



VICINITY MAP NOT TO SCALE

**APPROVED BY
CITY COUNCIL**

JUN 16 2014



- LEGEND**
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - OH OVERHEAD POWER
 - OH 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

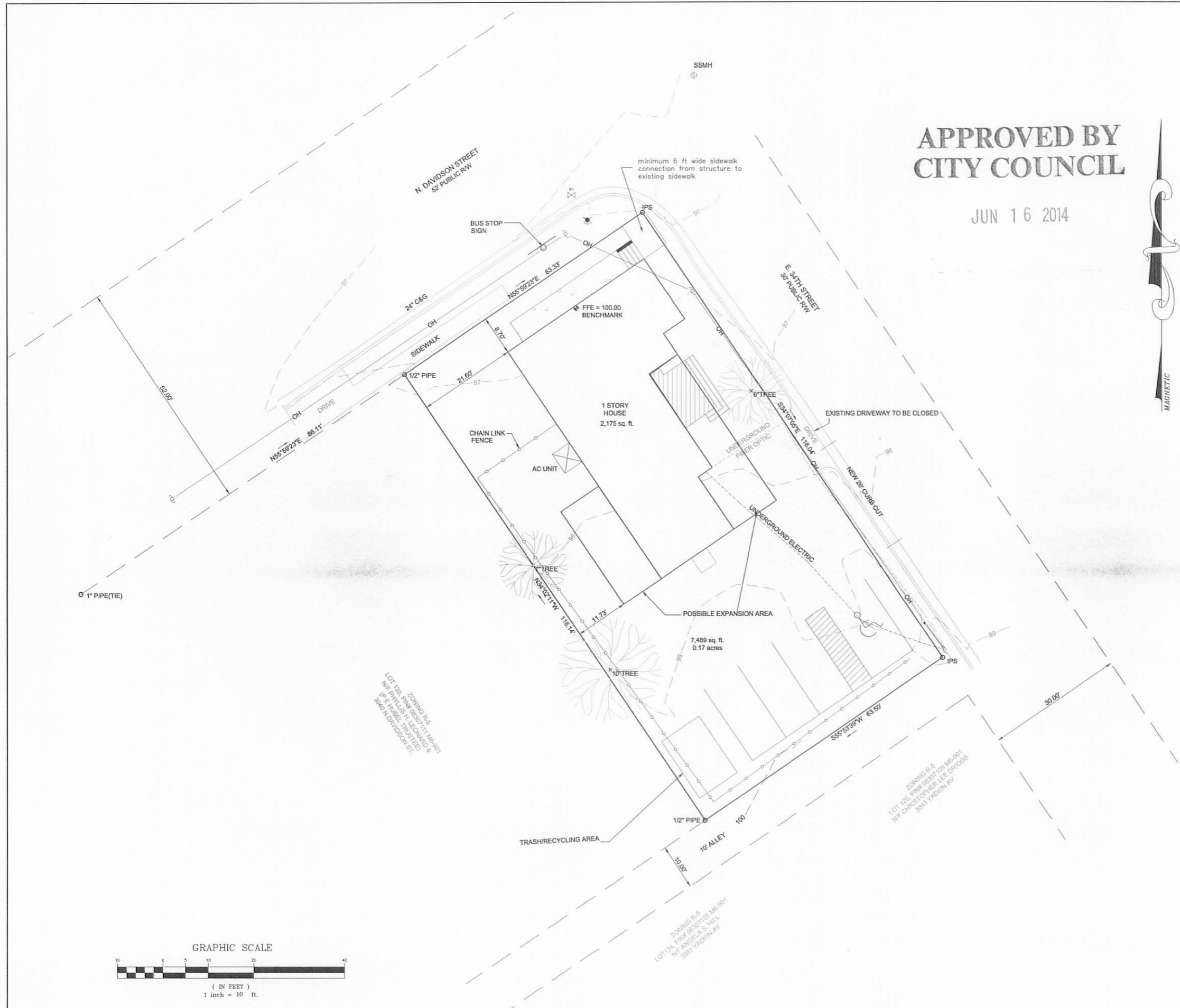
OPTIONAL PROVISIONS

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 :

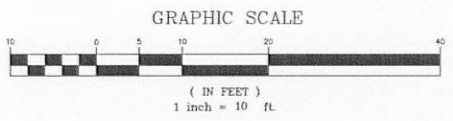
1. This drawing is in support of a Rezoning Application for Lot 129 of the Highland Park Co. MFG. Property.
2. Existing building will remain and will retain Residential character including any additions or expansions.
3. Exterior lighting will be of Residential character.
4. Trash & recycling area will 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 meet setback and yard requirements.
7. Trash & recycling will be handled by roll out service only.



ZONING R/S
N/F PINE HILLS HILL LEONARD'S
60 E. FIBER TRUSTED
3401 N. DAVIDSON ST.

ZONING R/S
N/F CHRISTOPHER LEE DRIGGS
3043 YAKIN AV.

ZONING R/S
N/F ANGELA S. HILL
3037 YAKIN AV.



SITE PLAN
3046 N. DAVIDSON STREET
LOT 129,
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) 573-0112
FIRM LICENSE No. C-2350

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



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Area B
FOR PUBLIC HEARING

North Davidson Street
Re-Zoning

CHARLOTTE
NORTH CAROLINA

APPROVED BY
CITY COUNCIL

JUN 16 2014

EXISTING ZONING-R-5
REQUESTED ZONING-TOD-MO
OPTIONAL PROVISIONS

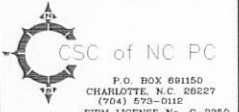
1. Reduce required 14 foot setback along North Davidson St. to 12 feet to accommodate existing porch.
2. Allow existing four-foot sidewalk and four-foot planting strip along North Davidson st. to remain.
3. Allow existing streetscape along North Davidson St. to remain.

