

VICINITY MAP NOT TO SCALE

- LEGEND**
- IPE IRON PIN SET
 - IPE IRON PIN FOUND
 - OH— OVERHEAD POWER
 - GAS LINE MARK
 - FIBER OPTIC
 - WATER METER
 - PHONE JACK
 - FIRE HYDRANT
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - CHAINLINK FENCE
 - TREE

Petition #
2013-102

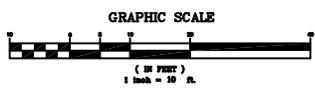
Area A

FOR
PUBLIC
HEARING

**North
Davidson
Street
Re-Zoning**

CHARLOTTE
NORTH CAROLINA

- EXISTING ZONING: MUDD O
 REZONED ZONING: MUDD O SPA
- OPTIONAL PROVISIONS
1. Reduce required R100 setback along North Davidson St. to 12 feet to accommodate existing structure.
 2. Reduce required 14 foot setback along 34th St. to 9 feet to accommodate the existing building.
 3. Allow existing far-far sidewalk and four-foot parking strip along North Davidson St. to remain.
 4. Allow existing streetcape along 34th St. to remain.
 5. Allow parking and maneuvering space within the required setback.
- Development data:
 Total maximum square footage: 2,200 sqft
 Total parking required: 4 spaces
- GENERAL NOTES:
1. This drawing is in support of a Rezoning Application for Lot 128 of the Highland Park Co. MFG Property.
 2. Existing utility will remain and will retain Residential character including additions or expansions.
 3. Exterior lighting will meet Residential character.
 4. Trash recycling area will be screened according to zoning requirements.
 5. As permitted by the MUD District zoning will be permitted excluding Automotive service station, Adult establishments, Car Washes, Restaurant with Drive-thru windows, Bars and Nightclubs, and accessory drive-thru windows.
 6. Possible expansion (for a total maximum up to 2,200 sqft) on the site adjacent to the existing building will meet setback and yard requirements.
 7. Trash recycling will be handled by roll-out service only.



ZONING P-6
 LOT 128, PHILADELPHIA PARKWAY
 NW CORNER OF LOT 128 AND
 3400 N. DAVIDSON ST.

