

3410 NODA, LLC
Development Standards
4/23/15
Rezoning Petition
Site Development Data:
-Acreage: ± 0.1221 acres
-Tax Parcel #: 09110315
-Existing Zoning: R-5
-Proposed Zoning: MUDD-O (CD)
-Existing Uses: Single Family Residential
-Proposed Uses: General office and/or Residential with accessory uses, as allowed in the MUDD zoning district.
-Maximum Building Footage: Heated area not to exceed 1,800 sq. ft. (Current heated area of structure: 1,175 sq. ft.)
-Maximum Building Height: Not to exceed 40 feet
-Parking: 1 space per 600 sq. ft. ~ 2 spaces required for existing structure, 1 space additional space required for proposed future addition
-Open Space: None required per section 9.8.506(4); building is less than 50,000 sq. ft.
-Urban Open Space: Will be provided as required by the Ordinance.

- 1. General Provisions:**
- a. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by 3410 NODA, LLC to accommodate development of office space conversion from an existing residential dwelling on an approximately 0.1221 acre site located on North Davidson Street between Mercury Street and 37th Street and directly across the street of the recently renovated Mockingbird Mill (the "Site").
- b. Development of the Site will be governed by the attached Technical Data Sheet, and Schematic Site Plan, related graphics including hereafter, and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) zoning classification, subject to the Optional Provisions provided below, and shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed; the exact alignment of streets and points of access; the numbers, the size, configuration and placement of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan, as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Schematic Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207(2) of the Ordinance.
- d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the maximum building/parking envelope to the extent permitted by the Ordinance.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- 2. Optional Provisions:**
- a. The Petitioner seeks the optional provision for relief from the additional 3rd on-site parking space required due to a proposed future expansion area not to exceed 625 sq. ft.
- b. The Petitioner request to keep the existing street scope and side walk configuration.
- 3. Permitted Uses & Development Area Limitations:**
- a. The Site may be used for up to 1800 sq. ft. Office and/or Residential together with accessory uses allowed in the MUDD zoning district.
- 4. Access and Traffic/Pedestrian Safety Improvements:**
- a. Vehicular and pedestrian access to the Site and to the parking facilities associated with the building will be from North Davidson Street as generally depicted on the Rezoning Plan.
- b. The Petitioner is requesting relief from additional parking space requirement for future expansion of up to 625 sq. ft. Therefore no additional parking is being provided on-site in addition to the two parking areas depicted on the Rezoning Plan.
- 5. Architectural Standards:**
- a. The proposed addition to be wood framed on crawl space to match the existing structure. Roof pitches and ridge lines to match existing hip siding to match original siding of existing. Building materials used on the principle building constructed on Site will be a combination of the following: glass, brick, or cementitious siding (such as hardi-plank). Vinyl as a building material may only be used on windows.
- b. The existing building will remain on site and will be modified to accommodate the proposed office space option. The proposed addition will maintain the residential character and scale of the existing structure and surrounding area.
- c. Parking will be located at the rear of the as depicted on the Rezoning Plan and will be screened from adjoining properties with existing and proposed 6' privacy fence.
- d. Expenses of blank wall shall not exceed twenty (20) continuous feet in length.
- e. Trash and recycle containers will be stored in the rear of the existing structure not visible from North Davidson Street. Containers will be manually rolled out to curb for the private collection.
- f. HVAC and related mechanical equipment will be located at the rear of the structure and/or will be screened from public view at grade.
- 6. Streetscape, Buffers, Landscaping and Utility Structure Setbacks:**
- a. The existing planting strip and sidewalk will remain. A building will remain at the existing setback as depicted on Sheet RZ-2 of the Rezoning Plan. The Petitioner will utilize good faith diligent efforts to create an attractive landscape treatment.
- b. The addition proposed for the Site will adhere to the rear yard dimensions indicated on the Cross-Sections illustrated on Sheet RZ-2 of the Rezoning Plan.
- c. The Petitioner will maintain an existing six (6) foot wood privacy fence along the rear boundaries of the yard as depicted on the Rezoning Plan.
- d. Screening requirements of the Ordinance will be met.
- 7. Signage:**
- a. Signage as allowed by the Ordinance will be provided and generally depicted on the Rezoning Plan.
- 8. Lighting:**
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Architectural lighting on building facades will be permitted.
- 9. Amendments to the Rezoning Plan:**
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
- 10. Blending Effect of the Rezoning Application:**
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



Residential Structures, P.C.

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Seals

No.	Revision/Issue	Date

Project

3410 N. DAVIDSON STREET
MUDD-O(CD) REZONE

Sheet Title

REZONING PLAN

Date

4/23/15

Sheet

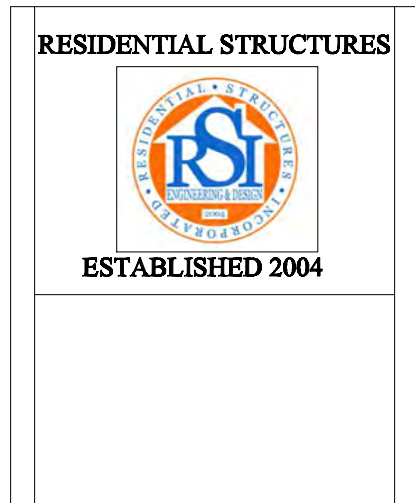
RZ-2

Scale

3/16"=1'-0"



FRONT ELEVATION



SIGNAGE AS ALLOWED BY
ORDINANCE (ABOVE SHOWN AS
SAMPLE)



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3410 N. DAVIDSON STREET
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Sheet Title
ELEVATION

Date 4/23/15	Sheet RZ-3
Scale 3/16"=1'-0"	