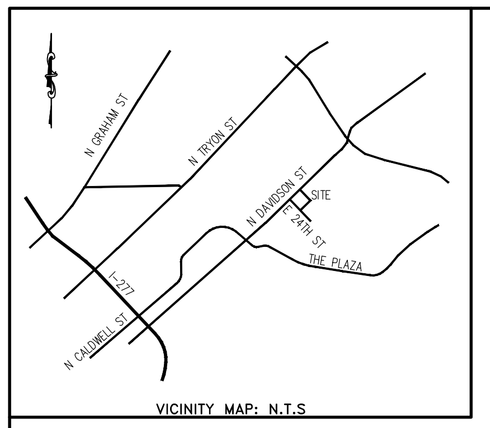


VICINITY MAP: N.T.S

DEVELOPMENT DATA:

TOTAL PROPERTY AREA: 1.146 ACRES
TAX PARCELS: 08304801, 08304811, 08304810
EXISTING ZONING: I-1
PROPOSED ZONING: TOD-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

CONDITIONAL DEVELOPMENT NOTES:

GENERAL PROVISIONS:

A. 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 AS 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.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE 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 EXISITNG BUILDINGS. TO ACHIEVE THIS PURPOSE, THE APPLICANT SEEKS THE REZONING OF THE SITE FROM I-1 TO TOD-M(O).

PERMITTED USES

THE SITE MAY BE USED FOR USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS AS INDICATED FOR TRANSIT ORIENTED DEVELOPMENT DISTRICTS IN THE ZONING ORDINANCE.

OPTIONAL PROVISIONS

THE MINIMUM REQUIRED PARKING FOR EDEE SHALL BE ONE(1) PARKING SPACE PER 250 S.F.

TRANSPORTATION

A. THE SITE WILL HAVE A DRIVEWAY ACCESS TO N. DAVIDSON AS DEPICTED ON SHEET RZ1.0. THE PROPOSED DRIVEWAY CONNECTION(S) TO N. DAVIDSON WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL.

B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

C. THE PETITIONER SHALL CONSTRUCT 7.5' ON-STREET PARKING, 2.5' CURB AND GUTTER, 8' SIDEWALK, 8' PLANTING STRIP ALONG N. DAVIDSON.

D. THE PETITIONER SHALL CONSTRUCT 7.5' ON-STREET PARKING, 2.5' CURB AND GUTTER, 7' SIDEWALK, ALONG E. 24TH ST.

ARCHITECTURAL STANDARDS

A. BUILDING MATERIALS: THE 2 EXISTING BUILDINGS ARE 4 SIDED BRICK. THE BRICK WILL BE PAINTED. A NEW EIFS OR BRICK PARAPET WILL BE ADDED. NEW DOORS AND WINDOWS WILL BE CUT INTO THE EXISTING STREET ELEVATION ALONG NORTH DAVIDSON ST.

B. 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.

C. 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 THAT WILL BE TRIMMED IN WOOD. THESE WILL BE EITHER WINDOW OR GARAGE DOOR TYPE OPENINGS TO 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. NEW PATIOS WITH RAILINGS WILL BE ADDED TO THE FRONT OF THE BUILDINGS TO ENCOURAGE STREET LIFE. BIKE STORAGE UNITS WILL BE ADDED AT CONVENIENT LOCATIONS.

D. THE EXISTING RETAINING WALL ON EAST 24TH STREET WILL REMAIN.

STREETSCAPE AND LANDSCAPING

A. NO TREES CAN BE REMOVED FROM OR PLANTED IN THE RIGHT OF WAY ON nN. DAVIDSON WITHOUT PERMISSION OF THE CITY ARBORIST'S OFFICE. CONTACT LAURIE REID (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

