

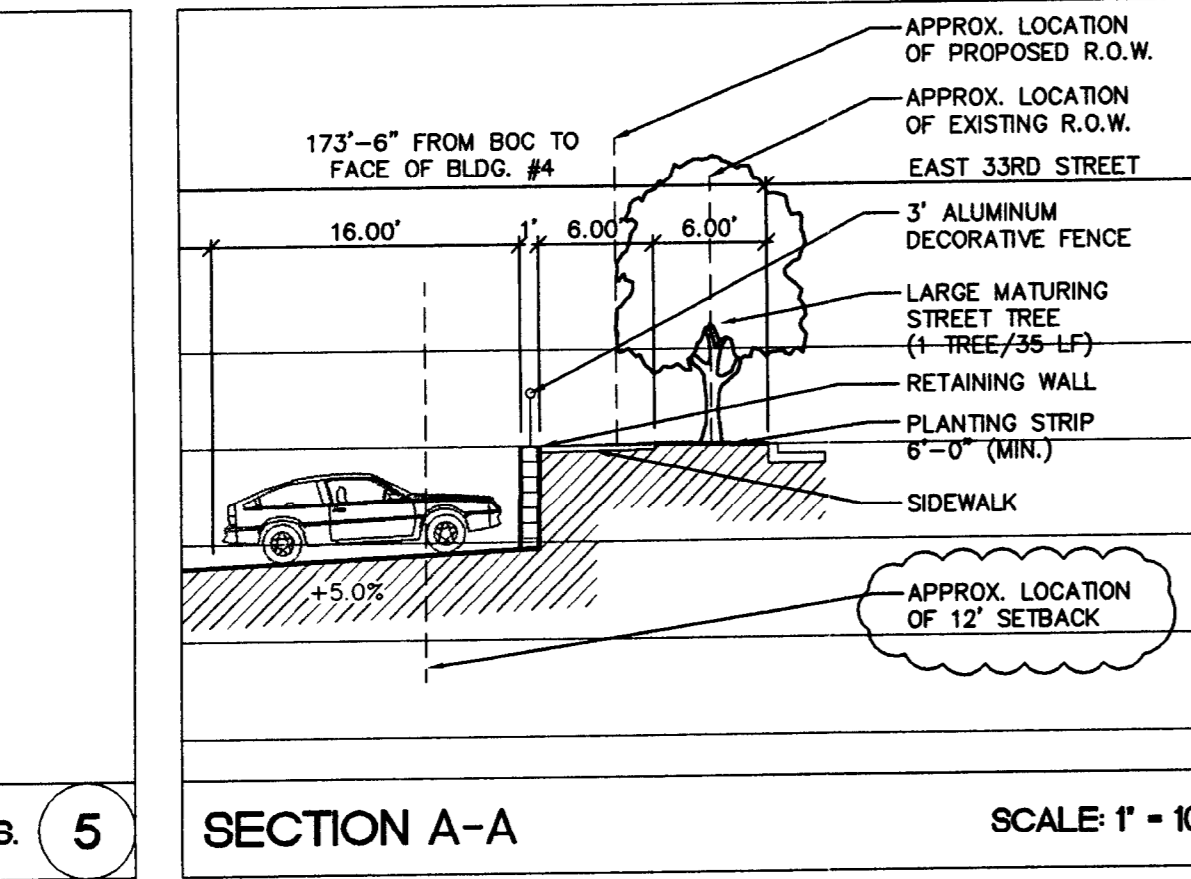
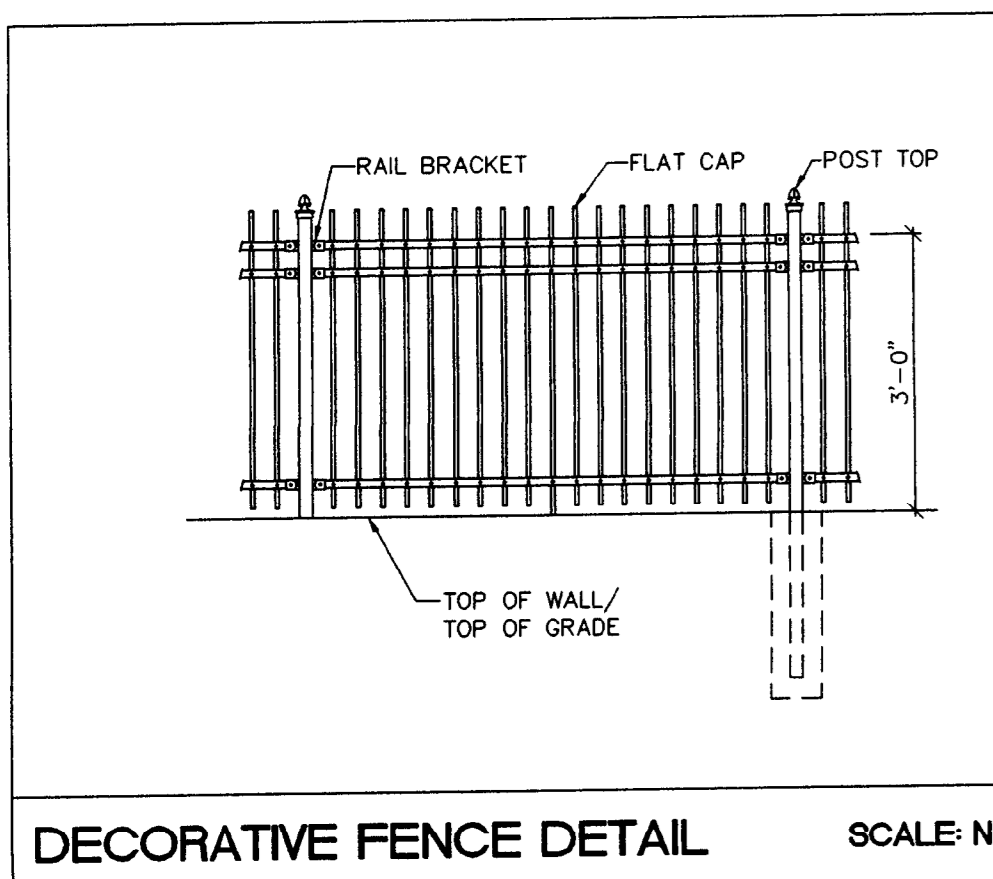
