

VICINITY MAP NOT TO SCALE

LEGEND
PE IRON PIN SET
PF IRON PIN FOUND
OH OVERHEAD POWER
GL GAS LINE MARK
FO FIBER OPTIC
WM WATER METER
PJ PHONE JACK
FH FIRE HYDRANT
SP POWER POLE
SM SANITARY SEWER MANHOLE
CF CHAINLINK FENCE
T TREE

Petition #
2013-102

Area A

FOR
PUBLIC
HEARING

North
Davidson
Street
Re-Zoning

CHARLOTTE
NORTH CAROLINA

EXISTING ZONING: MUDD O
REQUESTED ZONING: MUDD O SPA

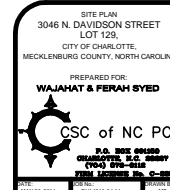
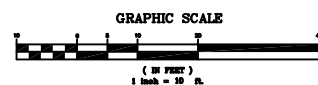
OPTIONAL PROVISIONS

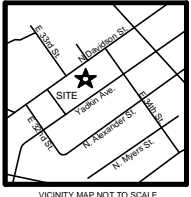
1. Reduce required R for setback along North Davidson St. to 12 feet to accommodate existing porch.
2. Reduce required 14 foot setback along 34th St. to 9 feet to accommodate the existing building.
3. Allow existing far-side sidewalk and four-foot planting strip along North Davidson St. to remain.
4. Allow existing streetscape 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 building will remain and will retain Residential character including any additions or expansions.
3. Exterior lighting will be of Residential character.
4. Trash/recycling area will be screened according to zoning requirements.
5. Use permitted by the MUDD district zoning will be permitted excluding Automotive service station, Adult establishments, Car Washes, Restaurant with Drive-thru windows, Bars and Nightclub, and accessory drive-thru windows.
6. Possible expansion (for a total maximum up to 2,200 sqft) on the side and behind the existing building will meet setback and yard requirements.
7. Trash and recycling will be handled by roll-out service only.





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 - TREE

Petition #

2013-102

Area B

FOR
PUBLIC
HEARING

North
Davidson
Street
Re-Zoning

CHARLOTTE
NORTH CAROLINA

EXISTING ZONING: R-5
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 in support of all rezoning applications for Lot 132 of the Highland Park Co. MG. Property.
2. Existing building will remain and all new residential character including any additions or expansions.
3. Exterior lighting will be residential character.
4. If dumpsters are required by ordinance (s), they will be screened according to zoning requirements within enclosure and gate.
5. Use as permitted by the TOD-MO district zoning will be permitted excluding alcohol consumption, adult establishments, car washes, restaurants with drive thru windows and nightclubs.
6. Possible expansion (for as-built minimum up 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:
WAJAHAT & FERAH SYED

CSC of NC PC

DATE: 05/06/2013
DRAWN BY: J. SYED
CHECKED BY: J. SYED
SCALE: 1/8" = 1'-0"

NO. 2013-102

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