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.

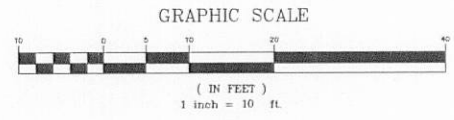
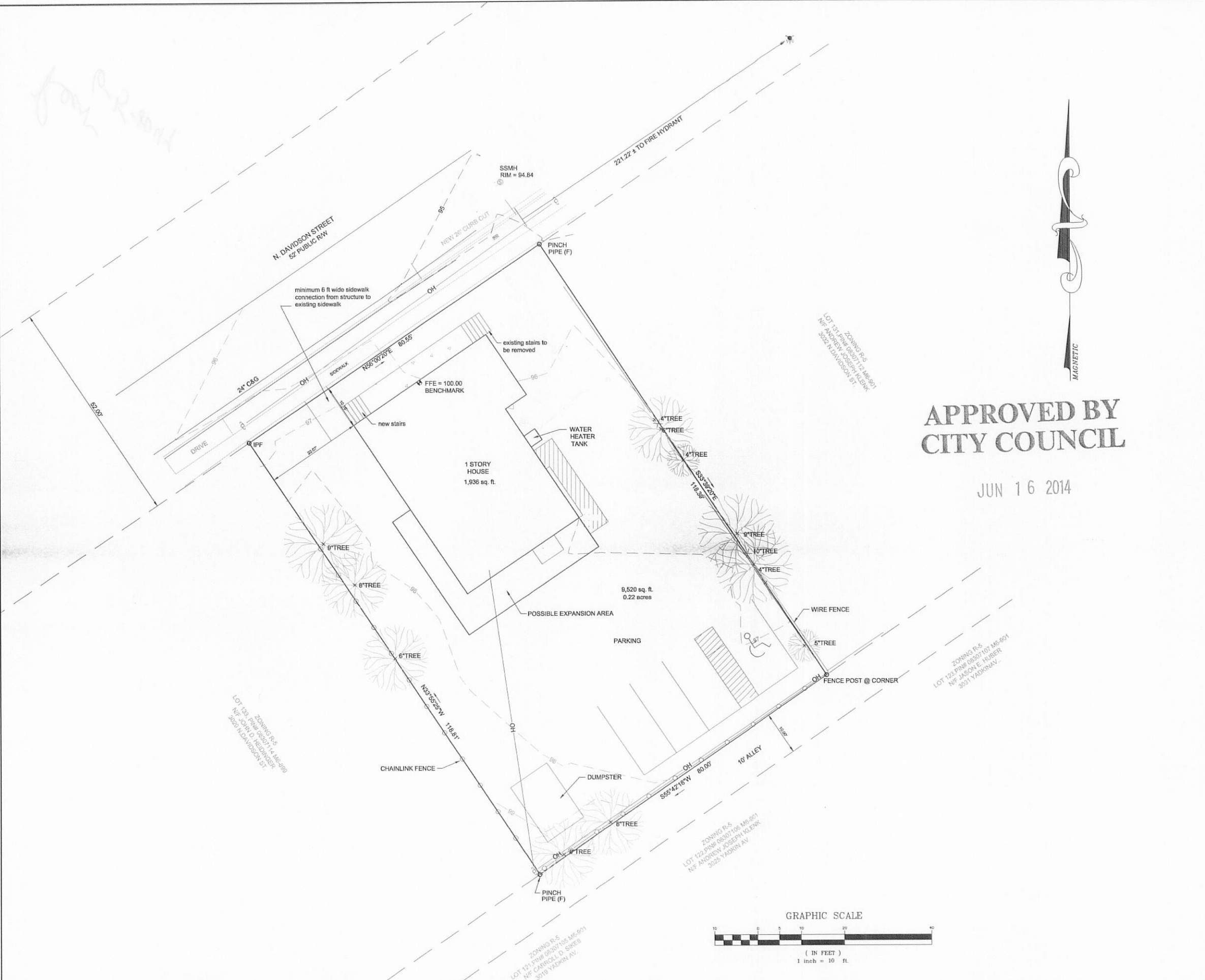
SITE DATA
3024 N. DAVIDSON STREET
LOT 132
CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
WAJAHAT & FERAH SYED



P. O. BOX 681150
CHARLOTTE, N. C. 28227
(704) 573-0115
FIRM LICENSE No. C-2350

DATE: MAY 20, 2014 JOB No: 011484-04-14 DRAWN BY: MS



ZONING R-5
LOT 121 PIN# 08307106 MS-801
NF CARROLL D. SVICKS
3019 YADKIN AV.

ZONING R-5
LOT 122 PIN# 08307107 MS-801
NF ANDREW JOSEPH VALENK
3025 YADKIN AV.

ZONING R-5
LOT 123 PIN# 08307107 MS-801
NF JASON E. HUBER
3031 YADKIN AV.

ZONING R-5
LOT 131 PIN# 08307112 MS-801
NF ANDREW JOSEPH VALENK
3022 N. DAVIDSON ST.

ZONING R-5
LOT 135 PIN# 08307114 MS-801
NF JOHN D. REISINGER
3023 N. DAVIDSON ST.

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