

SITE DEVELOPMENT DATA

SITE ADDRESS: 2715 N. DAVIDSON ST. CHARLOTTE, NC 28205
 PROPERTY OWNERS: NEWTON D & C MARIE MARTIN
 SELAMAWT MIHTSENTUN
 TAX PARCEL #s: 083-068-09 & 083-068-12
 EXISTING ZONING: I-2, R-5, MUDD-O
 SITE ACREAGE: ±1.644 ACRES

ADJACENT PROPERTY OWNERS

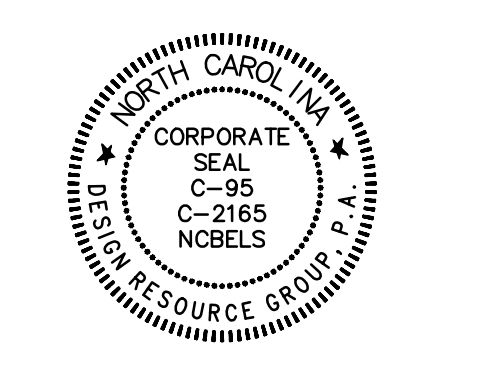
- | | |
|--|--|
| 1) ZONING: R-5
PID: 08306817
MCRPH 27 LLC
P.O. BOX 33871
CHARLOTTE, NC 28233 | 12) ZONING: R-22MF
PID: 08306807
MALIK EDWARDS
2518 SULLEYFIELD PL., #203
CHARLOTTE, NC 28273 |
| 2) ZONING: R-5
PID: 08306816
HOPEDALE PROPERTIES, LLC
P.O. BOX 11982
CHARLOTTE, NC 28220 | 13) ZONING: I-2
PID: 08306806
CHARLES C DIBIAEZUE
P.O. BOX 36893
CHARLOTTE, NC 28236 |
| 3) ZONING: R-5
PID: 08306815
SHANNON C HARINGX
3407 CANTEBURY ST.
GREENSBORO, NC 27408 | 14) ZONING: I-2
PID: 08306822
CHARLES DIBIAEZUE
P.O. BOX 36893
CHARLOTTE, NC 28236 |
| 4) ZONING: MUDD-O
PID: 08306814
SEAN C & HEATHER D BUSHER
811 W. 4TH ST.
CHARLOTTE, NC 28202 | 15) ZONING: I-2
PID: 08301503
NORFOLK SOUTHERN RAILWAY |
| 5) ZONING: UR-2(CD)
PID: 08307316
STUDIO 6 NODD4, LLC
711 CENTRAL AVE.
CHARLOTTE, NC 28204 | 16) ZONING: I-2
PID: 08307501
CITY OF CHARLOTTE
600 EAST FOURTH ST.
CHARLOTTE, NC 28202-2844 |
| 6) ZONING: R-5
PID: 08307301
JMPH PROPERTIES, LLC
17110 KENTON DR., APT. 106
CORNELIUS, NC 28031 | 17) ZONING: I-2
PID: 08306801
B2M HOMES, LLC
2619 ASHBY WOODS DR.
MATTHEWS, NC 28105 |
| 7) ZONING: R-5
PID: 08307317
MATTHEW T MORRIS
601 CHARLES AVE.
CHARLOTTE, NC 28205 | 18) ZONING: R-5
PID: 08306821
HOPEDALE PROPERTIES, LLC
P.O. BOX 11982
CHARLOTTE, NC 28220 |
| 8) ZONING: I-2
PID: 08306601
MICHAEL D HERNDON
16333 TERRY LN.
HUNTERSVILLE, NC 28078 | 19) ZONING: R-5
PID: 08306820
HOPEDALE PROPERTIES, LLC
P.O. BOX 11982
CHARLOTTE, NC 28220 |
| 9) ZONING: I-2
PID: 08306803
NEESE SAUSAGE CO.
2604 N. DAVIDSON ST.
CHARLOTTE, NC 28205 | 20) ZONING: R-5
PID: 08306819
BARBARA J OLDIN FAMILY TRUST
5070 KESTER AVE., UNIT 7
SHERMAN OAKS, CA 91403 |
| 10) ZONING: I-2
PID: 08306701
UCI, LLC
6000 OLD PINEVILLE RD.
CHARLOTTE, NC 28217 | 21) ZONING: O-1(CD)
PID: 08306909
CALVIN TEAL, JR BROOKS
15902 HWY 218
INDIAN TRAIL, NC 28079 |
| 11) ZONING: R-22MF
PID: 08306808
THERON M ROSS &
CHRISTINA M WELSH
500 CHARLES AVE.
CHARLOTTE, NC 28205 | 22) ZONING: O-1(CD)
PID: 08306908
CALVIN TEAL, JR BROOKS
15902 HWY 218
INDIAN TRAIL, NC 28079 |



