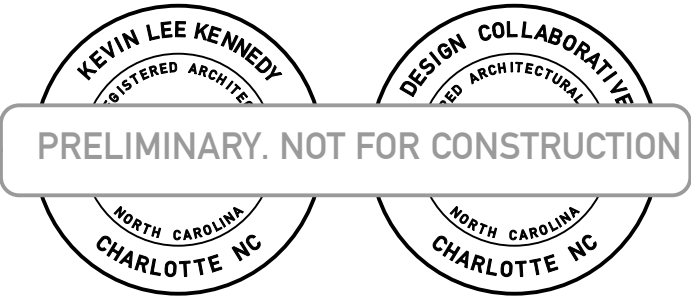


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Charlotte NC 28203

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3032 North Davidson St
Charlotte, NC

prepared for: 3032 North Davidson LLC

Submittal Date: 04.28.2014

Mark	Date	Description
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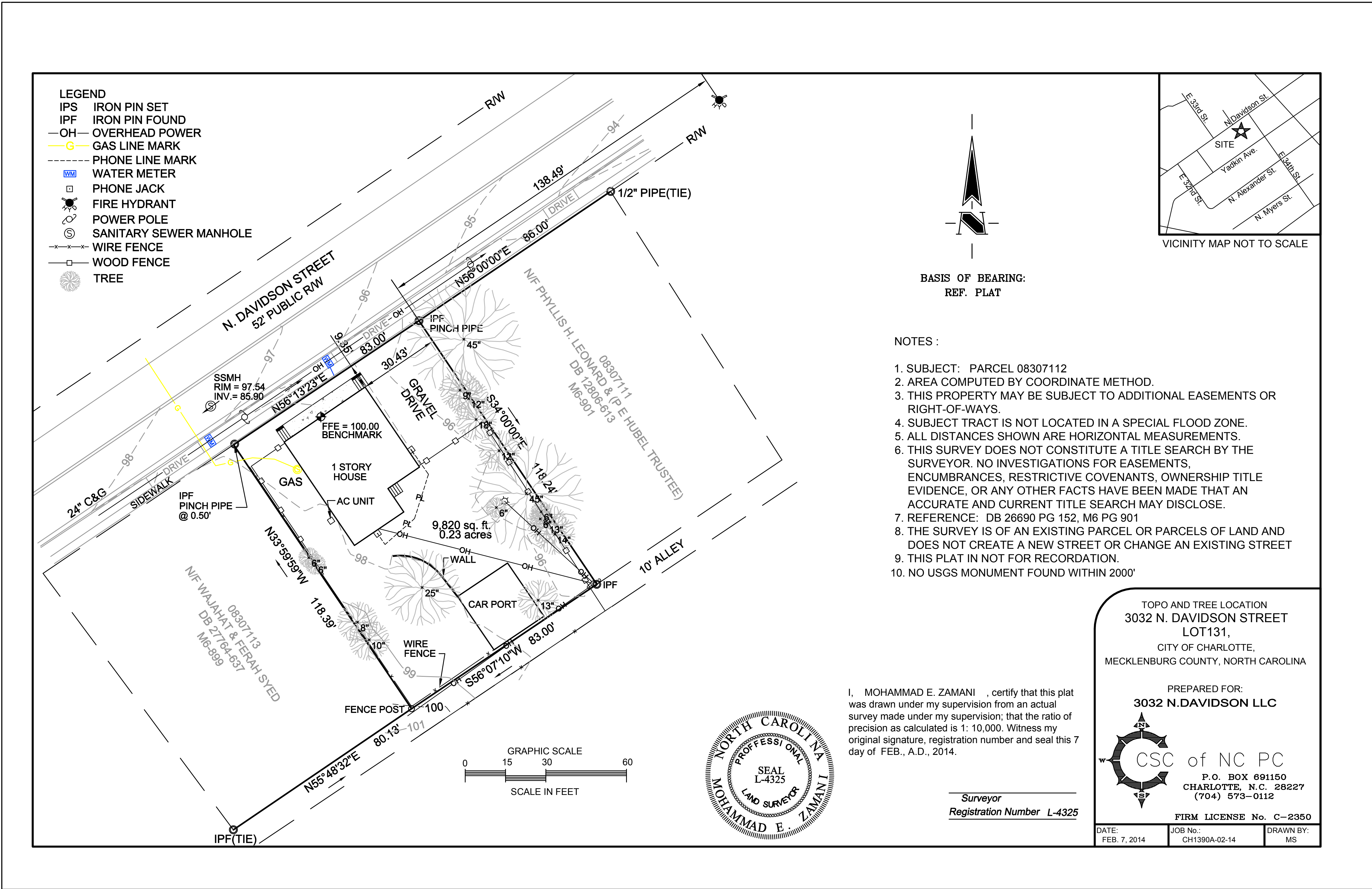
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CAD File Name: CAD_Name.vwx

