HIGHLAND PARK MILL NO. 3

SITE SUMMARY:

TAX PARCEL NUMBER:	083-078-01
SITE AREA:	9.292 AC
EXISTING ZONING:	I-1
PROPOSED ZONING:	MUDD-O *
EXISTING USE:	OFFICE AND WAREHOUSE
PROPOSED USE:	MIXED USE: OFFICE, RETAIL & RESIDENTIAL

GROSS BUILDING AREA:
- EXISTING: 255,800 SF
- PORTION TO BE REMOVED: 46,200 SF
- PROPOSED ADDITION: 10,800 SF

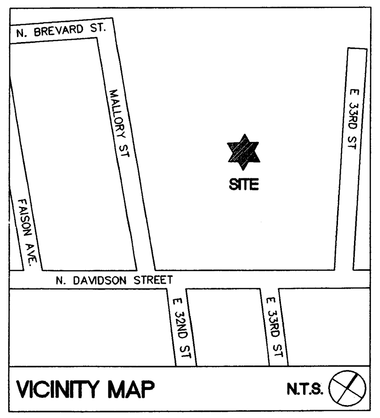
TOTAL PROPOSED BUILDING AREA: 230,400 SF

SQUARE FOOTAGE REQUIREMENTS:
- RETAIL/OFFICE: 10,000 SF (MIN.)
- RESIDENTIAL: 220 UNITS (MAX.N1000 SF OF COMMERCIAL = 1 UNIT RESIDENTIAL)

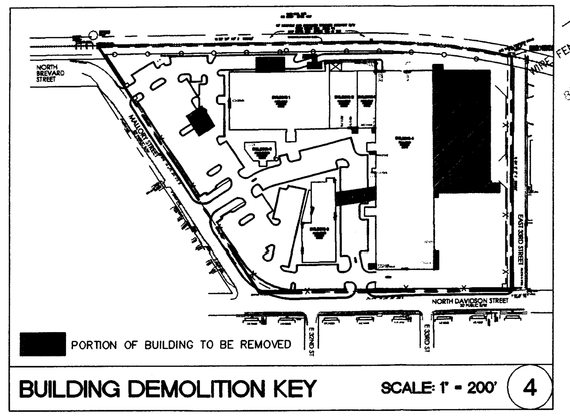
BUILDING HEIGHT:
- EXISTING: 33' TO 44' TOP OF ROOF FOR MILL; ± 82' TOP OF ROOF FOR TOWER
- PROPOSED: NOT TO EXCEED 38' TOP OF ROOF

PARKING SUMMARY:
PROVIDED: 399 SPACES (APPROXIMATELY)
REQUIRED: PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.8507.
NOTE: IF FURTHER COMMERCIAL SPACE IS CONVERTED TO RESIDENTIAL UNITS, PETITIONER SHALL BE PERMITTED TO RECONFIGURE THE PARKING LOT (LAYOUT AND GRADING) DUE TO REDUCTION OF PARKING SPACES AND SUBMIT TO CMPC FOR ADMINISTRATIVE APPROVAL. PETITIONER WILL MAINTAIN MUDD MINIMUM PARKING REQUIREMENTS.

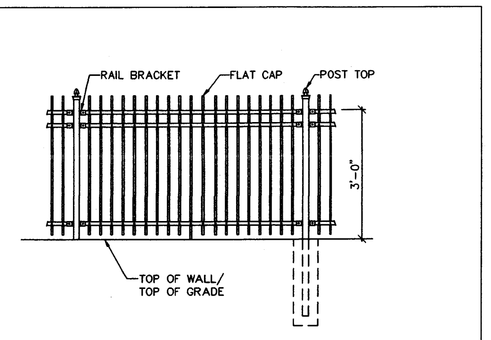
* **OPTIONS FOR MUDD-O**
1. MAINTAIN AND IMPROVE EXISTING PARKING BETWEEN BUILDING AND PUBLIC STREET RIGHT-OF-WAY AND ADD PARKING BETWEEN BLDG. 4 AND E. 33RD STREET.
2. ALLOW USE OF 3.0' DECORATIVE FENCE IN LEIU OF SCREENING PARKING LOT PER SECTION 12.303
3. ALLOW CONSTRUCTION OF DETACHED SIGNS AT MALLORY STREET AND DAVIDSON STREET AS INDICATED ON PLAN.
4. ALLOW 6' MIN PLANTING STRIP ALONG A PORTION OF N. DAVIDSON ST. (SEE DEV. NOTE #3)
5. ALLOW UP TO 100 SF OF SIGN AREA FOR EACH OF THE FOUR SIDES OF THE MAIN TOWER FOR OVERALL PROJECT IDENTIFICATION. ALL OTHER TENANTS ARE REQUIRED TO ADHERE TO PERMITTED SIGNAGE.



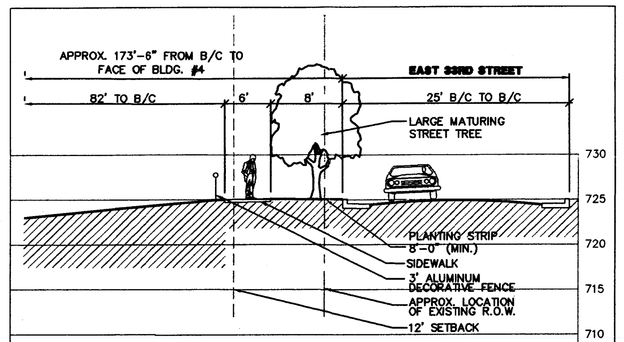
VICINITY MAP N.T.S.



