

TIMOTHY S MASSA
L126 M6-901
DB.13779 PG.25.3
PIN# 08308302
3101 YADKIN AVE.
ZONED R-5

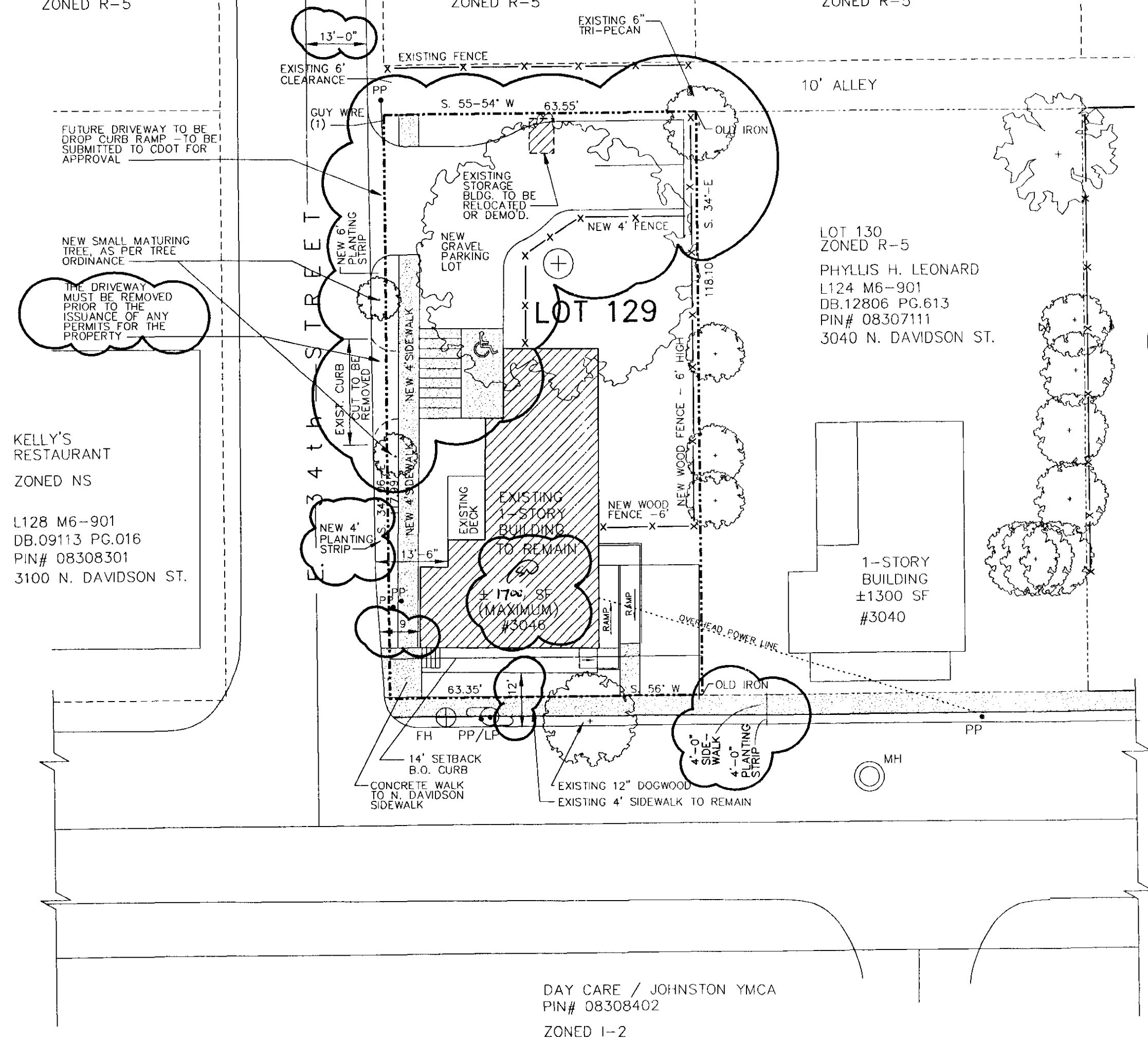
CHRISTOPHER LEE DRIGGS
L125 M6-901
DB.08772 PG.45.3
PIN# 08307109
3043 YADKIN AVE.
ZONED R-5

