

PARCEL INFORMATION

PIN # 08305501

PETITIONER:
NODA AT 27TH ST, LLC
2424 N DAVIDSON ST
SUITE 111
CHARLOTTE, NC 28205

EXISTING ZONING: I-2

EXISTING USE: WAREHOUSE

PROPOSED ZONING: MUDD-O

DEVELOPMENT DATA

TOTAL AREA: +/- 3.625 AC

PROPOSED USE:

RESIDENTIAL: 150 UNITS MAXIMUM, 100 UNITS MINIMUM
OFFICE: 45,000 SF
RETAIL: 41,000 SF (MAY CONVERT TO OFFICE)
RESTAURANT: 9,000 SF

MAXIMUM BUILDING HEIGHT: 120'

OPEN SPACE

REQUIRED: 1 SF OPEN SPACE / 100 SF BUILDING AREA
PROVIDED: +/-245,000 SF TOTAL BUILDING / 100 SF = 2,450 SF OPEN SPACE

ADJACENT PROPERTY OWNERS

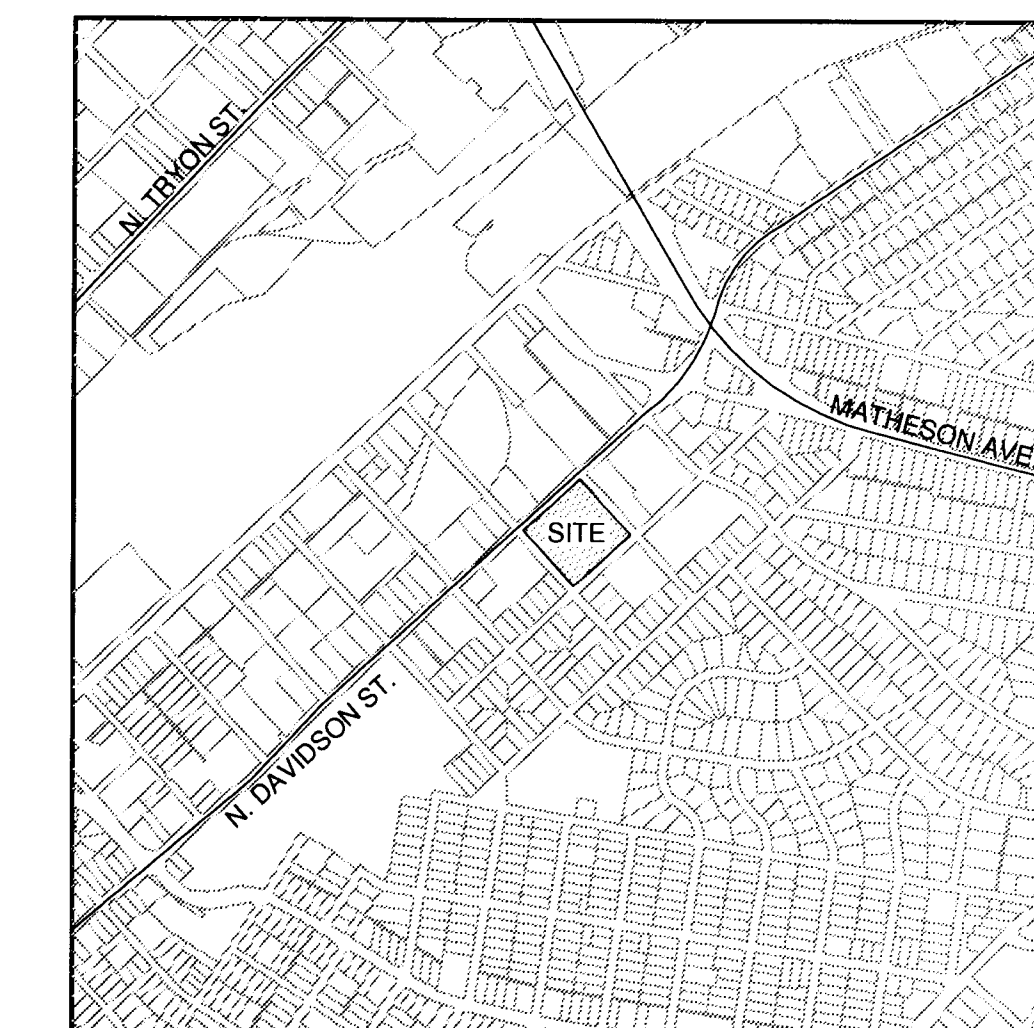
- | | |
|---|--|
| 1. PIN# 08305311
N. DAVIDSON LTD & COLLIERS
VINSON INTERNATIONAL
1670 ARBOLES DR
GLENDALE, CA 91207-1155
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 7. PIN# 08305811
BURR WOLFF SAFETY-KLEEN CORP
PO BOX 27713
HOUSTON, TX 77227
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE |
| 2. PIN# 08305206
TRI C INVESTMENTS
11809 ASHBURY HALL CT
CHARLOTTE, NC 28209
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 8. PIN# 08305901
JOSE RAMIRZ & MARIA GUADALUPE ORITZ
701 E 26TH ST
CHARLOTTE, NC 28205
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY |
| 3. PIN# 08305208
INC TEXTILE RUBBER & CHEMICAL CO
11300 TIARCO DR
DALTON, GA 30720
EXISTING ZONING: I-2
EXISTING USE: VACANT | 9. PIN# 08305901
JONATHAN RHONEY
2222 YADKIN AVE
CHARLOTTE, NC 28206
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY |
| 4. PIN# 08305207
TINCO GENERAL LATEX & CHEMICAL CO
2321 N DAVIDSON ST
CHARLOTTE, NC 28205
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 10. PIN# 083059408
CHRISTOPHER NEEDHAM &
GEORGE COURLAS
8921 NEWGARD CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-5
EXISTING USE: SINGLE FAMILY |
| 5. PIN# 08305104
NODA - TIDEWATER 2401, LLC
11220 ELM LN #207
CHARLOTTE, NC 28277
EXISTING ZONING: I-2
EXISTING USE: WAREHOUSE | 11. PIN# 08305409
2226 NODA, LLC
2226 N DAVIDSON ST
CHARLOTTE, NC 28205
EXISTING ZONING: I-1
EXISTING USE: WAREHOUSE |
| 6. PIN# 08305739
N DAVIDSON DEVELOPMENT
@ 28th STREET, LLC
415-D MINUET LN
CHARLOTTE, NC 28217
EXISTING ZONING: MUDD-O
EXISTING USE: VACANT
(UNDER CONSTRUCTION) | |

