



## Charlotte-Mecklenburg Planning Department

**DATE:** February 10, 2017

**TO:** Donald Moore  
Zoning Supervisor

**FROM:** Ed McKinney  
Interim, Planning  
Director

**SUBJECT:** Administrative Approval for Petition No. 2002-109 Mullaney, Grillo, Whitaker, Mc Broom

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow the development of a new commercial structure for Lot 136.
- Proposed building elevations
- Site layout

Reasons for Staff's support of the request:

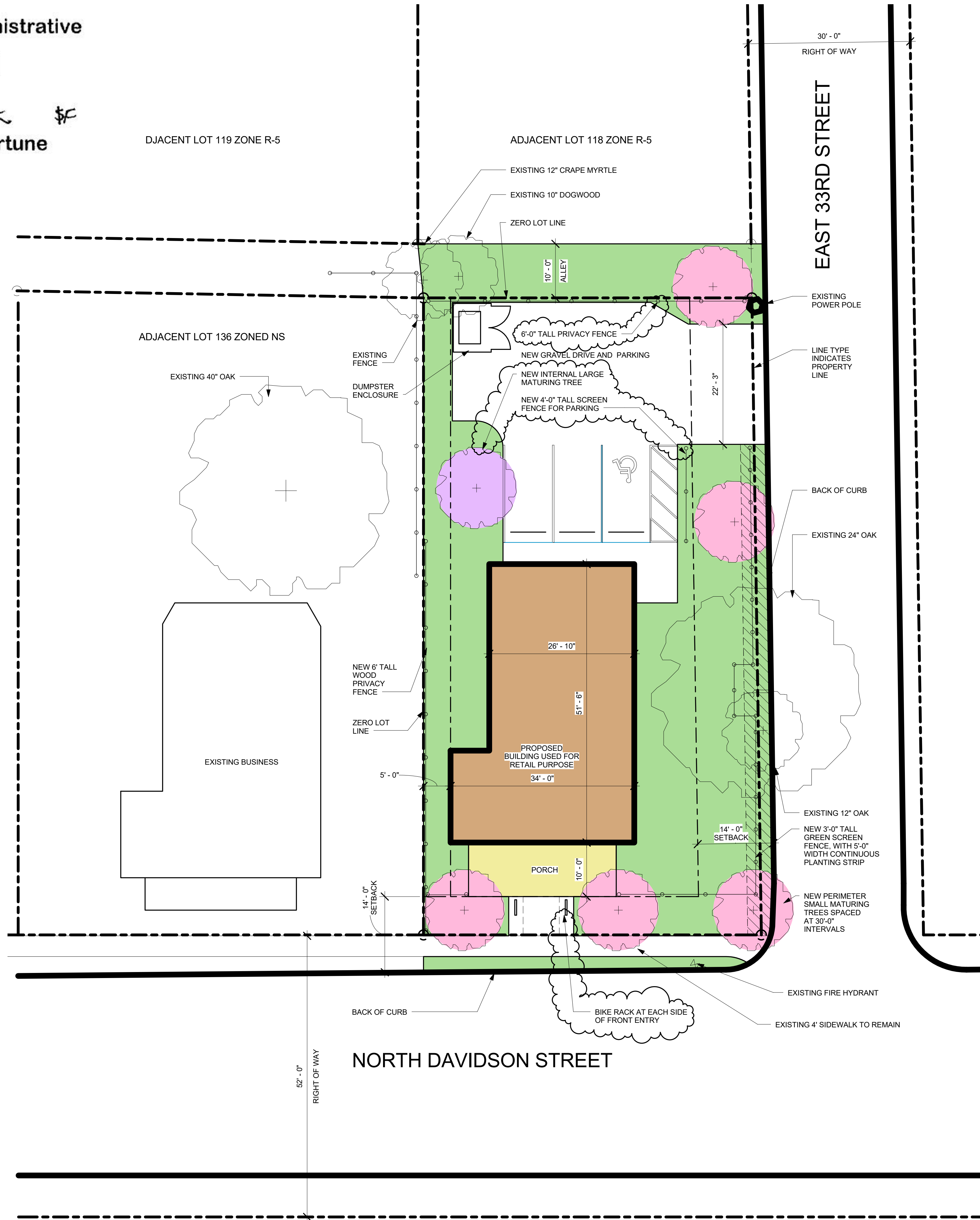
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

**Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.**

**Signage was not reviewed as part of this request.**

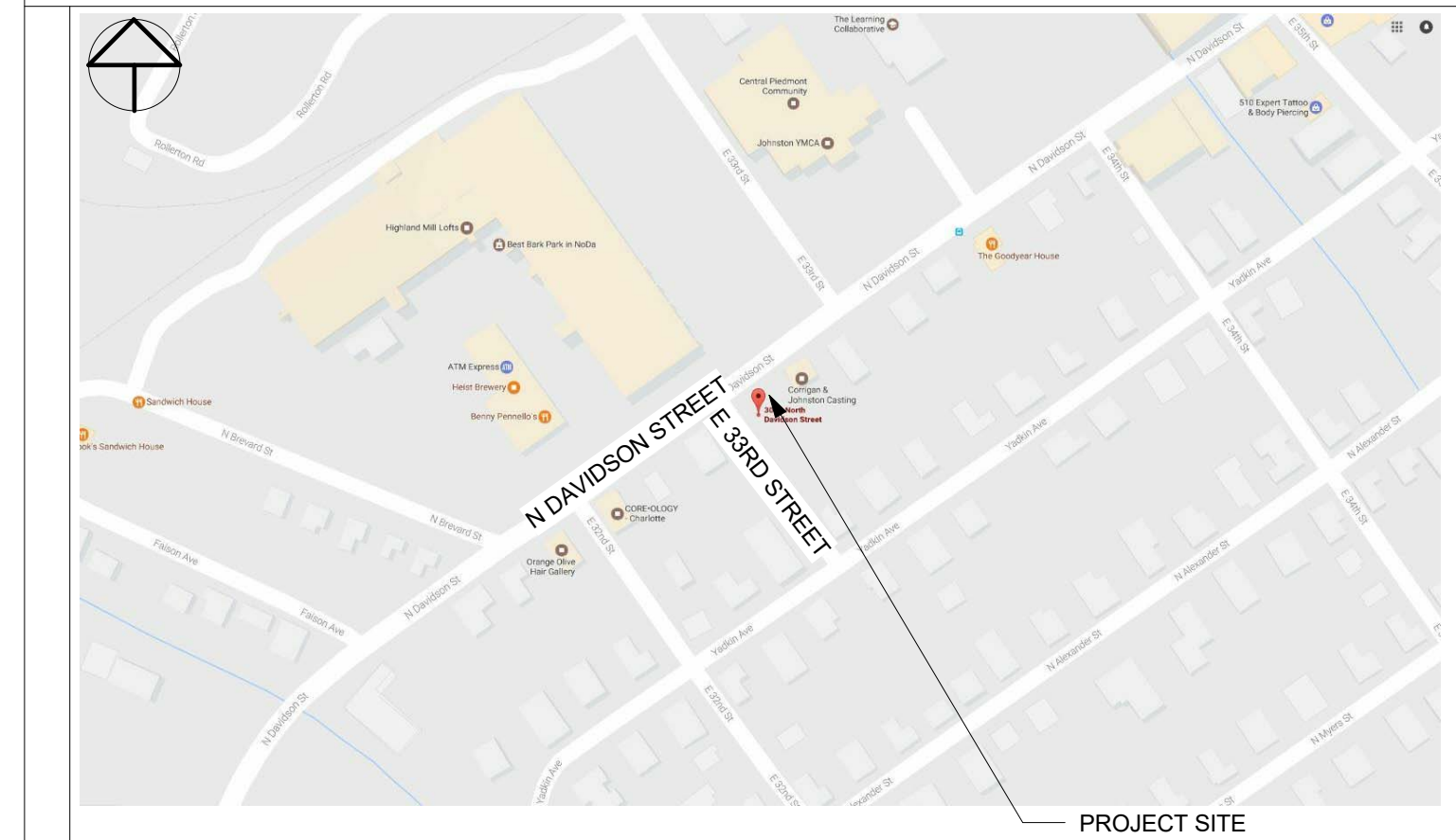
Attached to Administrative  
Approval

*Solomon A. Fortune*  
Solomon A. Fortune

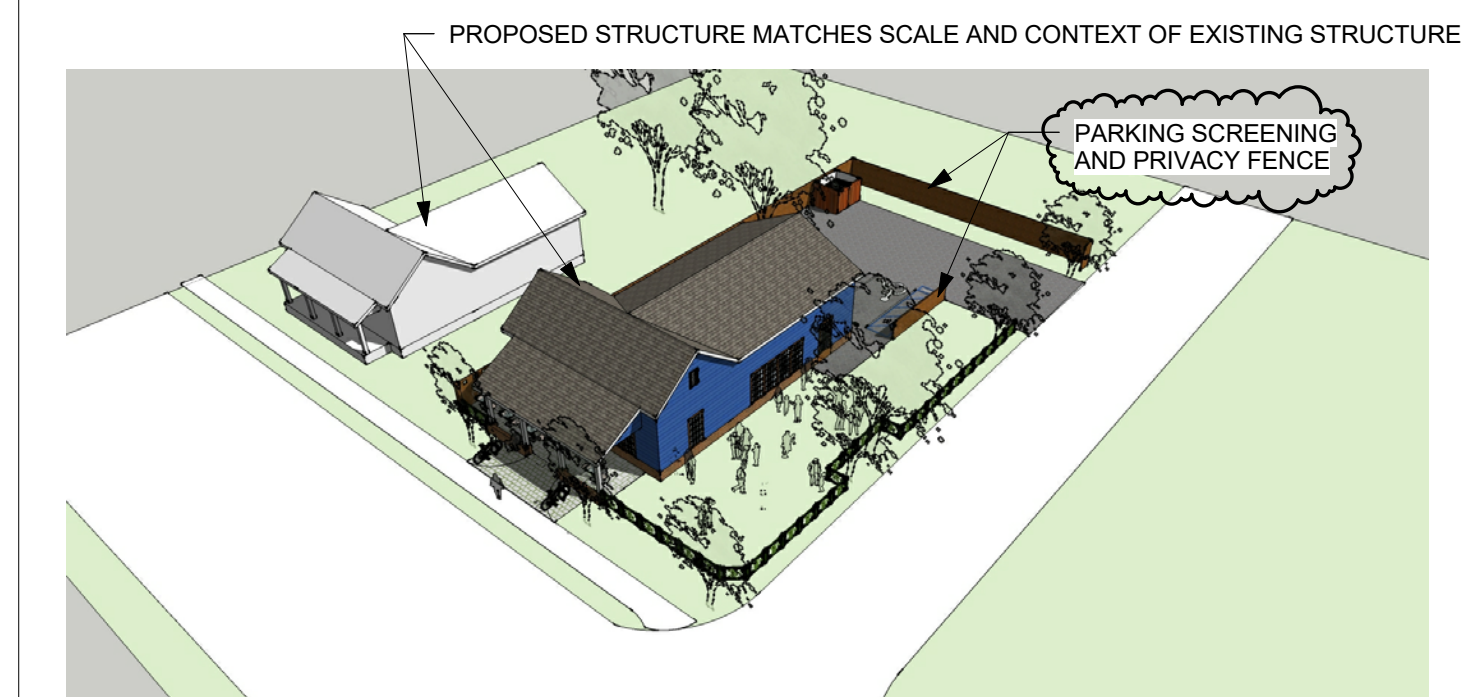


1 SITE PLAN / LANDSCAPE PLAN  
3/32" = 1'-0"

VICINITY MAP



CONTEXT



SITE DATA

OWNER:	PAUL MCBROOM
OWNER REPRESENTATIVE:	JAMES REDDRICK (ARCHITECT)
ZONING:	MUDD-O
PROPOSED BUILDING USE:	RETAIL
PROPOSED BUILDING SQFT:	1,500 SQFT
LOT:	136
PARCEL ID:	08307101
TOTAL SITE ACREAGE:	.17 ACRES
PARKING:	1,500 SQFT+300 SQFT (PORCH)/ 1 PARKING SPACE PER 600 SQFT= 3 PARKING SPACES REQUIRED 3 PARKING SPACES PROVIDED (INCLUDING 1 ACCESSIBLE SPACE) (SECTION 9.8507)
PARKING SCREENING:	NOT REQUIRED PER SECTION 12.3.3(1)(a) DUE TO LESS THAN 10 CARS BEING PARKED
STREET SETBACK:	14'-0" FROM BACK OF CURB (SECTION 9.8505)
SIDE YARD:	0 (SECTION 9.8505)
STREET SIDE:	14'-0" FROM BACK OF CURB (SECTION 9.8505)
REAR YARD:	0 (SECTION 9.8505)
MAX HEIGHT:	12' (SECTION 9.8505)

LANDSCAPING

PERIMETER TREES MUST BE SMALL MATURING KWANZAN CHERRY, 2" MINIMUM CALIPER AND A MINIMUM HEIGHT OF 8'-0". IF MULTI-STEM TREES ARE USED, THEY MUST HAVE 3 TO 5 STEM AND BE 8'-0" TO 10'-0" AT TIME OF PLANTING.

