



**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 and uses permitted within the zoning district  
 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 existing, 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.

**Optional Provisions:**

1. Allow for three (3) on-street parking spaces and three (3) on-site vehicular pads to satisfy the required 24 parking spaces associated with the proposed EDEE use. This optional provision shall apply to the EDEE use only.

**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, including EDEE.

**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 sidewalk from the existing back of curb to the face of the existing porch as generally depicted on the Site plan. The sidewalk width will vary.
- 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.
- Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy or phased per the Site's development plans.

5. 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:**

- A portion of the existing structure on site shall be adaptively reused and improved to accommodate the proposed use. Structural additions on site, attached to the existing structure, shall be allowable. Proposed improvements shall be a maximum height of two (2) stories.
- The proposed detached structure as noted on the site plan shall utilize allowable building materials as described within these Architectural Standards. The building envelope of the detached structure shall follow the general size as depicted on the site plan and shall be limited to a maximum of 2.5 stories in height. The exterior wall facade directly adjacent existing single-family shall limit glass windows to 10% of the facade area. Additional penetrations adjacent single-family shall be limited to only those required to satisfy building and fire safety code. Remaining exterior facades associated with the detached structure shall be a combination of solid walls, opaque and transparent glass windows, open air penetrations including but not limited to roll-up doors, windows and additional architectural penetrations and features.
- 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 16' 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.
- 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.
- 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 Type A Buffer with allowable 25% width reductions if a screening fence is provided on site. 50% of the existing alley right-of-way can be utilized towards the required buffer width.

**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:**

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.



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**Golden Era**  
 3040 N. Davidson St.

**Rezoning Site Plan**  
 Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	03.11.19	UDP	PER CITY COMMENTS
2	04.15.19	UDP	PER CITY COMMENTS

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

**RZ-1.0**

