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**ADVANCED  
IMAGING  
SYSTEMS**

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Management Company

# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
  - Mail Info
  - Mapping
  - Other
- Site Plans



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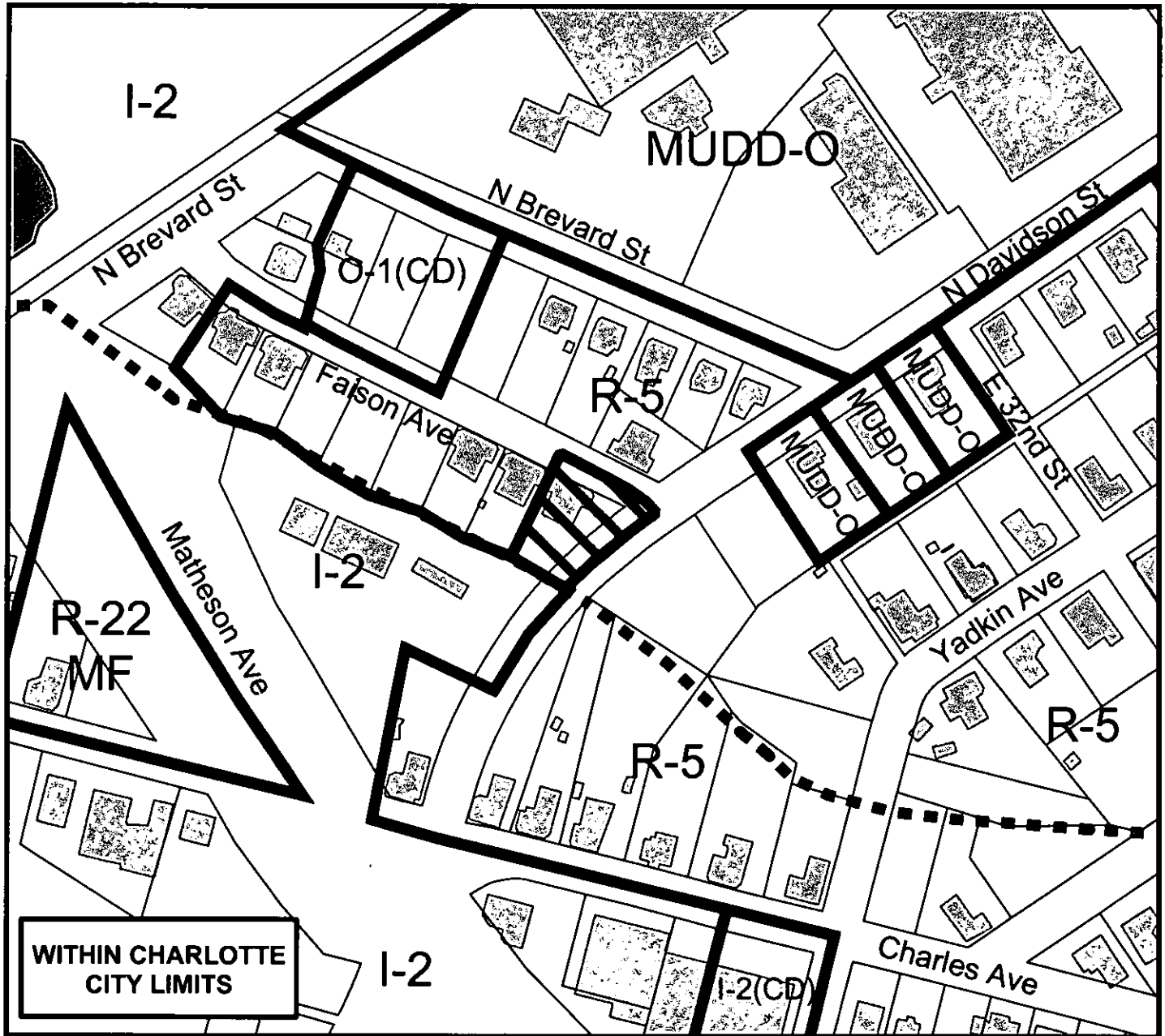
Petition #: **2004-124**

