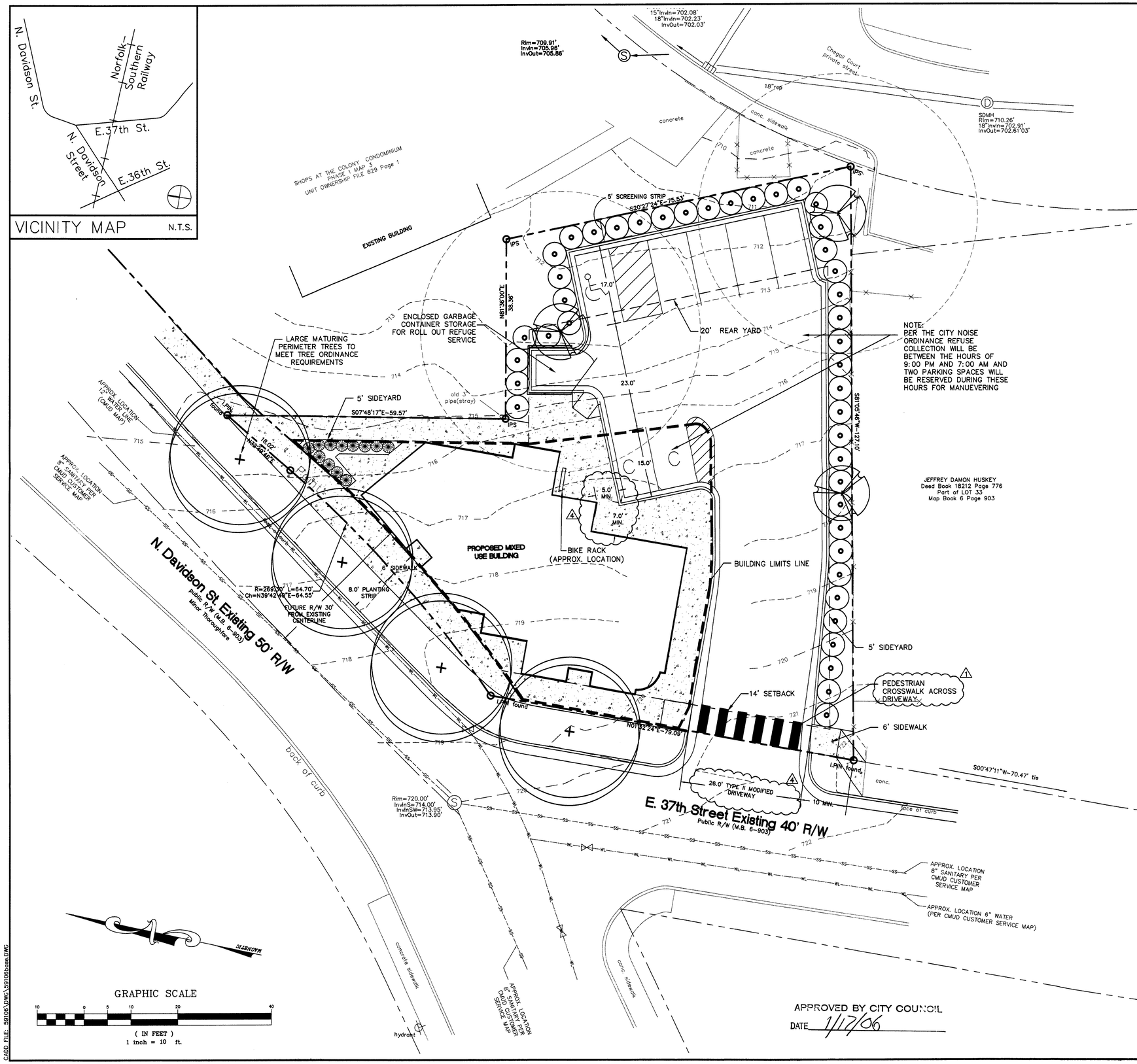
VICINITY MAP N.T.S.



