

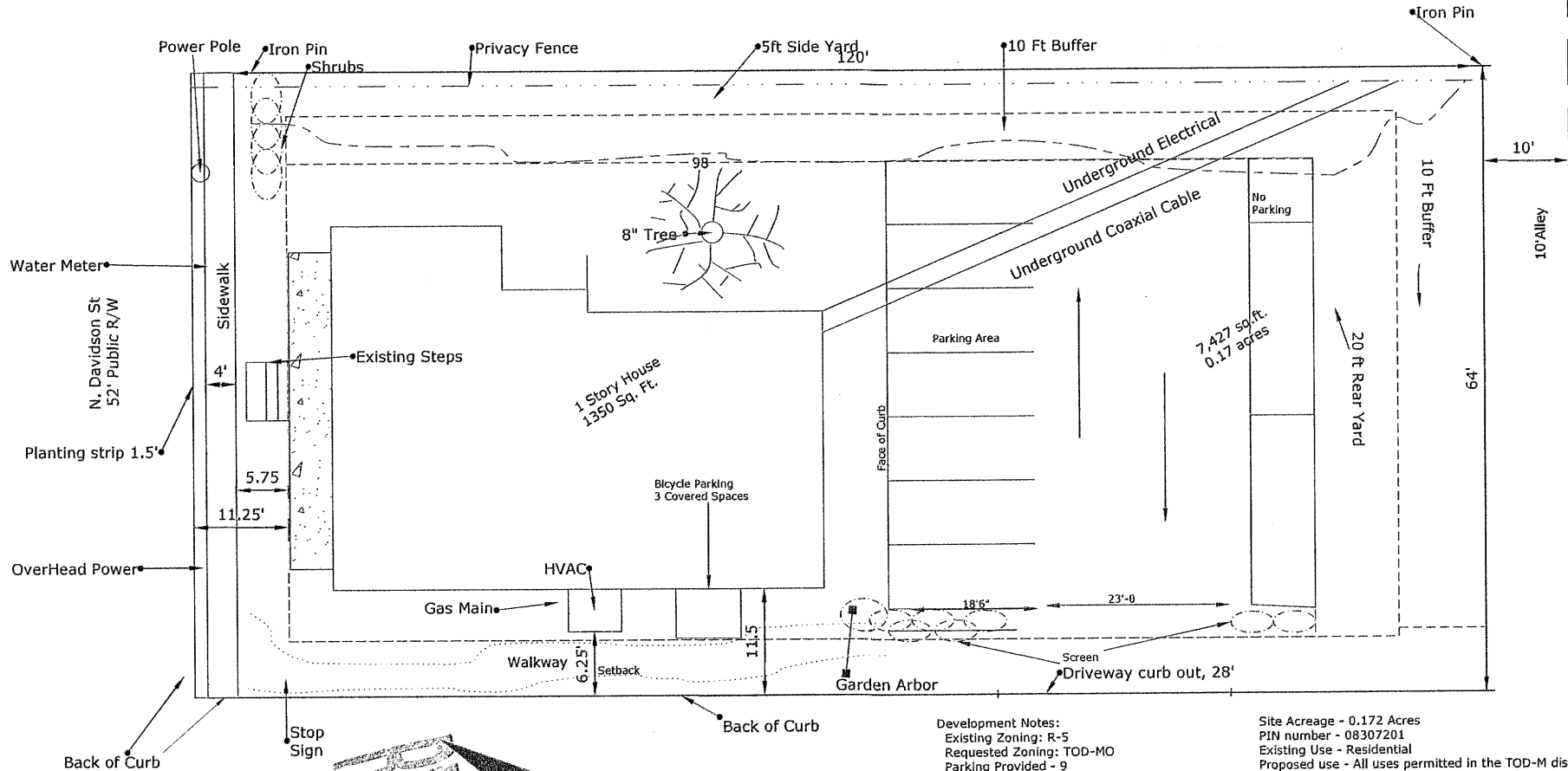
APPROVED BY CITY COUNCIL

MAR 16 2015

Zoning R-5
Lot 138 #08307206 M6-899
N/F Harold Cherry

Zoning R-5
Lot 116
#08307203
M6-899
W/F Karla Brennan

Zoning R-5
Lot 115 #08307202 M6-899
W/F Johan Hellstrom



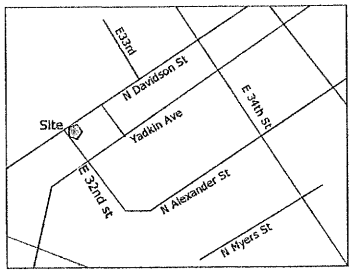
Development Notes:
Existing Zoning: R-5
Requested Zoning: TOD-MO
Parking Provided - 9
Maximum Height 50ft

Site Acreage - 0.172 Acres
PIN number - 08307201
Existing Use - Residential
Proposed use - All uses permitted in the TOD-M district

- Optional Provisions:**
1. Reduce required 16 foot setback along N Davidson St. to 11.25 feet to accommodate existing porch.
 2. Allow existing 4ft sidewalk and 1.5ft planting strip along North Davidson St. to remain. (Will be widened to meet ADA Requirements)
 3. That no streetscape and sidewalk be required along East 32nd St.
 4. Reduce required 16ft setback along E 32nd st to 6.25 to accommodate existing structure.

- General Notes:**
1. This drawing is in support of a rezoning application for Lot 139 of the Highland Park Co. Mfg Property
 2. If dumpsters are required by tenant(s), they will be screened according to zoning requirements with an enclosure and gate
 3. Uses permitted by the TOD-M district will be permitted
 4. Dumpster service to pick up during normal business hours.
- Architecture and lighting**
1. Existing building will remain and retain the existing mill house character with a porch along North Davidson Street, clear glass windows on all street fronting facades and entry door facing North Davidson Street.
 2. Exterior lighting will be residential in character and detached, freestanding lighting limited to 15 feet in height.

Site Plan for 2902 N Davidson St, Lot 139
City of Charlotte, Mecklenburg County, NC
Prepared for: John Ravelli
Date: Oct, 13, 2014
Petition number 2015-004



Zoning MUDD
Lot 140 #08307312 M6-899
N/F Orange Olive LLC

