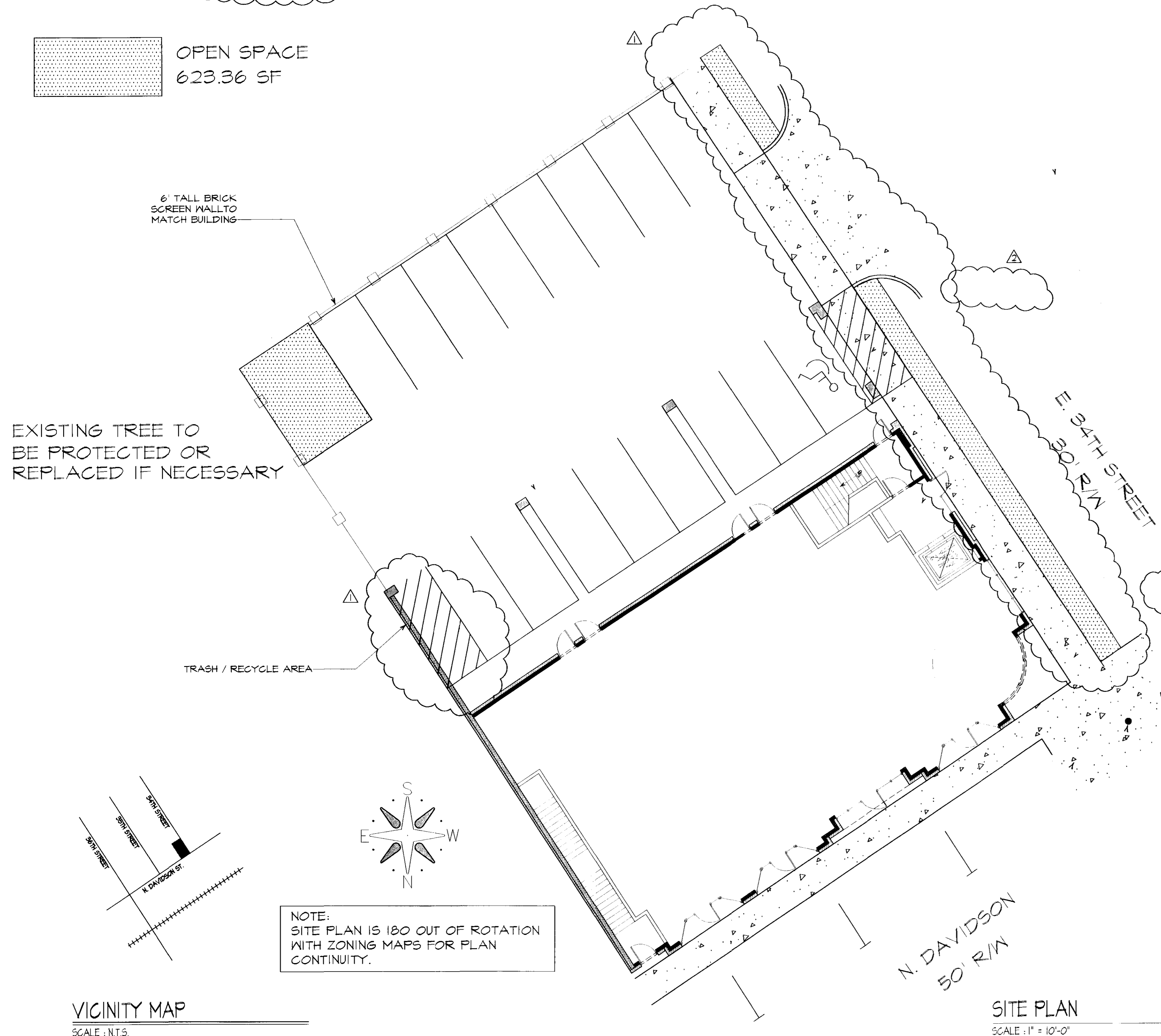
SCALE: 1" = 10'-0"



34TH ST. ELEVATION

SCALE: 1" = 10'-0"