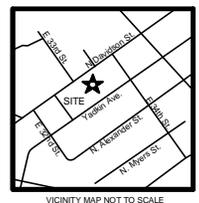
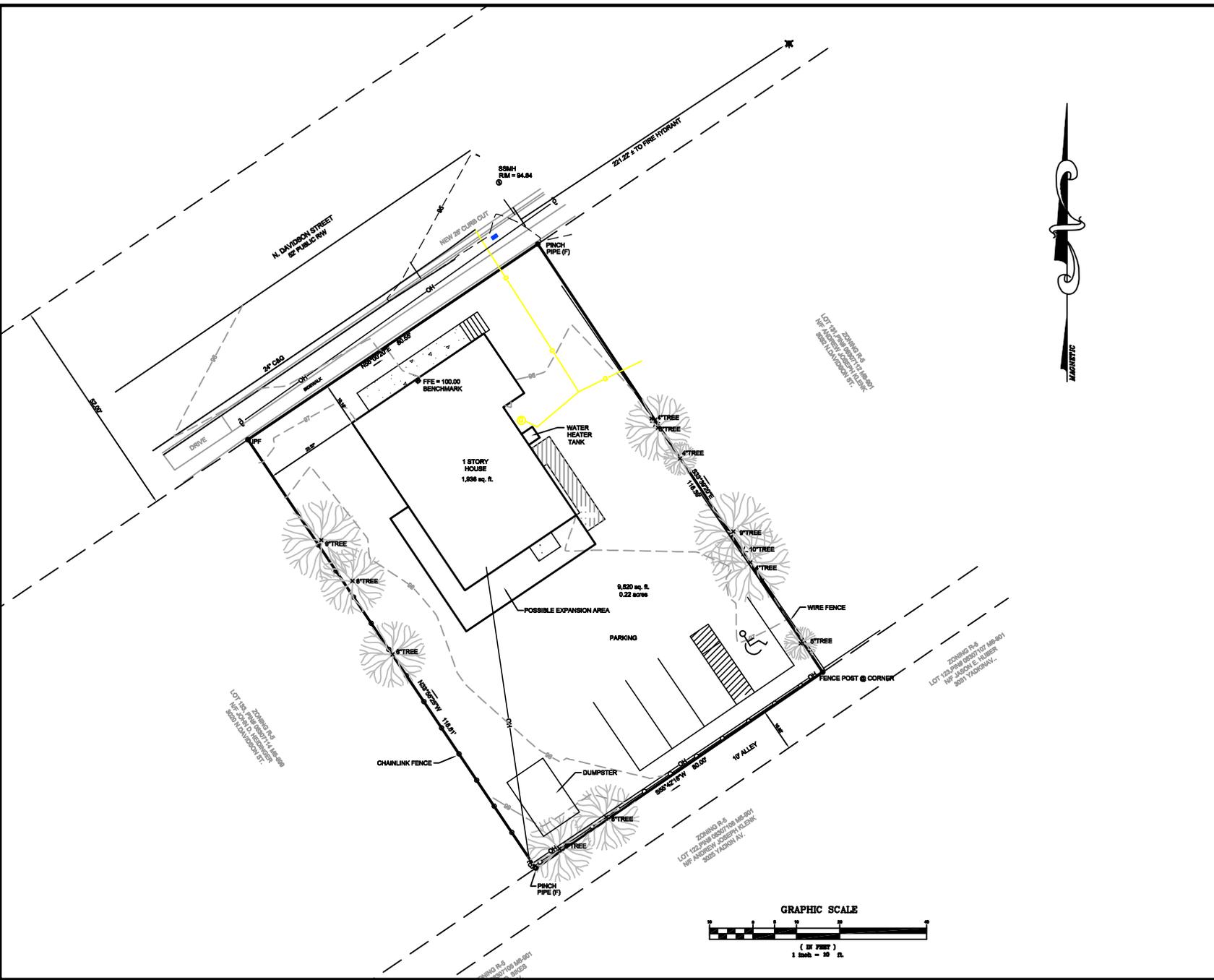
ZONING P-6
 LOT 128, PHILADELPHIA PARKWAY
 NW CORNER OF LOT 128 AND
 3400 N. DAVIDSON ST.

SITE PLAN
 3046 N. DAVIDSON STREET
 LOT 128
 CITY OF CHARLOTTE,
 MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
WAJAHAT & FERAH SYED

CSC of NC PC

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 CHARLOTTE, N.C. 28217
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Area B

FOR
PUBLIC
HEARING

North Davidson Street Re-Zoning

CHARLOTTE
NORTH CAROLINA

- EXISTING ZONING: R-6
REQUESTED ZONING: TOD-MO
OPTIONAL PROVISIONS:
1. Reduce required 14 foot setback along North Davidson St. to 12 feet to accommodate existing porch.
 2. Allow existing four-foot sidewalk and four-foot planting strip along North Davidson St. to remain.
 3. Allow existing streetscape along North Davidson St. to remain.

- GENERAL NOTES:
1. This drawing is a support of an existing application for Lot 132 of the Highland Park Co. MFG. Property.
 2. Existing building will remain and will remain residential in character including any additions or expansions.
 3. Exterior lighting will be residential in character.
 4. If any amendments are required by the City of Charlotte, they will be screened according to zoning requirements with enclosure and gate.
 5. Use as permitted by the TOD-MO zoning will be permitted excluding all other uses, except as noted in the site plan. Car Washes, P. Restaurants with drive thru windows and Nightclubs.
 6. Possible expansion (for as-built total maximum to 2,200 sq. ft.) on the site and behind the existing building will meet the setback and yard requirements.
 7. Dumpster service to pickup after business hours.

SITE DATA
3024 N. DAVIDSON STREET
LOT 132
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
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