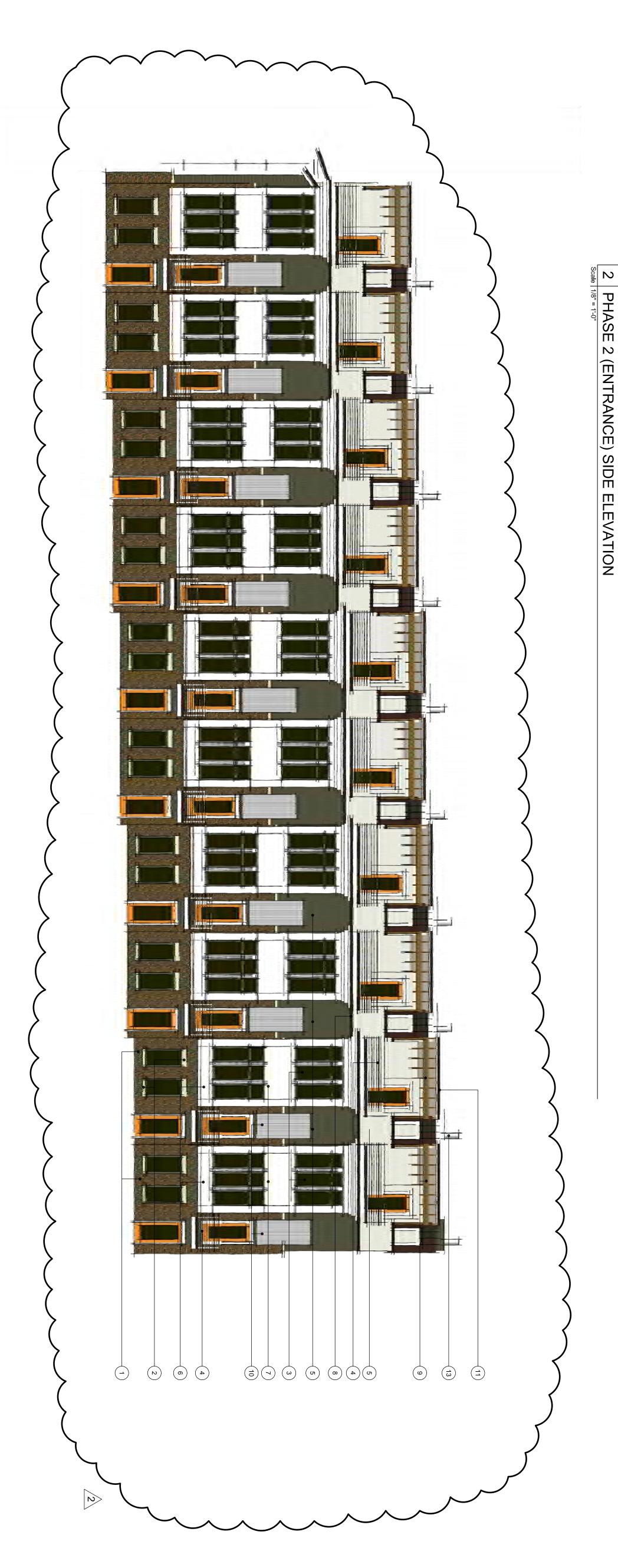
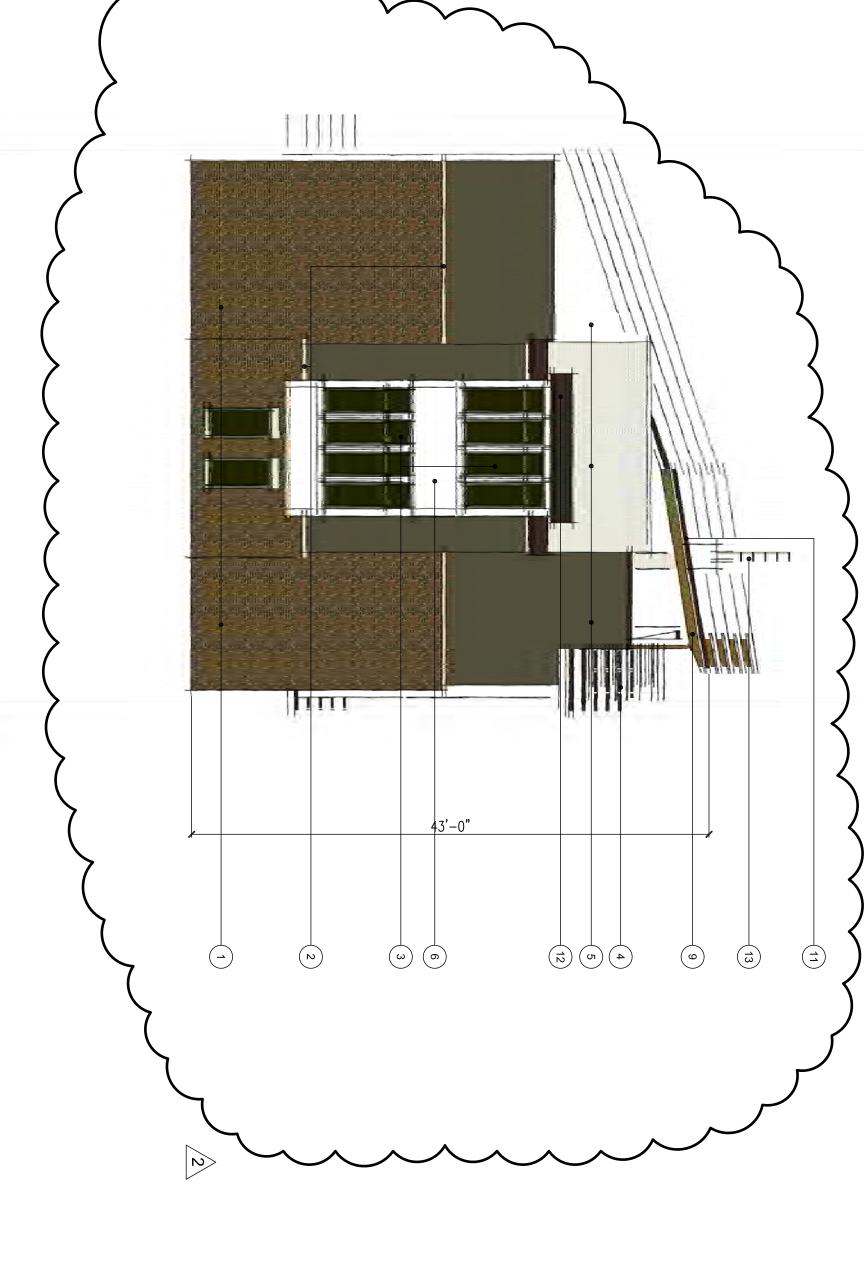


