

VICINITY MAP, N.T.S.

CONDITIONAL DEVELOPMENT NOTES:

GENERAL PROVISIONS:

THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS REPORTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT LOCATION, SIZE, AND NUMBER OF BUILDINGS, DRIVEWAYS, AND OTHER FEATURES WILL BE DETERMINED BY LONG AS MODIFICATIONS ARE MINOR AND 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.

OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREET SIDEWALKS, TREE CYCLE PARKING AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE, UNLESS SPECIFICALLY NOTED IN THIS SITE PLAN. THE DEVELOPMENT OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS AND REGULATIONS APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," 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 CHANGE OF USE OF THE EXISTING TOPO-400. THE APPLICANT SEEKS THE REZONING OF THE SITE FROM I-1 TO TOPO-400.

PERMITTED USES

A. THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR THE TRANSIT ORIENTED DEVELOPMENT-MIXED USE DISTRICT IN THE ZONING ORDINANCE WITH THE EXCEPTION THAT RESIDENTIAL DWELLINGS ARE NOT ALLOWED AS PART OF THIS DEVELOPMENT.

B. THE EXISTING 18,000 SF OF BUILDING AREA MAY BE EXPANDED UP TO 5%. A REZONING WILL BE REQUIRED IF AN EXPANSION EXCEEDS 5%.

ADDITIONAL PROVISIONS

- THE MINIMUM REQUIRED PARKING FOR EDEE SHALL BE ONE(1) PARKING SPACE PER 250 S.F.
- THE SIDEWALK MAY BE LOCATED ADJACENT TO THE CURB WITH THE 8' PLANTING STRIP LOCATED BEHIND THE SIDEWALK.
- TRANSPORTATION
 - THE SITE WILL HAVE A DRIVEWAY ACCESS TO N. DAVIDSON AS DEPICTED ON SHEET 021.0. THE PROPOSED DRIVEWAY CONNECTION TO N. DAVIDSON WILL REQUIRE (BYPASS PERMITS) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NON-OT MAINTAINED STREETS) FOR REVIEW AND APPROVAL.
 - PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
 - PLANTING STRIP ALONG N. DAVIDSON.
 - THE PETITIONER SHALL CONSTRUCT 7.5' ON-STREET PARKING, 2.5' CURB AND GUTTER, 8' SIDEWALK.

ARCHITECTURAL STANDARDS

- BUILDING MATERIALS: THE 2 EXISTING BUILDINGS ARE 4 SIDED BRICK. THE BRICK WILL BE PAINTED. A NEW LIFE'S ON BRICK PARAPET WILL BE ADDED. NEW DOORS AND WINDOWS WILL BE CUT INTO THE EXISTING STREET ELEVATION ALONG NORTH DAVIDSON ST.
- BUILDING SCALE: THE EXISTING BUILDINGS ARE 1 STORY AND ARE APPROXIMATELY 15' TALL. THE NEW PARAPET WILL ADD 2 TO 3 FEET OF HEIGHT TO ACHIEVE BETTER STREET PRESENCE.
- URBAN DESIGN TREATMENT: THE ADDED PARAPET WILL GIVE THE BUILDINGS BETTER STREET PRESENCE. THERE WILL BE NEW DOORS AND LARGE OPENINGS CUT INTO THE SIDES FACING NORTH DAVIDSON STREET. THE BUILDINGS WILL BE INTEGRATED INTO THE STREET SCAPE THROUGH THE USE OF MATERIALS AND COLORS THAT INTEGRATE THE STREET ACTIVITY AND THE BUILDING USE. NEW CANOPIES WILL BE ADDED OVER THE NEW ENTRY LOCATIONS. NEW DECORATIVE LIGHTS WILL BE ADDED TO THE SIDE FACING NORTH DAVIDSON STREET. BIKE STORAGE UNITS WILL BE ADDED AT CONVENIENT LOCATIONS.
- THE EXISTING RETAINING WALL ON EAST 24TH STREET WILL REMAIN.

