

DEVELOPMENT DATA:

TAX PARCEL ID: 081-068-07
SITE AREA: 2.14 AC
EXISTING ZONING: MUDD (CD) - REZONING PETITION #2006-97
PROPOSED ZONING: MUDD (CD) - SPA
PROPOSED USE: MULTI-FAMILY RESIDENTIAL (FOR RENT)

UNITS EXISTING: 36 UNITS
UNITS PROPOSED: 69 UNITS
TOTAL UNITS: 105 UNITS

PROPOSED NEIGHBORHOOD: 20,000SF MAX.
RETAIL/COMMERCIAL SPACE: 120 UNITS MAX.

SETBACK: SEE REZONING PLAN
SIDE YARD: N/A
REAR YARD: N/A

MAX. BUILDING HEIGHT: 5 STORIES OR 65' MAX. ADJACENT TO 15th ST & DAVIDSON ST.
4 STORIES OR 52' MAX. ADJACENT TO 16th ST & CALDWELL ST.

PARKING REQUIRED: 1 SPACE PER DWELLING UNIT (105 SPACES REQUIRED)
PARKING PROVIDED: 63 EXTG. SPACES
44 PROPOSED SPACES
107 TOTAL SPACES (PLUS 14 EXTG. ON-STREET PARALLEL SPACES)

SoDa LOFTS (PETITION #2006-97 APPROVED 10-18-06)
REVISED FOR SITE PLAN AMENDMENT (#2014-023)

