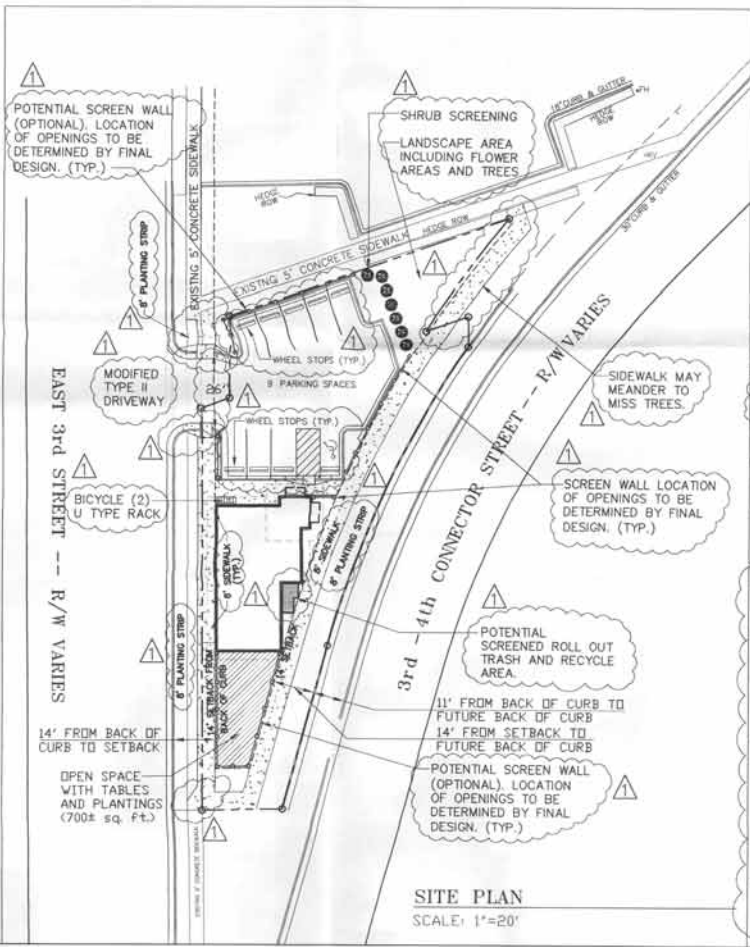
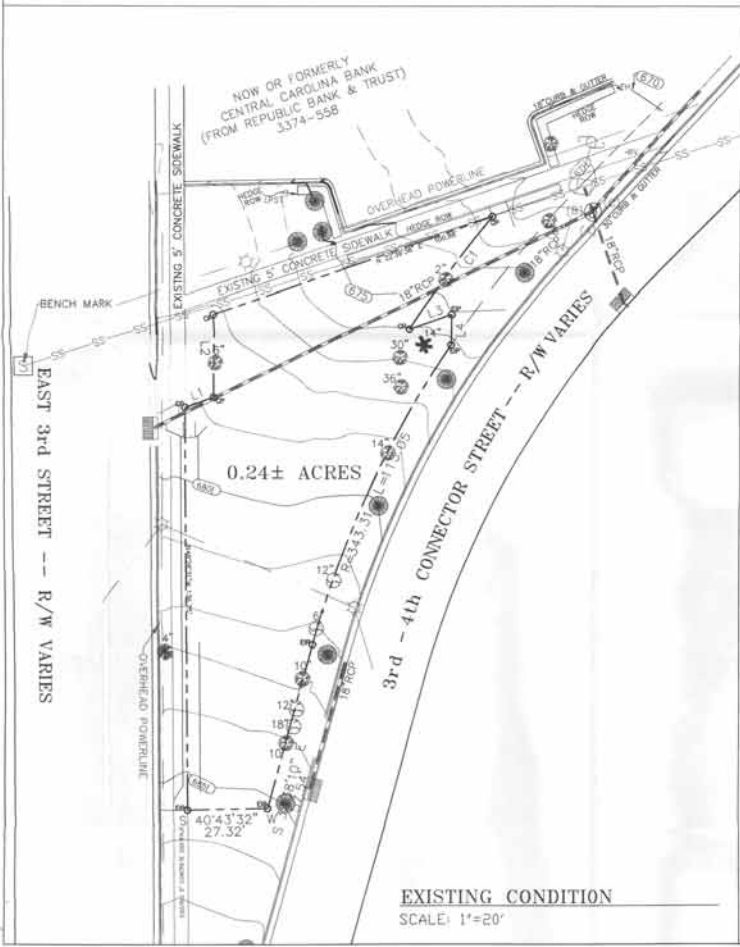
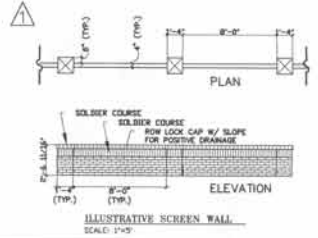