LEGEND

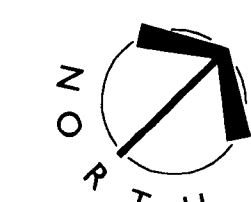
BICYCLE PARKING

BUILDING ENVELOPE

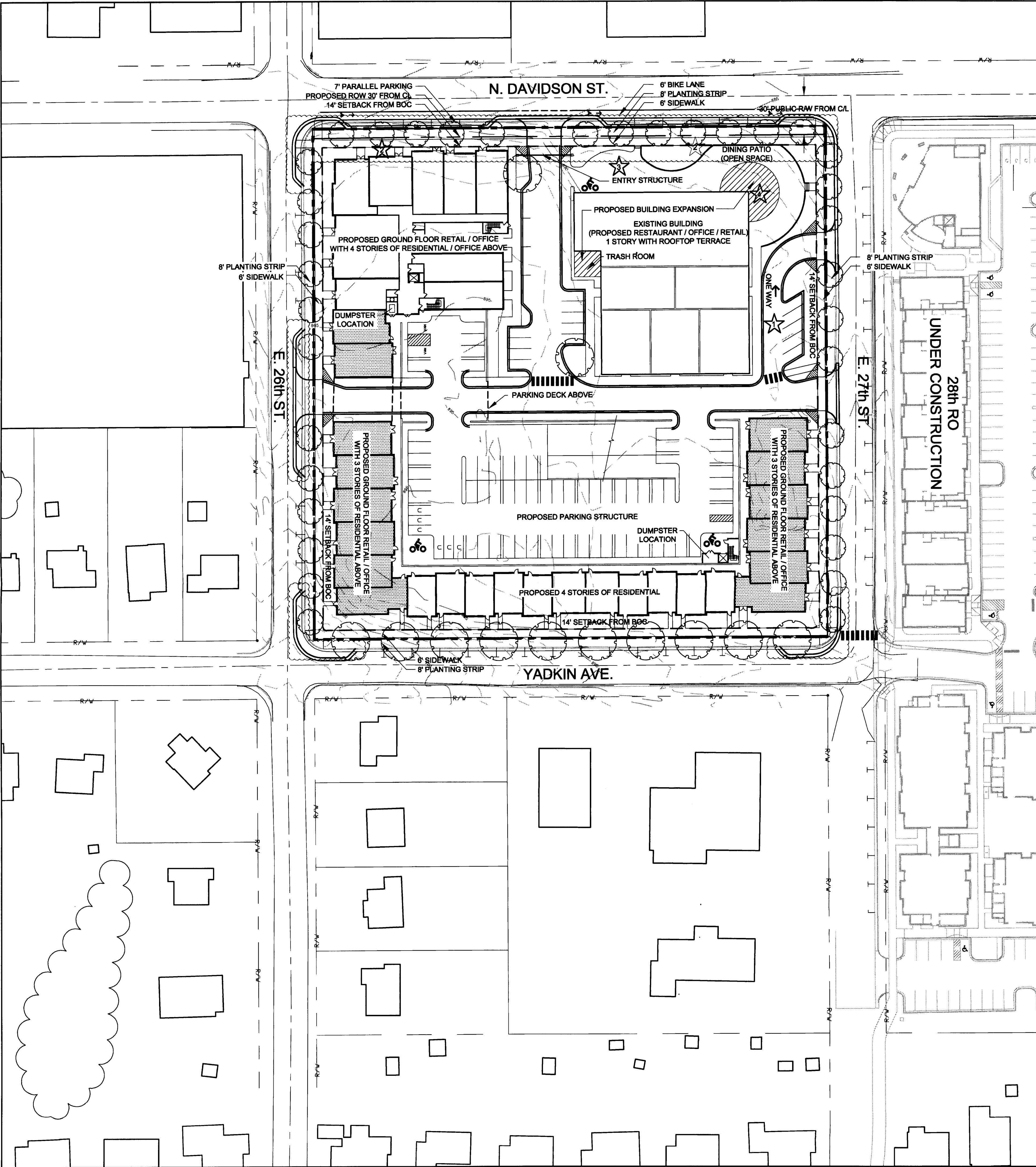
ACCESS POINTS



VICINITY MAP: NTS



**FOR PUBLIC HEARING
PETITION 2008-070**



DEVELOPMENT NOTES

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET (SHEET RZ-1.0), THE SCHEMATIC MASTER PLAN (SHEET RZ-2.0), THE BUILDING ELEVATIONS (SHEET RZ-3.0), OR BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE MUDD ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE, EXCEPT FOR THOSE LISTED UNDER MUDD OPTIONS.

PERMITTED USES / PHASING

1. PERMITTED USES SHALL BE THOSE ALLOWED IN THE MUDD ZONING CLASSIFICATION.
2. NO MORE THAN 20,000 SF OF RESTAURANT, OFFICE, OR RETAIL SPACE SHALL BE ISSUED C.O.'S PRIOR TO ISSUANCE OF C.O.'S FOR RESIDENTIAL UNITS.

SETBACKS, SIDE YARDS, AND REAR YARDS

1. NO SIDEYARD OR REARYARD IS REQUIRED, BUT A 10' BUILDING SEPARATION IS REQUIRED ADJACENT TO RESIDENTIAL USES.
2. SETBACKS SHALL BE 14' OFF THE BACK OF CURB OF ANY PUBLIC STREET.

SCREENING