DEVELOPMENT STANDARDS

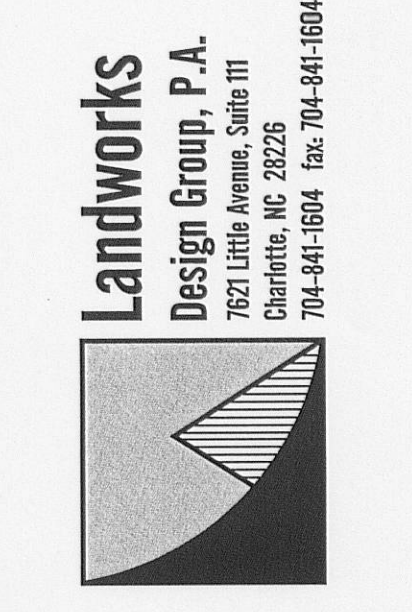
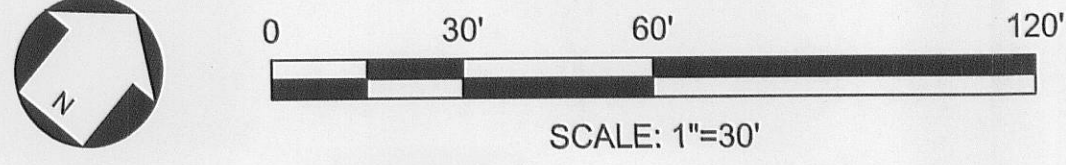
- GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ~~ENTER CITY CLIMATE CONTROL CORPORATION~~ **EDGE LINE RESIDENTIAL, LLC** TO ACCOMMODATE THE REDEVELOPMENT OF THAT APPROXIMATELY 2.14 ACRE SITE BOUNDED BY DAVIDSON STREET TO THE SOUTH, 15TH STREET TO THE WEST, CALDWELL STREET TO THE NORTH AND 16TH STREET TO THE EAST WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
- PERMITTED USES/MAXIMUM NUMBER OF DWELLING UNITS/MAXIMUM BUILDING AREA DEVOTED TO NON-RESIDENTIAL USES**
- EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE MAY BE DEVOTED TO FOR-SALE ~~OR FOR RENT~~ ATTACHED ~~CONDOMINIUM~~ **MULTI-FAMILY** DWELLING UNITS AND/OR TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH WHICH IS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT. A MAXIMUM OF 120 ~~FOR-SALE ATTACHED CONDOMINIUM~~ **MULTI-FAMILY** DWELLING UNITS MAY BE CONSTRUCTED ON THE SITE.
 - THAT PORTION OF THE BUILDING LOCATED ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET THAT IS HATCHED ON THE REZONING PLAN AND THAT PORTION OF THE BUILDING LOCATED ALONG THE SITE'S FRONTAGE ON 15th STREET THAT IS HATCHED ON THE REZONING PLAN MAY BE DEVOTED TO ~~FOR-SALE ATTACHED CONDOMINIUM~~ **MULTI-FAMILY** DWELLING UNITS AND/OR TO ANY INCIDENTAL OR ACCESSORY USE IN CONNECTION THEREWITH, AND/OR TO THE FOLLOWING USES:
 - ART GALLERIES,
 - BARBER AND BEAUTY SHOPS,
 - DRY CLEANING FACILITIES, (PICK-UP AND DROP-OFF ONLY) INDOOR RECREATION, SUCH AS SPAS AND YOGA STUDIOS,
 - PROFESSIONAL BUSINESS AND GENERAL OFFICES SUCH AS BANKS, CLINICS, MEDICAL, DENTAL AND DOCTOR'S OFFICES, ~~VETERINARY USE/INDOOR PET SERVICES~~, GOVERNMENT OFFICES, POST OFFICES, OPTICIANS' OFFICES, AND SIMILAR USES, PROVIDED, HOWEVER, THAT VETERINARY CLINICS WITH OUTDOOR RUNS SHALL NOT BE PERMITTED,
 - RESTAURANTS, INCLUDING OUTDOOR DINING AND OPEN AIR OR SIDEWALK CAFES,
 - RETAIL SALES LIMITED TO THOSE USES PERMITTED IN THE B-1 ZONING DISTRICT,
 - STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY,
 - SALES OFFICES.
 - THE MAXIMUM GROSS BUILDING AREA THAT MAY BE DEVOTED TO THE ABOVE DESCRIBED NON-RESIDENTIAL USES SHALL BE 20,000 SQUARE FEET, OUTDOOR PORCHES AND PATIOS AND OUTDOOR SEATING AND DINING AREAS SHALL NOT BE CONSIDERED TO BE A PART OF AND SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS BUILDING AREA FOR NON-RESIDENTIAL USES.
 - NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, BARS, NIGHTCLUBS AND LOUNGES SHALL NOT BE PERMITTED ON THE SITE. HOWEVER, THIS PROVISION SHALL NOT PROHIBIT A RESTAURANT LOCATED ON THE SITE FROM SELLING AND SERVING ALCOHOLIC BEVERAGES.
- SETBACKS, SIDE YARDS, AND REAR YARDS**
- THE BUILDING AND PARKING SETBACKS ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. THE BUILDINGS LOCATED ON THE SITE SHALL ALSO SATISFY OR EXCEED THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT. THE BUILDINGS AND THE PARKING AREAS SHALL BE LOCATED WITHIN THEIR RESPECTIVE ENVELOPES AS DEPICTED ON THE REZONING PLAN.