△ FOR PUBLIC HEARING PETITION NUMBER 2004-127



SITE LOCATION (NOT TO SCALE)



APPROVED BY CITY COUNCIL
DATE: 12/20/14

2004-127

MUDD Site Plan Notes

- Development of the site will be controlled by the standards dictated 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 proposed uses on the site, but it does not constitute a guarantee, warranty, or representation of any kind. The actual configuration, placement, and size of individual developments 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 9 of the zoning ordinance.
- Access to the site will be provided by the driveway from E. 3rd Street, as shown on this site plan.
- The proposed use of the property will be for mixed-use, residential, retail, and office uses along with associated parking and service areas. The area available to a restaurant will be limited to no more than 1,371 GSF (FIRST FLOOR) and 745 GSF (SECOND FLOOR).
- All front-rear yards shall be landscaped with commercial grade-up by grass construction. A lawn / 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.
- Approval is sought for possible 2nd floor rooftop patio, or dining area, within the limits of the building footprint.
- The building will be clad with quality materials consisting primarily of brick with cast stone or stone accents, architectural profile cornice and landing elements, aluminum framed glazing systems with deep glass or stone tint as well as window awning elements. Projection from facade shall be in compliance with MUDD requirements. Special treatment of the facade will occur along 3rd and 4th streets as well as the front sidewalk facing downtown and adjacent open building.

SITE DATA TABLE	
Existing Zoning	R-2
Proposed Zoning	MUDD (CZ)
Total Project Area	2,777 gsf
Total Restaurant Area	1,371 gsf (First floor)
Total Office, Retail, Residential, Restaurant (2nd Floor if constructed)	1,406 gsf (2nd Floor)
TOTAL PAVED AREA (2ND FLOOR IF CONSTRUCTED) (MAY BE USED TO SERVICE RESTAURANT)	745 gsf (2nd floor)
Site Area	15,258 sq. ft. / 0.24 Acres
Maximum Building Height	36'
URBAN OPEN SPACE (calculations)	
as per sec 9.5.4 (B.8006.4) of Charlotte Code	
Site Area	15,258 sq. ft.
Required Open Space provided	13.8 sq. ft.
Open Space provided	700 sq. ft.

Parking Requirements for MUDD Zoning

1 parking space per 100 gross of non-residential

8 spaces required if spaces provided

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JMA
James McQuinn & Associates
Civil/Structural/Environmental
Engineering

Project: Davidland, LLC
3rd & 4th Street
Charlotte, North Carolina
Resoning Plan
Tax Parcel No. 125-105-27

Graphic Scale:
0 10 20 30 40 50 (IN FEET)

Scale:
1"=20'

Senior Designer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 7/28/2004

Revision:
No. 1 Date 10/20/04
No. 2 Date 11/22/04
No. Date
No. Date
No. Date

Dwg. No.: 150017 (Plan) (Sheet)
Project Number: 150.017
Sheet No.: No. of Sheet

RZ 1 OF 2

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architects
msa
 merriman
 schmitt

Davidland, LLC
 3rd & 4th Street
 Charlotte, North Carolina
 Tax Parcel No. 125-105-27
 Rezoning Plan

Project
 Sheet Title

Graphic Scale:



(IN FEET)
 Scale:
 Engineer or Architect
 Steve Schmitt
 Senior Designer
 Jennifer Norris
 Date
 11/22/04
 Revisions
 No. 1 Date 10.20.04
 No. 2 Date 11.22.04
 No. Date
 No. Date
 No. Date
 No. Date

Dwg. No.
 15007(150)150base
 Project Number
 150.017
 Sheet No. No. of Sheet
 150.017



SCHEME 1 DOWNTOWN ELEVATION



SCHEME 1 3RD STREET ELEVATION



SCHEME 1 4TH STREET ELEVATION



SCHEME 1 SOUTH CHARLOTTE ELEVATION

1 SCHEME 1 - 1 STORY BUILDING WITH ROOF TERRACE



SCHEME 2 DOWNTOWN ELEVATION



SCHEME 2 3RD STREET ELEVATION



SCHEME 2 4TH STREET ELEVATION



SCHEME 2 SOUTH CHARLOTTE ELEVATION

2 SCHEME 2 - 2 STORY BUILDING