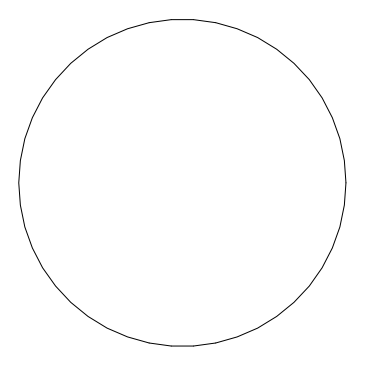
PLANTING STRIP IN LIEU OF REQUIRED PLANTING STRIP, A PROPOSED GREEN SCREEN WITH REDUCED WIDTH PLANTING STRIP IS PROVIDED. THE GREEN SCREEN IS A METAL FENCE MATERIAL WITH WIRE TRELLIS TO ALLOW GROWTH OF EVERGREEN VINES AND OTHER PLANTINGS TO PROVIDE GREENERY TO THE LANDSCAPE. A REDUCED 5'-0" PLANTING STRIP IS PROVIDED AT THE BASE OF THE GREEN SCREEN TO ALLOW ROOT DEVELOPMENTS OF THE VINES.

INTERNAL TREES AT PARKING AREAS MUST BE LARGE MATURING SHADE TREE, JAPANESE ZELKOVA OR OTHER APPROVED SPECIES PER CHARLOTTE LANDSCAPE MANUAL. THE PLANTING AREA SHALL BE A MINIMUM OF 274 SQFT WITH MINIMUM DIMENSION OF 8'-0".

MUDD-O REQUIREMENTS AND REQUESTS

- MUDD-O REQUIRES 8'-0" PLANTING STRIP AND 6'-0" SIDEWALK ALONG NORTH DAVIDSON STREET. (SECTION 9.806 2(D))  
-REQUEST USE OF EXISTING PLANTING STRIP DUE TO SITE CONSTRAINTS, AND SIDEWALK ALONG NORTH DAVIDSON STREET. SIDEWALK WILL REMAIN AT EXISTING 4'-0" TOTAL PEDESTRIAN ACCESS WIDTH. REQUEST USE OF VERTICAL PLANTING VINE TYPE PLANT GREEN SCREEN ALONG NEWLY PROPOSED FENCE IN LIEU OF LARGER PLANTING STRIP DUE TO SITE CONSTRAINTS AND SPACE CONSERVATION.
- MUDD-O REQUIRES PARKING SCREENING TO BE PLANTED OUTSIDE OF SETBACK.  
-REQUEST PARKING SCREENING TO BE VINE TYPE PLANT TRELLIS ALONG NEW PROPOSED FENCE ALONG PROPERTY LINE.  
-PLAN REVISED TO SHOW FENCE SCREENING
- MUDD-O REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 24 LINEAR FEET.  
-REQUEST SMALL MATURING TREES PER 30 LINEAR FEET BE USED DUE TO CONSTRAINTS.

REDDRICK ARCHITECT  
WWW.ARCHITECTURE.COM/FRAMES/REDDRICK/  
1333 BRIDGEMAR DR | CHARLOTTE, NC 28205 | 704.251.5154



No part of this drawing or design may be reproduced, stored in retrieval systems, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, scanning, or otherwise, except as permitted by copyright in architectural works of the United States Copyright Act, without either the prior written permission of Reddrick Architecture, or authorization through payment of the appropriate per-copy fee to Reddrick Architecture.

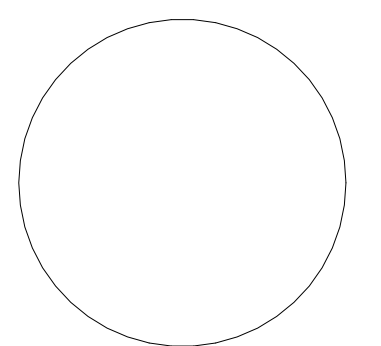
RETAIL SPACE  
3000 NORTH DAVIDSON STREET  
CHARLOTTE, NC 28205

- REV ZONING REVIEW
- REV ZONING REVIEW
- REV ZONING REVIEW
- REV ZONING REVIEW
- REV 01/23/17- ISSUED FOR ZONING REVIEW REVISED AS SHOWN
- REV 12/27/16- ISSUED FOR ZONING REVIEW

SITE PLAN AND LANDSCAPE PLAN ZONING

ISSUE DATE	01/23/17
CHECKED BY	JRR
DRAWN BY	JRR
PROJECT NUMBER	2016-3000

Z1



No part of this drawing or design may be reproduced, stored in retrieval systems, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, scanning, or otherwise, except as permitted by copyright in architectural works of the United States Copyright Act, without either the prior written permission of Reddrick Architecture, or authorization through payment of the appropriate per-copy fee to Reddrick Architecture.