- CANOPIES, AWNINGS AND SIMILAR ARCHITECTURAL ACCENTS MAY BE CONSTRUCTED OF RIGID OR FLEXIBLE MATERIAL DESIGNED TO COMPLIMENT THE STREETSCAPE OF THE AREA, AND THEY MAY EXTEND FROM THE BUILDINGS UP TO ONE HALF OF THE WIDTH OF THE SETBACK AREA IN FRONT OF THE BUILDINGS, OR NINE FEET, WHICHEVER IS LESS, AND THEY MAY NOT BE CLOSER THAN TWO FEET TO THE BACK OF THE CURB. GROUND SUPPORTS FOR THESE FEATURES ARE NOT PERMITTED IN THE MINIMUM SIDEWALK OR IN THE PUBLIC RIGHT OF WAY, IN NO INSTANCE SHALL FEATURES EXTEND OVER OR INTERFERE WITH THE GROWTH OR MAINTENANCE OF ANY REQUIRED TREE PLANTINGS. MINIMUM OVERHEAD CLEARANCE SHALL BE EIGHT FEET. IF A CANOPY, AWNING, CORNICE OR OTHER APPURTENANCE EXTENDS INTO THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT AGREEMENT FROM CDOT OR NCDOT, AS THE CASE MAY BE, SHALL BE REQUIRED.
- DESIGN AND PERFORMANCE STANDARDS**
- THE BUILDINGS CONSTRUCTED ON THE SITE SHALL CONFORM TO SECTION 9.8508 OF THE ORDINANCE. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON 15th STREET, CALDWELL STREET, AND 16th STREET. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT SIDEWALK AND A MINIMUM 8 FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET.
 - LANDSCAPING ALONG THE SITE'S FRONTAGE ON DAVIDSON STREET, 15th STREET, CALDWELL STREET AND 16th STREET WILL MEET THE MINIMUM STANDARDS OF THE ORDINANCE.
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING CONSTRUCTED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES.
 - THE DESIGN AND CONSTRUCTION OF ANY NEW BUILDING DEVELOPED ON THE SITE WILL COMPLY WITH SECTION 9.8509 OF THE ORDINANCE ENTITLED "STREET WALLS". ACCORDINGLY, WINDOWS AND DOORS SHALL BE ARRANGED SO THAT USES ARE VISIBLE FROM AND/OR ACCESSIBLE TO THE RELEVANT STREETS ON AT LEAST 50% OF THE LENGTH OF THE FIRST FLOOR STREET FRONTAGE.
 - WINDOWS ON THE GROUND FLOOR OF ANY NEW BUILDING CONSTRUCTED ON THE SITE SHALL HAVE TRANSPARENT GLASS.
 - 50% OF THE GROUND FLOOR ~~CONDOMINIUM~~ **MULTI-FAMILY** DWELLING UNITS THAT FRONT DIRECTLY ONTO 15th STREET SHALL EACH HAVE A DIRECT ENTRANCE FROM 15th STREET. 50% OF THE GROUND FLOOR ~~CONDOMINIUM~~ **MULTI-FAMILY** DWELLING UNITS THAT FRONT DIRECTLY ONTO 16th STREET SHALL EACH HAVE A DIRECT ENTRANCE FROM 16th STREET. THE ABOVE DESCRIBED ENTRANCES SHALL EITHER BE AT GRADE OR AT THE TOP OF A STAIR OR STAIRS.
 - SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.529 OF THE ORDINANCE.
 - NO SPANS OF BLANK ~~UN-ARTICULATED~~ WALL GREATER THAN 20 FEET SHALL BE PERMITTED ON ANY SIDE OF THE PROPOSED STRUCTURES.
 - THE BUILDING WILL BE ARTICULATED THROUGH VARIOUS FACADE ARTICULATIONS, MATERIAL CHANGES, WINDOWS, PORCHES AND BALCONIES.
 - THE PETITIONER HAS ALSO PROVIDED IMAGES OF THE PROPOSED BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE. TO FURTHER DEFINE THE CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL INCLUDE WITH THE FOLLOWING ELEMENTS OR FEATURES:
 - THE EXTERIOR FINISHES OF THE BUILDINGS, AS ILLUSTRATED IN THE ATTACHED DRAWINGS, SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE OR SIMILAR MASONRY PRODUCTS, METAL SIDING, AND/OR HARD-PLANK FIBER CEMENT BOARD.
 - NO VINYL, EIFS, OR MASONITE WILL BE USED FOR SIDING MATERIALS.
 - THE STREETSCAPES ALONG 16th STREET AND CALDWELL STREET WILL INCLUDE ENHANCEMENTS AT FOUR (4) LOCATIONS GENERALLY DEPICTED BY ASTERISKS ON THIS SHEET. THOSE ENHANCEMENTS WILL INCLUDE A MINIMUM OF ONE (1) PIECE OF ARTWORK AT ONE LOCATION MINIMUM, PLUS SPECIALTY PAVERS AND A BENCH AT THE OTHER THREE LOCATIONS. IN LIEU OF THE ABOVE, THE DEVELOPER RESERVES THE OPTION OF PROVIDING DECORATION SCULPTURAL METALWORK OR PAINTED ON A MINIMUM OF 50% OF THE GARAGE LOUVERS ALONG 16th STREET AND CALDWELL STREET.
 - THE STREET-LEVEL BUILDING ELEVATION ALONG 16th STREET WILL INCORPORATE GLASS INTO THE FACADE AT THE ELEVATOR LOBBY.
- PARKING**
- VEHICULAR PARKING SHALL BE PROVIDED AT THE FOLLOWING RATE:
 - A MINIMUM OF 1 PARKING SPACE PER DWELLING UNIT.
 - A MINIMUM OF 1 PARKING SPACE PER 600 SQUARE FEET OF GROSS BUILDING AREA FOR ANY NON-RESIDENTIAL USES.
 - NOTWITHSTANDING THE FOREGOING, A MINIMUM OF 1 PARKING SPACE PER 125 SQUARE FEET OF GROSS FLOOR AREA SHALL BE PROVIDED FOR RESTAURANT USES.
 - OFF-STREET PARKING SPACES SHALL BE LOCATED IN A SURFACE PARKING LOT AND UNDERNEATH THE BUILDINGS SURROUNDING THE COURTYARD AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - PARKING LOTS FOR MORE THAN 10 AUTOMOTIVE VEHICLES AND PARKING DECKS WILL BE SCREENED FROM ADJUTING PROPERTY AND FROM PUBLIC VIEW FROM A PUBLIC STREET, PER SECTION 12.303(1)(a) OF THE ORDINANCE.
 - BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- VEHICULAR ACCESS**
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.
- FIRE PROTECTION**
- ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS.
- SIGNS**
- ALL SIGNS PLACED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.8509(2)(c) OF THE ORDINANCE AND THE APPLICABLE REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.
- LIGHTING**
- ALL ATTACHED LIGHTING FIXTURES WILL BE FULL CUTOFF FIXTURES AND DOWNWARDLY DIRECTED.
 - DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.
- STORM WATER**
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RAINFALL GENERATED FROM THE FIRST INCH OF RAINFALL FOR THE INTERIOR HALF OF THE ROOFS OF THE BUILDINGS (1-S) AS SHOWN AND THE ADJOINING PARKING AREA (2,200 SF). BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCEM) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1998, SECTION 4.4 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES, WHEN AVAILABLE), USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- AMENDMENTS TO REZONING PLAN**
- FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THE OWNER OR OWNERS OF THE SITE 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 DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

