

Petition #
2013-102
Area B

FOR PUBLIC HEARING

North Davidson Street Re-Zoning

CHARLOTTE NORTH CAROLINA

DAY CARE / JOHNSTON YMCA
PIN# 08308402
ZONED I-2

LOT 132

SITE DATA

Wajahat and Ferah Syed
3024 N. Davidson Street
L132 M6-899
PIN# 08307113

EXISTING ZONING: R-5
REQUESTED ZONING: TOD-MO

TOD-MO REQUEST

Reduce required 14-foot setback along North Davidson Street to 12 feet to accommodate existing porch.

Allow existing four-foot sidewalk and four-foot planting strip along North Davidson to remain.

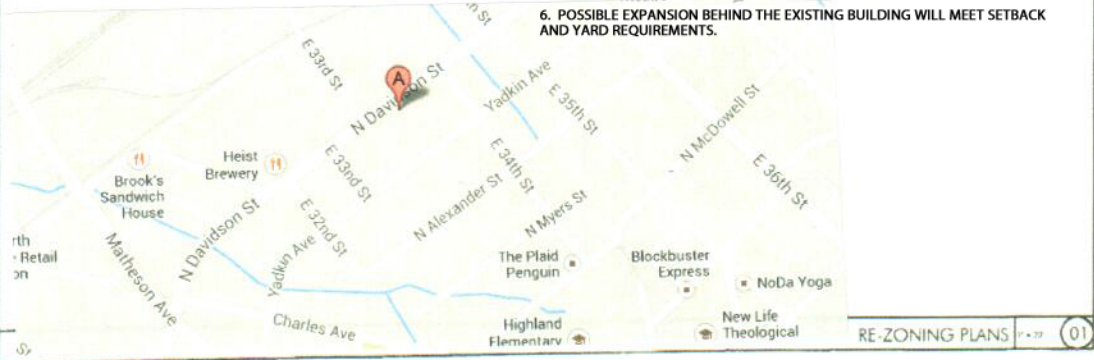
Allow existing streetscape along N. Davidson to remain.



LEGEND
 --- 12' SETBACK
 --- 4' PLANTING STRIP
 --- EXISTING 4' SIDEWALK TO REMAIN
 --- EXIST. CURB CUT
 --- CURB CUT TO BE CORRECTED

GENERAL NOTES

1. THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR A LOT OF THE HIGHLAND PARK CO. MFG. PROPERTY.
2. EXISTING BUILDING WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER, INCLUDING ANY ADDITIONS OR EXPANSIONS.
3. EXTERIOR LIGHTING WILL BE OF RESIDENTIAL CHARACTER.
4. IF DUMPSTERS ARE REQUIRED BY TENANT(S) THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
5. USES PERMITTED BY THE TOD-M DISTRICT WILL BE PERMITTED, EXCLUDING AUTOMOTIVE SERVICE STATIONS, ADULT ESTABLISHMENTS, CAR WASHES, RESTAURANTS WITH DRIVE-THRU WINDOWS, BARS AND NIGHTCLUBS.
6. POSSIBLE EXPANSION BEHIND THE EXISTING BUILDING WILL MEET SETBACK AND YARD REQUIREMENTS.



REVISION DATE:
03/23/2014 V-4

TIMOTHY S. MASSA
L126 M6-901
DB.13779 PG.253
PIN# 08308302
3101 YADKIN AVE.
ZONED R-5

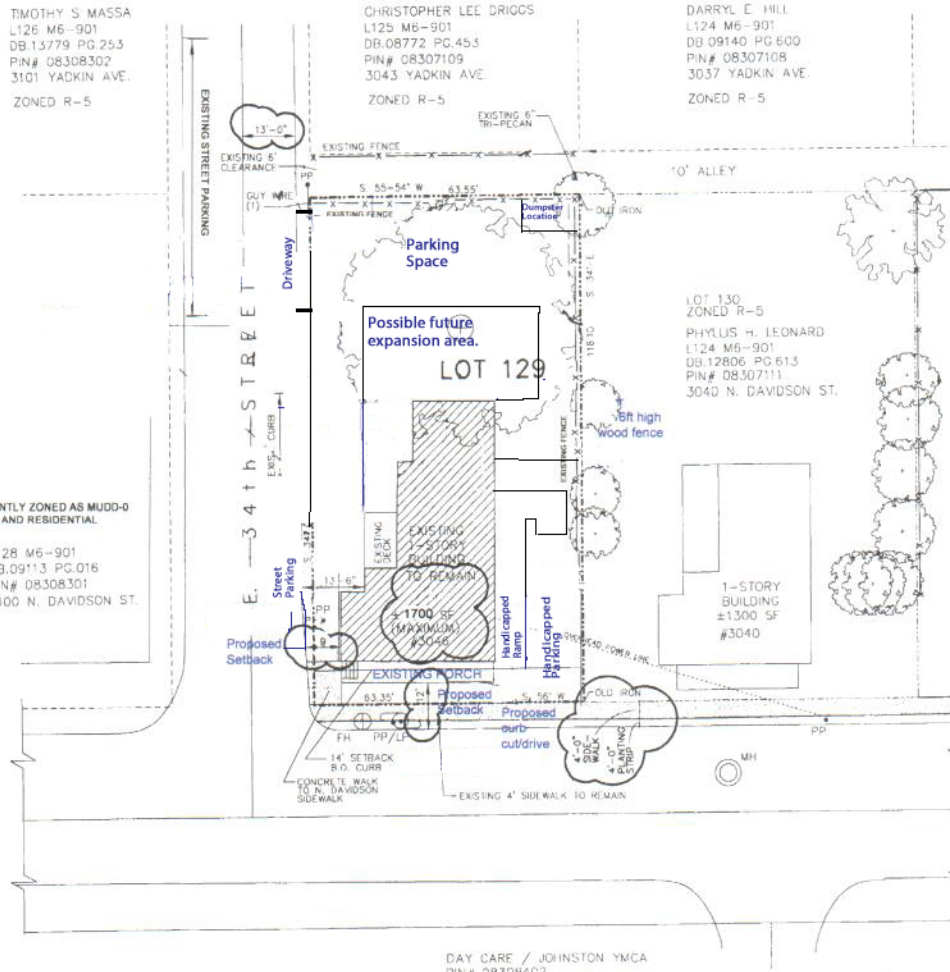
CHRISTOPHER LEE DRIGOS
L125 M6-901
DB.08772 PG.45.5
PIN# 08307109
3043 YADKIN AVE.
ZONED R-5