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. ANY DUMPSTERS LOCATED WITHIN THE SITE THAT ARE VISIBLE FROM A PUBLIC STREET OR FROM AN EXTERNAL ADJOINING PROPERTY WILL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH GATES. TRASH COMPACTOR / DUMPSTER UNIT FOR THE RESIDENTIAL BUILDING SHALL BE LOCATED IN A TRASH ROOM INSIDE THE PARKING STRUCTURE AND ROLL OUT BINS WILL BE PULLED TO THE INTERNAL SITE STREET FOR PICK UP.
3. THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
4. SITE IS EXEMPT FROM TREE SAVE AND TREE PROTECTION REQUIREMENTS DUE TO A LACK OF ANY EXISTING ON SITE TREES.

OPEN SPACE

1. THE OPEN SPACE PROVIDED SHALL MEET OR EXCEED THE REQUIREMENT SET FORTH IN THE MUDD ZONING DISTRICT IN THE ORDINANCE.

DESIGN AND PERFORMANCE STANDARDS

1. THE EXTERIOR ELEVATIONS OF EACH OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY ARE SUBSTANTIALLY SIMILAR TO THE ELEVATIONS DEPICTED ON SHEETS RZ-3.0.
 2. PARKING DECK ELEVATIONS WILL BE DESIGNED IN A MANNER THAT AESTHETICALLY SCREENS THE PARKING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPLE BUILDINGS.
- LIGHTING**
1. ALL FREESTANDING POLE LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, WITH FULL CUT-OFF AND WILL BE PEDESTRIAN SCALE DECORATIVE FIXTURES.
 2. PARKING LOT LIGHT POLES SHALL NOT BE PLACED IN THE TREE ISLANDS.
 3. WALL 'PAK' LIGHTING WILL NOT BE ALLOWED.