STREETScape AND LANDSCAPE

A. US TREES CAN BE REMOVED FROM THE RIGHT OF WAY ON N. DAVIDSON WITHOUT PERMISSION OF THE CITY ARBORIST'S OFFICE. CONTACT LAURE BEO (704-336-5753) AT THE CITY ARBORIST'S OFFICE FOR A PERMIT BEFORE REMOVING TREES IN THE RIGHT OF WAY.

ENVIRONMENTAL FEATURES

- RESERVED
- PARKS, GREENWAYS, AND OPEN SPACE
- RESERVED

EDEE PROTECTION

- RESERVED

SIGNAGE

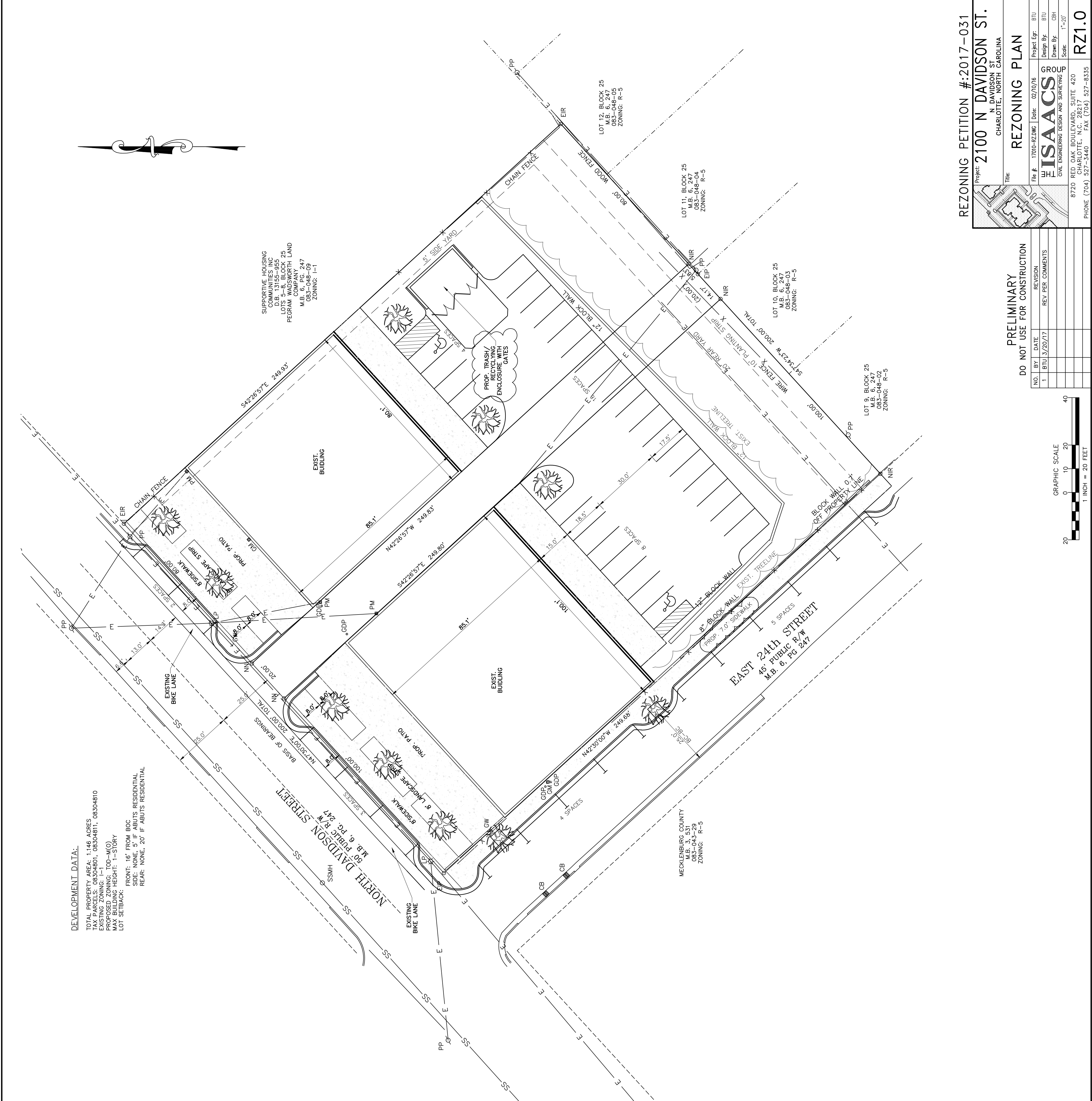
THE SIGNAGE SHOWN ON THE SITE PLAN IS NOT INCLUDED IN THE APPROVAL OF THE REZONING SITE PLAN AND THAT ALL SIGNS WILL COMPLY WITH THE ORDINANCE STANDARDS.