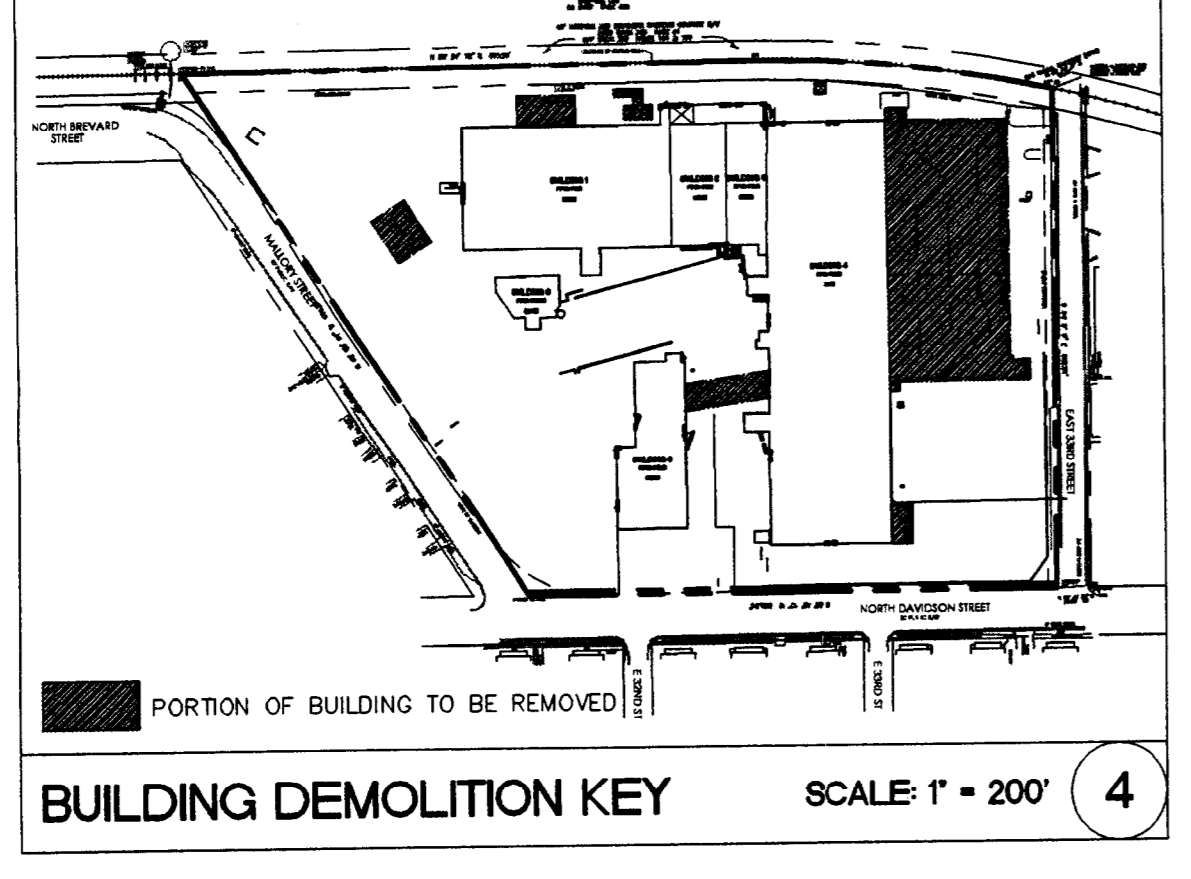