FIRE PROTECTION

RESERVED

SIGNAGE

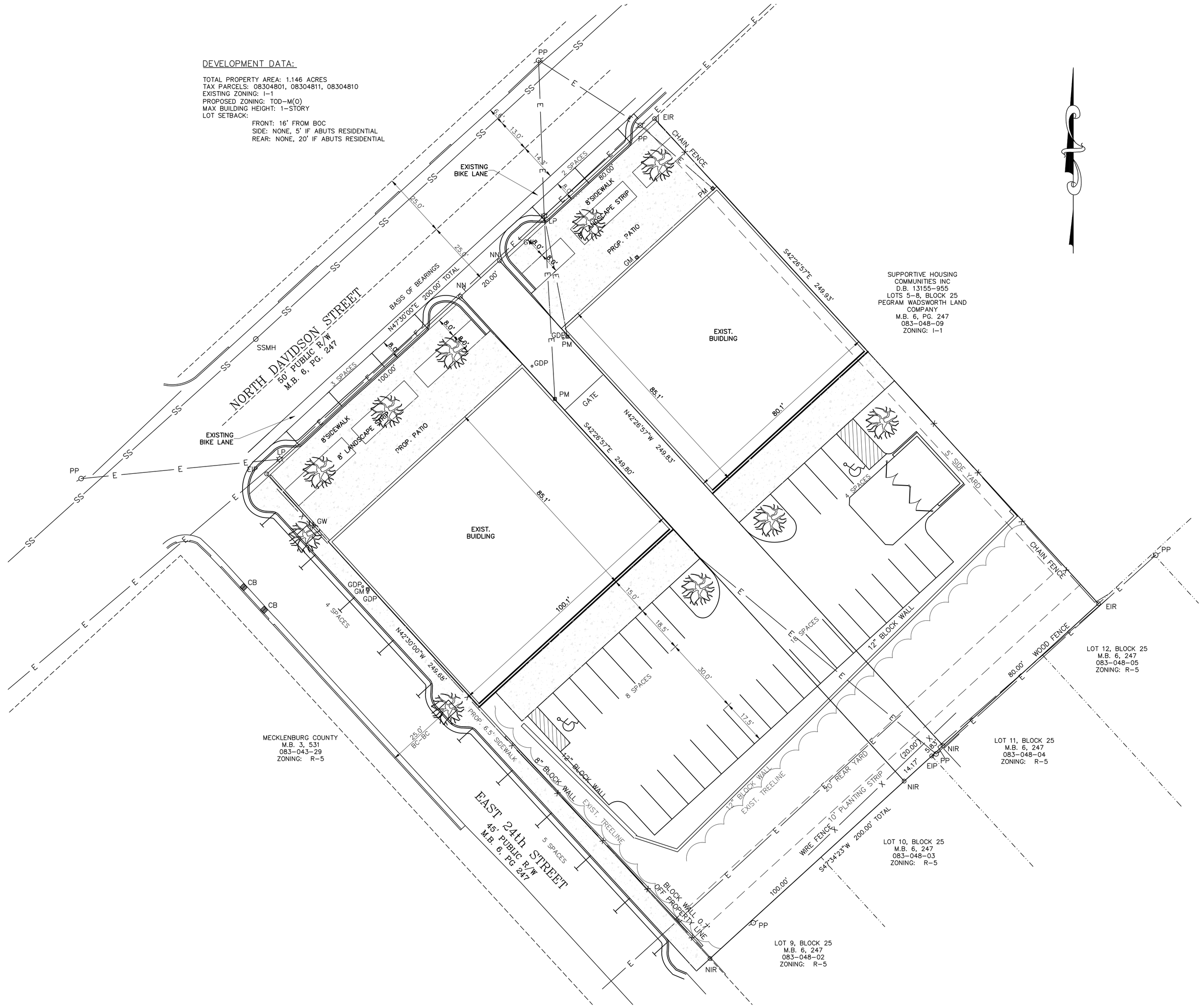
THE SIGNAGE SHOWN ON THE SITE PLAN IS NOT INCLUDED IN THE APPROVAL OF THE REZONING SITE PLAN AND THAT ALL SIGNS WILL COMPLY WITH THE ORDINANCE STANDARDS.

LIGHTING

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

PHASING

RESERVED



GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

REZONING PETITION #:2017-031

Project: 2100 N DAVIDSON ST.
N DAVIDSON ST
CHARLOTTE, NORTH CAROLINA

Title: REZONING PLAN

File #: 17010-RZ.DWG | Date: 02/10/16

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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

Project Egr:	BTU
Design By:	BTU
Drawn By:	CBH
Scale:	1"=20'

RZ1.0