 OPEN SPACE
623.36 SF



MUDD Optional Site Plan Notes

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of existing buildings and proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. Changes are allowed as per Section 6 of the zoning ordinance.
- Access to the site will be provided by the driveway from E. 34th Street, as shown on this site plan.
- The proposed use of the property will be for retail, restaurant, residential, and/or office uses along with associated parking and service areas. The area available to a restaurant will be limited to no more than 1,000 sf.
- All trash / recycling will be roll-out units with commercial pick-up by private contractor. A trash / recycling area will be provided as per the zoning ordinance.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening, and landscaping except as noted in the section below dealing with Optional Provisions.
- Pedestrian scale lighting will be provided along East 34th Street.
- Approval is sought for several optional conditions which arise primarily as a result of the desire to preserve the character of the existing streetscape conditions, as follows:
 - The building setback along N. Davidson St. is requested to be changed to 8'-0" from back of existing curb to match existing buildings within block.
- The building will be clad with quality materials, principally brick, with equal treatment of the facades along N. Davidson St., 34th St. and the Rear elevation. The zero lot line elevation will also be of brick to match color & application of adjacent elevations, but will have less articulation of the facade.
- Approval is sought for 2nd floor balcony on front elevation to be allowed to project 2'-0" into 8'-0" setback along N. Davidson Street.
- Approval is sought for 2nd floor balcony on side elevation to be allowed to project 4'-0" into 14'-0" setback along 34th Street.

Parking Requirements for MUDD Zoning

1 parking space per 600 gross sf (non-residential)
1 parking space per residential unit
19 spaces provided

APPROVED BY CITY COUNCIL

4/20/03

SITE DATA TABLE

Existing Zoning:	Neighborhood Services
Proposed Zoning:	MUDD(Optional)
Total Project Area:	17,000 gsf
Total Retail Area:	4,200 gsf
Total Live/Work:	12,800 gsf/ 12 units
Site Area:	11,549.8 sq.ft. / .265 Acres

URBAN OPEN SPACE (calculations)

as per part 8.5, #4 (9.8506.4) of Charlotte Code

Blgd Totals:	7,000 sq.ft. (gross floor area)
Site Area:	11,549.8 sq.ft.
Required Open Space:	for Lot Sizes up to 20,000 sq.ft.: 1 sq.ft. / 200 sq.ft. 57.7 sq.ft. Project exceeds min. requirement

- REVISIONS:
- 06/20/03 CHARLOTTE MECKLENBURG PLANNING REVIEW
 - 07/17/03 CHARLOTTE MECKLENBURG PLANNING REVIEW
 - 08/11/03 OWNER CHANGES

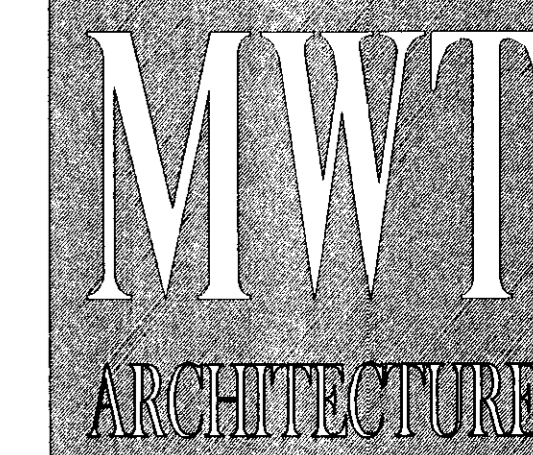
PETITIONER:
CROSLAND COMMERCIAL
125 SCALEYBARK RD.
CHARLOTTE, NC 28204
V: 704-561-5305
F: 704-523-6140

PROPOSED:
MIXED USE DEVELOPMENT

3100 N. Davidson St.
Charlotte, NC 28205

PETITION #
2003-070

DATE: APRIL 28, 2003
DRAWN BY: EBV
CHKD. BY: -
PROJECT NO.: 03-216



704-947-9772
FAX: 595-1725
8604 CLIFF CAMERON DRIVE
SUITE 140
CHARLOTTE, N.C. 28269

716-631-0600
FAX: 631-2340
VILLAGE PARK
6390 MAIN STREET - SUITE 120
WILLIAMSVILLE, N.Y. 14221

FOR PUBLIC HEARING

WARNING
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THESE PLANS IN ANY WAY.