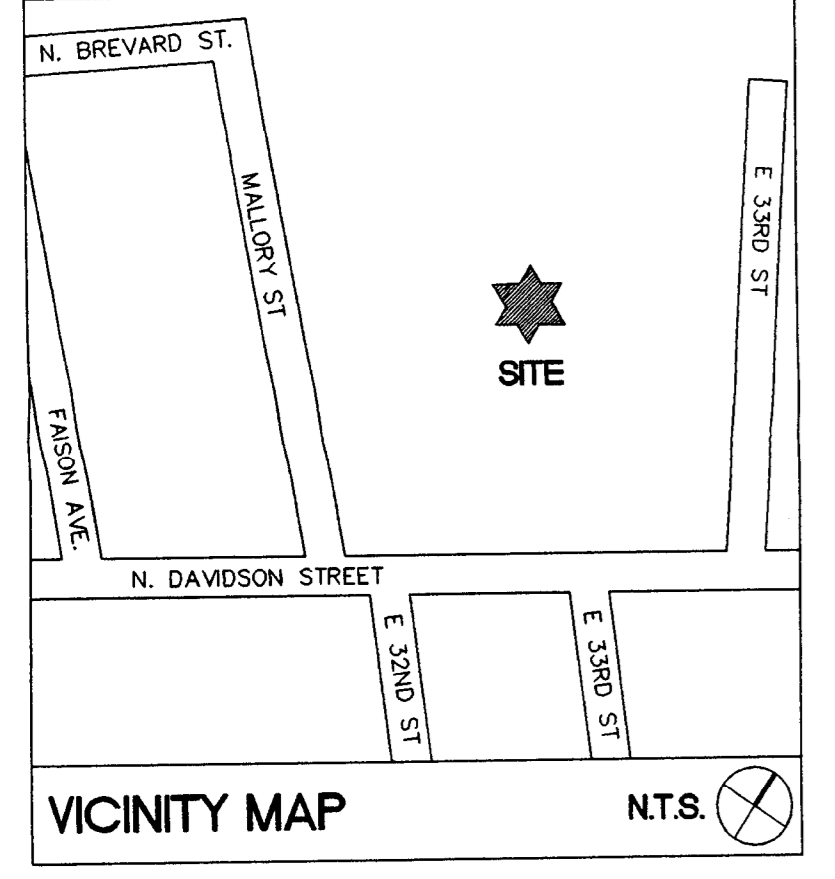
**HIGHLAND PARK MILL NO. 3**