APPROVED BY CITY COUNCIL
DATE 1/17/06

DEVELOPMENT DATA:

- TAX PARCEL #: 091-106-01
- TOTAL ACREAGE: 0.2314 ACRES (10,080 SF)
- CURRENT ZONING: R-5
- PROPOSED ZONING: UR-3 (CD)
- CURRENT USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE:
  MIXED USE RETAIL, OFFICE AND
  MULTI-FAMILY RESIDENTIAL USES
  IN A 2, 3 AND 4 STORY BUILDING.
  (NOT TO EXCEED 8,000 SF TOTAL)
  GROUND FLOOR WILL BE RETAIL OR OFFICE = ± 2400 SF
  2ND/3RD AND 4TH FLOORS WILL BE RESIDENTIAL
  UNITS = UP TO 8 RESIDENTIAL UNITS MAXIMUM
- MAXIMUM BUILDING HEIGHT: 60 FEET
- REQUIRED PARKING WILL BE BASED UPON THE FINAL USES PER THE MUDD PARKING STANDARDS. 2

CONDITIONAL NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2). AS MAY BE APPLICABLE, MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR RELATIONSHIPS TO ABUTTING PROPERTIES ARE PERMITTED AS A MATTER OF RIGHT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ZONING ORDINANCE. THE PROPOSED BUILDING CAN BE LOCATED ANYWHERE WITHIN THE BUILDING LIMITS LINE AS DEPICTED ON THIS PLAN.

2. ALL PROPOSED DEVELOPMENT ON THIS PARCEL SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, TREES, SCREENING, URBAN OPEN SPACE, LANDSCAPING, ETC., UNLESS OTHERWISE INDICATED.

3. ONE POINT OF VEHICULAR ACCESS ONTO E. 37th STREET WILL BE PERMITTED. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED ON THIS SITE PLAN AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT.

4. ALL USES ALLOWED BY THE UR-3 ZONING DISTRICT, EITHER BY RIGHT OR UNDER PRESCRIBED CONDITIONS, SHALL BE PERMITTED. HOWEVER, ALL RETAIL USES SHALL BE RESTRICTED TO THE GROUND FLOOR AND THE RETAIL USES SHALL BE LIMITED IN FLOOR AREA TO TWO TIMES THE SIZE OF THE COMBINED BUILDINGS FOOTPRINT.

5. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE IN REGARDS TO BICYCLE PARKING.

6. NORTH DAVIDSON STREET IS A MINOR THOROUGHFARE INSIDE ROUTE 4 REQUIRING A MINIMUM RIGHT-OF-WAY OF 60 FEET. THE PETITIONER SHALL CONVEY TO THE CITY OF CHARLOTTE IN FEE SIMPLE TITLE MEASURING 30 FEET FROM THE EXISTING CENTERLINE. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY.

7. THE PETITIONER SHALL INSTALL A NEW 8 FOOT PLANTING STRIP FOLLOWED BY A NEW 6 FOOT SIDEWALK AS MEASURED FROM THE EXISTING BACK OF CURB ALONG NORTH DAVIDSON AND E. 37th STREETS.

8. STORM WATER FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH COMPLY WITH THE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL. BECAUSE THE SUBJECT DEVELOPMENT PARCEL IS ±10,080 SF, IT IS NOT ANTICIPATED THAT STORM WATER DETENTION COMPLIANCE WILL BE REQUIRED.

9. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

10. NO WALL PAK LIGHTING SHALL BE ALLOWED.

11. THE PROPOSED BUILDING WILL BE 2 STORIES ADJACENT TO THE ACCESS DRIVEWAY AND WILL BE "STEPPED" TO 3 AND 4 STORIES TOWARDS NORTH DAVIDSON STREET WITHIN THE BUILDING LIMITS LINE.

1 12. ALL PARKING SHALL BE SCREENED WITH EVERGREEN SHRUBS IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.

