

Z-1 REZONING PLAN PETITION # 2002 - 109
SCALE 1" = 20' 0"

LOT 136
SITE DATA
3000 NORTH DAVIDSON STREET
EXISTING ZONING: R-5
REQUESTED ZONING: MUDD-O
- PROPOSED USE - FUTURE RETAIL
- 1,312 SQ FT + 192 SQ FT OUTBUILDING
- 3 PARKING SPACES REQD. - 6 STANDARD/1 HC PROVIDED
- TOTAL ACREAGE OF SITE - .17 ACRES

LOT 140
SITE DATA
2824 NORTH DAVIDSON STREET
EXISTING ZONING: R-5
REQUESTED ZONING: MUDD-O
- PROPOSED USE - POTTERY STUDIO / RETAIL
- 1,300 TOTAL SQ FT
- 3 PARKING SPACES REQD. - 7 STANDARD/1 HC PROVIDED
- TOTAL ACREAGE OF SITE - .22 ACRES

LOT 142
SITE DATA
2810 NORTH DAVIDSON STREET
EXISTING ZONING: R-5
REQUESTED ZONING: MUDD-O
- PROPOSED USE - SALON / RETAIL
- 1,300 TOTAL SQ FT
- 3 PARKING SPACES REQD. - 8 STANDARD/1 HC PROVIDED
- TOTAL ACREAGE OF SITE - .23 ACRES

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 AT EXISTING 4' TOTAL PEDESTRIAN ACCESS WIDTH; REQUEST ELIMINATION OF 14' SETBACK
- MUDD REQUIRES STREETScape WITH SMALL MATURING TREES 1 PER 24 LINEAR FEET, IN 6' PLANTING STRIP
- REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
- MUDD REQUIRES STREETScape WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET
- REQUEST ELIMINATION OF LARGE MATURING TREES REQUIREMENTS IN STREETScape DUE TO SMALL EXISTING PLANTING STRIP
- MUDD REQUIREMENT OF 14' SETBACK FROM BACK OF CURB
- REQUEST EXISTING PORCH ON BUILDING ENCRoACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB

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- REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
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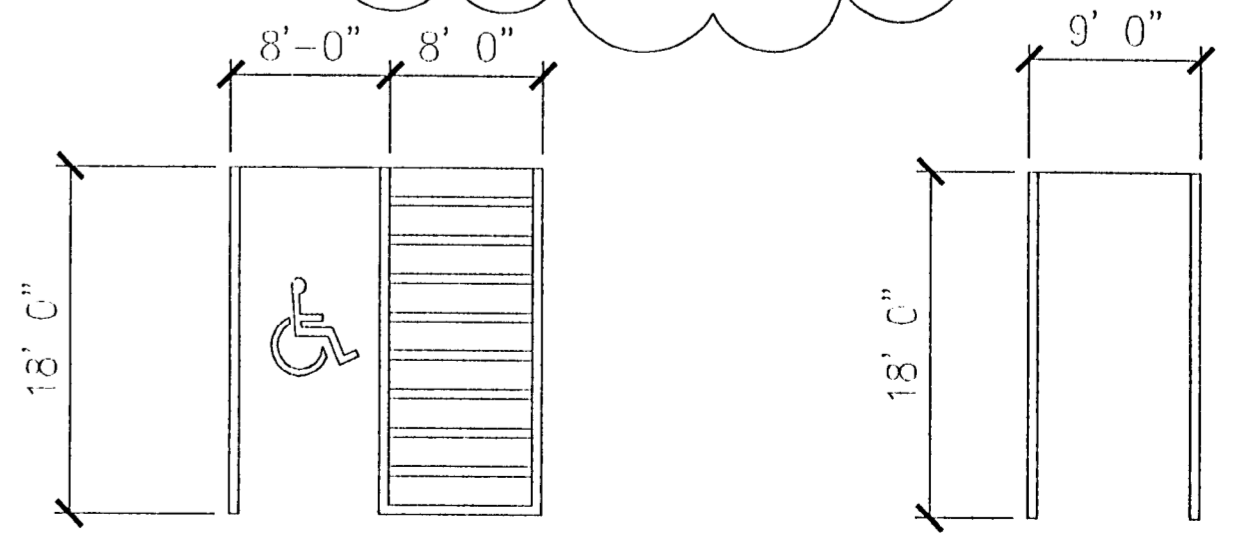
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- REQUEST EXISTING PORCH ON BUILDING ENCRoACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB
- MUDD REQUIRES 26' WIDE DRIVEWAY CONNECTION
- REQUEST USE OF EXISTING DRIVE AND CURB CUT ON NORTH DAVIDSON STREET, DUE TO SITE CONSTRAINTS

GENERAL NOTES

1. THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR LOTS 136, 140 AND 142 OF THE HIGHLAND PARK CO. MFG. PROPERTY. THE LOTS FOR REZONING ARE INDICATED BY DIAGONAL HATCHING ON THE OUTLINE OF THE EXISTING BUILDINGS ON THOSE THREE 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 SCALED LIGHTING WILL BE PROVIDED ALONG NORTH DAVIDSON STREET
5. IF DUMPSTERS ARE REQUIRED BY TENANT(S), THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS
6. EXISTING 4' WIDE SIDEWALKS ALONG NORTH DAVIDSON STREET WILL REMAIN
7. PARKING WILL BE SCREENED FROM THE STREET AND FROM ADJACENT PROPERTIES BY CONSTRUCTING NEW 6' HIGH FENCES AND BY UTILIZING EXISTING WOOD FENCES, TO MEET SCREENING REQUIREMENTS.
8. A HARDSCAPE PATH WILL BE PROVIDED AT HANDICAPPED PARKING AREAS, AND ACCESS THE BUILDING WITH ALL REQUIRED CLEARANCES AND SLOPES TO MEET ADA
9. ALL FUTURE DRIVEWAY CONNECTIONS TO NORTH DAVIDSON STREET, EAST 33rd STREET AND EAST 32nd STREET, WILL SUBMIT TO CDOT FOR REVIEW AND APPROVAL
10. 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