# PROPOSED PRELIMINARY ELEVATION MATERIALS

- PAINTED FIBER-CEMENT LAP SIDING. COLOR BY ARCHITECT
- PAINTED FIBER-CEMENT TRIM. COLOR BY ARCHITECT PAINTED FIBER-CEMENT WALL PANEL WITH TRIM. COLOR BY ARCHITECT
- STAINED PRESSURE TREATED WOOD, TYP. COLOR BY ARCHITECT PRE—FINISHED ALUMINUM FLASHING, COPING, WALL CAPETC, TYP.. COLOR BY ARCHITECT









NoDa Multi-Family Townhomes
East 35th Street, Charlotte NC

Short Development
1809 The Plaza, Charlotte NC

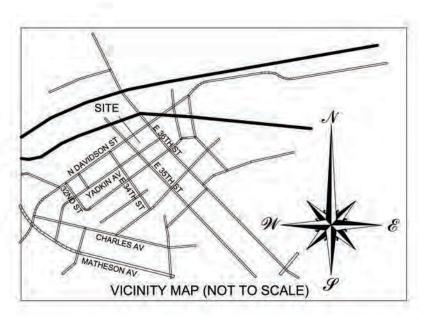


Project No. - 1113 Issued - 02.07.2012

Staff Analysis Comments 21 February 2012

Ar1.0

Preliminary Rendering



SURVEY PREPARED BY Jackie G. Duncan, PLS 19901 HENDERSON ROAD, UNIT H

CORNELIUS, NC 28031 PHONE: (704) 765-9107 FAX: (704) 237-3879

CHARLOTTE, NC 28205

FOR:

SHORT DEVELOPMENT
1809 THE PLAZA

SURVEY NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

2. AREA COMPUTED BY THE COORDINATE METHOD.

3. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD.