design resource group

- landscape architecture
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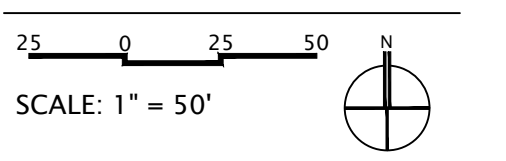
2459 wilkinson boulevard, suite 200
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MATHESON
 CHARLOTTE, NORTH CAROLINA
DAMBA ENTERPRISES, LLC
 4492 RICHMOND HILL DR.
 MURRELLS INLET, SC 29576

REZONING DOCUMENTS

REZONING PETITION
#2015-039



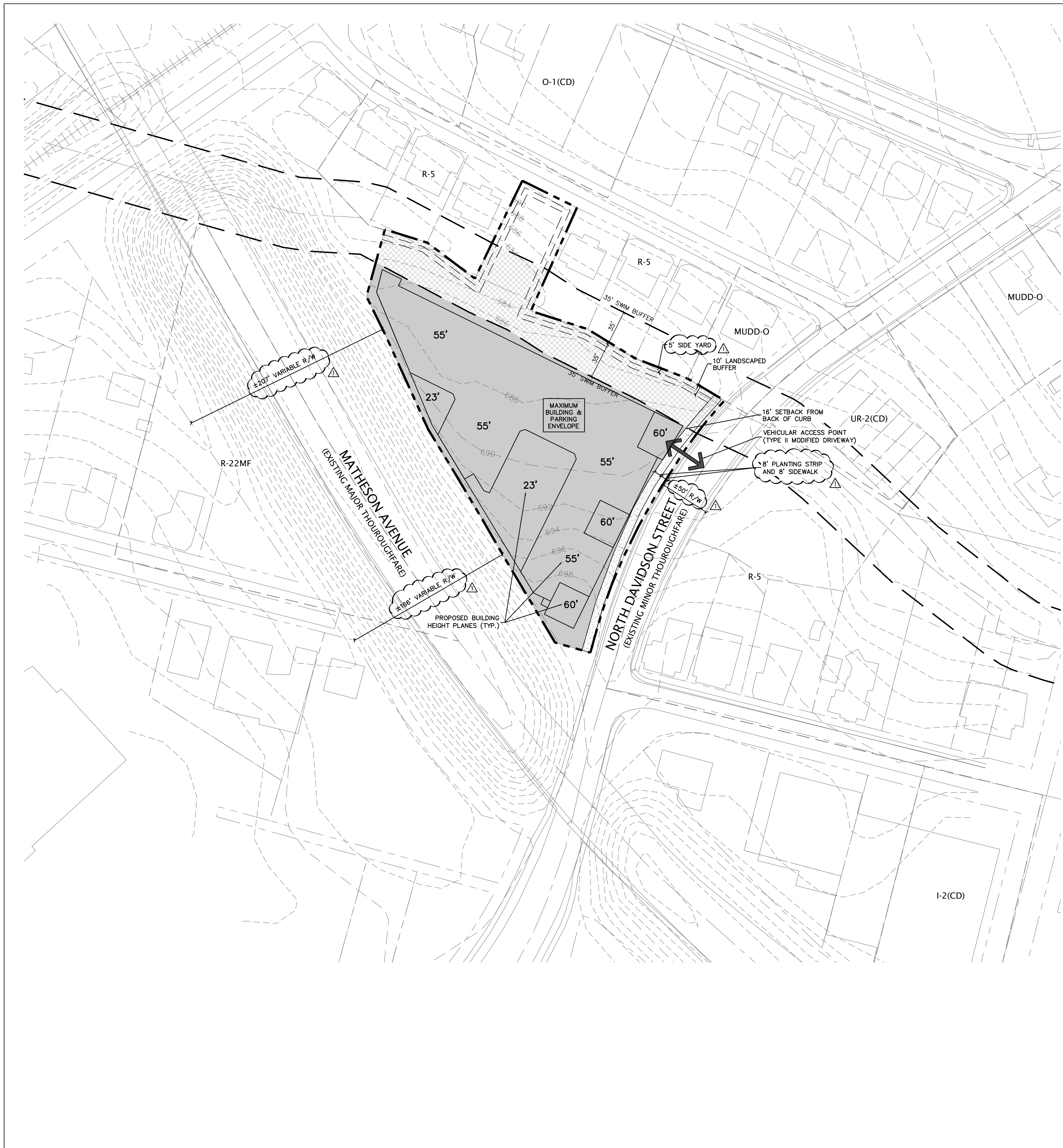
PROJECT #: 540-001
 DRAWN BY: DK
 CHECKED BY: BG

EXISTING CONDITIONS

MARCH 23, 2015

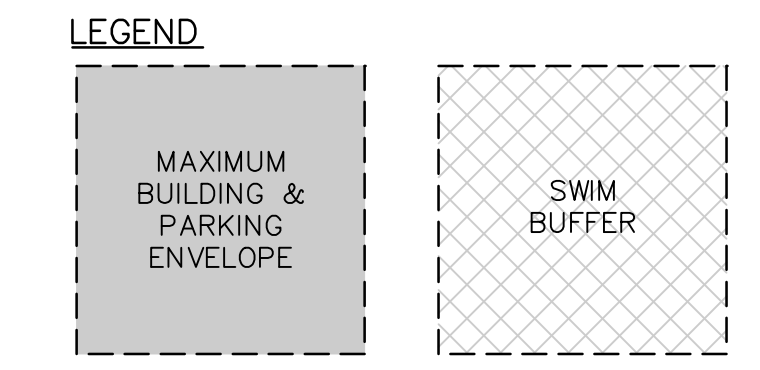
REVISIONS:
 1. 05/15/15 PER CMPIC COMMENTS AND NEIGHBORHOOD INPUT

RZ1.0



SITE DATA

ACREAGE:	±1.644 ACRES
TAX PARCEL #:	083-068-09 & 083-068-12
EXISTING ZONING:	I-2, R-5, MUDD-O
PROPOSED ZONING:	TOD-MO
EXISTING USE:	INDUSTRIAL/COMMERCIAL, SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL (147 UNITS) NON-RESIDENTIAL USES (1,500 SQUARE FEET)
MAXIMUM BUILDING HEIGHT:	AS PROVIDED ON PLAN BELOW
PARKING:	RESIDENTIAL: 1 SPACE PER BEDROOM NON-RESIDENTIAL: WILL BE PROVIDED AS REQUIRED BY ORDINANCE
URBAN OPEN SPACE:	WILL BE PROVIDED AS REQUIRED BY ORDINANCE



DEVELOPMENT STANDARDS
MAY 15, 2015

- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAMBCA ENTERPRISES, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A TRANSIT SUPPORTIVE MIXED USE BUILDING CONTAINING MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND NON-RESIDENTIAL USES ON THAT APPROXIMATELY 1.644 ACRE SITE LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION OF MATHESON AVENUE AND NORTH DAVIDSON STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").
 - THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISION SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-MO ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - PARKING LAYOUTS AND DRIVEWAYS MAY BE MODIFIED TO ACCOMMODATE THE FINAL BUILDING LOCATION, SIDEWALKS GENERALLY DEPICTED ON THE REZONING PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR DEVELOPMENT ON THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE REZONING PLAN.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

- OPTIONAL PROVISIONS**
- THE FOLLOWING OPTIONAL PROVISION SHALL APPLY TO THE DEVELOPMENT OF THE SITE:
- THE MAXIMUM HEIGHTS OF THE VARIOUS COMPONENTS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE AS PROVIDED ON THE HEIGHT PLANES SET OUT ON THE REZONING PLAN.