Existing Conditions Survey

Rezoning Petition # 2014-XXX

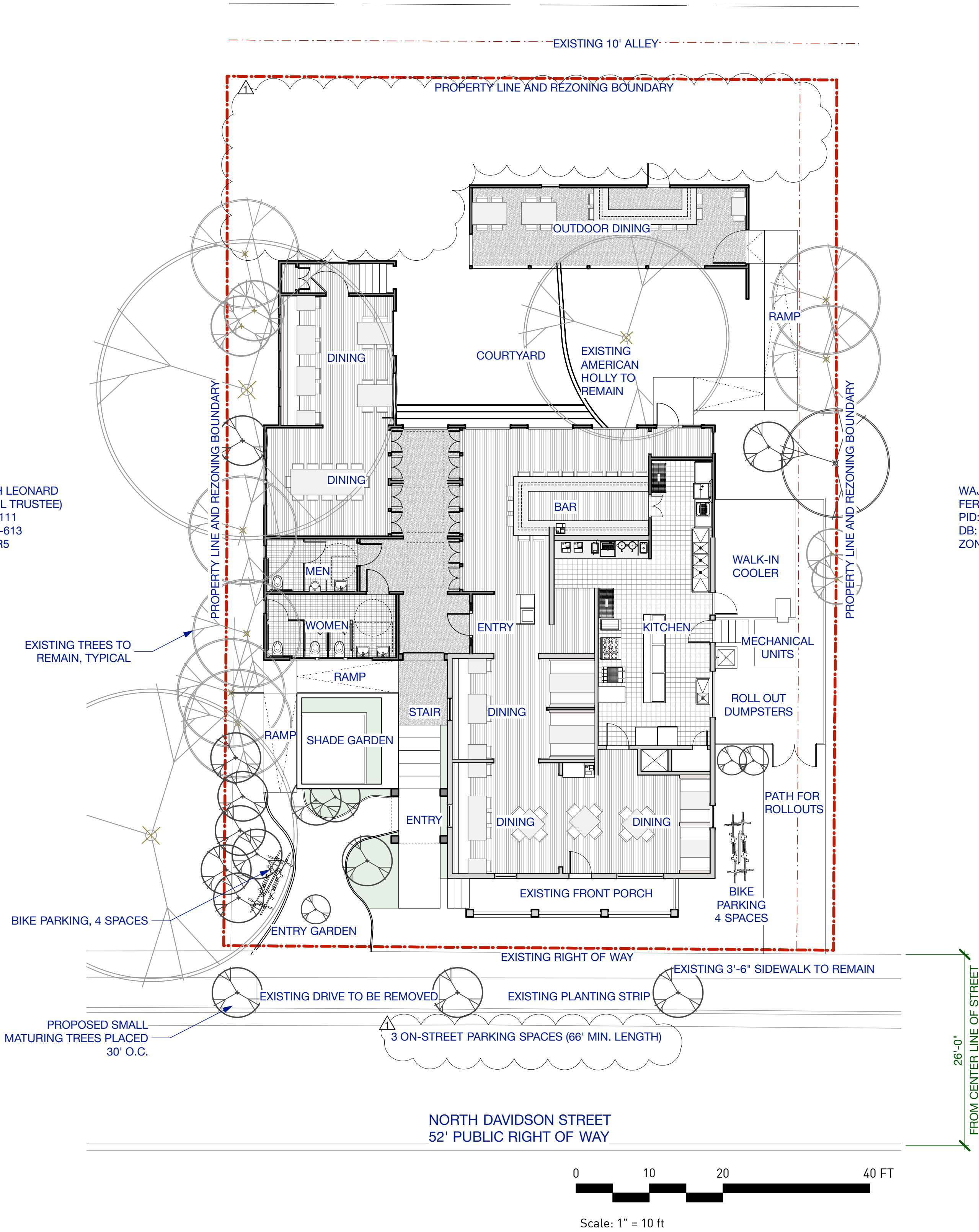
RZ-01



JASON ESKWITH HUBER
PID:08307107
DB: 28771-317
ZONING: R5

PHYLIS H LEONARD
(P E HUBEL TRUSTEE)
PID:08307111
DB: 12806-613
ZONING: R5

WAJAHAT SYED
FERAH SYED
PID:08307113
DB: 27764-637
ZONING: R5



DEVELOPMENT DATA TABLE

- A. SITE AREA – 0.23 ACRES
B. TAX PARCEL ID # - 08307112
C. EXISTING ZONING – R-5
D. PROPOSED ZONING – MUDD-O
E. EXISTING USE – SINGLE FAMILY RESIDENTIAL
PROPOSED USE – RESTAURANT AND ALLOWABLE ACCESSORY USES
F. NON-RESIDENTIAL SQUARE FOOTAGE – 4,500 SF MAX. (4000 SF BUILDING AND 500 SF COURTYARD)
G. PROPOSED F.A.R. – 0.36
H. MAXIMUM BUILDING HEIGHT – 40'
I. PARKING REQUIRED – 1 SP. PER 600 SF = 7.5 SPACES REQUIRED
PARKING PROVIDED – 0 SPACES ON SITE, 8 SPACES ON STREET
J. OPEN SPACE REQUIRED – NONE REQUIRED PER SECTION 9.8506(4); BUILDING IS LESS THAN 50,000 SF

GENERAL PROVISIONS

- A. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDING AND SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
B. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT SECTION 6.207 – ALTERATIONS TO APPROVAL OF THE ORDINANCE.

OPTIONAL PROVISIONS

- A. THE PETITIONER REQUESTS A MINIMUM SETBACK OF 12 FEET FROM BACK OF CURB
B. THE PETITIONER REQUESTS A MINIMUM PLANTING STRIP OF 4' AND MINIMUM SIDEWALK WIDTH OF 3'6" ALONG NORTH DAVIDSON STREET FRONTAGE TO MATCH EXISTING CONDITIONS.

PERMITTED USES

- A. ALLOWED USE – RESTAURANT WITH ALLOWABLE ACCESSORY USES.
B. PROHIBITED USES – N/A
C. OTHER RESTRICTIONS – N/A

TRANSPORTATION

- A. PETITIONER WILL PROVIDE UP TO EIGHT (8) SHORT-TERM BICYCLE PARKING SPACES IN THE FRONT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. THE PETITIONER HAS ENTERED A LEASE AGREEMENT TO PROVIDE A MINIMUM OF 5 OFFSITE SHARED PARKING SPACES ON THE PROPERTY NEXT DOOR (3024 NORTH DAVIDSON) FOR USE BY THE GOODYEAR HOUSE.
C. NORTH DAVIDSON STREET IS AN EXISTING MINOR THOROUGHFARE WITHIN THE AREA BOUNDED BY ROUTE 4 AND I-85.

