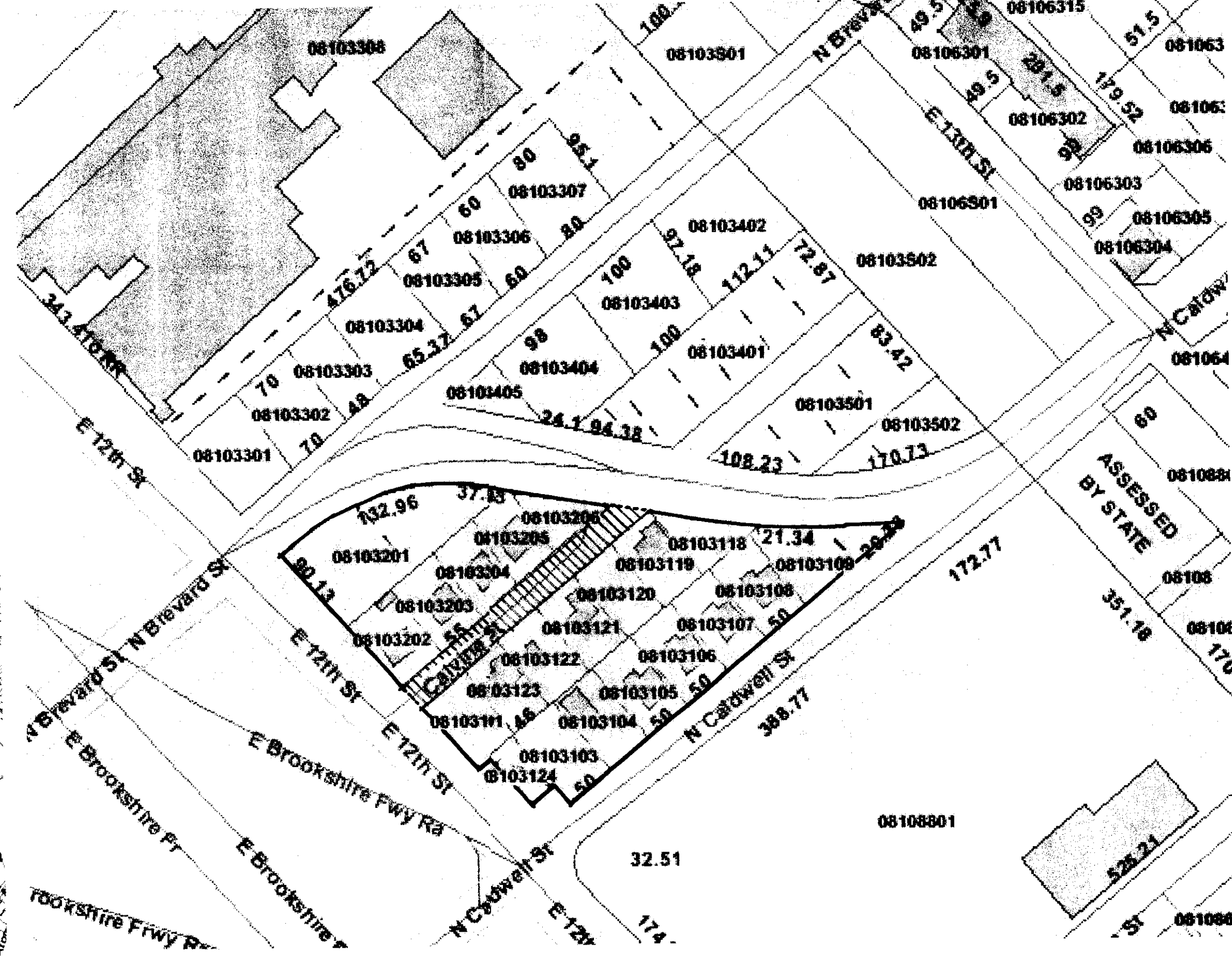


Vicinity Map



Technical Site Plan

**Bilbro Parcels**

Property Owner(s)	Tax Parcel No.	acreage	zoned
David M. Bilbro & William R. Bilbro	08103201	0.29 ac	I-2
	08103202	3,774 sf	I-2
	08103203	4,070 sf	I-2
	08103204	3,626 sf	I-2
	08103205	3,577 sf	I-2
	08103206	0.053 ac	I-2
	08103101	4,374 sf	I-2
	08103123	3,726 sf	I-2
	08103122	4,050 sf	I-2
	08103121	3,888 sf	I-2
	08103120	3,888 sf	I-2
	08103119	3,775 sf	I-2
	08103118	0.063 ac	I-2
	08103124	0.043 ac	I-2
	08103103	4,150 sf	I-2
	08103104	4,150 sf	I-2
	08103105	4,032 sf	I-2
	08103106	4,200 sf	I-2
	08103107	4,250 sf	I-2
	08103108	4,250 sf	I-2
	08103109	0.117 ac	I-2
	<b>Bilbro Parcels subtotal:</b>	<b>+/- 2.03 ac</b>	<b>I-2</b>
	<b>Calvine Street (abandoned):</b>	<b>+/- 8,407 sf</b>	
	<b>total development area:</b>	<b>+/- 2.223 ac</b>	

**Site Data:**

Combined Acreage:	+/- 2.03 acres (parcels only)
Existing Zoning:	I-2
Proposed Zoning:	MUDD(CD)