- PERMITTED USES**
- THE SITE MAY BE DEVOTED TO MULTI-FAMILY RESIDENTIAL USES AND TO NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THERE WITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES TO THE MULTI-FAMILY RESIDENTIAL USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES FOR THE RESIDENTS SUCH AS A FITNESS CENTER AND SHALL BE CONSIDERED TO BE PART OF THE RESIDENTIAL USE.
 - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, A MAXIMUM OF 147 MULTI-FAMILY DWELLING UNITS MAY BE LOCATED ON THE SITE.
 - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE MAXIMUM GROSS FLOOR AREA OF THE NON-RESIDENTIAL USES THAT MAY BE LOCATED ON THE SITE SHALL BE 1,500 SQUARE FEET.

- TRANSPORTATION**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - WITH RESPECT TO THE RESIDENTIAL COMPONENT OF THE BUILDING TO BE CONSTRUCTED ON THE SITE, A MINIMUM OF 1 PARKING SPACE PER BEDROOM SHALL BE PROVIDED ON THE SITE. STUDIO APARTMENTS SHALL BE CONSIDERED TO BE 1 BEDROOM APARTMENTS.
 - PARKING FOR THE NON-RESIDENTIAL COMPONENT OF THE BUILDING SHALL MEET THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
 - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, A MINIMUM OF 163 PARKING SPACES SHALL BE PROVIDED ON THE SITE.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

- STREETSCAPE/LANDSCAPING/BUFFERS/OPEN SPACE**
- THE SITE WILL COMPLY WITH THE TOD-M STANDARDS WITH RESPECT TO THE STREETSCAPE ALONG THE SITE'S FRONTAGE ON PUBLIC STREETS.
 - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE LANDSCAPING, SCREENING AND BUFFER REQUIREMENTS OF THE ORDINANCE.
 - URBAN OPEN SPACE WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

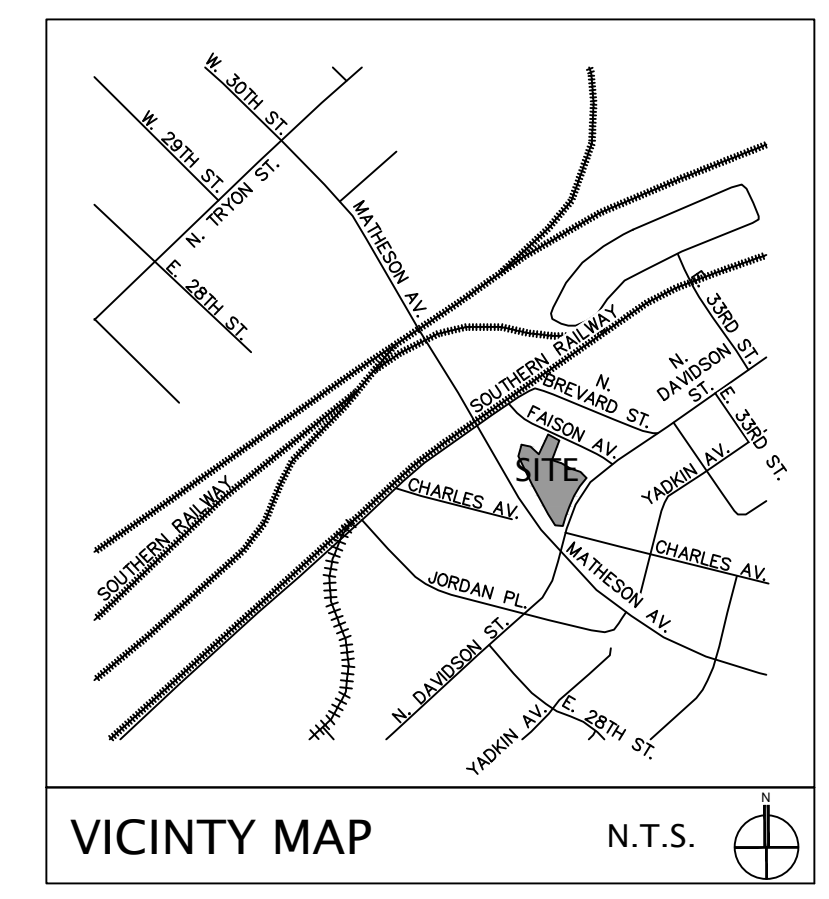
- ARCHITECTURAL AND DESIGN STANDARDS**
- THE MAXIMUM HEIGHTS OF THE VARIOUS COMPONENTS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE AS PROVIDED ON THE HEIGHT PLANES SET OUT ON THE REZONING PLAN.
 - SET OUT ON SHEET RZ-3.0 ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF EACH ELEVATION OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF EACH ELEVATION OF SUCH BUILDING. ACCORDINGLY, THE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERING SET OUT ON SHEET RZ-3.0 WITH RESPECT TO ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
 - DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE. ALTERNATIVELY, SUCH FACILITIES MAY BE LOCATED WITHIN OR UNDER THE STRUCTURES PROPOSED TO BE CONSTRUCTED ON THE SITE.