4. NO NGS OR NCGS MONUMENTS WERE FOUND WITHIN 2000'

5. PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN; ACCORDING TO FIRM MAP NUMBER 3710456400J, PANEL 4564, EFFECTIVE DATE MARCH 2, 2009. 6. LOT 1 ZONED CURRENTLY ZONED R-5, LOT 2 CURRENTLY ZONED AS 0-2. 7. THIS SURVEY WAS DONE WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE WHETHER OF RECORD OR NOT.

REPORT AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE WHETHER OF RECORD OR NOT.

8. UNDERGROUND UTILITIES WERE NOT DESIGNATED AS A PART OF THIS SURVEY AND THEREFORE NOT LOCATED. HOWEVER THE GAS LINE WAS DESIGNATED PREVIOUSLY BY OTHERS AND WAS LOCATED AND SHOWN HEREON. VISIBLE ABOVE GROUND FEATURES OF UNDERGROUND UTILITIES WERE LOCATED.

REFERENCES: DB 26360 PG 340, DB 26367 PG 209, DB 6974 PG 806, MB 37 PG 359 MB 230 PG 14, MB 209 PG 461.

## LEGEND - PROPERTY LINE ---- SETBACK LINE — SITE WALL CURB LINE PROPOSED BUILDING OUTLINE ----- PROPOSED BLDG. ABOVE -- PROPOSED UNIT SEPERATION PROPOSED TREE SAVE AREA **EXISTING UTILITY POLE** EXISTING TREE TO REMAIN IF POSSIBLE POST CONSTRUCTION PROPERTY CORNER **NEW & PROPOSED CONCRETE** WALK PROPOSED BUILDING AREA PROPOSED GRASS/LANDSCAPED PROPOSED PAVED AREA PARKING SCREENING AREA

PROPOSED REZONING SITE PLAN COMPLETED FROM SITE SURVEY PREPARED BY Jackie G. Duncan, PLS 19901 HENDERSON ROAD, UNIT H CORNELIUS, NC 28031 PHONE: (704) 765-9107 FAX: (704) 237-3879

### GENERAL NOTES:

- 1. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENT OR RIGHTS OF WAY.
- 2. IRON PINS FOUND AS NOTED
- 3. BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO AN ASSUMED SYSTEM AND DISTANCES ARE IN FEET.
- 4. EXISTING SHED, GRAVEL LOT AND FENCING ENCROACH UPON THE SUBJECT PROPERTIE(S) ALONG THE NORTH-WEST

### DEVELOPMENT DATA TABLE:

- a. SITE ACREAGE: (LOT 1) 19,929 sq. ft. (LOT 2) 7,378 sq. ft. (TOTAL AREA IS 27,307 SQ. FT. OR 0.628 ACRES)
- b. TAX PARCELS INCLUDED IN REZONING: LOT 1 PARCEL ID #08308502 (RECORDED IN DEED BOOK 26360 PAGE 340) -LOT 2 PARCEL ID #08308506 (RECORDED IN DEED BOOK 26367 PAGE 209). PETITIONER IS PROPOSING TO COMBINE LOT 1 AND LOT 2 INTO ONE PARCEL.
- c. EXISTING ZONING: LOT 1 R-5 LOT 2 - O-2
- d. PROPOSED ZONING: LOT 1 & LOT 2 MUDD (O)
- e. EXISTING & PROPOSED USES: EXISTING USE SINGLE FAMILY RESIDENTIAL
  PROPOSED USE 15 SINGLE FAMILY ATTACHED LAND FOR SALE TOWNHOMES
- f. NUMBER OF RESIDENTIAL UNITS BY TYPE: (15) ATTACHED LAND FOR SALE TOWNHOMES
- g. RESIDENTIAL DENSITY: 23.8 UNITS PER ACRE (15 UNITS ON 0.628 ACRES)
- h. SQUARE FOOTAGE OF NON-RESIDENTIAL USES; 0.00 sq. ft.i. FLOOR AREA RATIO: 1.25
- j. MAXIMUM BUILDING HEIGHT: 50'-0"
- k. NUMBER OF PARKING SPACES: +/- 15 PROPOOSED SURFACE SPACES
  +/- 15 ENCLOSED RESIDENTIAL GARAGE SPACES
  (PROPOSED 1 or 2 RESIDENTIAL GARAGES ON FIRST FLOOR OF EACH UNIT.
  PROPOSE TO PROVIDE 1 PARKING SPACE PER UNIT MINIMUM)
- I. AMOUNT OF OPEN SPACE: 2,621.4 sq. ft. (DEDICATED TO AMENITY AREA)

