maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aformentioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein
his map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, pi

PO BOX 5035 LAKE WYLIE SC 29710 L130 M6-901 12806 613

PO BOX 34397 CHARLOTTE: NC 28234 L178 M6-901 09014 288

maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aformentioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no

08308301 CROSLAND-LOFTS SCALEYBARK CHARLOTTE NC 1 28209 L128 M6-901 16666 697 0.268 A0

LANSDOWNE CHARLOTTE NC 28270

DELANDY DR CHARLOTTE NC 28277

SUNNYSIDE CHARLOTTE NC 28204 UNIT 101 U/F

DAVIDSON ST CHARLOTTE NC 28208 UNIT 102 U/F

DAVIDSON ST CHARLOTTE NC 28208 UNIT 201 U/F

DANA E 08308423 PARKER-BURLESON DAVIDSON ST CHARLOTTE NC 28208 UNIT 103 U/F 16728 618 1 LT

08308424 JALEXIS BATISTA DAVIDSON ST CHARLOTTE NC 28208 UNIT 104 U/F 16775 339 1 LT 671-1

3205 N 08308429 BEVERLY SETZ DAVIDSON ST CHARLOTTE NC 28208 UNIT 204 U/F 16576 558 1 LT

3205 N 08308430 JOSE BATISTA DAVIDSON ST CHARLOTTE: NC 28208 UNIT 205 U/F 16691 900 1 LT

08308434 JASON VARGOSKO DAVIDSON ST CHARLOTTE NC : 28208 UNIT 209 U/F 16576 676 1 LT

3205 N 08308435 BRANDY BENNETT DAVIDSON ST CHARLOTTE NC 28208 UNIT 210 U/F 17828 398 1 LT

08308501 J PAUL SIRES VALLEYBROOK CHARLOTTE NC 28207 B4 M230-14 05329 361 0 AC

3220 N CHARLOTTE NC 28205

% 3220 N CHARLOTTE NC 28205

08308516 J PAUL SIRES AND VALLEYBROOK CHARLOTTE NC 28270 L2 M37-359 13540 883

600 E 4TH ST CHARLOTTE NC 28202-2816 3210 N DAVIDSON

DAVIDSON ST CHARLOTTE NC 28202 UNIT 208 U/F

DANA DAVIDSON ST CHARLOTTE NC 28208 UNIT 206 U/F 671-1

08308432 ALEXA RESIDENTIAL 14627 DAVIS CHARLOTTE NC 28227

CRESCENT CHARLOTTE NC 28207-1509 DAVIDSON 06158 870 0 AC

DAVIDSON ST CHARLOTTE NC 28208 UNIT 105 U/F 16775 339 1 LT

ABBOTSINCH CHARLOTTE NC 28269 UNIT 203 U/F 16748 383 1 LT

3220 N CHARLOTTE NC 28205 B4 M230-14 10121 328 0 AC

08308410 AND LENORE JONES LINGANORE CHARLOTTE NC 28203

08308414 PAMELA B MARTIN PO BXO 891 MATTHEWS NC 28106

08303101 CAR-CHILLC

08307110 AND JEANNIE E

08307111 AND (P E HUBEL

08308302 AND KRISTIN L

SCOTT A WHITAKES

%CROSLAND INC

TIMOTHY S MASSA

VETO A VESPOIN

VETO A VESPOIN

VETO ANTHONY VESPOINT AND

08308310 NODA LOFTS LLC

08308312 NODA LOFTS LLC

JONATHAN W BAHR

& MECKLENBURG THE YMCAOF

& MECKLENBURG

CHARLOTTE

% CROSLAND INC FAT CITY INVESTMENT

ASSOC LLC

LANCE J DEUTSCH

DEUTSCH

MCGUIRE

STEPHEN GLENN

08308425 AND IRMA G WOLFE

RICHARD HAFFNER

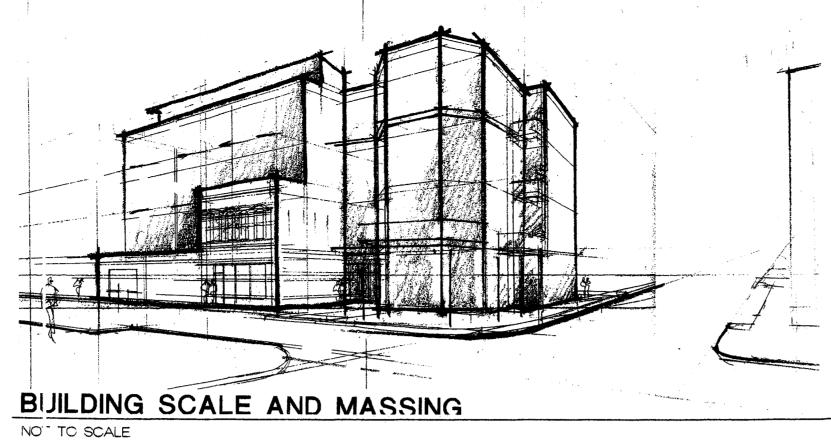
8308428 AND JOHN QUILLIN AND MARGUERITE M

08308506 AND BARBARA G

DAVID MULLANEY

08308409 WEIR ASSOCIATES

THE YMCAOF



NOTE: THIS BUILDING SCALE AND MASSING IS CONCEPTUAL IN NATURE; IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2

FAT CITY FOR PUBLIC HEARING **PETITION NO: 2005-46** Thursday December 22, 2005 Revised: February 17, 2006