NOTE: BASE INFORMATION TAKEN FROM PLANIMETRIC SURVEY PREPARED BY THE SURVEY COMPANY, INC. DATED 8-30-13; AND TOPOGRAPHIC INFORMATION FROM MECKLENBURG COUNTY GIS.

This Plan Is A Preliminary Design. NOT Released For Construction.

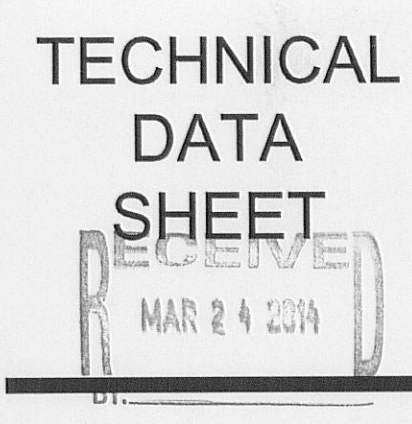


VICINITY MAP (NOT TO SCALE)



EDGE LINE FLATS
ON DAVIDSON - PHASE 2
CHARLOTTE, NC
EDGE LINE RESIDENTIAL, LLC
PETITION #2014-023

APPROVED BY CITY COUNCIL
APR 28 2014



Project Manager: MDL
Drawn By: PGJ
Checked By: MDL
Date: 12/23/13
Project Number: 13059
Sheet Number:

RZ-1
SHEET # 1 OF 4

FMK
ARCHITECTS

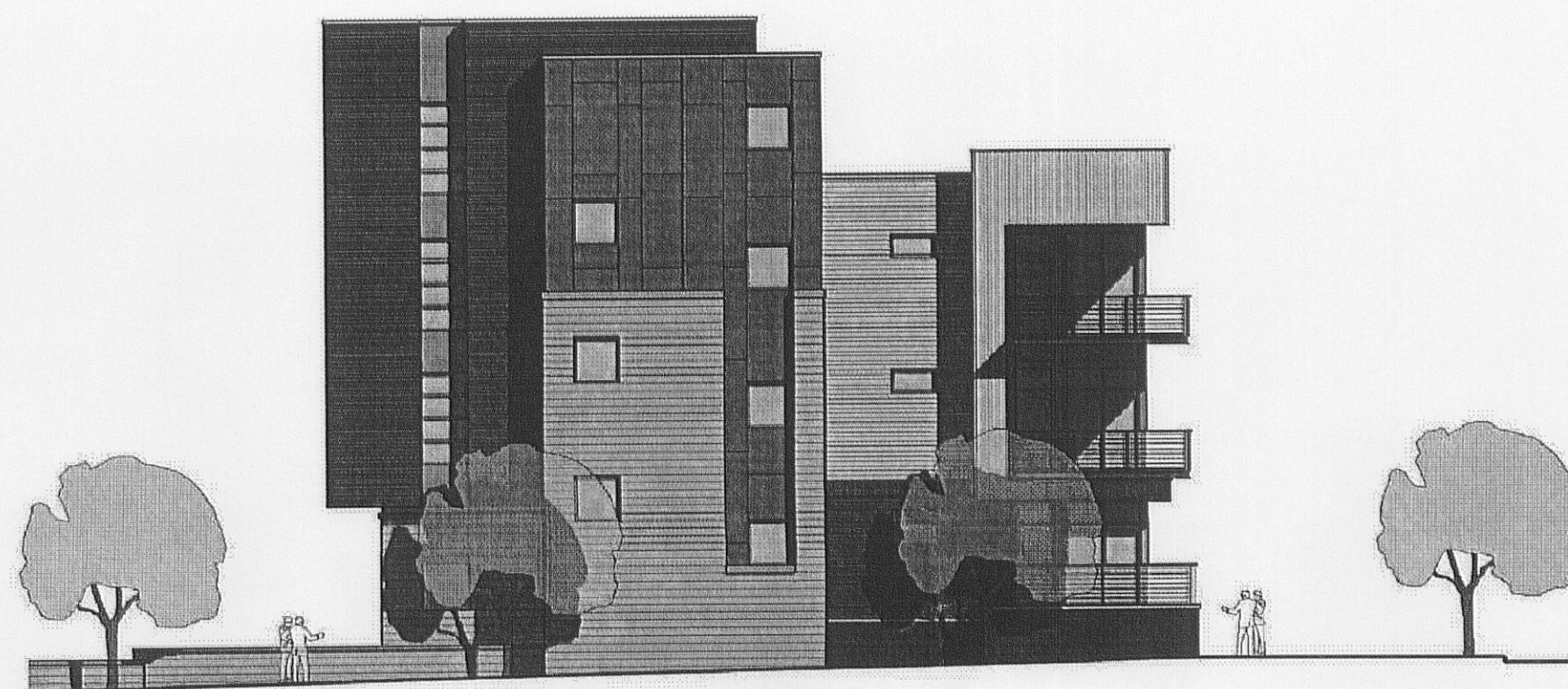
123 New Bern Street
Charlotte, NC 28203
P - 704.375.9950
F - 704.375.3555

SHEET # 2 OF 4

This Plan Is A Preliminary Design.
NOT Released For Construction.



North Caldwell Street Elevation
3/32" = 1'-0"



North Davidson Street Elevation
3/32" = 1'-0"



Parking Elevation
3/32" = 1'-0"



East 16th Street Elevation
3/32" = 1'-0"

APPROVED BY
CITY COUNCIL

APR 28 2014

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VENTURES



This Plan Is A
Preliminary Design.
NOT Released For
Construction.

REVISIONS:

No.	Date	By	Description
1	2/14/14	PGJ	Per Staff Comments (Added Sheet)
2	3/21/14	MDL	Revised Elevation at Street Level

EDGE LINE FLATS
ON DAVIDSON - PHASE 2
CHARLOTTE, NC
EDGE LINE RESIDENTIAL, LLC
PETITION #2014-023

BUILDING
ELEVATIONS

Project Manager: MDL

Drawn By: PGJ

Checked By: MDL

Date: 12/23/13

Project Number: 13059

Sheet Number:

RZ-3

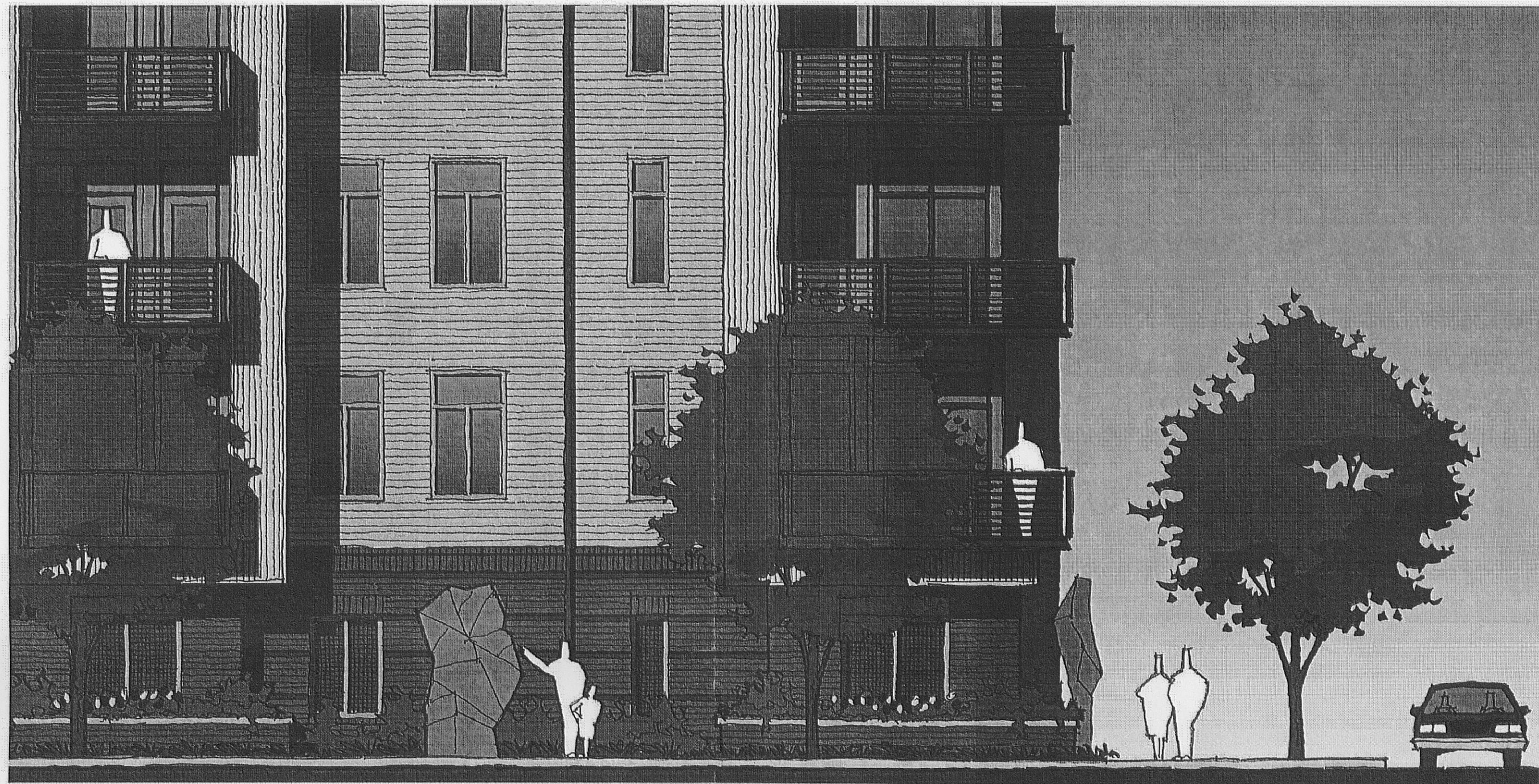
SHEET # 3 OF 4



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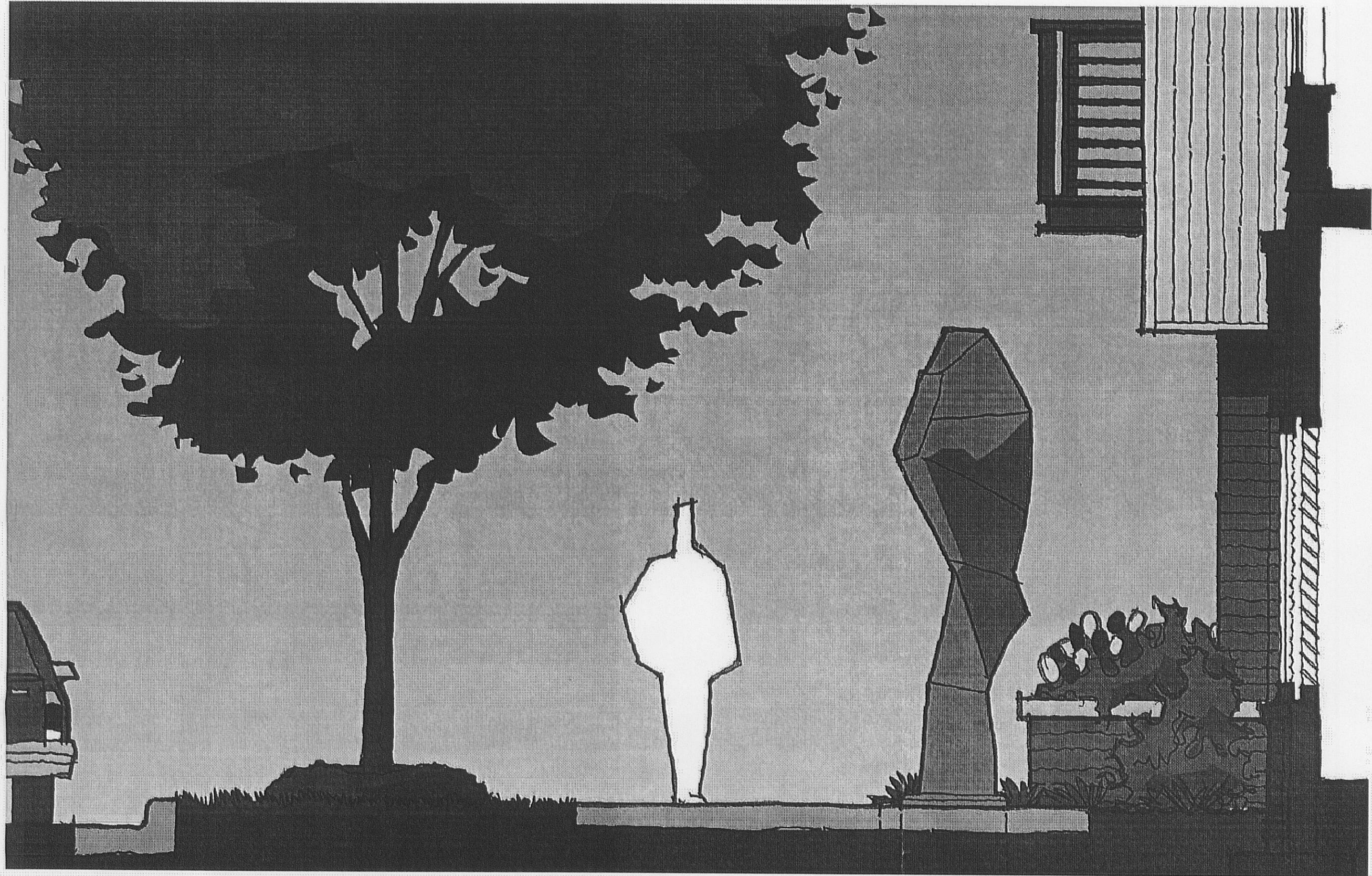
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Partial East 16th Street Streetscape Elevation (@ North Caldwell Street Corner)
Scale: 3/16" = 1'-0"

20 March 2014

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Section @ Typical East 16th Street Streetscape
Scale: 1/2" = 1'-0"

