

May 18, 2016 - 3:25pm By: Ba

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1. General Provisions
- a. The development of the site will be governed by the Rezoning Plan, these standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this site, subject to the optional provisions herein.
  - b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
  - c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.
  - d. Existing buildings to remain.
2. Optional Provisions
- a. The one-way drive exiting onto Craighead Road may deviate from requirements of being perpendicular to the road and may exceed limitations of width, provided that it does not exceed 38 feet in width.
  - b. To facilitate preservation of the existing buildings, parking requirements shall be reduced to 36 spaces total as shown on the Rezoning plan. Subject to the restrictions on EDEE Type 2 use set forth herein, the 36 spaces shown on the Rezoning Plan shall be the maximum required number of parking spaces and no additional spaces shall be required for the use of the 33,440 sq. ft. set forth in the Rezoning Plan.
  - c. The areas marked as "Future Patio Expansion" and any future rooftop patio improvements may be used for expansion of the outdoor service, seating, consumption and/or entertainment space not to exceed the aggregate amount of Patio Square Footage and Future Patio Square Footage set forth in the Development Summary. In the event that the "Future Patio Expansion" or a rooftop patio is developed and used as outdoor service, seating, consumption and/or entertainment, additional parking spaces in excess of the 36 set forth in this Rezoning Plan shall not be required and any applicable parking requirements shall be waived.
  - d. Parking shall be permitted to extend past the building facade up to the setback and may be located between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.

- e. Existing Buildings, entryways and doors, including roll-up doors may be preserved and additional doorways may be constructed in the same or similar style to existing without requirement to meet MUDD Design standards.
  - f. The amount of Eating Drinking and Entertainment Type 2 use square footage shall not include the common areas of the buildings or the production, storage, office and warehouse portions of any Brewery use.
3. Permitted uses
- a. Allowed uses: Any use or combination of uses and accessory uses as permitted in MUDD.
  - b. Unless additional off-site parking is provided sufficient to meet ordinance requirement, the total square footage of all the Eating Drinking and Entertainment Type 2 uses shall not exceed the aggregate amount of 23,000 square feet.
4. Architectural Standards
- a. Existing Buildings to remain the same height with the exception of potential roof patio. Overall height shall not exceed 50' including the rooftop patio.
  - b. Urban Design elements to include new pedestrian oriented entrances, covered and uncovered patios and increased fenestration of street facades and existing brick walls.
  - c. Incorporation of artwork and design components in outdoor spaces as a part of patio and outdoor common areas.
  - g. Petitioner shall meet the fenestration requirements of Section 12.544 of the Ordinance for the building located at 3701 N. Davidson.
5. Streetscape and Landscaping
- a. Petitioner to provide an 8' sidewalk and 8' planting strip from adjacent parcel to the northeast to the point of the street closure as set forth in the Optional Provisions.
  - b. Addition of street trees and interior trees as shown on the site plan, subject to Optional Provisions.
  - c. Petitioner shall screen the parking lot that abuts Craighead Road with a wall per ordinance requirements and may incorporate art and sculptural elements into the wall.

6. Environmental Features
- a. Tree save areas - N/A
7. Parks, Greenways and Open Space
- a. Reservation/Dedication of park and/or greenway: N/A
  - b. Park and/or greenway improvements: N/A
  - c. Privately constructed open space as shown on patio areas and courtyards
- Rwf Rev 05.16.2016

### DEVELOPMENT SUMMARY

REZONING SITE AREA:	0.51+0.67 = 1.18 ACRES
TAX PARCEL ID:	091-06-702 & 091-06-710
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USES:	MANUFACTURING / WAREHOUSE
EXISTING BUILDING SF:	9950 SF + 13,394 SF = 23,344 SF
PROPOSED SF:	PER ORDINANCE REQUIREMENTS PATIO SF: 5,142 SF FUTURE PATIO EXPANSION SF: 5,200 SF
OPEN SPACE:	N/A - BUILDING AREA < 50,000 SF



1919 SOUTH BOULEVARD  
SUITE 200  
CHARLOTTE, NC 28203  
T: 704.780.4972  
NC License #P-1370  
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CLIENT:  
IMPRINT PROPERTIES  
401 HAWTHORNE LANE  
STE 110-240  
CHARLOTTE, NC 28204

PROJECT:  
3629 & 3701 N. DAVIDSON  
DAVIDSON  
3629& 3701 N. DAVIDSON  
CHARLOTTE, NC 28205

SHEET:  
TECHNICAL DATA  
SHEET  
PETITION 2016-063

REV.	DATE	DESCRIPTION
B	05.18.16	REVISED PER COMMENTS FROM PLANNING
A	04.15.16	REVISED PER COMMENTS FROM PLANNING

DESIGNED: JDB  
DRAWN:  
CHECKED:  
PROJECT: 01029001  
DATE: 02.19.16

# RZ1-0

