



VICINITY MAP, N.T.S.

**CONDITIONAL DEVELOPMENT NOTES:**

**GENERAL PROVISIONS:**  
 ALL DEVELOPMENT OF THE 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 SHALL BE DETERMINED BY THE DESIGNER. 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.  
 ALL DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS AND REGULATIONS OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER CITY ORDINANCES THAT APPLY TO THE DEVELOPMENT OF THIS SITE AS DETERMINED BY THOSE OTHER CITY ORDINANCES.  
 ALL DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS AND REGULATIONS OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AND ANY OTHER CITY ORDINANCES THAT APPLY TO THE DEVELOPMENT OF THIS SITE AS DETERMINED BY THOSE OTHER CITY ORDINANCES.  
 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 AN 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 TOU-400. THE APPLICANT SEES THE REZONING OF THE SITE FROM I-1 TO TOU-400.

**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.

**TRANSFORMATION:**

- A. THE SITE WILL HAVE A DRIVEWAY ACCESS TO N. DAVIDSON AS DEPICTED ON SHEET 021.0. THE PROPOSED DRIVEWAY CONNECTION(S) TO N. DAVIDSON WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO 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 PROVIDE VISUAL INTEREST AND VARIATION TO THE BUILDING FACADE. NEW DECORATIVE LIGHTS WILL BE ADDED TO 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 N. DAVIDSON WITHOUT THE APPROVAL OF THE CITY ENGINEER. CONSTRUCTION SHALL BE LIMITED TO THE RIGHT OF WAY. THE CITY ENGINEER'S OFFICE FOR A PERMIT BEFORE REMOVING TREES IN THE RIGHT OF WAY.

**ENVIRONMENTAL FEATURES:**

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

ERIE 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'.

PHASING

RESERVED

**DEVELOPMENT DATA:**  
 TOTAL PROPERTY AREA: 1.146 ACRES  
 TAX PARCELS: 08304801, 08304811, 08304810  
 EXISTING ZONING: R-5  
 PROPOSED ZONING: TOU-400  
 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  
 AS PER CHAPTER 15A  
 D.B. 13125-955  
 LOTS 5-8, BLOCK 25  
 MECKLENBURG COUNTY LAND  
 PROGRAM COMPANY  
 M.B. 6, PG. 247  
 083-048-09  
 ZONING: R-5

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

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

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

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

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



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

**REZONING PLAN**

Project E#: 1700-RZ06 Date: 02/07/16  
 Project E#: 811  
 Design By: B10  
 Drawn By: C81  
 Scale: 1"=30'

**ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-5440 FAX (704) 527-8335

PRELIMINARY  
 DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

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