

SITE DATA

TAX ID NO.: 12901208, -209, -210
 SITE AREA: .51 ACRES
 EXISTING ZONING: R-5
 PROPOSED ZONING: MUDD-O

OPTIONAL CONDITIONS:
 EXISTING BUILDINGS, PLANTING STRIP,
 STREET TREES, AND SETBACKS.

REQUIRED PARKING: 1 SPACE / 600 SF
 MAXIMUM SQUARE FOOTAGE: 6,800 WHICH
 WOULD REQUIRE 11 SPACES.

CONDITIONAL NOTES:
 1. THE EXISTING STRUCTURES SHALL
 REMAIN RESIDENTIAL IN CHARACTER.
 THE OVERALL SIZE OF EACH STRUCTURE
 MAY BE INCREASED SO LONG AS THE
 RESIDENTIAL CHARACTER OF THE
 STRUCTURE IS MAINTAINED, AND SO LONG
 AS THE FRONT FACADE REMAINS 34'
 BACK FROM EXISTING CURB.

THE MAXIMUM AMOUNT OF SQUARE
 FOOTAGE FOR EACH STRUCTURE IS AS
 FOLLOWS:

- 2133 COMMONWEALTH AVE. - 2,400 SF
- 2137 COMMONWEALTH AVE. - 2,200 SF
- 2143 COMMONWEALTH AVE. - 2,200 SF
- TOTAL SQUARE FOOTAGE: 6,800 SF

2. PROPOSED USES WILL BE LIMITED TO
 GENERAL OFFICE, MEDICAL OFFICE, AND
 RESIDENTIAL.

3. AS PART OF THE MUDD OPTION, THE
 PETITIONER SHALL BE ALLOWED TO VARY
 THE SIDEWALK LOCATION ALONG ST.
 JULIAN STREET IN ORDER TO PRESERVE
 THE EXISTING STAIRS THAT ACCESS THE
 STRUCTURE.

4. AS IT PERTAINS TO THE STRUCTURE
 AT 2133 COMMONWEALTH AVE., THE
 PETITIONER SHALL BE ALLOWED TO KEEP
 THE EXISTING DRIVEWAY ON
 COMMONWEALTH AVE. SO LONG AS THE
 SQUARE FOOTAGE OF THE STRUCTURE
 DOES NOT EXCEED 2,400 SF.

DANIEL E. AUSTIN
428 EAST KLINGTON AVE.
CHARLOTTE, NC 28203
ID# 12901213
ZONED: R-5
USE: SINGLE FAMILY

DERICK J. RITTER AND
ANGELA S. WRIGHT
2146 MCCLINTOCK RD.
CHARLOTTE, NC 28208
ID# 12901212
ZONED: R-5
USE: SINGLE FAMILY

PATRICK A. ROTHE2699
IDLEWOOD CIR
CHARLOTTE, NC 28209
ID# 12901211
ZONED: R-5
USE: SINGLE FAMILY

N/F REGAL OAKS LLC.
2425 TRINITY CHURCH RD.
CHARLOTTE, NC 28027
ID# 12901207
ZONED: O-2
USE: OFFICE

JAMES C. DENNIS JR.
2201 COMMONWEALTH AVE.
CHARLOTTE, NC 28208
ID# 12901502
ZONED: R-5
USE: SINGLE FAMILY

CHARLES GREGORY DAUGHTERY
2124 COMMONWEALTH AVE.
CHARLOTTE, NC 28205-5126
ID# 12901317
ZONED: O-2
USE: COMMERCIAL

CHARLES GREGORY DAUGHTERY
2124 COMMONWEALTH AVE.
CHARLOTTE, NC 28205-5126
ID# 12901316
ZONED: O-2
USE: OFFICE

JOE W. GAITHER AND
GAIL P. GAITHER
2132 COMMONWEALTH AVE.
CHARLOTTE, NC 28205
ID# 12901315
ZONED: B-1
USE: WAREHOUSE

WILLIAM N. II DEVORE
8310 ALBEMARLE RD.
CHARLOTTE, NC 28227
ID# 12901401
ZONED: R-5
USE: SINGLE FAMILY

APPROVED BY CITY COUNCIL
 DATE 2/16/04

COMMONWEALTH AVE. SITE
 CHARLOTTE, NC 28205

THOMAS M. VANCE AND JEAN VANCE
 7325 MCWHIRTER RD.
 CHARLOTTE, NC 28227

Design Resource Group

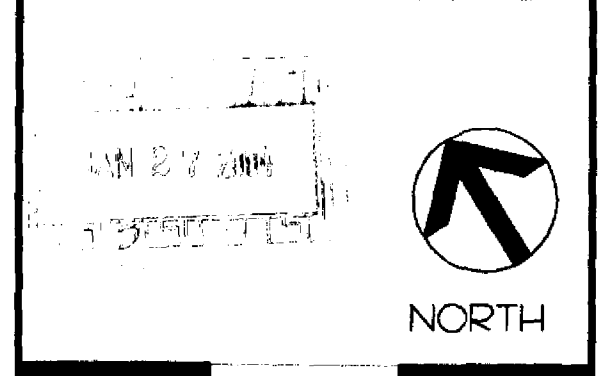
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- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning



REZONING PLAN

PETITION NO. 2004-012
 FOR PUBLIC HEARING



Scale: 1" = 20'
 Date: 23 OCT. 2003
 Project No.: 175-001
 Revisions:
 1. 19 DEC 2003
 2. 22 JAN PER CDOT & CMPC COMMENTS