**SITE SUMMARY:**

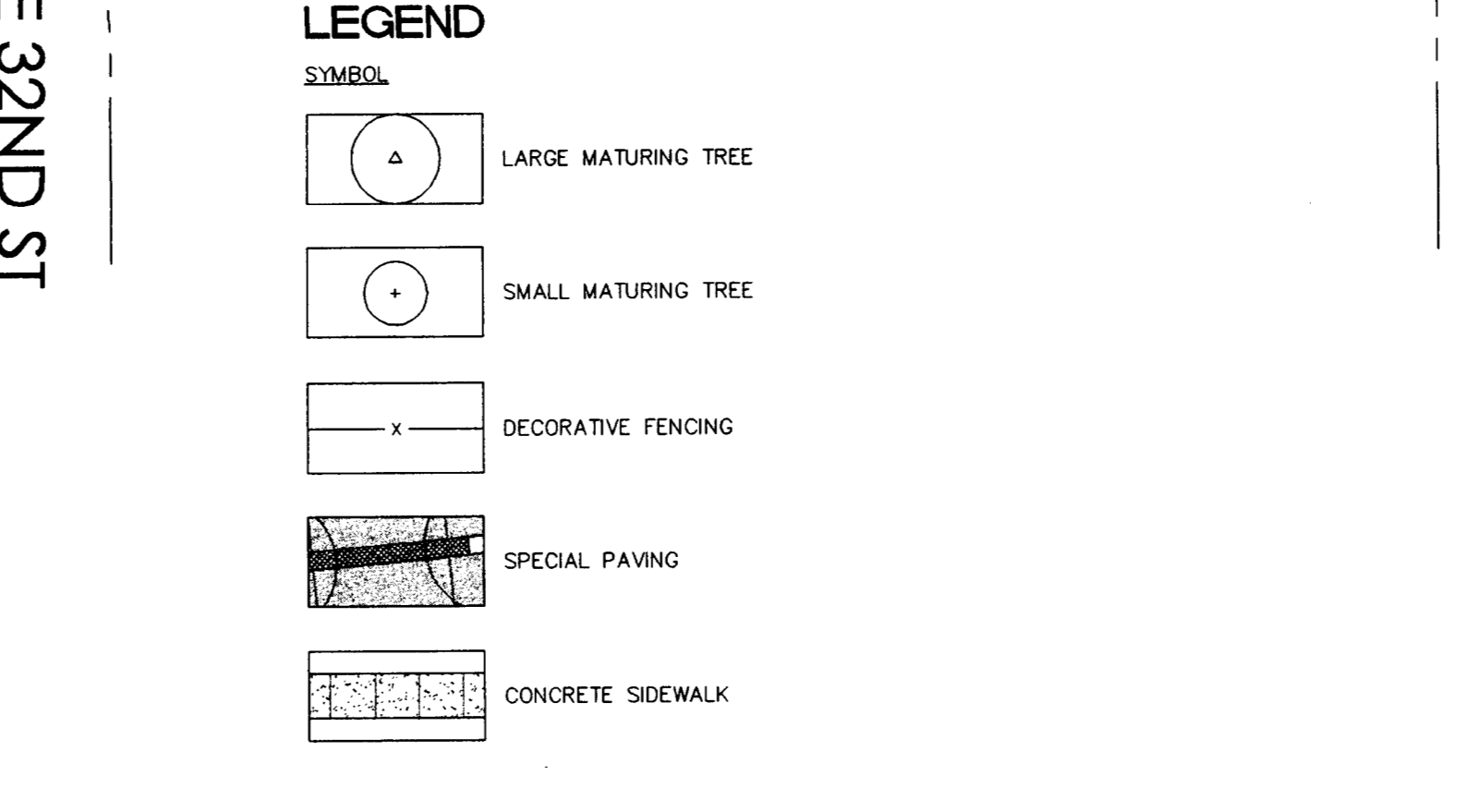
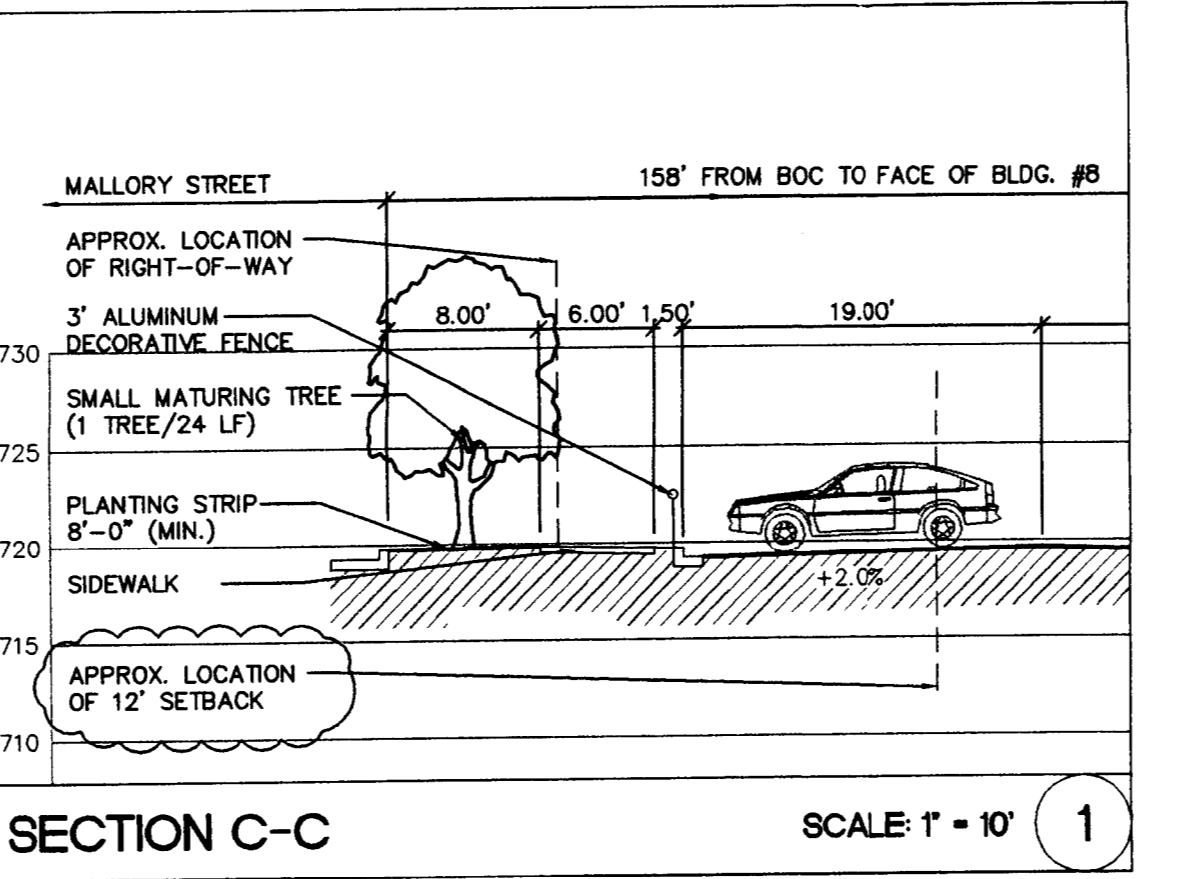
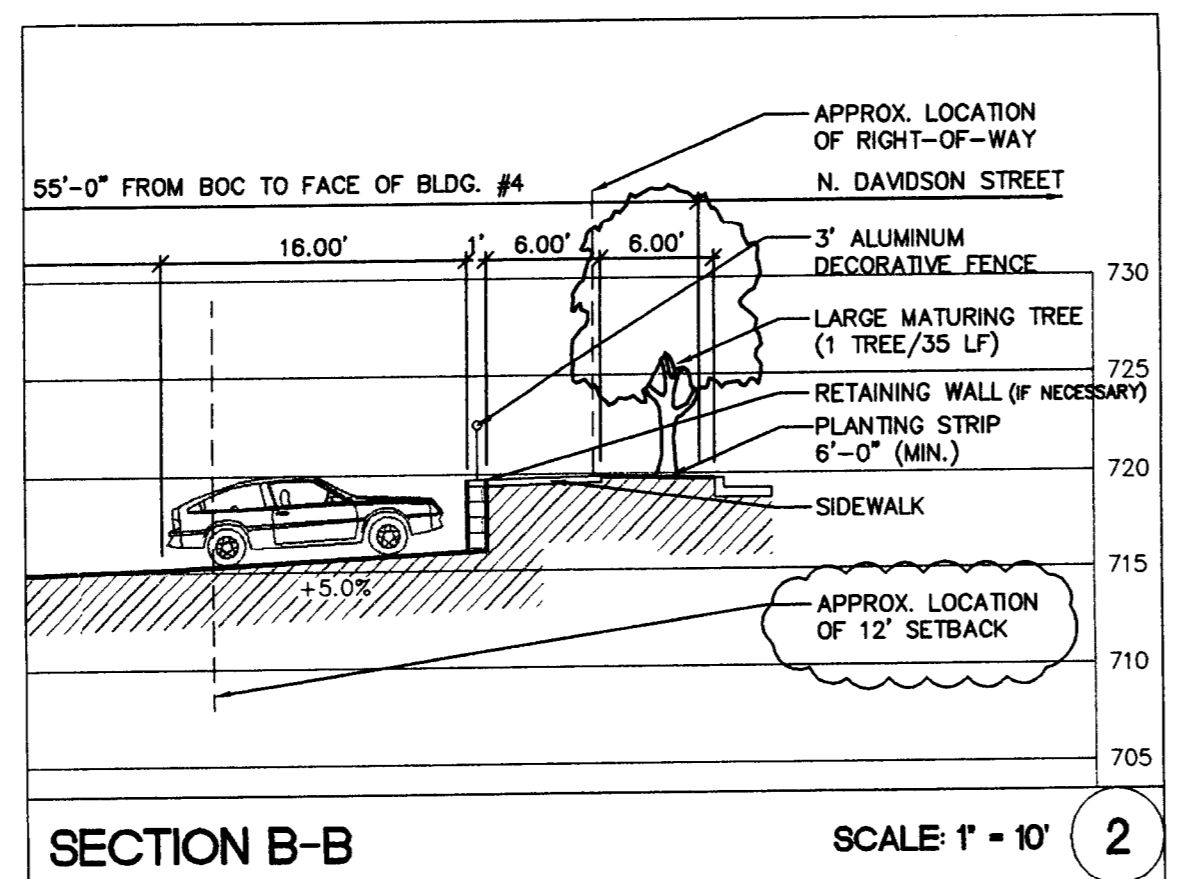
TAX PARCEL NUMBER:	083-078-01
SITE AREA:	9.292 AC
EXISTING ZONING:	I-1
PROPOSED ZONING:	MUDD-O*
EXISTING USE:	OFFICE AND WAREHOUSE
PROPOSED USE:	MIXED USE: OFFICE, RETAIL, & RESIDENTIAL
GROSS BUILDING AREA:	285,800 SF
EXISTING PORTION TO BE REMOVED:	48,200 SF
PROPOSED ADDITION:	10,000 SF
TOTAL PROPOSED BUILDING AREA:	230,400 SF
BUILDING HEIGHT:	33' TO 44' TOP OF ROOF FOR MILL
EXISTING:	2-82'
PROPOSED:	NOT TO EXCEED 38'