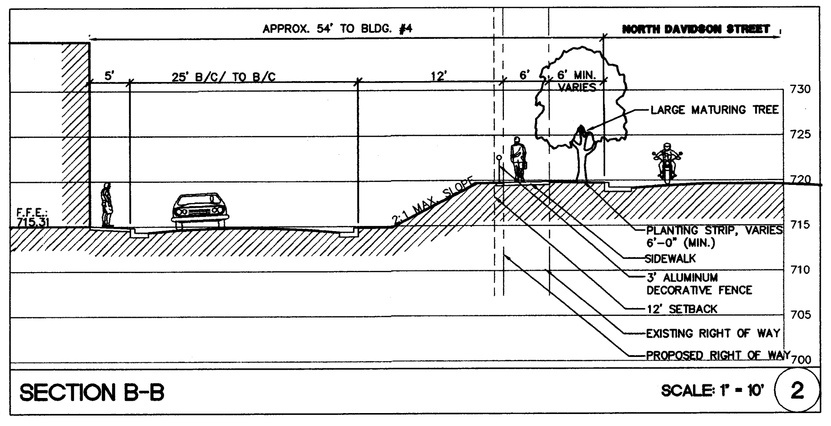
BUILDING DEMOLITION KEY SCALE: 1" = 200' (4)



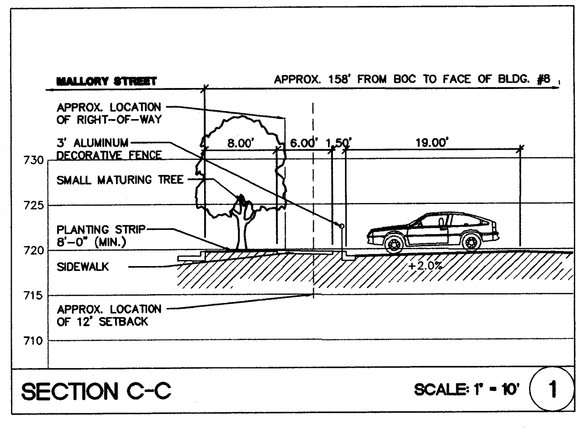
DECORATIVE FENCE DETAIL SCALE: N.T.S. (5)



SECTION A-A SCALE: 1" = 10' (3)



SECTION B-B SCALE: 1" = 10' (2)



SECTION C-C SCALE: 1" = 10' (1)

DEVELOPMENT NOTES:

1. ALL PLANTING STRIPS (BETWEEN SIDEWALK & BACK OF CURB) SHALL BE 8' MIN. EXCEPT AS NOTED IN DEVELOPMENT NOTE #3 BELOW.
2. ALL EXISTING DRIVEWAY CUTS NOT TO BE USED FOR THE PROPOSED DEVELOPMENT ALONG THE FRONTAGE OF THIS SITE ON NORTH DAVIDSON STREET, MALLORY STREET, AND EAST 33RD STREET SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK.
3. THE DEVELOPMENT SHALL MEET THE CITY OF CHARLOTTE TREE ORDINANCE. THE PETITIONER WILL PROVIDE AN 8' PLANTING STRIP WHICH OMITS SUBSURFACE DRAINAGE AND IRRIGATION, OR, A 6' PLANTING STRIP WHICH INCLUDES IRRIGATION AND SUBSURFACE DRAINAGE, ALONG NORTH DAVIDSON BLVD.
4. HIGHLAND PARK MILLS No. 3 IS LISTED (BUILDING AND SITE) IN THE NATIONAL HISTORIC REGISTER. THE ENTIRE SITE, BUILDING EXTERIOR AND INTERIOR IMPROVEMENTS, ARE SUBJECT TO LANDMARKS COMMISSION, STATE AND NATIONAL HISTORIC AGENCY APPROVALS. FINAL CONFIGURATIONS MAY VARY ACCORDING TO THOSE FINAL APPROVALS. IMPROVEMENTS TO THE EXTERIOR OF BUILDING MAY INCLUDE PAINTING AND WINDOW REPLACEMENT WITH CLEAR LOW-E GLASS, BUT MUST BE APPROVED BY THE HISTORIC LANDMARKS COMMISSION, STATE AND NATIONAL HISTORIC AGENCIES.
5. EXISTING OVERHEAD UTILITY LINES SHALL REMAIN.
6. GATES SHALL NOT BE INSTALLED WHICH WOULD RESTRICT PEDESTRIAN ACCESS TO THE SITE.
7. DETACHED SIGNAGE SHALL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE, EXCEPT AS NOTED ABOVE (OPTIONS FOR MUDD-O).
8. CONSTRUCTION AND DEVELOPMENT FOR THIS PROPERTY WILL BE PHASED. ONLY PROPOSED IMPROVEMENTS ASSOCIATED WITH EACH PHASE WILL BE IMPLEMENTED.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: OCTOBER 24, 2001
BY: MARTIN R. CRAMTON, JR.

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HIGHLAND PARK MILL #3

HIGHLAND MILLS, LLC

LEGEND

SYMBOL
- LARGE MATURING TREE
- SMALL MATURING TREE
- DECORATIVE FENCING
- SPECIAL PAVING
- CONCRETE SIDEWALK

FOR PUBLIC HEARING
PETITION NO. 01-037

SITE PLAN

PROJ. #:2365 DATE: 05/03/00 REVISED: 10/18/01, 04/16/01, 08/15/01 SCALE: 1"=30'
0 15 30 60