

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

CHRISTOPHER LEE DRIGGS
L125 M6-901
DB.08772 PG.453
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

CA2 Design
3329 Holt Street
Studio #100
Charlotte, NC 28209

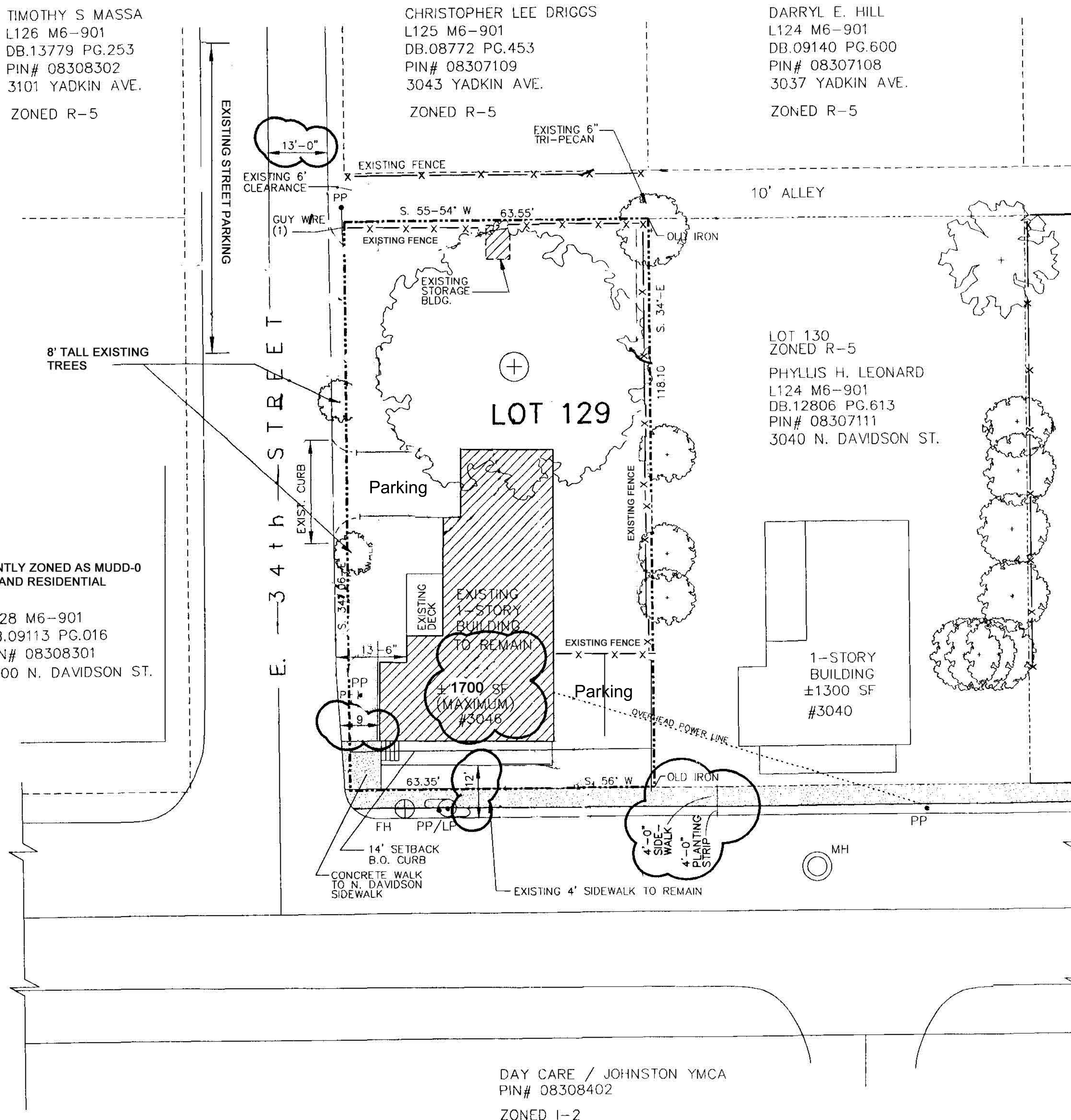
FOR
PUBLIC
HEARING

North Davidson Street Re-Zoning

CHARLOTTE
NORTH CAROLINA

CURRENTLY ZONED AS MUDD-O
RETAIL AND RESIDENTIAL

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



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

LOT 129

SITE DATA

Wajahat and Ferah Syed
3046 NORTH DAVIDSON STREET
L129 M6-901
PIN#: 08307110

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

PROPOSED USE: GENERAL OFFICE, MEDICAL OFFICE, RETAIL, ART STUDIO AND RESIDENTIAL
1700 SQ FT MAXIMUM

- TOTAL ACREAGE OF SITE -.17 ACRE

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 4' PEDESTRIAN ACCESS; REQUEST REDUCTION OF THE 14' SETBACK. EXISTING SETBACK OF 3'-4".

MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 30 LINEAR FEET, IN 6' PLANTING STRIP
- REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
- URBAN FORESTRY WILL WORK WITH PETITIONER TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENT (5% SHOULD BE LANDSCAPED)

MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET
- REQUEST A MODIFICATION OF THE TREE REQUIREMENTS DUE TO SITE CONSTRAINTS.

MUDD REQUIREMENT: 14' SETBACK FROM BACK OF CURB
- REQUEST EXISTING PORCH ON BUILDING ENCR OACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB 2'; EXISTING PORCH IS 12'-0" FROM CURB

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 LOTS 129 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 TWO PROPERTIES.
2. EXISTING BUILDINGS WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER
3. EXTERIOR LIGHTING WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES
4. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE PROJECT FRONTAGE ALONG NORTH DAVIDSON STREET AND EAST 34TH STREET.
5. IF DUMPSTERS ARE REQUIRED BY TENANT(S), THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
6. EXISTING 4' WIDE SIDEWALKS ALONG NO. DAVIDSON ST. WILL REMAIN
7. 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
8. URBAN FORESTRY WILL WORK WITH PETITIONER TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENT (5% SHOULD BE LANDSCAPED). TREES 6 INCHES IN CALIPER OR GREATER WILL REMAIN AS SHOWN.
9. USES PERMITTED BY RIGHT IN THE MUDD DISTRICT WILL BE PERMITTED, EXCLUDING AUTOMOTIVE SERVICE STATIONS AND CONVENIENT STORES, ADULT ESTABLISHMENTS, CAR WASHES, RESTAURANTS WITH DRIVE-THRU WINDOWS.