REQUESTED ZONING CHANGE FROM: NS, Neighborhood Services TO: "MUDD - O" Mixed Use Development District - Optional

Data and Notes

1. Size: 0.44 acres (19,539 S.F.) Tract 1. 9,782 sf + Tract 2. 9,757 sf

2. Present zoning: NS, Neighborhood Services

3. Proposed zoning: "MUDD - O" Mixed Use Development District - Optional Please see the OPTIONAL NOTES.

Every effort will be made to try to preserve approximately 3200 S.F. of existing Fat City building shell and about 70' of existing building facade fronting North Davidson Street. Petitioner reserves the right to build back the façade wall and the Fat City building shell, to their existing location/shape/condition If removed or demolished (for some unforeseen reason), as long as a portion of a

4. Proposed building, Maximum of 38,000 sf. Including 7,440 sf of commercial + 21 residential units

Potential future additional building S.F. or additional units will comply with the parking requirements of MUDD-O

5. Existing parking: 28 gravel parking spaces and on street parking

6. Future required parking : per MUDD-O Residential: 1 space per dwelling unit All Other Uses: 1 space per 600 SF

6 a . Required parking: 33 Commercial: 7440 sf @ 600 = 12.4, 12 parking spaces provided

Residential: 21 units at 1 per unit = 21, 21 on site & on street parking provided

6 b. On site parking spaces = 26 spaces North Davidson street on street parking = 4 spaces. 35 Street on street parking = 3 spaces

6 c. Total provided: 33 Petitioner reserves the right to provide recycling containers and reduce the minimum parking spaces by up to 3 spaces if necessary. Per EXCEPTION to section 12.403, item (4)

As an option, the petitioner seeks reduction in 1 parking space.

6 d. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.

6 e. Future on street parking per CDOT approval.

6 f. 4 Bicycle parking will be provided on site.

7. Signage is limited to building signage with no detached signs. Signage is limited to the MUDD-O requirements.

Petitioner agrees to signage to be 10% of the building wall to which attached. North Davidson street and 35th street walls count up to 7000 sf. 10% of 7000 = 700 sf of signage total. As an option, the petitioner seeks 700 sf of signage

8. Trash collection service may be off site by a vendor or on site dumpster or on site compacter, roll up and recycling, as needed/required at all. Will meet section 12.403 Petitioner reserves the right to provide recycling containers and reduce the minimum parking spaces by up to 3 spaces if necessary. Per EXCEPTION to section 12.403, item (4)

8a. The dumpster, and recycling if any will be screened with walls

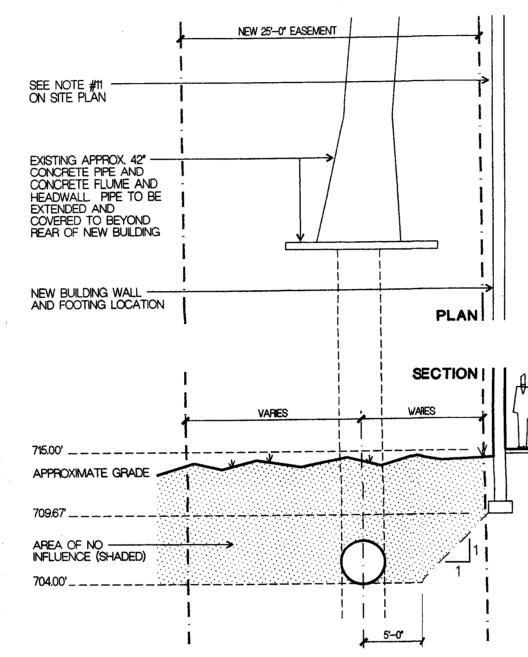
9. Site will meet tree ordinance requirements. Petitioner will work with urban forestry to provide additional trees around the back parking areas.

