

Listing of all optional provisions

No Parking is required for this use
 14' setback is required for MUDD district. Reduced from 16' setback specified in the Blue Line Extension Transit Station Area Plan
 Existing 6' sidewalk to remain
 No 8' planting strip or 200 sq/ft pavement cutout required

As permitted in section 9.8502 and 9.8503

Front 48 sq. ft. of space to right of current structure to be used as covered bicycle parking providing 6 spaces. An additional 20 bicycle spaces located behind proposed sculpture garden and outdoor seating area.

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL SITE LAYOUT

A wooden fence and evergreen trees will be provided at the rear of the property abutting the R-5 tax parcel 08308309.

b. Sculpture and proposed water feature provided by local artists utilizing repurposed materials

a. Per local requirements

patio.
5' deeded access allows access to 20 additional bike spaces for current adjacent restaurant

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Scale

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14. Other a. N/A

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Zoning Petetion 2015-061

Sheet 2 of 3

Re-zoning-3

3-20-15

-14-15

REVISION

DATE

. Phasing

Pedestrian scale lighting shall be used in bike parking area

Detached lighting will be limited to a maximum height of 20 feet

outdoor lighting shall utilize full cut-off, downward shielding

a. Per local requirements

CLARY ARCHITECTURE, PLLC

f. Number of Residential Units by Housing Type: N/A g. Residential Density: N/A

Proposed Non-Residential area: 2632 +/- sq. ft. Proposed addition of 500+/- sq. ft.

Amount of open space: 3270 +/- sq. ft.

Request No Parking Required - Optional Provision a. 1

Ordinance

Applicability

Floor Area Ratio: 1 to 1
Maximum Building Height: = 40'
4042 total sq. ft. / 600 = 6 of Parking Spaces
(3132 interior sq. ft.+ 910 sq. ft. outdoor seating)

Development Data Table a. Site Acreage: .1550 acres or 6752 sq. ft.

b. Tax Parcel: 08308308
c. Existing Zoning: B-1
d. Proposed Zoning: MUDD-O (Mixed Use Development, Optional)
e. Existing Use: Vacant

As permitted in section 9.8502 and 9.8503

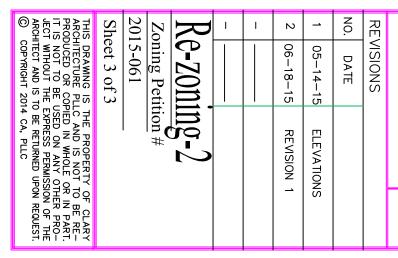
SITE LAYOUT OF PROPERTY AT 3106 NORTH DAVIDSON STREET FOR

Containers to be

d. Solid waste and recycling pad screened from all sides. rolled out after business hours.

Open space to be used as outdoor patio integrated with works from local





PROSPECTIVE TENANTS

CHARLOTTE, NORTH CAROLINA

CONCEPTUAL ELEVATIONS