### MUDD (O) GENERAL PROVISIONS:

**MAXIMUM HEIGHT** 

BICYCLE PARKING

LOADING STANDARDS

BUFFERS

MINIMUM LOT AREA = NONE REQUIRED

MINIMUM SIDE YARD = NONE BUT 10' SEPARATION BETWEEN RESIDENTIAL USES - 10' PROVIDED

MINIMUM SETBACK = 14' FROM BACK OF EXISTING OR PROPOSED CURB - 14' PROVIDED

MINIMUM REAR YARD = NONE BUT 10' SEPARATION BETWEEN RESIDENTIAL USES - 10' PROVIDED

PARKING SCREENING = 42" WIDE PARKING SCREENING PER SECTION 12.3.3(a) - MINIMUM 42" SCREENING PROVIDED

DUMPSTER SCREENING = FULL SCREENING REQUIRED PER SECTION 12.303(b) - FULL 6' MASONRY AND WOOD ENCLOSURE OF DUMPSTER

= NONE REQUIRED PER TABLE 12.302(b)

= 2 SHORT-TERM SPACES REQUIRED

OPEN SPACES = NONE REQUIRED PER PART 8.5(4) FOR BLDGS. WITH LESS -TOTAL OF 33,750 GROSS SQ, FT, PROPOSED -TOTAL OF 30,750 GROSS SQ, FT, PROPOSED

PARKING REQUIRED = 1 SPACE PER DWELLING UNIT - 1 ENCLOSED GARAGE SPACE PROVIDED PER UNIT (15) TOTAL 15 SURFACE (VISITOR'S SPACES) PROPOSED

= NONE REQUIRED FOR MULTI-FAMILY DWELLINGS 1-24 UNITS

\*\*\* THE ABOVE SHOWN REQUIREMENTS ARE DIMENSIONAL ONLY, AND THE PROPERTY MAY BE SUBJECT TO OTHER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE NOT LISTED HEREON.\*\*

1. THE FINAL DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE STANDARDS PUT FORTH UNDER THE ZONING ORDINANCE FOR THE CITY OF CHARLOTTE IN THE M.UDD (O) ZONING DISTRICT. THE BUILDING FOOTPRINTS, PARKING LAYOUTS, VEHICULAR ACCESS AND PEDESTRIAN ACCESS POINTS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND MAY BE CHANGED AND/OR ALTERED DURING THE DESIGN DEVELOPMENT PHASES.

2. THE PETITIONER WILL CONFORM TO ALL YARD RESTRICTIONS (FRONT, SIDE AND REAR) GIVEN BY THE CITY OF CHARLOTTE FOR THE ZONING OR MUDD (O).

3. FUTURE AMENDMENTS SHALL BE ALLOWED IF REQUESTED BY THE PETITIONER, IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE.

4. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITIONS ARE SUPPLEMENTAL REQUIREMENTS ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENT SHALL APPLY.

BE REMOVED OR RELOCATE

### OPTIONAL PROVISIONS:

- a. THE PETITIONER REQUESTS AN OPTIONAL PROVISION BE PERMITTED TO ALLOW MODIFICATION TO THE 35TH STREETCAPE TO PRESERVE THE EXISTING MATURE TREES AND EXISTING SITE WALL CONFIGURATION. THE REQUIRED 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK HAVE BEEN PROVIDED ALONG YADKIN AVENUE IN ACCORDANCE WITH THE STREETSCAPE PLAN. TREES TO BE SAVED ARE INDICATED ON THE PLAN TO REMAIN IF POSSIBLE. EXISTING TREES TO BE REMOVED ARE NOTED AS (TBR) ON THE PLAN.
- b. THE PETITIONER REQUESTS A CERTIFICATE FROM CDOT AND RIGHT-OF-WAY ENCROACHMENT AGREEMENT ALLOWING THE RECONSTRUCTION OF EXISTING SITE WALLS ALONG 35TH STREET WITHIN THE ESTABLISHED 50-FOOT R.O.W. IN AN EFFORT TO PRESERVE THE EXISTING MATURE TREES.

