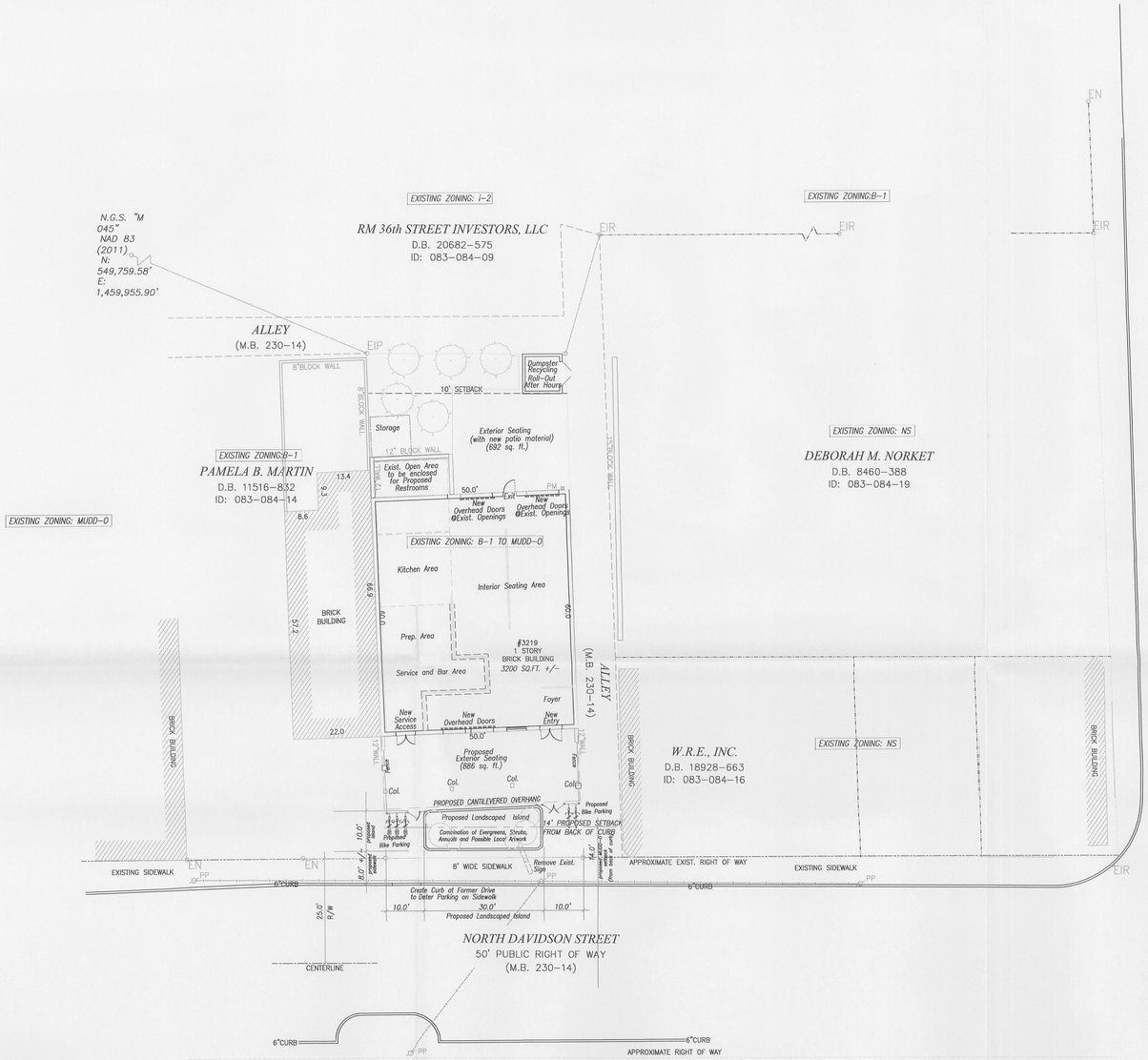


Conceptual Site Layout – 3219 North Davidson Street

1" = 16'-0"

0" 1' 3'
6" 2'