LIGHTING

FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES. DETACHED LIGHTING NOT TO EXCEED 21'.

FENCING

- RESERVED



DEVELOPMENT DATA:
 TOTAL PROPERTY AREA: 1.146 ACRES
 TAX PARCELS: 08304801, 08304811, 08304810
 EXISTING ZONING: TOO-M(O)
 PROPOSED ZONING: TOO-M(O)
 MAX BUILDING HEIGHT: 1-STORY
 LOT SETBACK:
 FRONT: 16' FROM BOC
 SIDE: NONE, 5' IF ABUTS RESIDENTIAL
 REAR: NONE, 20' IF ABUTS RESIDENTIAL

SUPPORTIVE HOUSING
 D.B. 13125-955
 LOTS 5-B, BLOCK 25
 M.B. 6, PG. 247
 PEGRAM COMPANY LAND
 M.B. 6, PG. 247
 083-048-09
 ZONING: R-5

LOT 12, BLOCK 25
 M.B. 6, PG. 247
 083-048-05
 ZONING: R-5

LOT 11, BLOCK 25
 M.B. 6, PG. 247
 083-048-04
 ZONING: R-5

LOT 10, BLOCK 25
 M.B. 6, PG. 247
 083-048-03
 ZONING: R-5

LOT 9, BLOCK 25
 M.B. 6, PG. 247
 083-048-02
 ZONING: R-5

MECKLENBURG COUNTY
 083-043-29
 ZONING: R-5

REZONING PETITION #2017-031
 Project: 2100 N DAVIDSON ST.
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

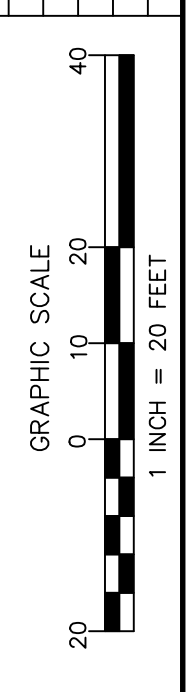
Project E#: 1700-RZ06 Date: 02/10/16
 Project E#: 811
 Design By: 811
 Drawn By: CH
 Scale: 1"=30'

ISAACS
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	BTJ	3/20/17	REV PER COMMENTS





EXISTING ELEVATION 2116 NORTH DAVIDSON ST.



EXISTING ELEVATION 2100 NORTH DAVIDSON ST.

DECORATIVE LIGHTS — PATIO AND RAILINGS — DECORATIVE LIGHTS — EIFS PARAPET — METAL CANOPY — EXISTING BRICK, PAINT — LARGE OPENING FOR DOOR OR WINDOW



NORTH DAVIDSON STREET ELEVATIONS

2100 / 2116 N DAVIDSON ST.
CHARLOTTE, NC 28205

FOR: LAT PURSER & ASSOCIATES
CHARLOTTE, NC

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE
1212 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
WWW.CHILDREYROBINSON.COM



DATE: 02-09-17
REVISIONS:
REV. | DESCRIPTION

REV.	DESCRIPTION

DATE: 02-09-17
SHEET NO. 22
NEW DESIGN

A-200