### PERMITTED USES:

- 44'-6" TO TOP OF PROPOSED

- 2 PROVIDED

DAVIDSON YADKIN, LLC

PIN 08308514

DB 25662 PG 132

MB 230 PG 14

ZONED NS

1. THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP ATTACHED "LAND FOR SALE" MULTI-FAMILY RESIDENTIAL UNITS IN THE AREA SHOWN ON THIS TECHNICAL DATA SHEET. WITHIN THE MULTI-FAMILY STANDARDS OF THE CITY OF CHARLOTTE FOR MUDD (O).

### TRANSPORTATION:

1. A MINIMUM OF 15 PARKING SPACES (EITHER RESIDENTIAL SINGLE/TANDEM GARAGE OR SURFACE SPACES) WILL BE PROVIDED

2. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE SHOWN ON THIS TECHNICAL DATA SHEET; HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM WHAT IS DEPICTED. THE LOCATION AND DESIGN SHALL COMPLY WITH ALL STANDARDS AND REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.

3. ALL NEW DRIVEWAYS SHALL BE CITY OF CHARLOTTE STANDARD DROP CURB RAMP TYPE I DRIVEWAYS. THE PETITIONER WILL SUBMIT A REQUIRED DRIVEWAY PERMIT TO COOT FOR REVIEW AND APPROVAL.

4. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT ALONG WITH A RIGHT-OF-WAY ENCROACHMENT AGREEMENT. THE PETITIONER REQUESTS THESE CERTIFICATES AND ENCROACHMENT AGREEMENTS IN AN ATTEMPT TO PRESERVE THE EXISTING MATURE TREES ALONG 35TH STREET.

### ARCHITECTURAL STANDARDS:

a. THE PETITIONER PROPOSED TO UTILIZE THE FOLLOWING MATERIALS WITHIN THE DESIGN OF THE PROJECT. REFER TO THE PROPOSED ELEVATOIN SHEET A3.0 FOR DETAILS:

BROWN/RED BRICK VENEER, CAST STONE OR BRICK WALL CAP, HEADER, LINTELS, ALUMINUM/VINYL WINDOWS, ALUMINUM RAILING, PAINTED FIBER-CEMENT LAP SIDING, TRIM AND WALL PANEL, PRE-FINISHED ALUMINUM FLASHING, COPING, WALL CAP ETC, STAINED PRESSURE TREATED WOOD, CORRUGATED METAL ROOFING, STANDING SEAM METAL ROOFING, ASPHALT SHINGLES AND BRUSH FINISHED CONCRETE.

b. THE PETITIONER PROPOSES TO CONSTRUCT TWO BUILDINGS OF 5 AND 10 UNITS RESPECTIVELY. EACH IS PROPOSED TO HAVE A MAXIMUM HEIGHT OF 50'-0" A.F.F.

c. ANY REQUIRED STREET WALLS ARE PROPOSED TO BE DOUBLE WITHE BRICK WITH CAST STONE OR BRICK CAP TO MATCH EXISTING AND ADJACENT SITE WALLS. ALL BUILDING/UNIT ENTRANCES ARE TO BE DESIGNED TO CLEARLY ARTICULATE EACH ENTRANCE WITH APPROPRIATE CANOPIES. REFER TO ATTACHED PROPOSED ELEVATIONS SHEET A3.0.

d. FULL DUMPSTER SCREENING IS REQUIRED PER SECTION 12.303.(b). THE DUMPSTER SHOWN ON THIS TECHNICAL DATA SHEET IS TO BE FULLY ENCLOSED WITH A 6' HIGH MASONRY AND WOOD FENCE WITH FULL WIDTH OPERABLE GATE.

e. SOLID WASTE SERVICES ARE TO BE HANDLED WITH THE USE OF A SINGLE COMMUNITY DUMPSTER REMOVED AND DISPOSED OF BY A PRIVATE HAULER.