ARCHITECTURAL STANDARDS

- A. PROPOSED ADDITION TO BE WOOD FRAMED ON CRAWL SPACE TO MATCH EXISTING. ROOF PITCHES AND RIDGE LINES TO MATCH EXISTING. LAP SIDING TO MATCH ORIGINAL SIDING OF EXISTING. SEE ELEVATION NOTES FOR BUILDING MATERIALS.
B. THE EXISTING BUILDING WILL REMAIN ON SITE AND WILL BE RENOVATED TO ACCOMMODATE THE PROPOSED RESTAURANT; THE PROPOSED DESIGN WILL MAINTAIN THE RESIDENTIAL CHARACTER AND SCALE OF THE EXISTING STRUCTURE AND SURROUNDING AREA. IT WILL BE ENLARGED WITH ADDITIONAL SPACE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FRONT FAÇADE OF THE EXISTING BUILDING WILL REMAIN INTACT THOUGH WILL BE IMPROVED AND UPDATED AS GENERALLY DEPICTED ON THE BUILDING ELEVATIONS.
C. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE AN ENTRY COURTYARD/GARDEN ADJACENT TO THE PUBLIC SIDEWALK. BUILDING ARTICULATION, INCLUDING RETAINING THE EXISTING FRONT PORCH, WILL BE PROVIDED TO ANIMATE AND ENLIVEN THE STREETScape.
D. EXPANSES OF BLANK WALL SHALL NOT EXCEED TWENTY (20) CONTINUOUS FEET IN LENGTH.
E. TRASH AND RECYCLE CONTAINERS WILL BE STORED IN AN ENCLOSED AREA ADJACENT TO THE BUILDING AS GENERALLY DEPICTED ON THE REZONING PLAN. ENCLOSURES WILL BE DESIGNED TO COMPLEMENT THE CHARACTER OF THE BUILDING. CONTAINERS WILL BE MANUALLY ROLLED OUT TO CURB FOR PRIVATE COLLECTION.
F. FENCE/WALL STANDARDS – N/A

STREETScape AND LANDSCAPE

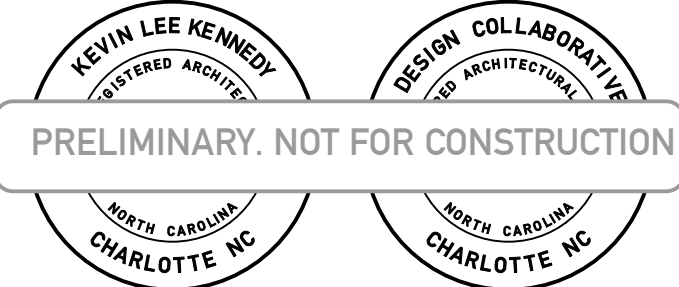
- A. THE EXISTING PLANTING STRIP AND SIDEWALK WILL REMAIN AS ALLOWED BY OPTIONAL PROVISION REQUEST ABOVE.
B. THE PETITIONER WILL PROVIDE STREET TREES IN THE EXISTING PLANTING STRIP AS REQUIRED BY THE ORDINANCE AND URBAN FORESTRY. THE PETITIONER WILL COORDINATED FINAL STREET TREE PLANTING LOCATIONS WITH URBAN FORESTRY.

ENVIRONMENTAL FEATURES

- A. PETITIONER WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE SITE IS EXEMPT FROM THE TREE SAVE REQUIREMENT DUE TO ITS LOCATION WITHIN THE 36TH STREET STATION AREA (BLUE LINE EXTENSION).
B. PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GDP – N/A

LIGHTING

- A. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO FIFTEEN (15) FEET IN HEIGHT.



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1	09/19/14	Revisions

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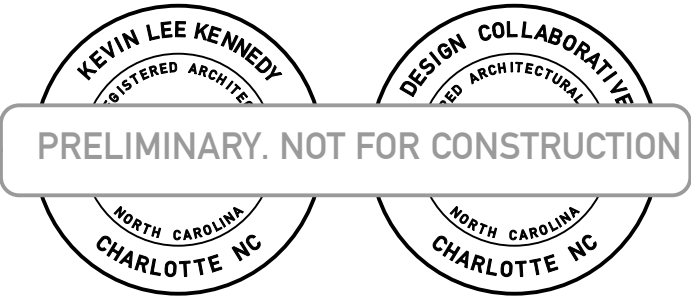
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Rezoning Plan

Rezoning Petition # 2014-055

RZ-02



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Charlotte, NC

prepared for: 3032 North Davidson LLC

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Mark	Date	Description
1	09/19/14	Revisions

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Building Elevations

Rezoning Petition # 2014-XXX

RZ-03

NOTE:
THE DESIGN INTENT IS TO MAINTAIN THE RESIDENTIAL CHARACTER AND SCALE OF THE EXISTING STRUCTURE AND SURROUNDING AREA.

