

- LEGEND
- IPS IRON PIN SET
  - IPF 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  
REQUESTED ZONING: MUDD O SPA

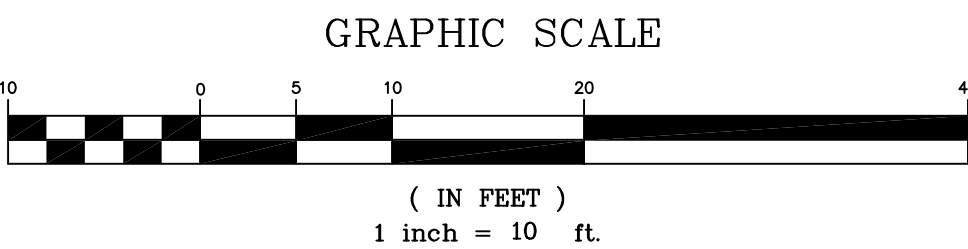
OPTIONAL PROVISIONS

1. Reduce required 14 foot 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 four-foot sidewalk and four-foot planing strip along North Davidson St. to remain.
4. Allow existing streetscape along 34th 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

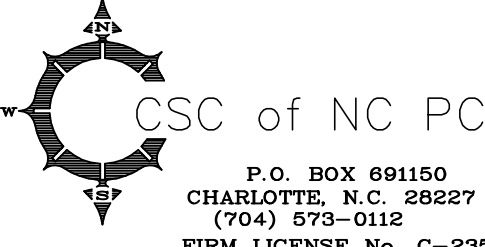
GENERAL NOTES :

1. This drawing is in support of a Rezoning Application for Lot 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. Trash & recycling area will be screened according to zoning requirements.
5. Uses 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 site total maximum up to 2,200 sq.ft) on the side and behind the existing building will meeting setback and yard requirements.
7. Trash & recycling will be handled by roll out service only.