### STREETSCAPE AND LANDSCAPING:

1. UNDER M.U.D.D. ZONING, PARKING SCREENING IS REQUIRED PER SECTION 12.303(a). SCREENING IN ACCORDANCE WITH FIGURE 12.302 WILL BE PROVIDED AT A MINIMUM WIDTH OF 42" BETWEEN ABUTTING PROPERTY. FULL DUMPSTER SCREENING IS REQUIRED PER SECTION 12.303.(b). THE DUMPSTER SHOWN ON THIS TECHNICAL DATA SHEET IS TO BE FULLY ENCLOSED WITH A 6" HIGH MASONRY AND WOOD FENCE WITH FULL WITH OPERABLE GATE

2. ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 12 OF THE CITY OF CHARLOTTE ORDINANCE. EXISTING TREES WITHIN THE DESIGNATED SETBACKS WILL BE PRESERVED PER THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE (CHAPTER 21 OF THE CITY CODE).

3. THE PETITIONER REQUESTS AN AMENDMENT TO THE REQUIRED STREETSCAPE ALONG 35TH STREET TO ALLOW FOR THE POSSIBLE PRESERVATION OF THE LARGE EXISTING TREES INCLUDING MODIFICATION TO THE REQUIRED LANDSCAPE STRIP AND SIDEWALK AS WELL AS RETENTION OF THE EXISTING SITE WALL. IF THE TREES ARE FOUND BY URBAN FORESTRY TO BE NOT WORTH SAVING, THE PETITIONER WILL PROVIDE THE REQUIRED STREETSCAPE ALONG 35TH STREET IN ACCORDANCE WITH THE CHARLOTTE ORDINANCE.

### ENVIRONMENTAL FEATUR

1. THE LAYOUT SHOWN ON THIS TECHNICAL DATA SHEET PROPOSES TO PRESERVE AS MANY EXISTING TREES ON THE SITE AS POSSIBLE. IN AN ATTEMPT TO PRESERVE ALONG 35TH STREET, THE EXISTING SIDEWALK LAYOUT IS TO REMAIN AND THE EXISTING SITE WALL IS TO BE MODIFIED TO ENCLOSE THESE TREES.

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

3. THE PETITIONER WILL SUBMIT AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION PRIOR TO DEMOLITION OF ANY EXISTING CONSTRUCTION IN ACCORDANCE WITH THE MECKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE REGULATION 2.1110 - SUBPARAGRAPH (a).

### SIGNAGE:

1. ALL PROJECT SIGNAGE WILL MEET THE ADOPTED CITY OF CHARLOTTE ZONING ORDINANCE.

### LIGHTING:

1. ALL BUILDING AND SITE LIGHTING WILL CONFORM TO THE ADOPTED CITY OF CHARLOTTE ZONING ORDINANCE.

### DUACING:

1. THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP TWO BUILDINGS IN TWO SEPARATE PHASES AS SHOWN ON THE PROPOSED ADJACENT SITE PLAN.
3. THE CURRENT PROPERTY ADDRESSES ARE 513 EAST 35TH STREET (LOT 1) AND 3217 YADKIN AVENUE (LOT2), THE PETITIONER REQUESTS READDRESSING ONCE THE PROPERTIES HAVE BEEN

MBINED TO A EAST 35TH STREET ADDRESS.

# REZONING EXHIBIT

REZONING PETITION # 2012-007

(LOT 1) 513 EAST 35TH STREET PARCEL ID #08308502

LOT2 3217 YADKIN AVENUE PARCEL ID #08308506

\*\*\*THE PURPOSE OF THIS PLAT IS FOR\*\*\*
REZONING REQUEST ONLY. THIS PLAT IS NOT
INTENDED TO REPRESENT A FULL AND COMPLETE
BOUNDARY SURVEY FOR SUBDIVISION OR
CONSTRUCTION.



TO ELECTRONIC INFORMATION IN ANY FORM. THE USE OF THESE DOCUMENTS OR THE ELECTRONIC INFORMATION CONTAINED THEREIN IS PROHIBITED UNLESS OTHERWISE AUTHORIZED IN WRITING BY a2design studio, Inc.

# Short Development JoDa Multi-Family Rezoni

Project No. - 1113 Issued - 11.23.2011

Revisions -

Rezoning Comments 20 January 2012

Staff Analysis Comments 21 February 2012

As1.0

Technical Data Sheet