11. USES PERMITTED BY RIGHT: AMUSEMENT, COMMERCIAL, OUTDOOR, BARBER AND BEAUTY SHOPS; BUILDINGS FOR DRAMATIC, MUSICAL OR CULTURAL ACTIVITIES; BUS PASSENGER STATIONS; COLLEGES, UNIVERSITIES, COMMERCIAL SCHOOLS; CONFERENCE CENTERS, EXHIBIT HALLS, MERCHANDISE MARTS, AND OTHER SIMILAR USES; DOMAINS FOR STUDENTS OF COLLEGES, DWELLINGS, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED MULTIFAMILY AND PLANNED MULTIFAMILY DEVELOPMENTS; AND MIXED USE BUILDINGS; EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING; HEALTH INSTITUTIONS, INCLUDING HOSPITALS, CLINICS AND SIMILAR USES; INDOOR COMMERCIAL AMUSEMENT; INDOOR RECREATION; INSTITUTIONAL USES SUCH AS CHURCHES, SYNAGOGUES, PARISH HOUSES, SUNDAY SCHOOL BLDGS, CONVENTS, SOCIAL RECREATION CENTERS, ETC.; LABORATORIES, DENTAL, MEDICAL AND OPTICAL; LABORATORIES WITHIN AN ENCLOSED BLDG.; INDOOR COMMERCIAL PUBLIC RECREATION PARKS AND PLAYGROUNDS; OFF-STREET PKG AS A PRINCIPAL USE PROVIDING FOR PUBLIC PKG, PRIVATE PKG, OR PKG. IN CONJUNCTION WITH OTHER PERMITTED USES; OUTDOOR RECREATION; OUTDOOR SEASONAL SALES; OUTSIDE OPEN MARKETS ON PRIVATE OR PUBLIC PROPERTY, SUBJECT TO ALL APPLICABLE STATE LAWS AND REGULATIONS; PARKS, GREENWAYS AND ARBORETUM; PEST CONTROL AND INSPECTING SERVICES; POST OFFICES; PROFESSIONAL BUSINESS AND GENERAL OFFICES; RESTAURANTS, INCLUDING OPEN AIR OR SIDEWALK CAFES; RETAIL SALES LIMITED TO USES PERMITTED IN B-1 DISTRICT; SERVICES SUCH AS BARBER AND BEAUTY SHOPS; EXTERMINATORS; FUNERAL HOMES; EMBROIDERING AND DECORATIONS; LAUNDRIES AND DRY CLEANING ESTABLISHMENTS AND LOCKSMITHS AND GUNSMITHS; SHOPPING CENTERS STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASTS, POTTERS, WOOD AND LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS, AND DESIGNERS OF ORNAMENTAL AND PRECIOUS JEWELRY; SUBDIVISION SALES OFFICES; TELECOMMUNICATIONS AND TELEPHONE SWITCHING; TELEPHONE BOOTHS; TEMPORARY BLDGS AND STORAGE OF MATERIALS IN CONJUNCTION WITH CONSTRUCTION OF A BLDG ON A LOT WHERE CONSTRUCTION IS TAKING PLACE OR ON ADJACENT LOTS, SUCH TEMPORARY USES TO BE TERMINATED UPON THE COMPLETION OF CONSTRUCTION; THEATRES, MOTION PICTURES, UTILITY AND RELATED FACILITIES SUCH AS DISTRIBUTION LINES, RAILROAD RIGHTS-OF-WAY, TELEPHONE REPEATER STATIONS, AND WATER STORAGE TANKS; YACHTS; BLDG FOR SOCIAL, FRATERNAL, SOCIAL SERVICE, UNION AND CIVIC ORGANIZATIONS, AND COMPARABLE ORGANIZATIONS; DAY CARE CENTERS; NURSING HOMES, REST HOMES AND HOMES FOR THE AGED IN ACCORD WITH THE STANDARDS OF MECK. CO. AND THE STATE OF NC FOR THE LICENSING AND OPERATION OF SUCH FACILITIES; ENTERTAINMENT ESTABLISHMENTS, SUCH AS LOUNGES, NIGHTCLUBS, BARS, TAVERNS, AND CABARETS, PROVIDED THEY ARE LOCATED AT LEAST 100 FEET FROM ANY RESIDENTIAL STRUCTURE LOCATED IN A RESIDENTIAL DISTRICT; SIGNS, BULLETIN BOARDS, KIOSKS AND SIMILAR STRUCTURES THAT PROVIDE HISTORICAL INFORMATION, INFORMATION FOR NON-COMMERCIAL ACTIVITIES OR SPACE FOR FREE USE BY THE GENERAL PUBLIC; VENDING MACHINES.

- LEGEND**
- FH = FIRE HYDRANT
 - MH = MANHOLE
 - CB = CATCH BASIN
 - = POWER POLE
 - LP = LIGHT POLE



TYPICAL VAN ACCESSIBLE HANDICAP PARKING MODULE
TYPICAL PARKING MODULE

FOR PUBLIC HEARING
REZONING PETITION # 2002-109

NORTH DAVIDSON ST
CHARLOTTE
NORTH CAROLINA

Project Number:	02040
Created By:	JAH
Issue Date:	20 SEPTEMBER 2002
Revised:	
	30 OCTOBER 2002
	15 NOVEMBER 2002

APPROVED BY CITY COUNCIL
DATE 11/18/02

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SITE PLAN & GENERAL NOTES
Z.100
SHEET NUMBER