 Storm water requirements will meet city regulations.
 Please note that most of the site is already IMPERVIOUS. The existing site is almost all concrete, asphalt or compacted gravel.

10 a. The petitioner shall also utilize detention for any increase of impervious area created by the development. Please note that since the existing site is almost all concrete, asphalt or compacted gravel No detention is required or planned. See note 10.

10 b. The petitioner will work with the City Storm Water (Have spoken to Bill Pruitt) to pipe and cover the existing concrete bed drainage to the left of the property. A 25' easement will be granted from the adjacent property owner (YMCA) in order for the new Fat City left building wall to come within 6" to 18" of the property line. Please see detail of this 25' easement to storm drain pipe to building relationship on this sheet.

This easement area can provide outdoor space, improved sidewalk / outdoor seating along North Davidson Street and potential of pedestrian connectivity from the back of the building to the YMCA property /



11. Petitioner seeks an option from the standard MUDD, 6' sidewalk and 8' planting strip to the curb dimension for the setback and side yards.

Davidson and 35 th Street. And the building to curb dimension is

gives NoDa its sense of place.

f, is about 9.4' to the curb. g, is about 9.10' to the curb. h, is about 0", to 24" to property line

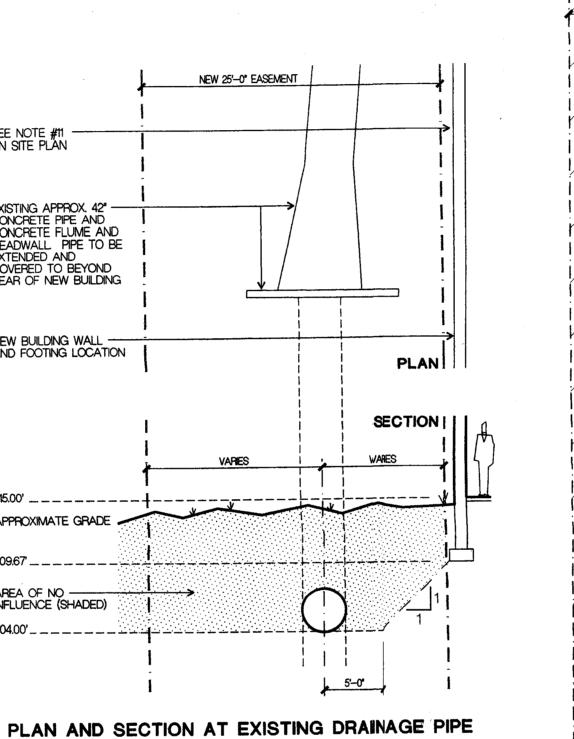
the petitioner proposes to follow a pattern similar to streetscape put in place in NoDa (North Davidson Street and 35th Street) by the city of Charlotte several years ago. See site plan. As suggested a bulbout with a tree gate is added to the site plan(at the corner of 35th and North Davidson street). The petitioner is seeking an option from the required streetscape along the portion of the site that is a parking lot, fronting 35th Street.

allowed except for the following:

h. Off-street parking as a principal use

b. Auction Sales d. Pest control and disinfecting services. e. Exterminators, embalming and crematories f. Building material sales with outdoor storage.

14. Fire and life safety requirements will meet city regulations. Hydrant will be provided within 750 ft of most remote point of buildings



ILLUSTRATIVE SITE PLAN

SCALE: 1'' = 20' - 0''

The existing facade is anywhere from 4' to 5.5' from the curb. Also the new building plan provides outdoor space around the corner at North

Please walk the NoDa, along North Davidson Street and observe the tight on street parking to curb to sidewalk to building relationship which

Please see "a" thru "h" on the site plan.

