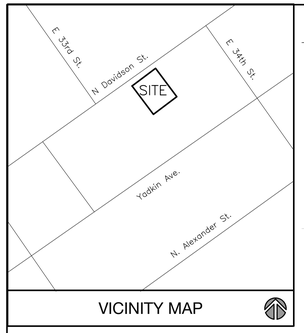
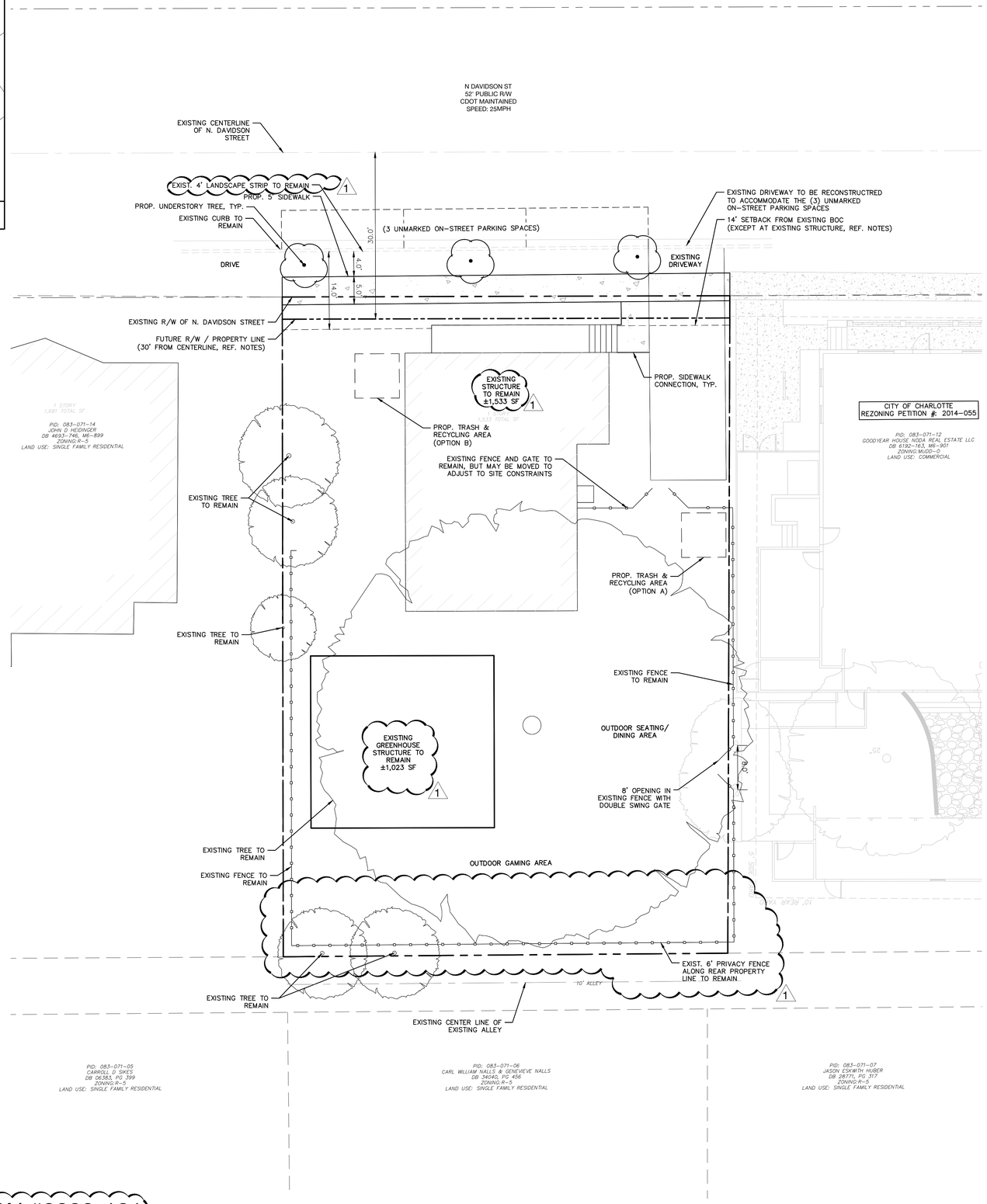


VICINITY MAP



REZONING PETITION #2022-181 1

Site Development Data:

Acreage:	+/- 0.22 AC
Tax Parcel:	083-071-13
Existing Zoning:	TOD-MO
Proposed Zoning:	MUDD-O
Existing Uses:	Residential (Vacant)
Proposed Uses:	EDEE and Other Allowable Uses in the MUDD District

General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by 3024 N Davidson St - BOH LLC/AJ 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"). 1

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.

Optional Provisions:

1. Allow for three (3) on-street parking spaces and one (1) on-site vehicular pad to satisfy the required parking spaces associated with the proposed development. 1
2. Allow for existing structure to encroach into the 14' setback along North Davidson Street.
3. Allow for existing 4' planting strip and proposed 5' wide sidewalk to satisfy the required public sidewalk associated with the proposed development as generally depicted on the site plan. 1

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 MUDD zoning district, including Eating, Drinking, and Entertainment Establishments, unless otherwise restricted by the provisions of this plan.

Transportation and Access:

1. The Site will have a single vehicular access via existing driveway connection to North Davidson Street as generally identified on the Site plan.
2. Right-of-way shall be dedicated measured 30' from the existing centerline of North Davidson Street as generally depicted on the rezoning site plan. However, no dedication shall be provided to areas within two (2') feet of existing structure on site.
3. Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the certificate of occupancy.
4. The Petitioner shall provide a sidewalk utility easement located between the future right of way and the existing porch as generally depicted on the site plan.

Architectural Standards:

1. The existing primary structure on site shall be adaptively reused and improved to accommodate the proposed and/or other allowable uses.
2. The existing detached greenhouse structure in the rear of the site as noted on the site plan shall be allowed to remain in place on the Site
3. Solid waste facilities shall be provided on site per Section 12.403 of the Zoning Ordinance. The Petitioner has illustrated two location options on the Site Plan; either option may be used singularly or both options may be used simultaneously.

Streetscape and Landscaping:

1. A 14' setback shall be provided on site measured from the existing back of curb. Per section 9.1208(1)(c) the minimum setback shall be reduced to the existing face of structure as generally depicted on the rezoning site plan.
2. Three (3) small maturing street trees shall be provided on site, back of sidewalk, to satisfy streetscape requirement as generally depicted on the site plan.
3. 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.
4. Existing fencing and gates on site will remain. However, the Petitioner reserves the right to relocate any fencing and/or gates on site within the constraints of the Ordinance.

Environmental Features:

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
2. The Site will comply with the City of Charlotte Tree Ordinance.
3. 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:

1. 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.
2. Decorative pedestrian scaled lights may be provided within the site.

Signage:

The Site shall comply with signage requirements per The Ordinance.

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.

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

AJ Klenk
1009 Leigh Ave
Charlotte, NC 28205

3024 N. Davidson

Rezoning Site Plan

3024 N. Davidson St. Charlotte, NC 28205

NO.	DATE:	BY:	REVISIONS:
01	04.10.2023	UDP	PER RZ SUBMITTAL #1 COMMENTS

Project No: 22-CLT-081
Date: 08.31.2022
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0