

TIMOTHY S. MASSA
L126 M6-901
DB.09113 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

Would like the option to remove trees for additional parking if needed.
8' TALL EXISTING TREES

CURRENTLY ZONED AS MUDD-O
RETAIL AND RESIDENTIAL

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

LOT 129

LOT 130
ZONED R-5
PHYLLIS H. LEONARD
L124 M6-901
DB.12806 PG.613
PIN# 08307111
3040 N. DAVIDSON ST.

1-STORY
BUILDING
±1300 SF
#3040

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

LOT 129

SITE DATA

Wajahat and Ferah Syed
3046 N. Davidson Street
L29 M6-901
PIN#: 08307110

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

PROPOSED USE: GENERAL OFFICE, MEDICAL OFFICE, RETAIL, STUDIO/ART GALLERY, SANDWICH SHOP, TEA-COFFEE SHOP, GROCERY STORE, PET SUPPLIES STORE, RESIDENTIAL AND ANY OTHER USES PERMITTED BY THE MUDD DISTRICT.

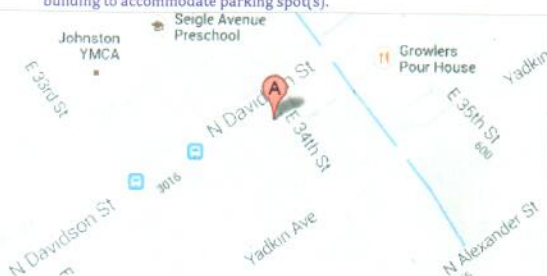
MUDD-O REQUESTS

Request variance in the 14' setback requirement as this would encroach on existing construction. Existing porch sits 12' from the curb on N. Davidson st. and the building sits 9' - 12' from the curb on 34th st.

Requesting increase maximum SQ FT from 1700 to 2000 to make building more usable.

The plan shows two trees on 34th st. Request option to remove the trees to accommodate wooden fence if required.

Requesting Curb cut/drive to the right of the existing building to accommodate parking spot(s).



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.
2. EXISTING BUILDING WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER.
3. EXTERIOR LIGHTING WILL BE OF RESIDENTIAL CHARACTER.
4. IF DUMPSTERS ARE REQUIRED BY TENANT(S) THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
5. USES PERMITTED BY THE MUDD DISTRICT WILL BE PERMITTED, EXCLUDING AUTOMOTIVE SERVICE STATIONS, ADULT ESTABLISHMENTS, CAR WASHES, RESTAURANTS WITH DRIVE-THRU WINDOWS, BARS AND NIGHTCLUBS.

CURRENT PROPOSED USE INCLUDES: GENERAL OFFICE, MEDICAL OFFICE, RETAIL, STUDIO/ART GALLERY, SANDWICH SHOP, TEA-COFFEE SHOP, GROCERY STORE, PET SUPPLIES STORE, RESIDENTIAL AND ANY OTHER USES PERMITTED BY THE MUDD DISTRICT.

CA2 Design

3329 Holt Street
Studio #100
Charlotte, NC 28209

Petition #
2013-102

FOR
PUBLIC
HEARING

North Davidson Street Re-Zoning

CHARLOTTE
NORTH CAROLINA

REVISION DATE:
11/13/2013 V-2