SIGNS

1. SIGNAGE SHALL MEET OR EXCEED MINIMUM STANDARDS OF THE ORDINANCE.

PARKING

1. OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE MUDD ZONING DISTRICT IN THE ORDINANCE.
2. BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET IN ACCORDANCE WITH THE ORDINANCE.
3. LOADING SPACES ARE NOT REQUIRED IN MUDD DISTRICTS PER ZONING ORDINANCE SECTION 12.214.

SIDEWALKS, PLANTING STRIPS, AND PEDESTRIAN CONNECTIONS

1. ASIDE FROM WALKS BETWEEN DOORS AND PUBLIC SIDEWALKS, ALL SIDEWALKS PROVIDED WITHIN THE SITE WHERE APPLICABLE SHALL BE A WIDTH OF NO LESS THAN 6'.
2. PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL.
3. SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED WHERE POSSIBLE ALONG THE NORTHERN, EASTERN, AND WESTERN BOUNDARIES.
4. AN 8' PLANTING STRIP AND A 6' SIDEWALK WILL BE PROVIDED ON ALL PUBLIC STREETS.
5. A CROSSWALK CONNECTION TO 28th RO WILL BE PROVIDED ON 27TH STREET TO PROVIDE ACCESS TO THE 10' BIKE TRAIL CONNECTION ON PICKNEY STREET.

ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE TECHNICAL DATA SHEET.
2. 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 THE CITY OF CHARLOTTE.

FIRE PROTECTION

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS.

AMENDMENTS TO REZONING PLAN

1. FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) 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.

2. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

STORM WATER

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

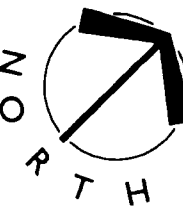
OPEN SPACE

1. MINIMUM OPEN SPACE REQUIREMENTS WILL BE MET WITH PATIO AT CORNER OF 27TH AND DAVIDSON.

MUDD OPTIONS

- ★ PARKING LOCATED BETWEEN 27TH STREET RIGHT OF WAY AND EXISTING BUILDING.
- ★ STEPS AND RETAINING WALLS MAY BE LOCATED IN THE SETBACKS ALONG DAVIDSON STREET TO ACCOMMODATE GRADE CHANGE.
- ★ MOTORCYCLE PARKING, IF PROVIDED, MAY BE LOCATED BETWEEN THE EXISTING BUILDING AND THE DAVIDSON STREET RIGHT OF WAY.
- ★ ROOF TOP PATIO MAY BE ADDED TO BUILDING AT CORNER OF DAVIDSON AND 27TH ST.