DARRYL E. HILL
L124 M6-901
DB.09140 PG.600
PIN# 08307108
3037 YADKIN AVE.
ZONED R-5

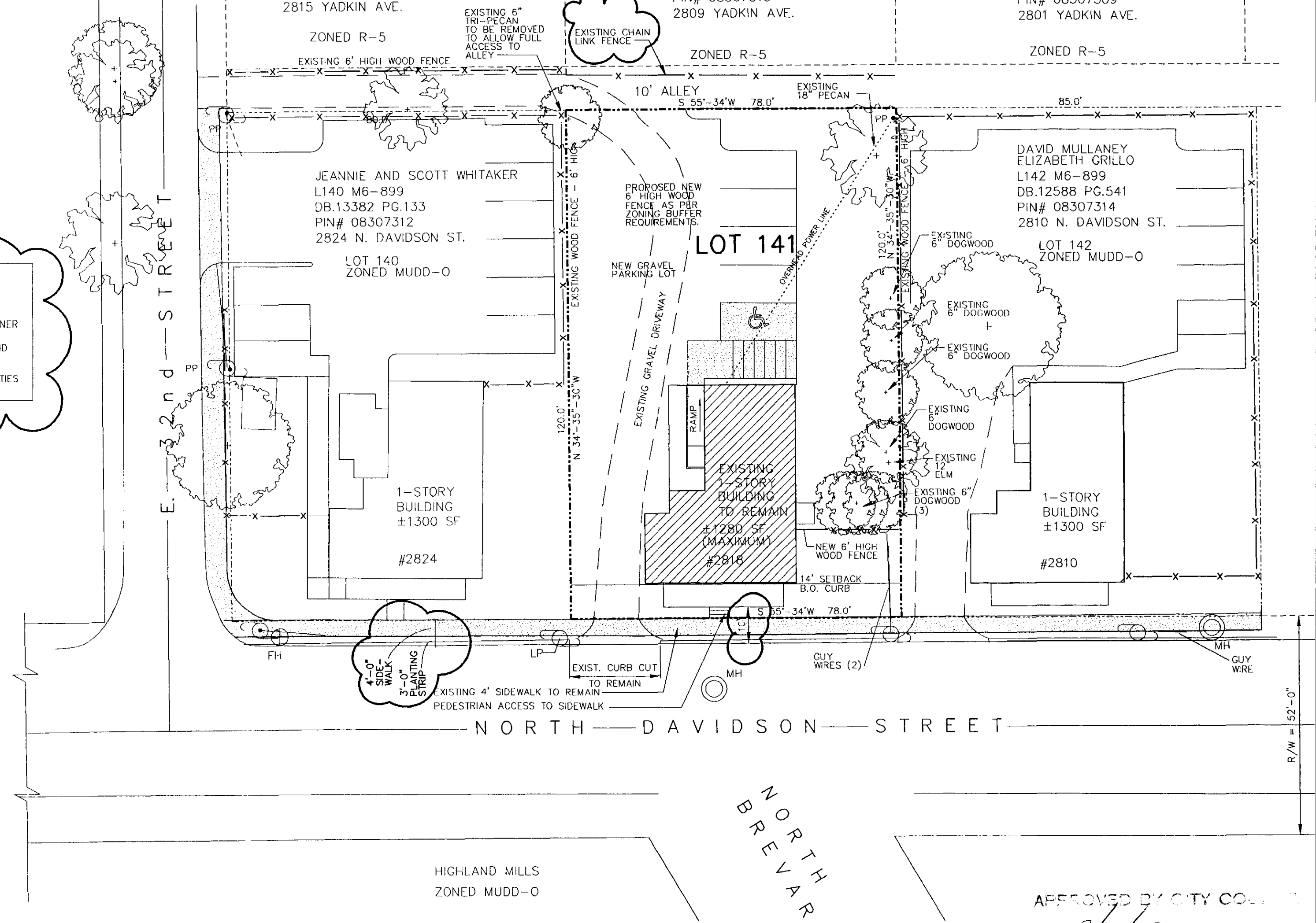
CHRISTOPHER HAFNER
L114 M6-899
DB.10403 PG.231
PIN# 08307311
2815 YADKIN AVE.
ZONED R-5