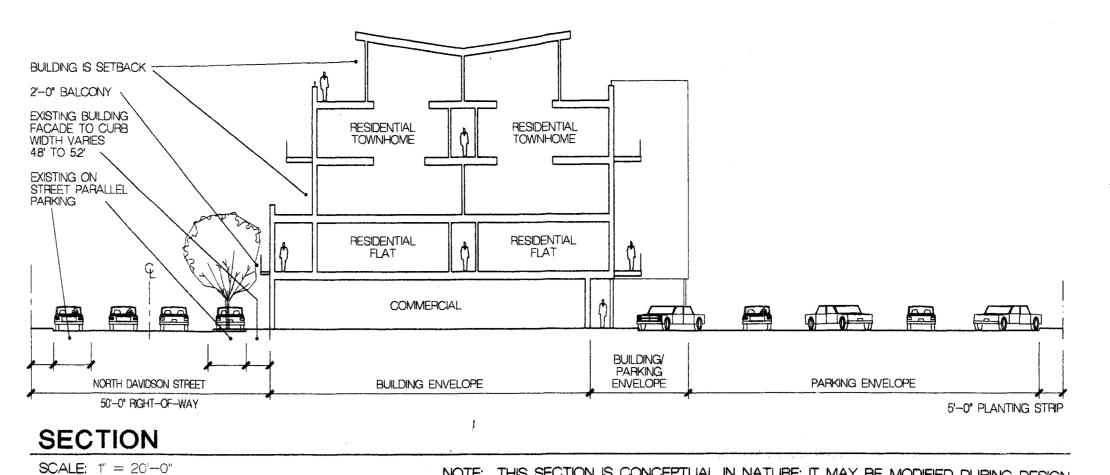
a, is about 4.8' to the curb. b, is about 5.2' to the curb. c, is about 22.1' to the curb. d, is about 12.9' to the curb. e, is about 13.8' to the curb.

11 a. Petitioner seeks an option to allow 24" of balcony overhang (with 8' to 9' of clearance) from the existing Fat City building façade fronting North Davidson into the R/W or beyond the

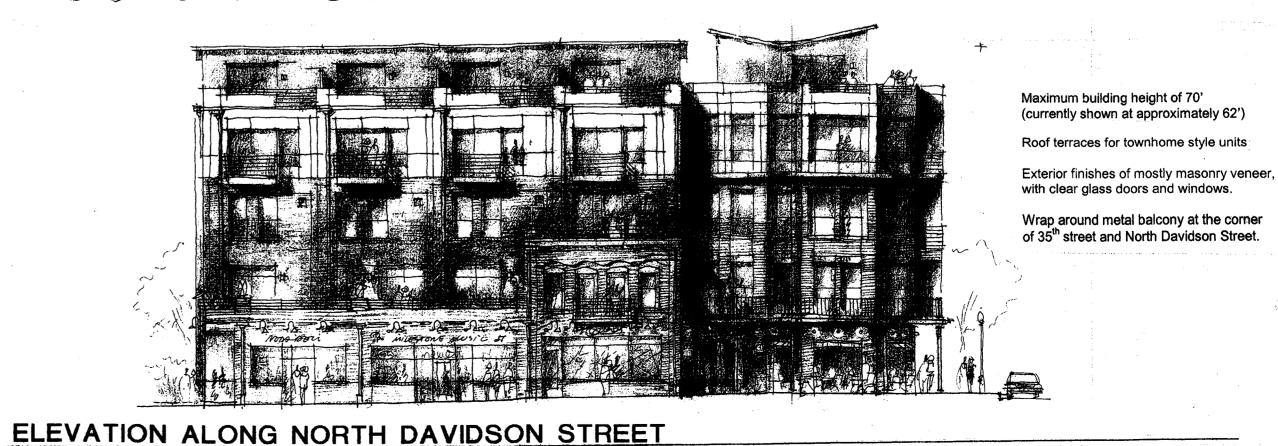
12. Petitioner seeks an option from the standard tree ordinance requirements of MUDD. Please see note 11. At this tight urban site

13. All MUDD-O uses permitted by right are

a. Amusement, commercial, outdoor. c. Automobile service stations, including minor repairs and lubrication. g. Equipment rental and leasing



