

Site Development Data:

Acreage: +/- 0.22 AC
Tax Parcel: 083-071-11
Existing Zoning: R-5
Proposed Zoning: TOD-MO
Existing Uses: Residential (Vacant)
Proposed Uses: EDEE

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Andrew Klenk the ("Petitioner") to accommodate the adaptive re-use of an existing structure on site to an eating, drinking and entertainment establishment on an approximately 0.22 acre site located on the south side of North Davidson Street, between E 34th Street and E 33rd Street (the "Site").

Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this Rezoning application is to provide for the adaptive re-use of an existing structure and associated structural additions on site.

Permitted Uses:

Uses allowed on the property included in this Petition will be those uses, and related accessory uses, as are permitted in the TOD-M zoning district unless otherwise restricted by the provisions of this plan.

Transportation and Access:

- The Site will have a single vehicular access via driveway connection to North Davidson Street as generally identified on the concept plan for The Site.
- The Petitioner will provide a 5' sidewalk and a 4' planting strip along North Davidson Street to match the existing adjacent developed parcels as generally depicted on the concept plan for the Site.
- Vehicular/micro retail pads are as generally indicated on the concept plan for the Site.
- The site shall be parked with (3) vehicular pads on site as generally depicted on the site plan. In addition, the site shall provide 2 bicycle parking spaces.

Architectural Standards:

- A portion of the existing structure on site shall be additively reused and improved to accommodate the proposed use. Structural additions on site, attached and detached to the existing structure, shall be allowable.
- Building facades adjacent the North Davidson Street public right-of-way shall be retained. Façade improvements shall be allowable and maintain the general residential character of the existing structure on site.
- Allowable building materials to be used on the Site may be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal, glass, decorative block and/or wood.
- Solid waste facilities shall be provided on site per Section 12.403 of the Zoning Ordinance.

Streetscape and Landscaping:

- A variable setback measuring between 13' and 16', measured from the existing back of curb, shall be provided along North Davidson Street as generally depicted on the rezoning site plan.
- Small maturing street trees shall be provided 30' on center within the existing 4' landscape strip.
- Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.
- The site shall provide a 22' Class B Buffer, measured from the centerline of the existing alley right of way, at the rear of the site as generally depicted on the site plan.

Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with the City of Charlotte Tree Ordinance.
- Due to the Site being located within a Transit Station Area, tree save mitigation/payment-in-lieu options will be available to the Petitioner as described by the City of Charlotte Tree Ordinance.

Lighting:

- All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalks, parking areas, courtyards and landscape accent lighting.
- Decorative pedestrian scaled lights may be provided within the Site

Signage:

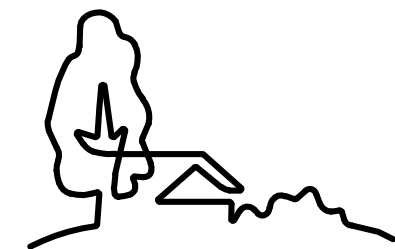
Reserved

Amendments to Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment 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 the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest of assigns.



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Rezoning Site Plan
Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 18-168
Date: 01.14.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0