ARBA PECK III
L113 M6-899
DB.4438 PG.649
PIN# 08307310
2809 YADKIN AVE.
ZONED R-5

CLIEDITH P. TAYLOR
L112 M6-899
DB.7831 PG.337
PIN# 08307309
2801 YADKIN AVE.
ZONED R-5



NOTE:
1. THE PETITIONERS WILL ALLOW IMPROVEMENTS TO THE ALLEY TO OCCUR FOR BOTH OF THE LOTS. FOR LOT 129 THE PETITIONER WILL GRANT DRIVE FROM THE ALLEY EAST OF LOT 129 TO THE ALLEY AND PLACE IT ON THE PROPERTY.
2. EXISTING FENCES ABUTTING ALLEYS ON THE SUBJECT PROPERTIES WILL BE REMOVED.



LOT 141
SITE DATA

JEANNIE AND SCOTT WHITAKER
2818 NORTH DAVIDSON STREET
L141 M6-899
PIN#: 083073130
EXISTING ZONING: R-5
REQUESTED ZONING: MUDD-O
-PROPOSED USE: OFFICE / STUDIO
-1,280 TOTAL SQ FT, MAXIMUM
-3 PARKING SPACES REQD.-
(4 STANDARD/1 HC PROVIDED)
-TOTAL ACREAGE OF SITE - .22 ACRE

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 4' PEDESTRIAN ACCESS; REQUEST REDUCTION OF THE 14' SETBACK. EXISTING SETBACK OF 2'-0".
MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 30 LINEAR FEET, IN 6' PLANTING STRIP
-REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
-URBAN FORESTRY WILL WORK WITH PETITIONER TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENT (5% SHOULD BE LANDSCAPED)

MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET
-REQUEST A MODIFICATION OF THE TREE REQUIREMENTS DUE TO SITE CONSTRAINTS.

MUDD REQUIREMENT: 14' SETBACK FROM BACK OF CURB
-REQUEST EXISTING PORCH ON BUILDING ENCROACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB 4'; EXISTING PORCH IS 10' FROM CURB

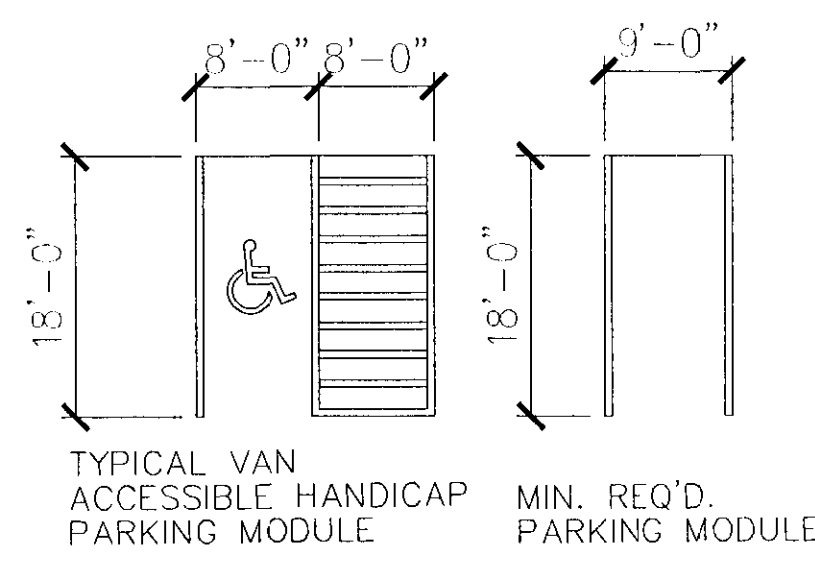
MUDD REQUIRES 26' WIDE DRIVEWAY CONNECTION
-REQUEST USE OF EXISTING DRIVE AND CURB CUT ON NORTH DAVIDSON STREET, DUE TO SITE CONSTRAINTS