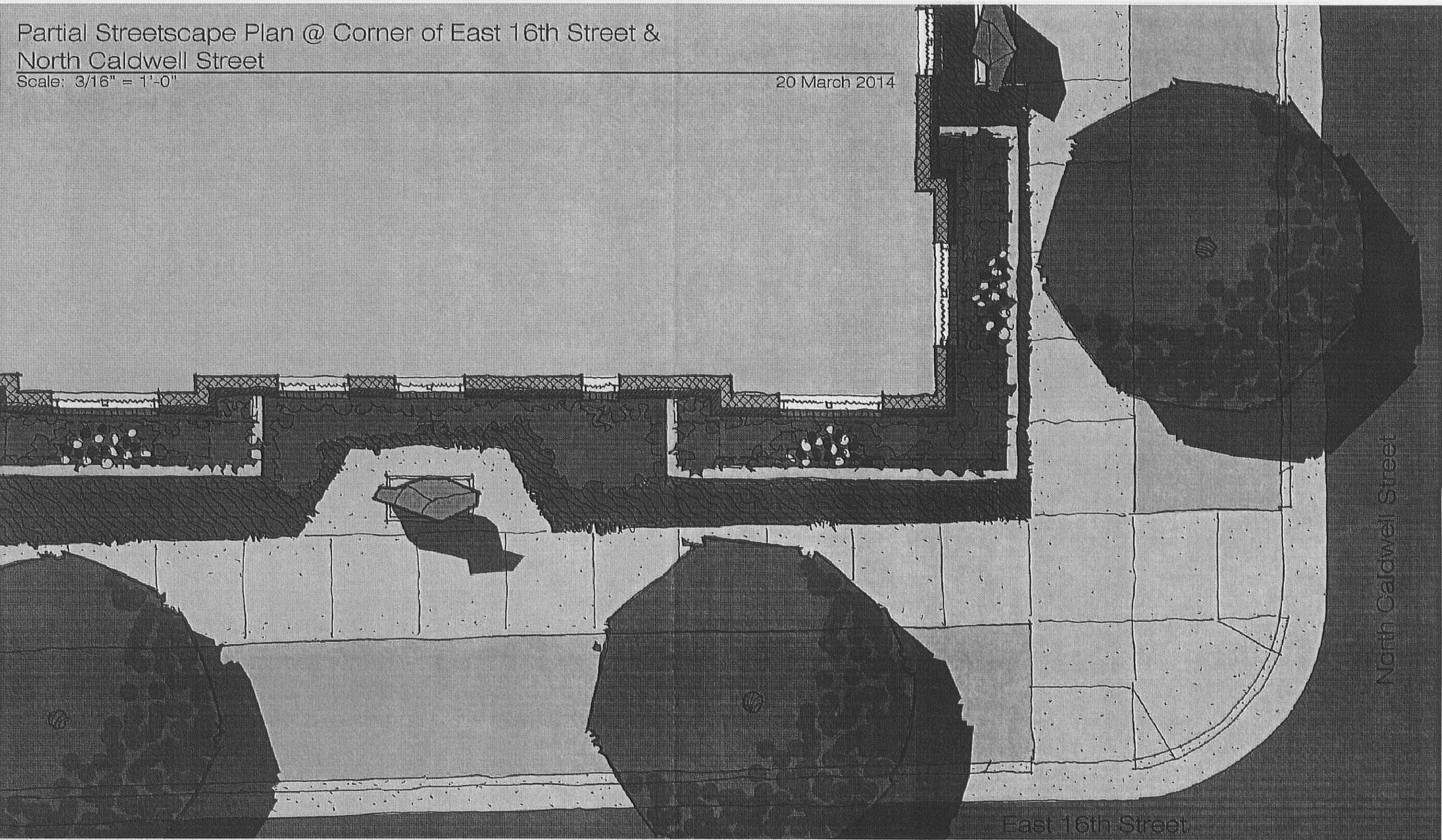
20 March 2014

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APR 28 2014



Partial Streetscape Plan @ Corner of East 16th Street &
North Caldwell Street
Scale: 3/16" = 1'-0"

20 March 2014

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This Plan Is A
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REVISIONS:

No.	Date	By	Description
2	3/21/14	MDL	Added Sheet

BUILDING
VIGNETTES

Project Manager: MDL

Drawn By: PGJ

Checked By: MDL

Date: 12/23/13

Project Number: 13059

Sheet Number:

RZ-4

SHEET # 4 OF 4

EDGELINE FLATS
ON DAVIDSON - PHASE 2
CHARLOTTE, NC
EDGELINE RESIDENTIAL, LLC
PETITION #2014-023

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