SIGNS

- ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

- LIGHTING**
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

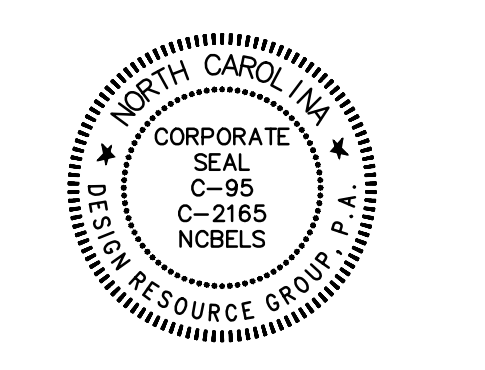
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



DRG
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2459 wilkinson boulevard, suite 200
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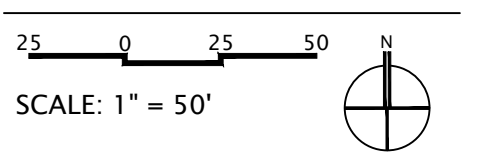


MATHESON
CHARLOTTE, NORTH CAROLINA

DAMBCA ENTERPRISES, LLC
4492 RICHMOND HILL DR.
MURRELLS INLET, SC 29576

REZONING DOCUMENTS

REZONING PETITION #2015-039



PROJECT #: 540-001
DRAWN BY: DK
CHECKED BY: BG

TECHNICAL DATA SHEET

MARCH 23, 2015

REVISIONS:
05/15/15 PER CMPR COMMENTS AND NEIGHBORHOOD INPUT

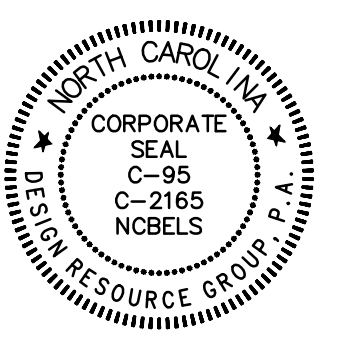
RZ2.0



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4492 RICHMOND HILL DR.
MURRELLS INLET, SC 29576

REZONING DOCUMENTS

REZONING
PETITION
#2015-039

NTS

PROJECT #: 540-001
DRAWN BY: DK
CHECKED BY: BG

**BUILDING
ELEVATIONS**

MARCH 23, 2015

REVISIONS:
1. 05/15/15 PER CMPC COMMENTS AND
NEIGHBORHOOD INPUT

RZ3.0