GENERAL NOTES

- THIS DRAWING IS IN SUPPORT OF A REZONING APPLICATION FOR LOTS 129 AND 141 OF THE HIGHLAND PARK CO. MFG. PROPERTY. THE LOTS FOR REZONING ARE INDICATED BY DIAGONAL HATCHING ON THE OUTLINE OF THE EXISTING BUILDING ON THOSE TWO PROPERTIES.
- EXISTING BUILDINGS WILL REMAIN AND WILL RETAIN RESIDENTIAL CHARACTER
- EXTERIOR LIGHTING WILL BE OF A RESIDENTIAL CHARACTER AND INSTALLED TO MINIMIZE POLLUTION TO SURROUNDING RESIDENTIAL PROPERTIES
- PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE PROJECT FRONTAGE ALONG NORTH DAVIDSON STREET AND EAST 34TH STREET.
- IF DUMPSTERS ARE REQUIRED BY TENANT(S), THEY WILL BE SCREENED ACCORDING TO ZONING REQUIREMENTS WITH AN ENCLOSURE AND A GATE.
- EXISTING 4' WIDE SIDEWALKS ALONG NO. DAVIDSON ST. WILL REMAIN
- 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.
- A HARDSCAPE PATH WILL BE PROVIDED AT HANDICAPPED PARKING AREAS, AND ACCESS THE BUILDING WITH ALL REQUIRED CLEARANCES AND SLOPES TO MEET ADA
- THE FUTURE DRIVEWAY CONNECTION ON EAST 34 STREET WILL BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- 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
- URBAN FORESTRY WILL WORK WITH PETITIONER TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENT (5% SHOULD BE LANDSCAPED), TREES 6 INCHES IN CALIPER OR GREATER WILL REMAIN AS SHOWN.
- USES PERMITTED BY RIGHT IN THE MUDD DISTRICT WILL BE PERMITTED, EXCLUDING AUTOMOTIVE SERVICE STATIONS AND CONVENIENT STORES, ADULT ESTABLISHMENTS, CAR WASHES, RESTAURANTS WITH DRIVE-THRU WINDOWS.

LEGEND

- FH = FIRE HYDRANT
- MH = MANHOLE
- CB = CATCH BASIN
- CP = CATCH POLE
- LP = LIGHT POLE



LOT 129
SITE DATA

JEANNIE AND SCOTT WHITAKER
3046 NORTH DAVIDSON STREET
L129 M6-901
PIN#: 08307110
EXISTING ZONING: R-5
REQUESTED ZONING: MUDD-O
-PROPOSED USE: POTTERY STUDIO & RESIDENCE
-1,700 SQ FT, MAXIMUM
-3 PARKING SPACES REQD.-
(2 STANDARD/1 HC PROVIDED)
-TOTAL ACREAGE OF SITE - .17 ACRE

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 4' PEDESTRIAN ACCESS; REQUEST REDUCTION OF THE 14' SETBACK. EXISTING SETBACK OF 3'-4".
MUDD REQUIRES STREETSCAPE WITH SMALL MATURING TREES 1 PER 30 LINEAR FEET, IN 6' PLANTING STRIP
-REQUEST, DUE TO SITE CONSTRAINTS, THAT EXISTING TREES WILL SUFFICE.
-URBAN FORESTRY WILL WORK WITH PETITIONER TO MEET THE INTENT OF THE TREE ORDINANCE REQUIREMENT (5% SHOULD BE LANDSCAPED)

MUDD REQUIRES STREETSCAPE WITH LARGE MATURING TREES 1 PER 34 LINEAR FEET
-REQUEST A MODIFICATION OF THE TREE REQUIREMENTS DUE TO SITE CONSTRAINTS.

MUDD REQUIREMENT: 14' SETBACK FROM BACK OF CURB
-REQUEST EXISTING PORCH ON BUILDING ENCROACH INTO 14' SETBACK REQUIRED FROM BACK OF CURB 2'; EXISTING PORCH IS 12'-0" FROM CURB

MUDD REQUIRES 26' WIDE DRIVEWAY CONNECTION
-REQUEST USE OF EXISTING DRIVE AND CURB CUT ON NORTH DAVIDSON STREET, DUE TO SITE CONSTRAINTS

APPROVED BY CITY COMMISSION
DATE 9/13/03

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FOR PUBLIC HEARING

North Davidson Street Re-Zoning #2003-66

CHARLOTTE NORTH CAROLINA

S.J. Whitaker

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Project Number: 03004
Created By: csa
New Date: APRIL 22, 2003
Revisions:

CMPC COMMENTS JUNE 17, 2003
CMPC COMMENTS AUGUST 14, 2003

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SITE PLAN Z.100

SHEET NUMBER