**PARKING SUMMARY:**  
 PROVIDED: 546 SPACES (APPROXIMATELY)  
 REQUIRED: PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.8507  
 OF ALL OF THE 50 RESIDENTIAL UNITS ARE CONSTRUCTED THE PETITIONER SHALL REDUCE THE PARKING BETWEEN BLDG. 4 AND E. 33RD STREET BY ONE ROW (APPROX. 36 SPT) TO INCREASE THE DISTANCE FROM BLDG. 4 TO THE PARKING LOT AND THE DISTANCE BETWEEN E. 33RD STREET AND THE PARKING LOT. ADDL. SPACES MAY ALSO BE DELETED ALONG N. DAVIDSON STREET IF ECONOMICALLY FEASIBLE. IF LESS THAN 50 RESIDENTIAL UNITS ARE CONSTRUCTED, PARKING SPACES WILL BE REDUCED AT AN APPROPRIATE RATE OF 72 SPACES PER UNIT. PETITIONER SHALL BE PERMITTED TO RECONFIGURE THE PARKING LOT (LAYOUT AND GRADING) DUE TO THE REDUCTION OF SPACES AND SUBMIT TO CMPC FOR ADMINISTRATIVE APPROVAL.

- \* 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' DECORATIVE FENCE IN LIEU 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 N. DAVIDSON AND E. 33RD STREETS (SEE REV. 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.



- DEVELOPMENT NOTES:**
1. ALL PLANTING STRIPS (BETWEEN SIDEWALK & BACK OF CURB) LESS THAN 8' WIDE SHALL BE IRRIGATED AND SUBDRAINAGE WILL BE PROVIDED.
  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 MUST BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK.
  3. THE DEVELOPMENT SHALL MEET THE CITY OF CHARLOTTE TREE ORDINANCE. THE PETITIONER TO REQUEST A STAFF MODIFICATION TO THE TREE ORDINANCE TO ALLOW FOR A 6' MINIMUM PLANTING STRIP DUE TO SPACE LIMITATIONS.
  4. HIGHLAND PARK MILL 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 THESE 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. IRRIGATION AND SUBDRAINAGE WILL BE PROVIDED IN PLANTING STRIPS LESS THAN 8' WIDE ON E. 33RD, N. DAVIDSON, AND MALLORY STREET.
  7. GATES SHALL NOT BE INSTALLED WHICH WOULD RESTRICT PEDESTRIAN ACCESS TO THE SITE.
  8. DETACHED SIGNAGE SHALL COMPLY WITH THE CITY OF CHARLOTTE SIGN ORDINANCE, EXCEPT AS NOTED ABOVE. (OPTIONS FOR MUDD-O)
  9. CONSTRUCTION AND DEVELOPMENT FOR THIS PROPERTY WILL BE PHASED. ONLY PROPOSED IMPROVEMENTS ASSOCIATED WITH EACH PHASE WILL BE IMPLEMENTED.



APPROVED BY CITY COUNCIL  
 DATE 4/17/21

**HIGHLAND PARK MILL #3**  
**HIGHLAND MILLS, LLC**

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 Landscape Architecture  
 Civil Engineering  
 Urban Design  
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 Fax 704.376.7851

01-37  
 4-9-01

2001-037

FOR PUBLIC HEARING  
 PETITION NO. 01-037  
 SITE PLAN

PROJ # 2041 DATE: 05/03/00 REVISED: 04/04/01 SCALE: 1"=30'