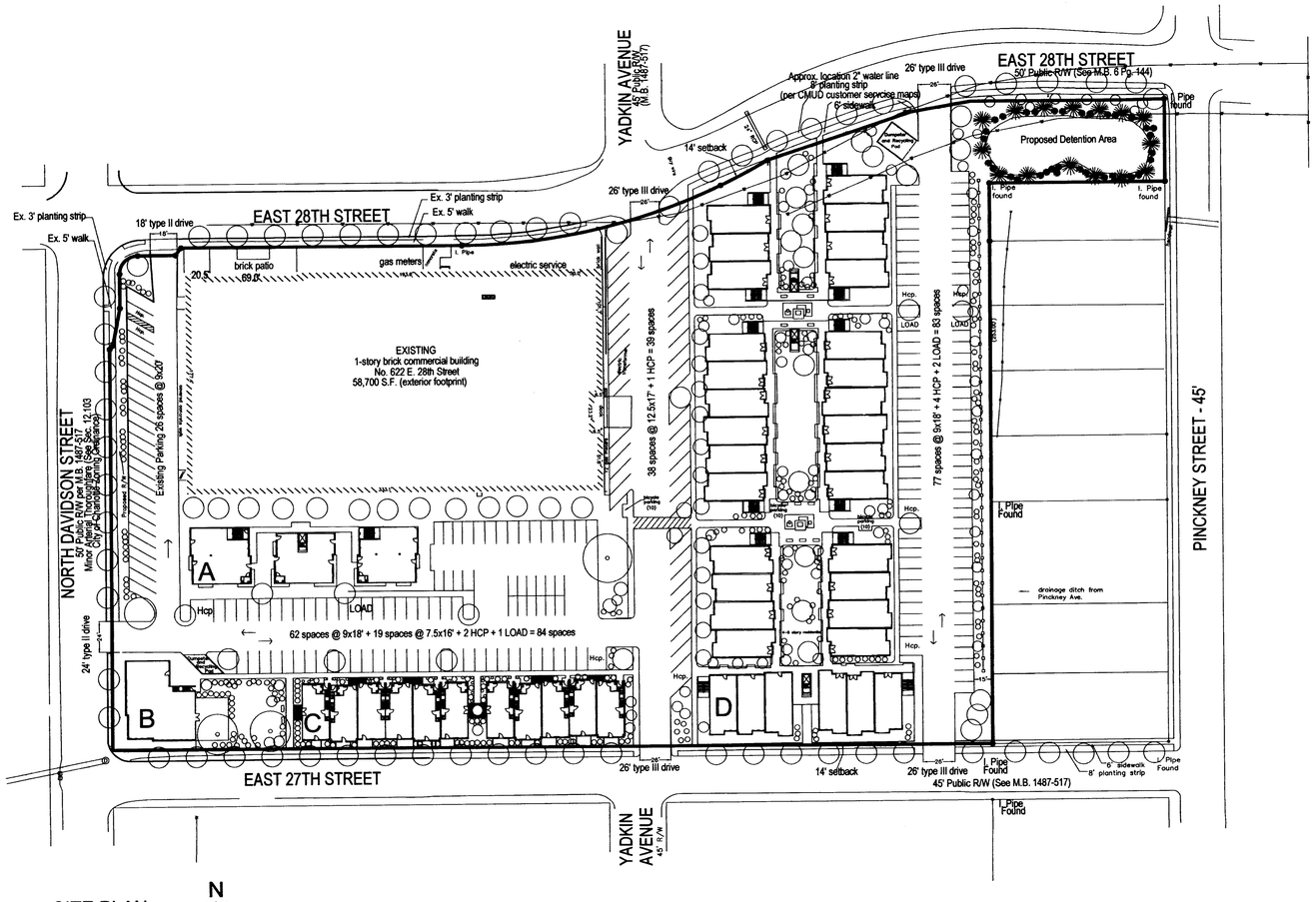
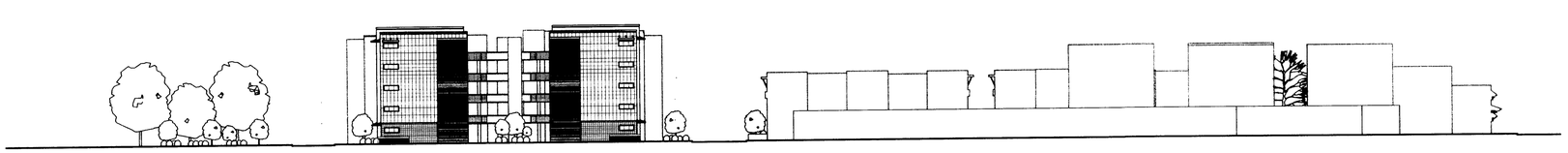
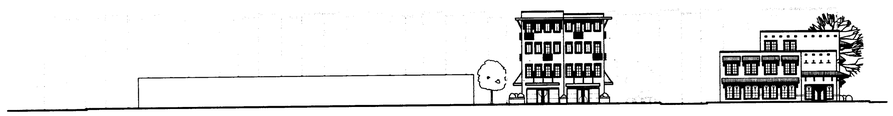


