



Site Development Data:

Acreage: +/- 0.22 AC
 Tax Parcel: 083-071-11
 Existing Zoning: R-5
 Proposed Zoning: TOD-MO
 Existing Uses: Residential (Vacant)
 Proposed Uses: EDEE

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Andrew Klenk the ("Petitioner") to accommodate the adaptive re-use of an existing structure on site to an eating, drinking and entertainment establishment on an approximately 0.22 acre site located on the south side of North Davidson Street, between E 34th Street and E 33rd Street (the "Site").

Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this Rezoning application is to provide for the adaptive re-use of an existing structure and associated structural additions on site.

Permitted Uses:

Uses allowed on the property included in this Petition will be those uses, and related accessory uses, as are permitted in the TOD-M zoning district unless otherwise restricted by the provisions of this plan.

Transportation and Access:

- The Site will have a single vehicular access via driveway connection to North Davidson Street as generally identified on the concept plan for the Site.
- The Petitioner will provide a sidewalk from the existing back of curb to the face of the existing porch as generally depicted on the Site plan. The sidewalk width will vary.
- The Site shall be parked with three (3) vehicular pads on site and three (3) on-street parking space as generally depicted on the Site plan. In addition, the Site shall provide 2 bicycle parking spaces.
- Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy or phased per the Site's development plans.

Architectural Standards:

- A portion of the existing structure on site shall be additionally reused and improved to accommodate the proposed use. Structural additions on site, attached and detached to the existing structure, shall be allowable. Proposed improvements shall be a maximum of two (2) stories.
- Building facades adjacent the North Davidson Street public right-of-way shall be retained. Façade improvements shall be allowable and maintain the general residential character of the existing structure on site.
- Allowable building materials to be used on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, glass, decorative block and/or wood.
- Solid waste facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.

Streetscape and Landscaping:

- A variable setback measuring between 13' and 16', measured from the existing back of curb, shall be provided along North Davidson Street as generally depicted on the rezoning site plan.
- Three (3) small maturing street trees shall be provided on site, back of sidewalk, to satisfy streetscape requirement as generally depicted on the site plan.
- Understory trees shall be provided on site, back of sidewalk, and shall be located behind existing right-of-way and out of the required setbacks along abutting public streets.
- The site shall provide a buffer in accordance with Section 9.1208(9)(a) and (b) of the Zoning Ordinance.

Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with the City of Charlotte Tree Ordinance.
- Due to the Site being located within a Transit Station Area, tree save mitigation/payment-in-lieu options will be available to the Petitioner as described by the City of Charlotte Tree Ordinance.

Lighting:

- All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
- Decorative pedestrian scaled lights may be provided within the Site.

Signage:

- The Site shall comply with signage requirements per The Ordinance.

Amendments to Rezoning Plan:

- 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.

Binding Effect of the Rezoning Documents and Definitions:

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 of assigns.



1318-e6 central ave. p 704.334.3303
 charlotte, nc 28205 f 704.334.3305
 urbandesignpartners.com
 nc firm no: P-0418
 sc cca no: C-03044

Andrew Klenk

1009 Leigh Ave.
 Charlotte, NC 28205

Golden Era
3040 N. Davidson St.
Rezoning Site Plan
 Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	03.11.19	UDP	PER CITY COMMENTS

Project No: 18-168
 Date: 01.14.2019
 Designed by: UDP
 Drawn By: UDP
 Sheet No:

RZ-1.0