I. Development Data Table
- a. Site Acreage = .1447 Acres or 6,301 sq. ft.
- b. Tax Parcel: 08308415
- c. Existing Zoning: B-1
- d. Proposed Zoning: MUDD-O
- e. Existing Use – Retail
  Proposed Use – Restaurant/Bar
- f. # of Housing Types – NA
- g. Residential Density – NA
- h. Proposed Non-Residential: 3200+/- sq. ft.
- i. Floor Area Ratio: 1 to 1
- j. Maximum Building Height = 40'
- k. 4778 Total sq. ft./600 = 8 Parking Spaces required per MUDD-O
  (3200 sq.ft. for Bldg. + 1578 sq.ft. for Outdoor Dining)
  1.Request No Parking Required – Optional Provision a.1.
- l. Open Space = Approx. 3100 sq. ft.

II. General Provisions
- a. Ordinance Applicability
  1. The 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"). The regulations established under the Ordinance for the MUDD zoning district shall govern the development of this Site.
  2. Future amendments to the Rezoning Plan and these development standards may be applied for the Owner or Owners of the Site and will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
  3. The development depicted on the Rezoning Site Plan is Schematic in nature and intended to depict the general proposal for the Project. Accordingly, subject to the terms of these Development Standards and the Ordinance and may be altered or modified during Design Development and Construction Document Phases.

III. Optional Provisions
- a. Listing of Optional Provisions
  1. No Parking is required for this use.
  2. 14' Setback Reduced from 16' Setback as specified in the MUDD District.
  3. Existing sidewalk to be 8' wide with landscaped areas added as shown for buffer.

IV. Permitted Uses
- a. Restaurant/Bar

V. Transportation
- a. See Plan

VI. Architectural Standards
Proposed project to keep the essence of the NoDa Area in materials and scale. Permanent Overhang will be provided at the Front Exterior Seating with new exits provided per new use requirements. Concept both Front and Rear is to open up the Interior to the Exterior via Overhead doors when feasible weatherwise.
  1. Landscaped Island to be provided with a combination of evergreens, shrubs, annuals and possible local artwork.
  2. Dumpster/Recycling Enclosure to be per standards with containers to be rolled out to curb after business hours.

VII. Streetscape and Landscaping
Widening existing sidewalk and adding landscaped island to be provided per recommendations at Front of Building for buffer.

VIII. Environmental Features
N/A

IX. Parks, Greenway and Open Space
Exterior Seating areas at Front and Rear.

X. Fire Lane Treatment
Per Local requirements.

XI. Signage
Per Local requirements.

XII. Lighting
All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and any detached lighting will be limited to 25 feet in height.

XIII. Phasing
Per Local requirements.

XIV. Other
N/A

APPROVED BY CITY COUNCIL
JUL 21 2014

RECEIVED
JUN 19 2014
BY:

SEAL

REVISIONS:

Plan	02/13/14
Rev. 1	05/11/14
Rev. 2	06/18/14

HESS ARCHITECTURE P.A.
ROBERT G. HESS, ARCHITECT
1153 HAMMOND DRIVE
MATTHEWS, N.C. 28104
(704) 516-4828

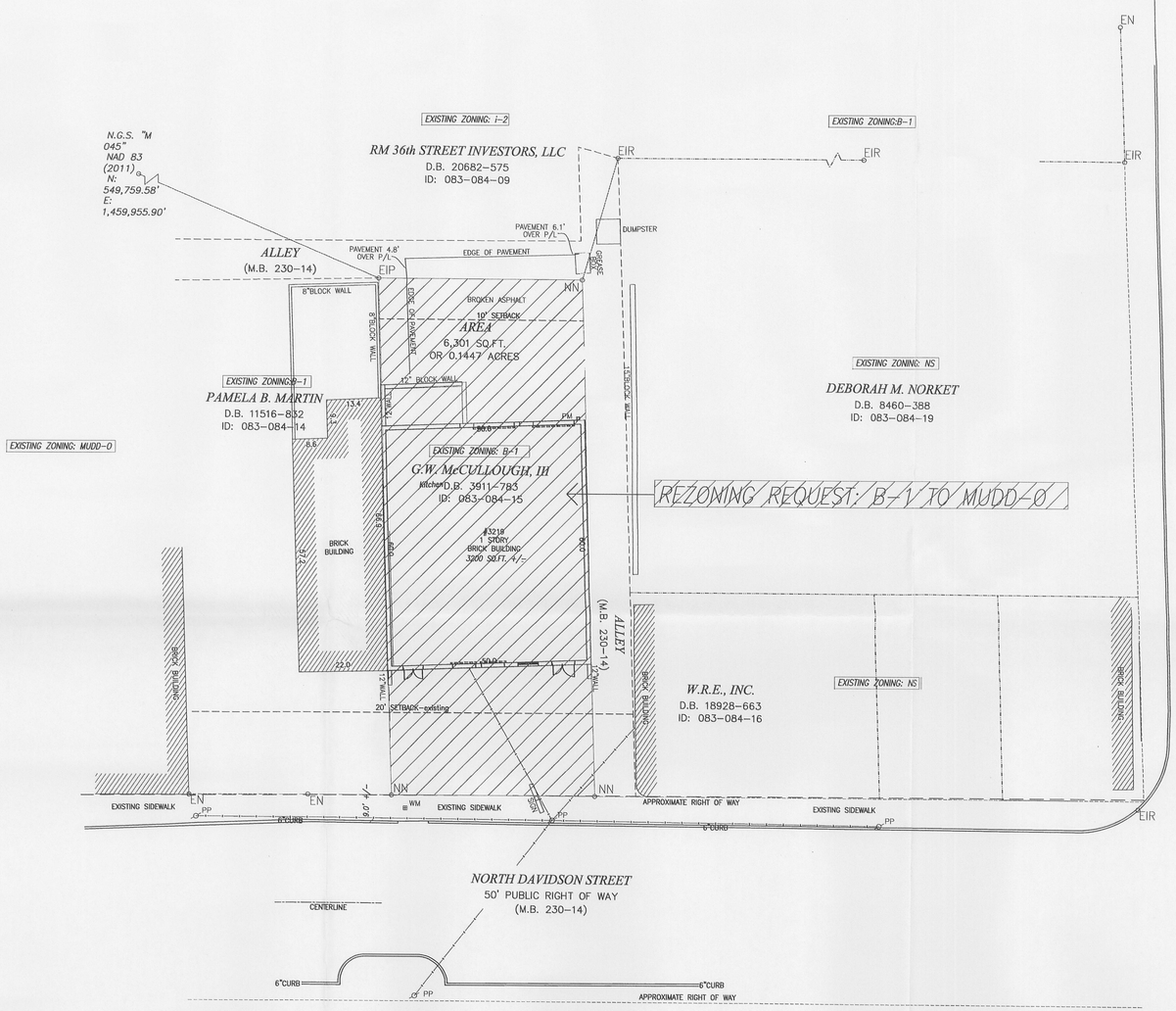
NoDa RESTAURANT PRELIMINARY
for JOHN MEYER
3219 NORTH DAVIDSON STREET CHARLOTTE, N.C. 28269

Proposed Site Layout – 3219 North Davidson Street

RE-ZONING-2

ZONING PETITION #
2014-039

SHT. 2 OF 2



Existing Site Survey – 3219 North Davidson Street

1" = 16'-0"

0" 1' 3'
6" 2'

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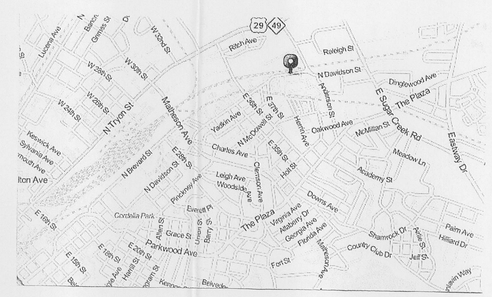

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Existing Site Survey – 3219 North Davidson Street

RE-ZONING-1

ZONING PETITION #
2014-039

SHT. 1 OF 2