Petitioner: Patrick Sutherland

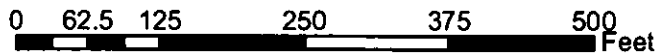
Zoning Classification (Existing): R-5  
(Single-family Residential, up to 5 dwelling units per acre)

Zoning Classification (Requested): MUDD-O  
(Mixed-Use Development District, Optional, Conditional)

Acreage & Location : Approximately .26 acres located on the southwest corner of North Davidson Street and Faison Avenue



**WITHIN CHARLOTTE CITY LIMITS**

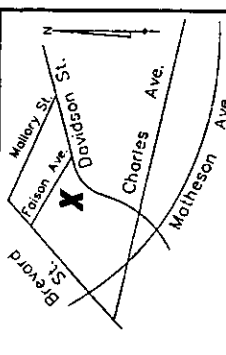


Zoning Map #(s) **89**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
08-25-2004



	Requested MUDD-O from R-5		Fema Flood Plain
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		



**FOR PUBLIC HEARING  
 PETITION NUMBER 2004-124**

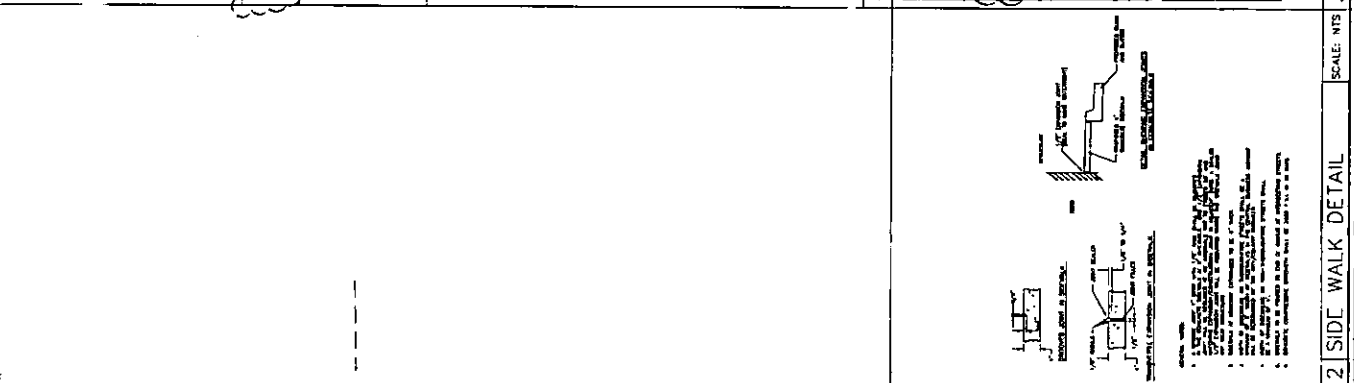
- CONDITIONAL NOTES**
1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS AND REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE.
  2. BUFFER AREAS WILL BE ENCLOSED IN ACCORDANCE WITH SECTION 15.309 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  3. BUILDINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 15.309 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  4. PAVED AREAS SHALL BE FINISHED TO MATCH THE CITY OF CHARLOTTE STANDARD FINISH.
  5. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
  6. EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH NEW TREES OF SIMILAR SPECIES AND SIZE.
  7. ALL PROPOSED TREES SHALL BE PLANTED WITHIN THE BUFFER AREAS.
  8. EXISTING TREES TO BE REMOVED SHALL BE REPLACED WITH NEW TREES OF SIMILAR SPECIES AND SIZE.
  9. NO SIGN WITH LETTERS IN BUFFER AREAS.
  10. OUTDOOR LIGHTS SHALL BE LIMITED TO 15 FEET.
  11. CONSTRUCTION TO PROVIDE GOOD NUMBER OF REQUIRED TREES.
  12. THE REAR YARD AND THE PLANTING WITHIN MUST BE MAINTAINED AND NOT USED FOR ANY OTHER PURPOSE.
  13. ALL UTILITIES TO BE UNDERGROUND.
  14. ALL UTILITIES TO BE UNDERGROUND.
  15. CONSTRUCTION TO PROVIDE GOOD NUMBER OF BUFFER AREAS.
  16. BUFFER AREAS SHALL BE MAINTAINED AND NOT USED FOR ANY OTHER PURPOSE.