SITE PLAN

1" = 60'-0"



28th Street Elevation



North Davidson Elevation

27th Street Elevation

ELEVATIONS 1" = 30'-0"

SITE DEVELOPMENT DATA

SITE ACREAGE	7.16 ACRES	
EXISTING ZONING	I-1, O-2	
PROPOSED ZONING	MUDD-O	
SETBACKS	MIN. SETBACK	14'
	MIN. SIDEYARD	NONE
	MIN. REARYARD	NONE
HEIGHT	MAXIMUM OF 72' (5 STORIES MAXIMUM)	
PARKING	EXISTING BUILDING: 58,700 SQ. FT.	
	1 SPACE PER 600 SQ. FT. = 98 SPACES	
	19,000 SQ. FT. OFFICE/BUSINESS	
	1 SPACE PER 600 SQ. FT. = 32 SPACES	
	180 RESIDENTIAL UNITS	
	1 SPACE PER UNIT = 180 SPACES	
	TOTAL PARKING REQUIRED = 310 SPACES	
	TOTAL PARKING PROVIDED = 232 SPACES	

PROPOSED DEVELOPMENT

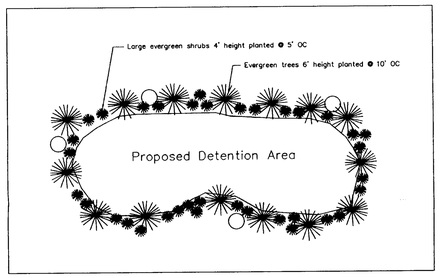
A- OFFICE/BUSINESS, LIVE WORK STUDIOS- 6,000 SQ. FT.
A- RESIDENTIAL LOFTS, FLATS, TOWNHOMES- 18,000 SQ. FT. (18 UNITS)
B- RESIDENTIAL FLAT- 4,000 SQ. FT. (1 UNIT)
B- OFFICE/BUSINESS- 2,000 SQ. FT.
C- OFFICE/BUSINESS- 11,000 SQ. FT.
C- RESIDENTIAL TOWNHOMES- 22,000 SQ. FT. (22 UNITS)
D- RESIDENTIAL TOWNHOMES- 139,000 SQ. FT. (139 UNITS- 4-5 STORIES)

OPTIONAL PROVISIONS

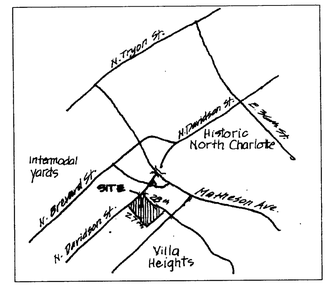
1. THE PETITIONER REQUESTS WAIVER OF REMOVAL OF EXISTING PARKING BETWEEN NORTH DAVIDSON STREET AND EXISTING BUILDING.
2. THE PETITIONER REQUESTS WAIVER OF 78 SPACES FROM THE TOTAL OF 310 SPACES REQUIRED. PARKING PROVIDED- 232 SPACES DUE TO EXISTING BUILDING ON SITE.
3. THE PETITIONER REQUESTS WAIVER OF MUDD STREETSCAPE REQUIREMENT DUE TO EXISTING CONDITIONS. E. 28TH STREET EXISTING 3' PLANTING STRIP AND 5' SIDEWALK; DAVIDSON STREET EXISTING 4' PLANTING STRIP AND 5' SIDEWALK.

