



**Z-1 REZONING PLAN PETITION # 2002 - 109**  
 SCALE 1" = 20' 0"

**GENERAL NOTES**

- THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR LOTS 136, 140 AND 142 OF THE HIGHLAND PARK CO. MFG. PROPERTY. THE LOTS FOR REZONING ARE INDICATED BY DIAGONAL HATCHING ON THE OUTLINE OF THE EXISTING BUILDING ON THOSE THREE PROPERTIES
- EXISTING BUILDINGS WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER
- EXTERIOR LIGHTING WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES
- PEDESTRIAN SCALED LIGHTING WILL BE PROVIDED ALONG NORTH DAVIDSON STREET
- EXISTING 4' WIDE SIDEWALKS ALONG NORTH DAVIDSON STREET WILL REMAIN
- PARKING WILL BE SCREENED FROM THE STREET AND FROM ADJACENT PROPERTIES BY CONSTRUCTING NEW 6' HIGH FENCES AND BY UTILIZING EXISTING WOOD FENCES, TO MEET SCREENING REQUIREMENTS.
- A HARDSCAPE PATH WILL BE PROVIDED AT HANDICAPPED PARKING AREAS, AND ACCESS THE BUILDING WITH ALL REQUIRED CLEARANCES AND SLOPES TO MEET ADA
- ALL FUTURE DRIVEWAY CONNECTIONS TO NORTH DAVIDSON STREET, EAST 33rd STREET AND EAST 32nd STREET, WILL SUBMIT TO CDOT FOR REVIEW AND APPROVAL
- INSTALLATION OF ITEMS SUCH AS IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC., WILL BE SUBMITTED TO CDOT FOR A RIGHT-OF-WAY ENCROACHMENT AGREEMENT

**LEGEND**

- FH = FIRE HYDRANT
- MH = MANHOLE
- CB = CATCH BASIN
- ⊕ = POWER POLE
- LP = LIGHT POLE

**MUDD-O REQUIREMENTS AND REQUESTS**

**3000 NORTH DAVIDSON STREET**  
 EXISTING ZONING: R-5  
 REQUESTED ZONING MUDD-O  
 -PROPOSED USE - FUTURE RETAIL  
 -1,312 SQ FT + 192 SQ FT OUTBUILDING  
 -3 PARKING SPACES REQD. - 6 STANDARD/1 HC PROVIDED  
 -TOTAL ACREAGE OF SITE - .17 ACRES

**2824 NORTH DAVIDSON STREET**  
 EXISTING ZONING: R-5  
 REQUESTED ZONING MUDD-O  
 -PROPOSED USE - POTTERY STUDIO / RETAIL  
 -1,300 TOTAL SQ FT  
 -3 PARKING SPACES REQD. - 7 STANDARD/1 HC PROVIDED  
 -TOTAL ACREAGE OF SITE - .22 ACRES

**2810 NORTH DAVIDSON STREET**  
 EXISTING ZONING: R-5  
 REQUESTED ZONING MUDD-O  
 -PROPOSED USE - SALON / RETAIL  
 -1,300 TOTAL SQ FT  
 -3 PARKING SPACES REQD. - 8 STANDARD/1 HC PROVIDED  
 -TOTAL ACREAGE OF SITE - .23 ACRES

**MUDD-O REQUIREMENTS AND REQUESTS**

- MUDD REQUIRES 8' PLANTING STRIP AND 6' SIDEWALK ALONG N DAVIDSON STREET - REQUEST USE OF EXISTING PLANTING STRIP DUE TO SITE CONSTRAINTS, AND SIDEWALK ALONG N DAVIDSON STREET; SIDEWALK WILL REMAIN AT EXISTING 4' TOTAL PEDESTRIAN ACCESS WIDTH; REQUEST ELIMINATION OF 14' SETBACK
- MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 24 LINEAR FEET, IN 6' PLANTING STRIP - REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
- MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET - REQUEST ELIMINATION OF LARGE MATURING TREES REQUIREMENTS IN STREETSCAPE DUE TO SMALL EXISTING PLANTING STRIP
- MUDD REQUIREMENT OF 14' SETBACK FROM BACK OF CURB - REQUEST EXISTING PORCH ON BUILDING ENCOACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB

**MUDD-O REQUIREMENTS AND REQUESTS**

- MUDD REQUIRES 8' PLANTING STRIP AND 6' SIDEWALK ALONG N DAVIDSON STREET - REQUEST USE OF EXISTING PLANTING STRIP DUE TO SITE CONSTRAINTS, AND SIDEWALK ALONG N DAVIDSON STREET; SIDEWALK WILL REMAIN AT EXISTING 4' TOTAL PEDESTRIAN ACCESS WIDTH; REQUEST ELIMINATION OF 14' SETBACK
- MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 24 LINEAR FEET, IN 6' PLANTING STRIP - REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
- MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET - REQUEST ELIMINATION OF LARGE MATURING TREES REQUIREMENTS IN STREETSCAPE DUE TO SMALL EXISTING PLANTING STRIP
- MUDD REQUIREMENT OF 14' SETBACK FROM BACK OF CURB - REQUEST EXISTING PORCH ON BUILDING ENCOACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB
- MUDD REQUIRES 26' WIDE DRIVEWAY CONNECTION - REQUEST USE OF EXISTING DRIVE AND CURB CUT ON NORTH DAVIDSON STREET, DUE TO SITE CONSTRAINTS

**MUDD-O REQUIREMENTS AND REQUESTS**

- MUDD REQUIRES 8' PLANTING STRIP AND 6' SIDEWALK ALONG N DAVIDSON STREET - REQUEST USE OF EXISTING PLANTING STRIP DUE TO SITE CONSTRAINTS, AND SIDEWALK ALONG N DAVIDSON STREET; SIDEWALK WILL REMAIN AT EXISTING 4' TOTAL PEDESTRIAN ACCESS WIDTH; REQUEST ELIMINATION OF 14' SETBACK
- MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 24 LINEAR FEET, IN 6' PLANTING STRIP - REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
- MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET - REQUEST ELIMINATION OF LARGE MATURING TREES REQUIREMENTS IN STREETSCAPE DUE TO SMALL EXISTING PLANTING STRIP
- MUDD REQUIREMENT OF 14' SETBACK FROM BACK OF CURB - REQUEST EXISTING PORCH ON BUILDING ENCOACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB
- MUDD REQUIRES 26' WIDE DRIVEWAY CONNECTION - REQUEST USE OF EXISTING DRIVE AND CURB CUT ON NORTH DAVIDSON STREET, DUE TO SITE CONSTRAINTS

**APPROVED BY CITY COUNCIL**  
 DATE 11/18/02

This document is the property of Dalton Moran Robinson Architecture, PLLC and is not to be reproduced or copied in whole or in part. If it is not to be used on any other project and is to be returned upon request.  
 © Copyright 2002 Dalton Moran Robinson Architecture, PLLC

**SITE PLAN & GENERAL NOTES**  
**Z.100**  
 SHEET NUMBER

**FOR PUBLIC HEARING**  
**REZONING**  
**PETITION # 2002-109**

**NORTH DAVIDSON ST**  
**CHARLOTTE**  
**NORTH CAROLINA**