**4 NOTES**

**SCALE: NTS**

EXISTING ZONING	R-1
PROPOSED ZONING	432-0
PROPOSED USE	FINE FURNITURE AND ANHQUES
PAVING AND REQUIRED OFF STREET PARKING	1 SPACE TO 600 SQ FT
PAVING AND REQUIRED OFF STREET PARKING	75
TYP. PARKING SPACE	8.5' x 18.5'
TYP. PARKING SPACE	18' x 18.5'
TOTAL SQUARE FOOTAGE EXISTING	1,430 SQ FT
HEIGHT OF EXISTING FACILITY	24'-0"
USE OF SIDEWALK FOR SIDEWALK	5'-0"
BACK SET BACK LINE	5'-0"
PLANTING STRIP	5'-0"

A FIRE HYDRANT IS LOCATED WITHIN THE SITE OF THE PROJECT. THE FIRE HYDRANT IS APPROX. 300' WEST FROM THE PROJECT.

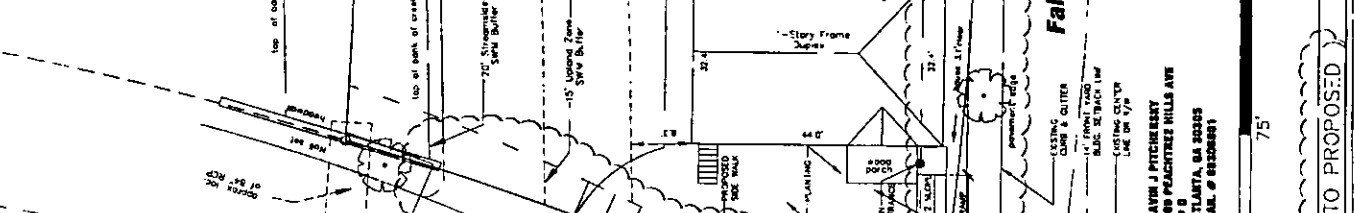


**KEVIN MASSEY AND  
 BALBENA MASSEY (M/M)  
 438 FAISON AVE.  
 CHARLOTTE, NC 28208  
 PAL. # 88280815**

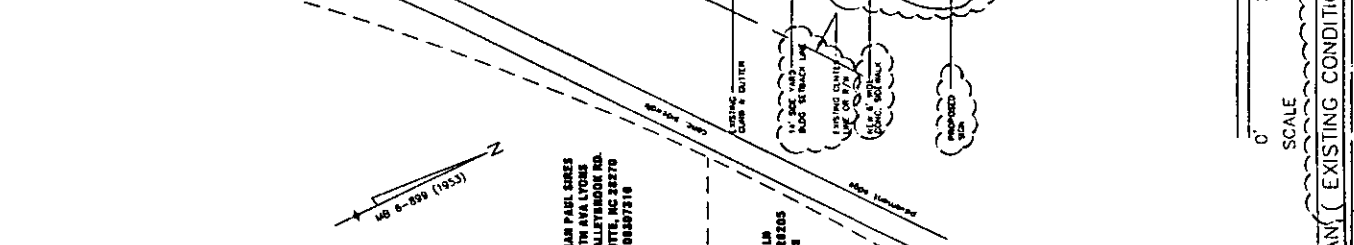
**JONATHAN PAUL SIKES  
 AND RUTH AYA LYONS  
 7448 VALLEYBROOK RD.  
 CHARLOTTE, NC 28270  
 PAL. # 88287216**

**GUY COBBEN  
 100 PEACHTREE HILLS AVE  
 # 8  
 ATLANTA, GA 30305  
 PAL. # 88287216**

**REXTON D. MARTIN JR.  
 WIFE C. MARIE MARTIN  
 2878 ALANTIGUES LN.  
 CHARLOTTE, NC 28216  
 PAL. # 88280815**



**1 SITE PLAN (EXISTING CONDITIONS NO CHANGES TO PROPOSED)**  
 SCALE: NTS



**2 SIDE WALK DETAIL**  
 SCALE: NTS