

Development Data

Tax Parcel: #091-106-01
Site Area: 0.23 Acres (10,080 SF)
Current Zoning: UR-3(CD) Pet. #2005-160
Proposed Zoning: UR-3(CD) SPA
Proposed Use: **Live-work (ground floor only)**
▲ Residential (all floors)
Total # Units: 8 D.U. max.
Total Square Footage: 10,000 s.f. max.
Max. Building Ht.: 60 feet
Parking (min.): ▲ 12 off-street spaces



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Conditional Rezoning Plan Petition #2017-017

Illustrative Site Plan

PROJECT NUMBER: 131
 DRAWN BY: SRH
 DESIGNED BY: SRH
 ISSUE DATE: October 24, 2016

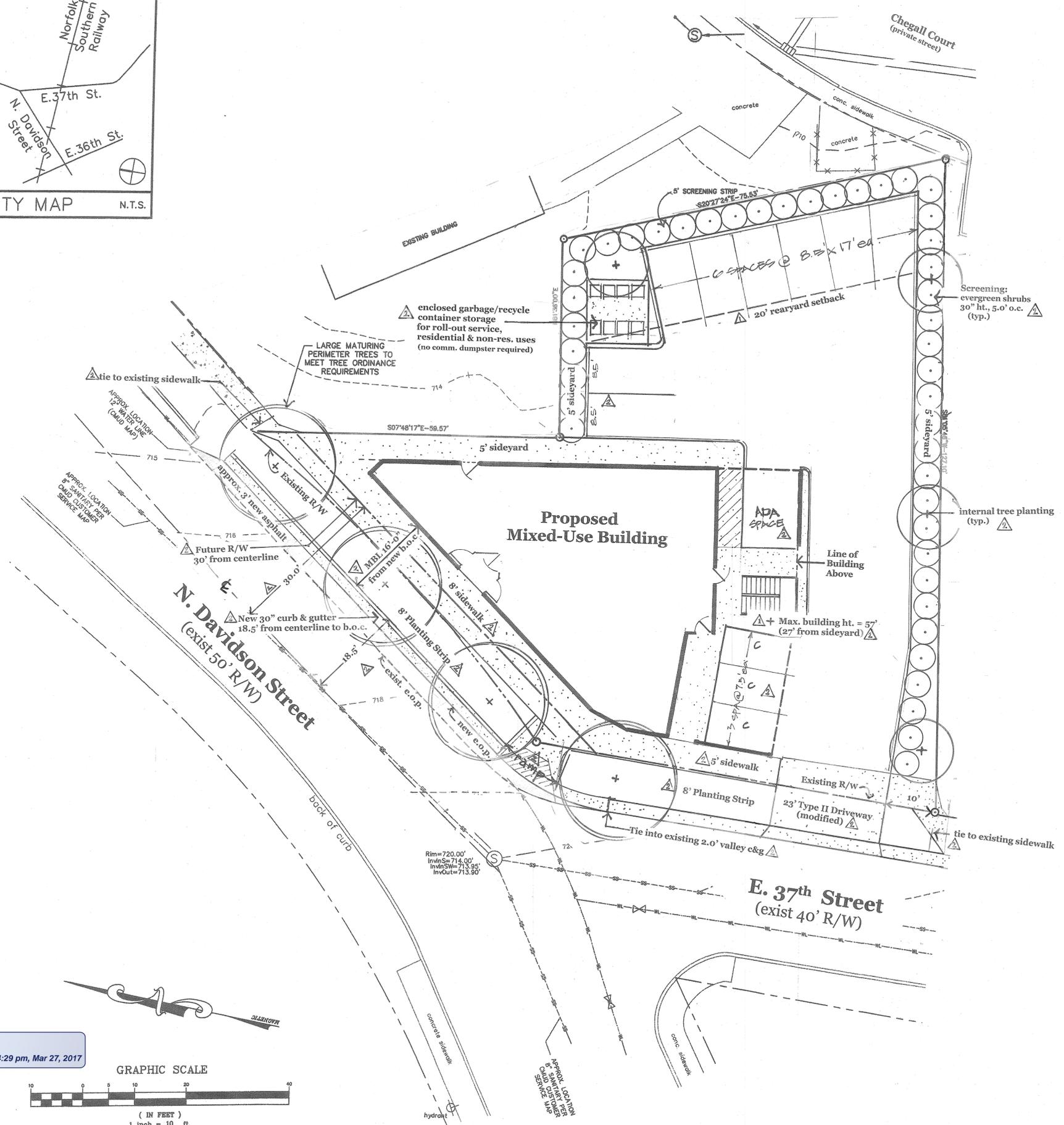
- 4 3.24.17 SRH revise use, conditional notes
- 3 3.7.17 SRH revise proposed use
- 2 2.23.17 SRH Per Staff Comments
- 1 1.23.17 SRH Per Staff Comments

NO. DATE BY: REVISIONS

RZ - 1

Conditional Notes:

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENTS OF THE PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDING AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 8 206(2). AS MAY BE APPLICABLE, MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR RELATIONSHIPS TO ADJUTING PROPERTIES ARE PERMITTED AS A MATTER OF RIGHT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ZONING ORDINANCE. THE PROPOSED BUILDING CAN BE LOCATED ANYWHERE WITHIN THE BUILDING LIMITS LINE AS DEPICTED ON THIS PLAN.
2. ALL PROPOSED DEVELOPMENT ON THIS PARCEL SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, TREES, SCREENING, URBAN OPEN SPACE, LANDSCAPING, ETC., UNLESS OTHERWISE INDICATED.
3. ONE POINT OF VEHICULAR ACCESS ONTO E. 37TH STREET WILL BE PERMITTED. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED ON THIS SITE PLAN AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT.
- ▲ 4. ALL USES ALLOWED BY THE UR-3 ZONING DISTRICT, EITHER BY RIGHT OR UNDER PRESCRIBED CONDITIONS, SHALL BE PERMITTED.
5. THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE IN REGARDS TO BICYCLE PARKING.
6. NORTH DAVIDSON STREET IS A MINOR THOROUGHFARE INSIDE ROUTE 4 REQUIRING A MINIMUM RIGHT-OF-WAY OF 60 FEET. THE PETITIONER SHALL CONVEY TO THE CITY OF CHARLOTTE IN FEE SIMPLE TITLE MEASURING 30 FEET FROM THE EXISTING CENTERLINE. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY.
- ▲ 7. THE PETITIONER SHALL INSTALL A NEW 8 FOOT PLANTING STRIP FOLLOWED BY A NEW 8 FOOT SIDEWALK AS MEASURED FROM THE FUTURE BACK OF CURB ALONG NORTH DAVIDSON AND A NEW 8 FOOT PLANTING STRIP AND 5 FOOT SIDEWALK ON 37th ST WHICH WILL TERMINATE AT REAR PROPERTY LINE.
8. STORM WATER FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH COMPLY WITH THE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL. BECAUSE THE SUBJECT DEVELOPMENT PARCEL IS ± 10,080 SF, IT IS NOT ANTICIPATED THAT STORM WATER DETENTION COMPLIANCE WILL BE REQUIRED.
9. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ▲ 10. (deleted)
11. THE PROPOSED BUILDING WILL BE 2 STORIES ADJACENT TO THE ACCESS DRIVEWAY AND WILL BE "STEPPED" TO 3 AND 4 STORIES TOWARDS NORTH DAVIDSON STREET WITHIN THE BUILDING LIMITS LINE.
12. ALL PARKING SHALL BE SCREENED WITH EVERGREEN SHRUBS IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.
- ▲ 13. A MINIMUM OF ONE OPERABLE DOOR OPENING ONTO N. DAVIDSON AND E. 37TH STREETS SHALL BE REQUIRED, WITH A RECESSED AREA OF 15 SQUARE FEET MINIMUM SO THAT THE DOORWAY WON'T SWING INTO THE SIDEWALK.
- ▲ 14. (deleted)
15. IF DETACHED LIGHTING IS PROVIDED THE HEIGHT WILL BE LIMITED TO 15 FEET AND THE FIXTURE WILL BE FULLY SHIELDED.
16. NO DETACHED SIGNS SHALL BE PERMITTED.
- ▲ 17. (deleted)
- ▲ 18. THE PROPOSED BUILDING WILL HAVE A FOUR STORY ELEVATION ON THE N. DAVIDSON STREET SIDE, STEPPING DOWN TO A TWO-STORY ELEVATION AT THE REAR OF THE PROPERTY.
- THE BUILDING EXTERIOR WILL CONSIST OF: MASONRY ON THE GROUND FLOOR, FIBER CEMENT PANELS AND FIBER CEMENT SIDING ON THE TOP 3 FLOORS WITH STANDING SEAM METAL OR HARD COAT STUCCO (TBD) AT FOCAL POINTS AS NOTED ON THE PLAN.
- DOORS ON THE GROUND FLOOR DAVIDSON STREET SIDE WILL BE RECESSED 80 THEY ARE OF THE PLANE OF THE DAVIDSON STREET ELEVATION.
- THE HEIGHT OF THE BUILDING AT THE HIGHEST POINT IS 54'-6" AND MEETS THE MAX. HEIGHT CRITERIA AT THE POINT LOCATED FOR ADJOINING PROPERTIES. THE FIRST FLOOR AND ALL OTHER 3 FLOORS CONSIST OF 10'-1" CEILING HEIGHTS WITH 1'-7" FLOOR SYSTEMS BETWEEN FOR A TOTAL WALL ELEVATION OF SLIGHTLY LESS THAN 45' AT THE HIGHEST WALL WHICH IS THE DAVIDSON STREET ELEVATION.
- ▲ 19. (deleted)
20. THIS DEVELOPMENT SHALL UTILIZE INDIVIDUAL ROLL OUT CONTAINERS FOR REFUSE COLLECTION FOR EACH UNIT. THESE CONTAINERS WILL BE STORED IN A GATED ENCLOSURE ON A CONCRETE PAD AT THE REAR OF THE PROPOSED BUILDING.



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