GENERAL NOTES

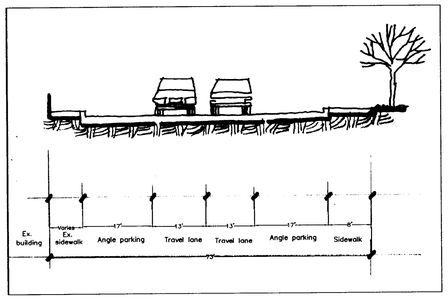
180 TOTAL RESIDENTIAL UNITS = 183,000 TOTAL SQ. FT.
15 TOTAL COMMERCIAL UNITS @ 1000-3200 SQ. FT. = 20,000 TOTAL SQ. FT.
1. PARKING AND LOADING AREAS WILL BE SCREENED PER SECTION 12.303
2. STORMWATER DETENTION FACILITIES WILL BE DESIGNED TO MEET THE APPLICABLE STANDARDS OF STORMWATER SERVICES. NO DETENTION WILL BE PLACED IN SETBACK.
3. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS. THE EXACT LOCATION OF SITE SIGNAGE WILL BE DETERMINED AS PART OF THE DETAILED CONSTRUCTION AND LANDSCAPING PLANS FOR THE SITE.
4. SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.
5. ALL DUMPSTERS ON THE SITE WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES. MULTIFAMILY COMPLEXES WILL MEET ALL REQUIREMENTS AS STATED IN SECTION 12.403 AND CHAPTER 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.
6. SITE LIGHTING/PEDESTRIAN LEVEL LIGHTING WILL BE PROVIDED. EXACT LOCATION OF PEDESTRIAN LIGHTS, OVERHEAD LIGHTS, ETC, WILL BE DETERMINED AS PART OF THE DETAIL CONSTRUCTION PLAN FOR THE SITE. WAL-PAK LIGHTING IS PROHIBITED. ALL LIGHTS TO BE FULLY SHIELDED.
7. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORMWATER SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
8. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN.
9. EXISTING BUS STOPS ON NORTH DAVIDSON STREET AND EAST 28TH STREET WILL BE MAINTAINED AS REQUESTED BY CATS.
10. STREETSCAPE REQUIREMENTS OF 8' SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG ALL STREET FRONTAGE EXCEPT IN LOCATIONS FRONTING EXISTING BUILDING WHERE THERE IS EXISTING SIDEWALK AND PLANTING STRIP. SEE OPTIONAL PROVISIONS.
11. BICYCLE PARKING SPACES SHALL BE PROVIDED PER SECTION 12.202. SEE SITE PLAN.
12. ALL UNITS WITH PUBLIC STREET FRONTAGE SHALL HAVE DOORS FACING STREET, EXCLUDING UNITS ALONG E. EAST 28TH STREET.
13. 15' LANDSCAPE/WALL BUFFER SHALL BE INSTALLED BETWEEN PROPOSED DEVELOPMENT AND EXISTING HOMES ON PINCKNEY STREET. BUFFER TO BE PLANTED TO CLASS C BUFFER REQUIREMENTS.
15. EXTENSION OF EAST 27TH STREET TO PINCKNEY STREET SHALL BE CONSTRUCTED AS PART OF DEVELOPMENT OF BUILDING D.



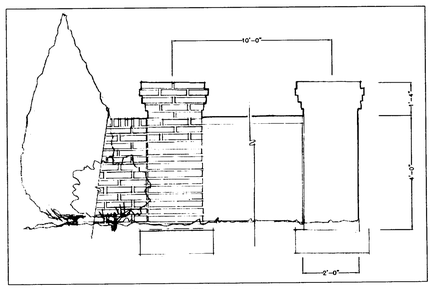
STORMWATER DETENTION DETAIL (NTS)



VICINITY MAP (NTS)



YADKIN AVENUE EXTENSION SECTION (NTS)



WALL BUFFER DETAIL (NTS)

Architecture
Community Planning
Development

1230 West Morehead Street
Suite 210
Charlotte, NC 28208
T. 704.374.0916
F. 704.342.3808

NEIGHBORING CONCEPTS www.neighboringconcepts.com

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APPROVED BY CITY COUNCIL
DATE 10/19/05

NODA CONDOMINIUMS

PETITION #2005-110
FOR PUBLIC HEARING

Project Number: 05-011

Submittal:

Issue Date: DECEMBER 07, 2005

Drawn: Checked:

Rev. 1 Date:
Re:
Rev. 2 Date:
Re:
Rev. 3 Date:
Re:
Rev. 4 Date:
Re:

Title:
REZONING PLAN

Sheet Number:

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