**RETAIL SPACE**  
 3000 NORTH DAVIDSON STREET  
 CHARLOTTE, NC 28205

REV	
REV	
REV	
REV	
REV	01/23/17- ISSUED FOR ZONING REVIEW REVISED AS SHOWN
REV	12/27/16- ISSUED FOR ZONING REVIEW

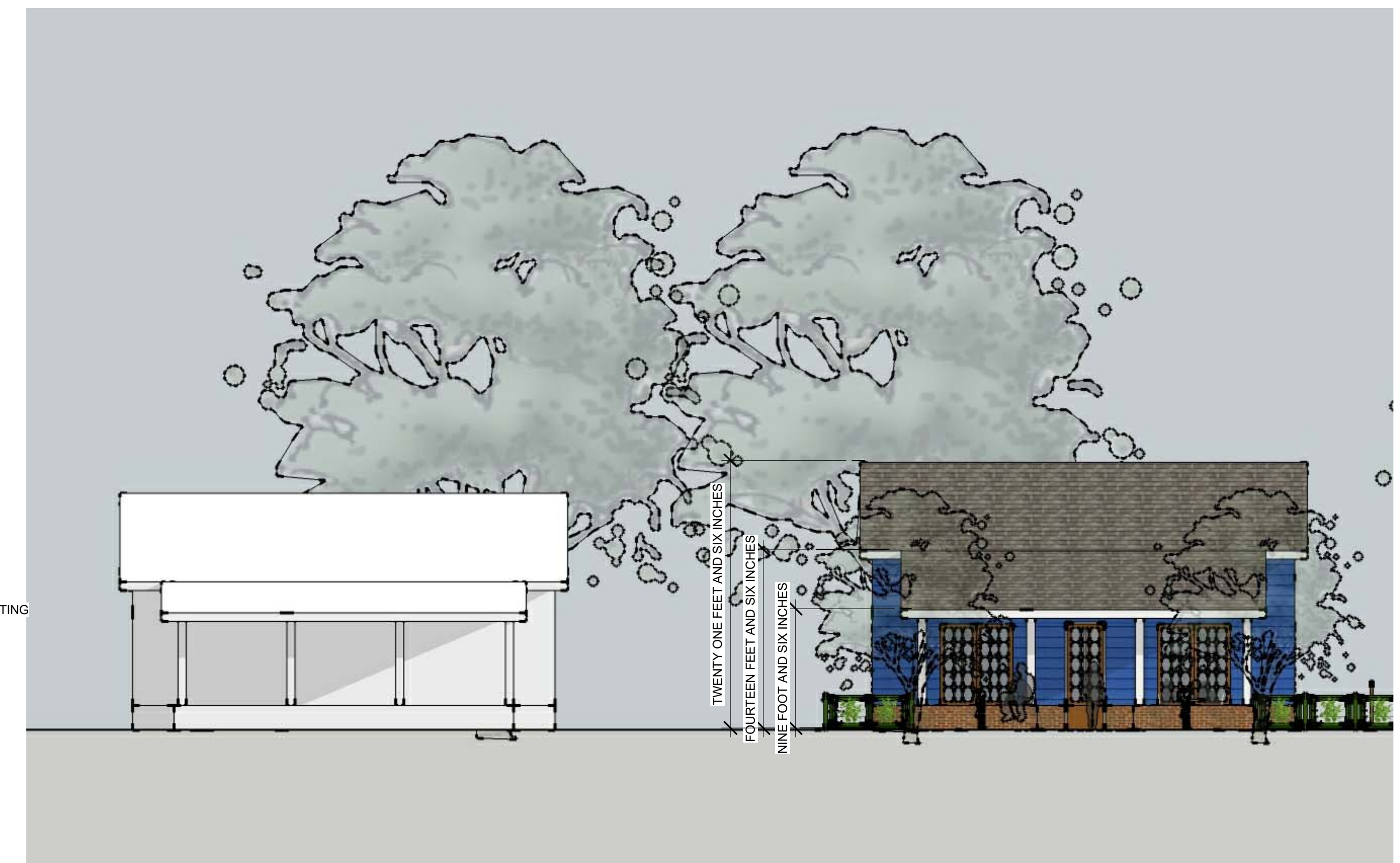
**ELEVATIONS**

**ZONING**

ISSUE DATE	01/23/17
CHECKED BY	JRR
DRAWN BY	JRR
PROJECT NUMBER	2016-3000



**3-D PERSPECTIVE FROM PEDESTRIAN SIDEWALK ON NORTH DAVIDSON STREET**



**NORTH DAVIDSON STREET ELEVATION**



**EAST 33RD STREET ELEVATION**



**Attached to Administrative Approval**

**ELEVATION FROM PARKING LOT**

*Solomon A. Fortune* **Solomon A. Fortune**