13. A MINIMUM OF ONE OPERABLE DOOR OPENING ONTO N. DAVIDSON AND E.37th STREETS SHALL BE REQUIRED, WITH A RECESSED AREA OF 15 SQUARE FEET MINIMUM SO THAT THE DOORWAY WON'T SWING INTO THE SIDEWALK. THE GROUND FLOOR ELEVATIONS SHALL INCORPORATE CLEAR VISION GLASS.

14. PETITIONER TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG E. 37th AND N. DAVIDSON STREET AS PART OF THE DEVELOPMENT OF THIS PROJECT.

15. IF DETACHED LIGHTING IS PROVIDED THE HEIGHT WILL BE LIMITED TO 15 FEET AND THE FIXTURE WILL BE FULLY SHIELDED.

16. NO DETACHED SIGNS SHALL BE PERMITTED.

2 17. ALL RESTAURANT USES SHALL BE PARKED AT A RATIO OF 1 SPACE PER 125 SF. FINAL PARKING SPACE TOTALS WILL BE DEPENDENT UPON THE FINAL USES. THIS DEVELOPMENT WILL UTILIZE BOTH ON SITE PARKING AS WELL AS ON EXISTING STREET PARKING ON N. DAVIDSON STREET(ONLY).

18. THE PROPOSED MIXED-USE BUILDIING WILL HAVE A COMBINATION OF THREE MATERIALS FOR THE EXTERIOR SKIN; MASONRY, WOOD SIDING AND STANDING SEAM METAL SIDING. THE OVERALL DESIGN OF THE BUILDING WILL BE COMTEMPORARY. THERE WILL BE LARGE EXPANSES OF GLASS IN THE GROUND FLOOR RETAIL/OFFICE SPACES AND LARGE EXPANSES OF GLASS IN THE RESIDENTIAL UNITS ON THE SOUTH AND EAST SIDES. FULL LIGHT GLASS DOORS ON THE GROUND FLOOR WILL BE RECESSED.

THE MASSING OF THE PROPOSED BUILDING WILL BE SUCH THAT THE FOUR-STORY ELEMENT WILL FACE NORTH DAVIDSON STREET AND WILL CASCADE DOWN TO A TWO-STORY ELEMENT AT THE REAR OF THE PROPERTY. THIS WILL ALLOW ROOFTOP GARDENS, PATIO AND/OR BALCONIES FOR SOME OF THE UNITS (IF THE BUDGET PERMITS).

3 19. THE PETITIONER SHALL PROVIDE DECORATIVE STREET FURNITURE TO INCLUDE A BENCH AND A TRASH RECEPTACLE FOR PEDESTRIAN USE IN FRONT OF THE PROPOSED BUILDING ADJACENT TO E37th AND/OR N. DAVIDSON STREETS.

4 20. THIS DEVELOPMENT SHALL UTILIZE INDIVIDUAL ROLL OUT CONTAINERS FOR REFUSE COLLECTION FOR EACH UNIT. THESE CONTAINERS WILL BE STORED IN A GATED ENCLOSURE ON A CONCRETE PAD AT THE REAR OF THE PROPOSED BUILDING.

11/18/05 REVISED FOR PUBLIC HEARING: PETITION #2005-160

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PROJECT: 501 East 37th Street
Charlotte, North Carolina
PETITIONER: SQUIRREL INVESTMENTS LLC

SHEET TITLE: CONDITIONAL REZONING REQUEST
ILLUSTRATIVE SITE PLAN

Project No.	59106
Checked by	TLH
Drawn by	GSB
Initial Filing 09.01.05	
Revisions	
1 11/18/05 REVISED PER STAFF REVIEW	
2 11/29/05 PER COMM. MEETING	
3 12/9/05 REVISED PER PRE-HEARING ANALYSIS	
4 12/12/05 PER CDOT MEMO	
Sheet	
RZ-1	

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