NOTE: THIS SECTION IS CONCEPTUAL IN NATURE; IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2 REZONING BOUNDARIES ARE CORNER 1 TO CORNER 4 **CORNER 2** CORNER 1 NEW ÉASMENT TYPICAL 9.8' X 16.5' PARKING SPACES 16.5' WIDE DRIVE AISLE —EXISTING CURB CUT EXISTING ALLEY / DRIVEWAY PARKING SPACE 16.5' WIDE DRIVE AISLE PARKING SPACES THIS AREA TO PROVIDE OUTDOOR SPACE FAT CITY BUILDING EXISTING FACADE CORNER 3 A BULBOUT WILL BE PROVIDED IN THE PARKING LANE AT THIS SOUTHEASTERN PROPERTY CORNER TO PROVIDE SPACE FOR A STREET TREE TO MATCH THE STREET LEXISTING 4"X8" CITY
TREE GRATE AND BENCH TREE TO MATCH THE STREET TREE ACROSS 35TH STREET EXISTING 4'XB' CITY
TREE GRATE AND
BENCH AND DECORATIVE
LIGHT POLE ALSO PROVIDE BRICK PAVERS NORTH DAVIDSON STREET TO MATCH OR COMPLEMENT EXISTING PAVERS AS SHOWN LEXISTING CITY STREETSCAPE BRICK PAVERS -PROPOSED BRICK PAVERS MATCH OR COMPLEMENT EXISTING ON STREET PARKING EXISTING PAVERS AS SOWN. SEE OPTIONAL NOTE 2.



NOTE: THIS ELEVATION IS CONCEPTUAL IN NATURE; IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 62

NOTE: THIS SITE PLAN IS CONCEPTUAL IN NATURE; IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 6.2

3116 NORTH DAVIDSON STREET SUITE 230 CHARLOTTE, NC 28205

704.334.1648 704.334.1649 www.urbana-architecture.com

CONTACT:

BABAK EMADI

URBANA 3116 NORTH DAVIDSON ST. SUITE 230 CHARLOTTE, NC 28205 704.334.1648 P 704.334.1649 F babak@ urbana-architecture.com

FAT CITY

PETITIONER:

FAT CITY INVESTMENT ASSOCIATES, LLC 125 SCALEYBARK ROAD CHARLOTTE, NC 28209

ERIC VARGOSKO 704.239.0945 P 704.552.1988 F

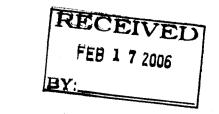
TECHNICAL DATA AND ILLUSTRATIVE SITE PLAN

REZONING PETITION 2025 - 46 2526 - 046

FOR PUBLIC HEARING

REVISIONS: Revised: February 17, 2006

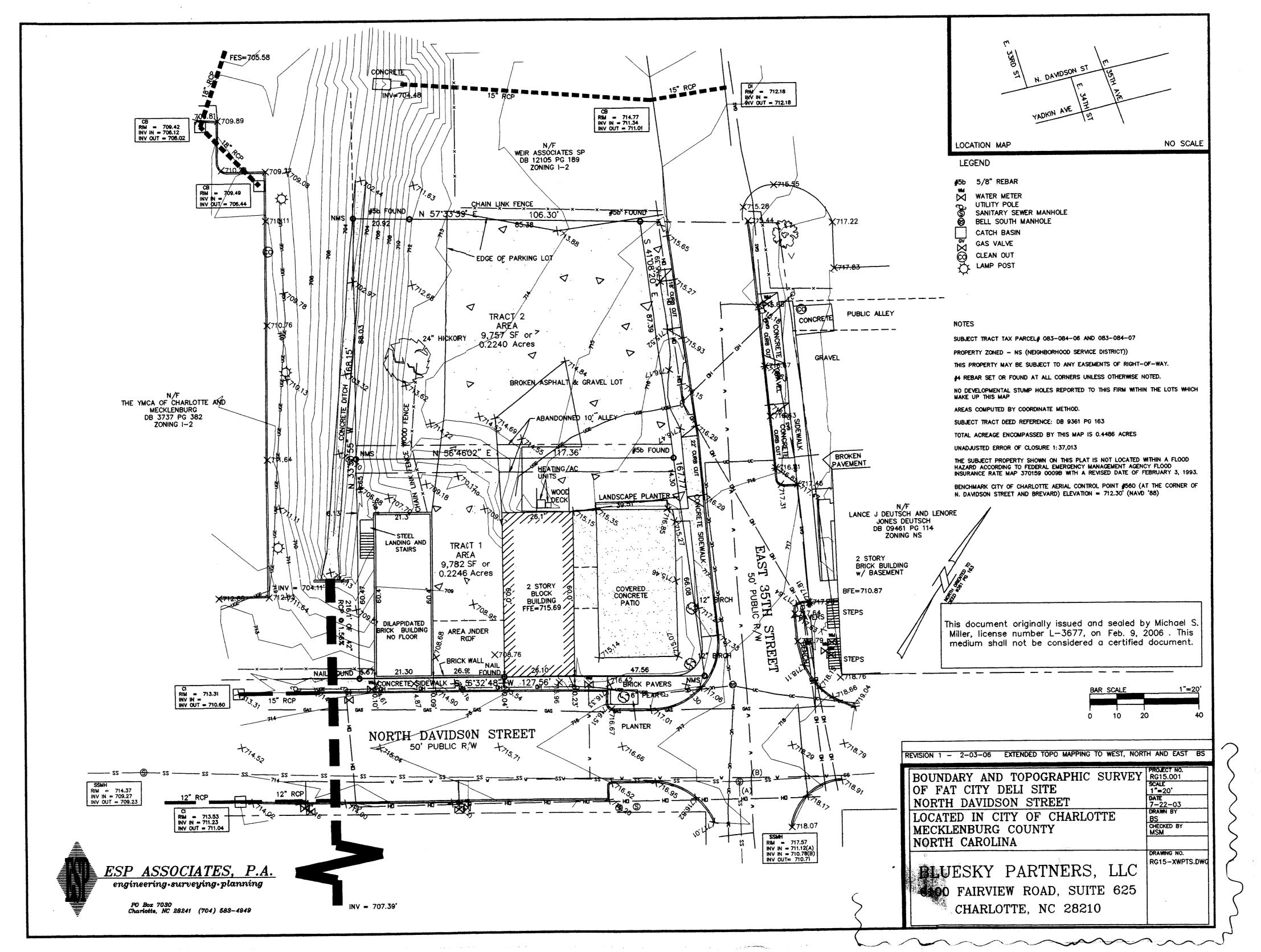
• DECEMBER 22, 2005



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Site as described in Deed Book 16547 Page 789 of the Mecklenburg County Registry.

BEGINNING at a point located at the intersection of westerly margin of East 35th Street (currently a 50' public right-of-way) and the northerly margin of North Davidson Street (currently a 50' public right-of-way); thence with the northerly margin of North Davidson Street S. 56-32-48 W. 127.56 feet to a nail found in the easterly boundary of the property owned, now or formerly by the YMCA of Charlotte and Mecklenburg as described in Deed Book 3737 at Page 382, Mecklenburg County Registry; thence with the easterly boundary of the YMCA property N. 33-50-55 W 168.15 feet to a point located in the southeasterly boundary of the property owned (now or formerly) by Weir Associates SP as described in Deed Book 12105 at Page 189, Mecklenburg County Registry; thence with the southeasterly boundary of the Weir Associates property N. 57-33-39 E. 106.30 feet to a point located in the westerly margin of East 35th Street; thence with the westerly margin of East 35th Street S. 41-08-20 E. 167.77 feet to the POINT OR PLACE OF BEGINNING, containing 0.4486 acres and being further identified as Tracts 1 and 2, all as shown on that survey entitled "Boundary and Topographic Survey of Fat City Deli Site" prepared by ESP Associates, P.A., dated July 22, 2003, reference to which this survey is hereby made.



URBANA

URBAN DESIGN & ARCHITECTURE

3116 NORTH DAVIDSON STREET SUITE 230 CHARLOTTE, NC 28205

704.334.1648 fx 704.334.1649 www.urbana—architecture.com

CONTACT:

BABAK EMADI

URBANA
3116
NORTH DAVIDSON ST.
SUITE 230
CHARLOTTE, NC
28205
704.334.1648 P
704.334.1649 F
babak@
urbana-architecture.com

FAT CITY

PETITIONER:

FAT CITY
INVESTMENT
ASSOCIATES, LLC
125 SCALEYBARK ROAD
CHARLOTTE, NC
28209

ERIC VARGOSKO 704.239.0945 P 704.552.1998 F

SURVEY

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REZONING PETITION

2506 - 046

FOR PUBLIC HEARING

REVISIONS:

Revised: February 17, 2006

• DECEMBER 22, 2005



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