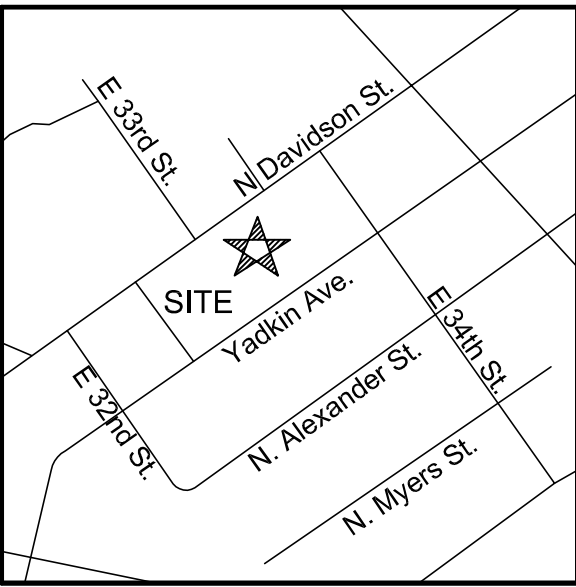
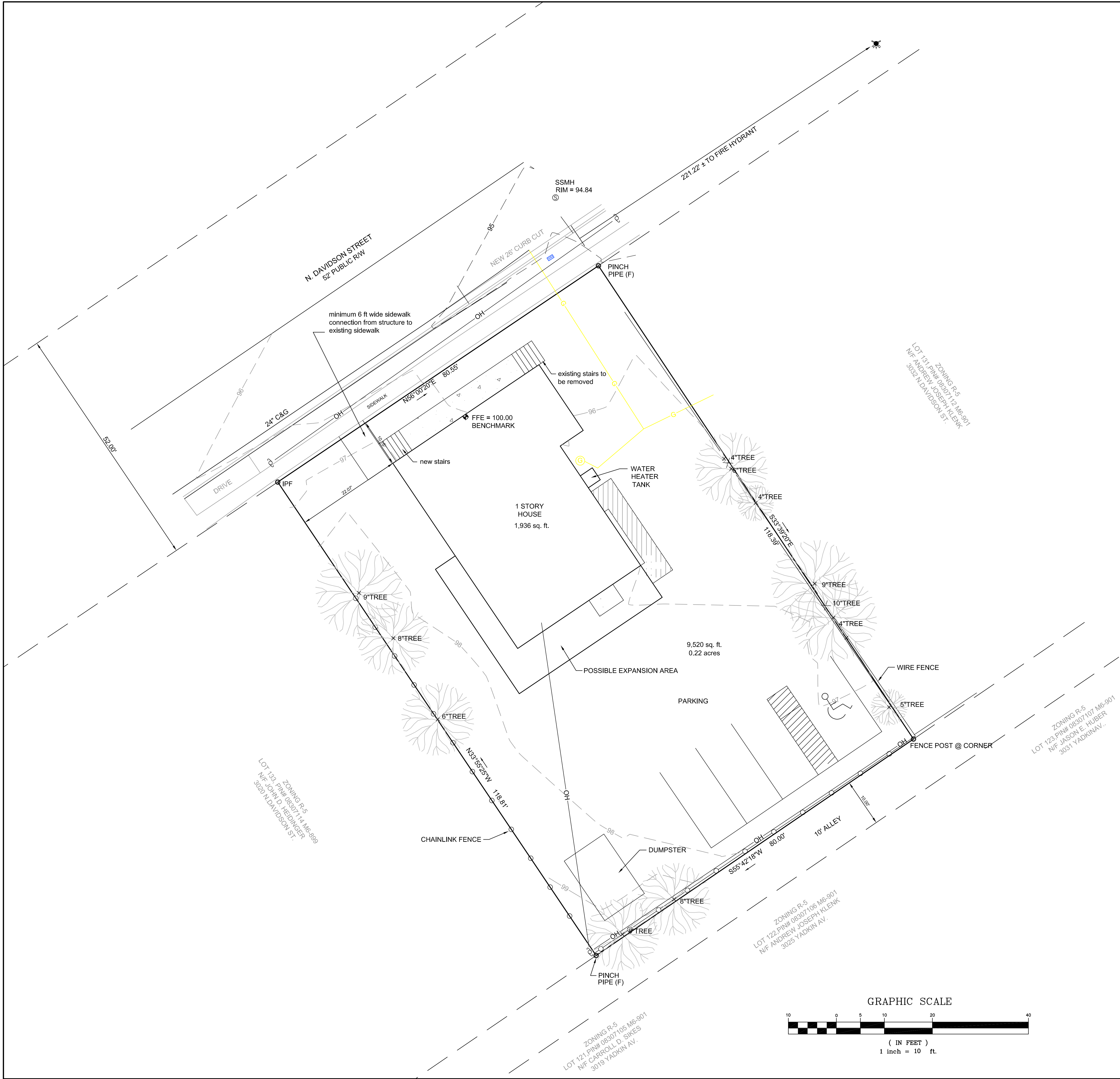
SITE PLAN  
3046 N. DAVIDSON STREET  
LOT 129,  
CITY OF CHARLOTTE,  
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:  
WAJAHAT & FERAH SYED



DATE: MAY 20, 2014 JOB No.: CH1464A-04-14 DRAWN BY: MS





VICINITY MAP NOT TO SCALE

- LEGEND
- IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - OH OVERHEAD POWER
  - G GAS LINE MARK
  - F FIBER OPTIC
  - WATER METER
  - PHONE JACK
  - FIRE HYDRANT
  - POWER POLE
  - SANITARY SEWER MANHOLE
  - CHAINLINK FENCE
  - 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 a Rezoning application for Lot 132 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 residential character.
  4. If dumpsters are required by tenant ( s ), they will be screened according to zoning requirements with an enclosure and gate.
  5. Uses permitted by the TOD-MO district zoning will be permitted, excluding Automotive service stations, Adult establishments, Car Washes, Restaurant with drive-thru windows, Bars and Nightclubs.
  6. Possible expansion ( for a site total maximum up to 2,200 sq.ft ) on the side and behind the existing building will meet the setback and yard requirements.
  7. Dumpster service to pick up 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

P.O. BOX 691150  
CHARLOTTE, N.C. 28227  
(704) 573-0115  
FIRM LICENSE No. C-2350

DATE: MAY 20, 2014 JOB No.: CH1464-04/14 DRAWN BY: MS