DARRYL E. HILL
L124 M6-901
DB.09140 PG.600
PIN# 08307108
3037 YADKIN AVE.
ZONED R-5

CURRENTLY ZONED AS MUDD-O
RETAIL AND RESIDENTIAL

L128 M6-901
DB.09113 PG.016
PIN# 08308301
3100 N. DAVIDSON ST.

LOT 130
ZONED R-5
PHYLUS H. LEONARD
L124 M6-901
DB.12806 PG.613
PIN# 08307111
3040 N. DAVIDSON ST.



DAY CARE / JOHNSTON YMCA
PIN# 08308402
ZONED I-2

LOT 129

SITE DATA

Wajahat and Ferah Syed
3046 N. Davidson Street
L29 M6-901
PIN#: 08307110

EXISTING ZONING: MUDD-O
REQUESTED ZONING: MUDD-O SPA

Reduce required 14-foot setback along North Davidson Street to 12 feet to accommodate existing porch.

Reduce required 14-foot setback along 34th Street to nine feet to accommodate the existing building.

Allow existing four-foot sidewalk and four-foot planting strip along North Davidson to remain.

Allow existing streetscape along 34th Street to remain.

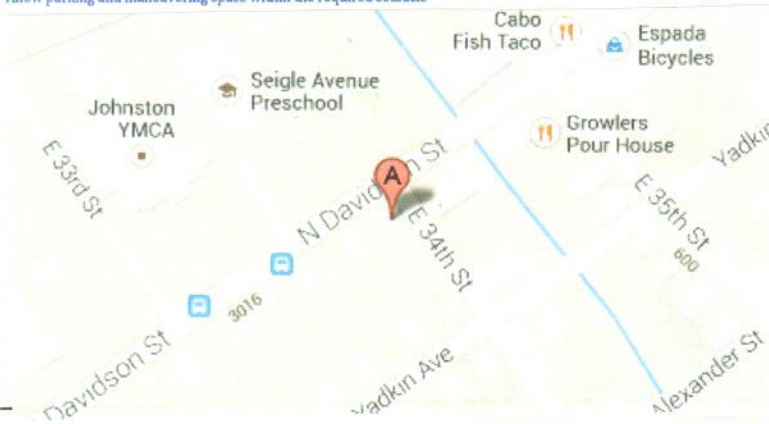
Allow parking and maneuvering space within the required setback.

LEGEND

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

GENERAL NOTES

1. THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR LOT 129 OF THE HIGHLAND PARK CO. MFG. PROPERTY.
2. EXISTING BUILDING WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER, INCLUDING ANY ADDITIONS OR EXPANSIONS.
3. EXTERIOR LIGHTING WILL BE OF RESIDENTIAL CHARACTER.
4. IF DUMPSTERS ARE REQUIRED BY TENANT(S) THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
5. USES PERMITTED BY THE MUDD DISTRICT WILL BE PERMITTED, EXCLUDING AUTOMOTIVE SERVICE STATIONS, ADULT ESTABLISHMENTS, CAR WASHES, RESTAURANTS WITH DRIVE-THRU WINDOWS, BARS AND NIGHTCLUBS.
6. POSSIBLE EXPANSION ON THE SIDE AND BEHIND THE EXISTING BUILDING WILL MEET SETBACK AND YARD REQUIREMENTS.



Petition #
2013-102
Area A

FOR
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**North
Davidson
Street
Re-Zoning**

CHARLOTTE
NORTH CAROLINA

REVISION DATE:
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