VICINITY MAP: NTS



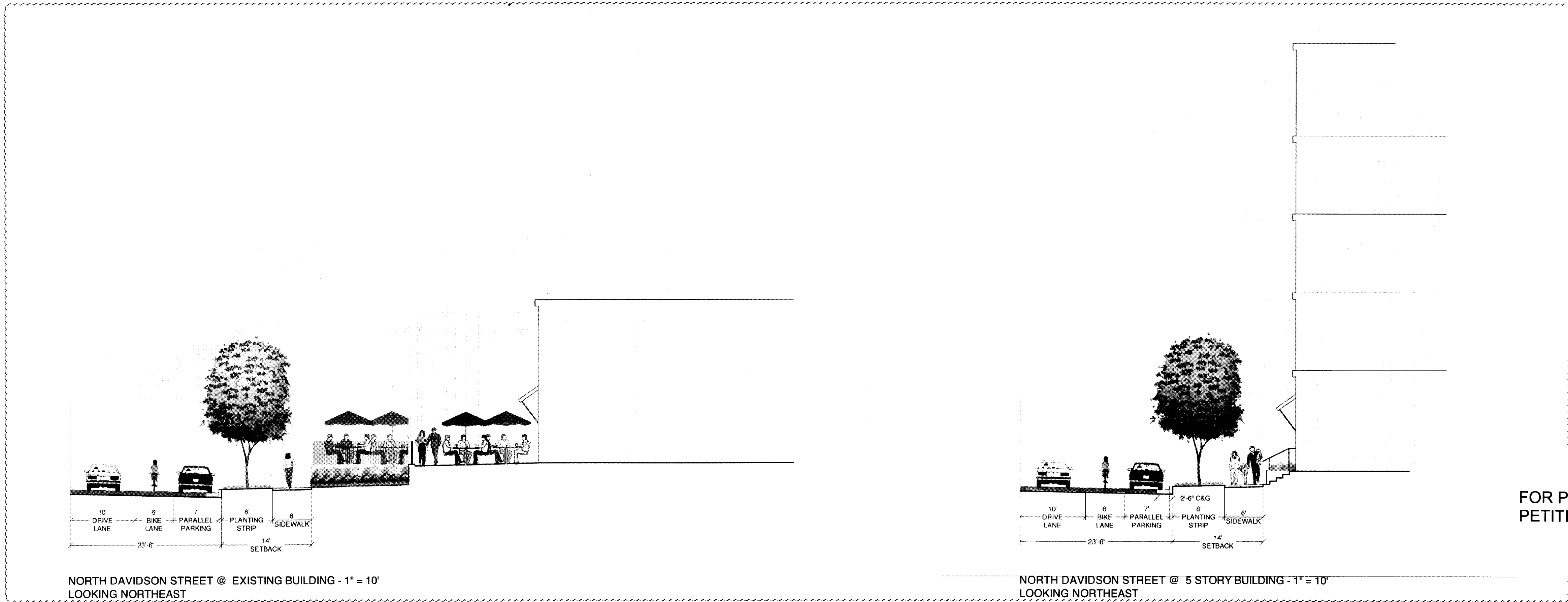
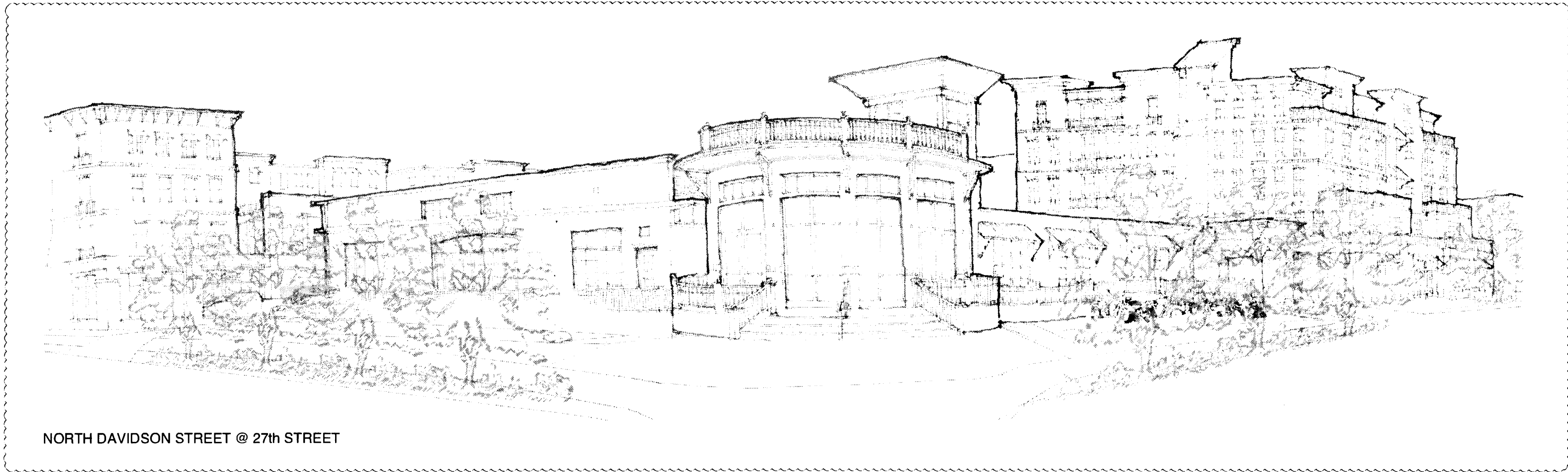
**FOR PUBLIC HEARING
PETITION 2008-070**

NoDa at 27th Street
Charlotte, North Carolina
Ascent Properties of the Carolinas, LLC
Illustrative Plan

REVISIONS:
04/18/08 - REVISIONS PER CITY COMMENTS

DATE: January 3, 2008
DESIGNED BY: CCM
CHECKED BY: SC
Q.C. BY: CCM
SCALE: 1" = 40'
PROJECT #: 1007324
SHEET #:

RZ-2.0



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