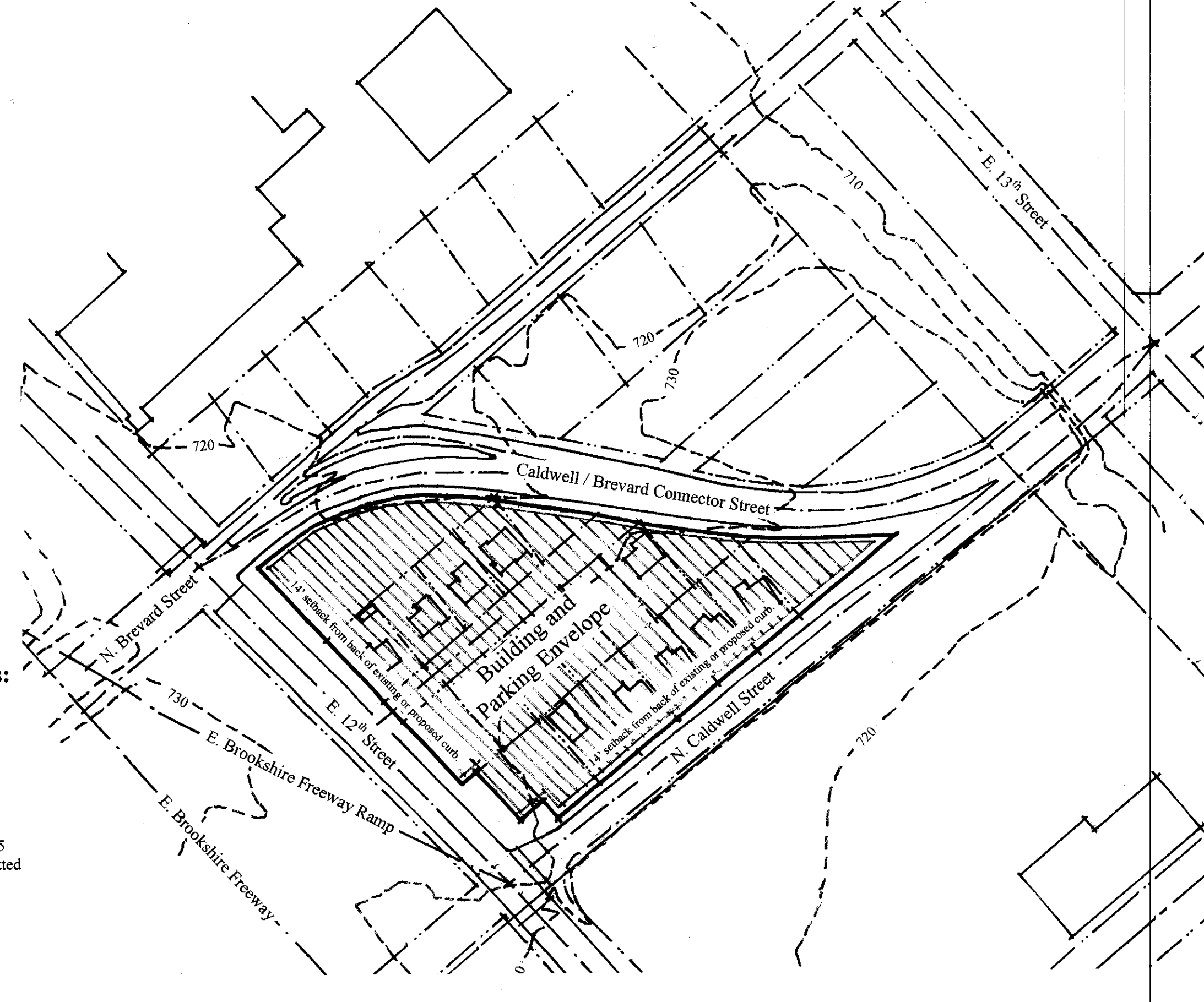
**Restrictive Zoning / Development Conditions:**

- A) Restrictions for Building Design:
  - 1. 1.80' maximum building height
  - 2. Floor Area Ratio (FAR) of 2.0
- B) Restrictions for Use:

The following uses shall be **eliminated** from the list of those allowed under Chapter 9: General Districts, Part 8.5 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:

- a. Amusement, commercial, outdoor.
- b. Auction sales excluding automobiles, trucks, trailers and construction equipment.
- c. Automobile service stations, including minor adjustments, repairs and lubrication.
- d. Off-street parking as a principal use providing for public parking, private parking, or parking in conjunction with other permitted uses.
- e. Pest control and disinfecting services.
- f. Exterminators
- g. Embalming and crematories.
- h. Gunsmiths
- i. Building material sales (wholesale and retail).

1" = 100'



Building / Parking Envelope



220 North Tryon Street  
Suite 400  
Charlotte, NC 28202  
P 704.375.9950  
F 704.375.3555

**Bilbro Parcels**  
Piedmont Courts Hope VI Rezoning Petition  
Charlotte Housing Authority  
Charlotte, NC

APPROVED BY CITY COUNCIL

DATE 1/12/04

23 December 2003  
Rezoning Petition  
For Zoning Committee  
#2003-124-A

1" = 100'



FMKA.0317