

VICINITY MAP
N.T.S.

SITE DEVELOPMENT DATA

SITE ADDRESS: 255 MATHESON AVE CHARLOTTE NC 28206
PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC
TAX / PARCEL ID: 08302101
EXISTING ZONING: UR-3(CD)
SITE ACREAGE: 8.05 AC

SITE ADDRESS: N/A
PROPERTY OWNERS: FIRST INDUSTRIAL B&L LLC
TAX / PARCEL ID: 08303115
EXISTING ZONING: UR-3(CD)
SITE ACREAGE: 7.45 AC

NOTES

-BUILDABLE FOOTPRINT AREA AS DESCRIBED BY TOD-M ORDINANCE GUIDELINES:
Mixed-Use Oriented (Including Multi-use Developments) (TOD-M)
This transit oriented mixed-use district is established to support a blend of high density residential, high intensity employment/office, civic entertainment, and institutional uses, as well as a limited amount of retail uses in a pedestrian friendly area.
High intensity office uses, office support services, civic, entertainment, and institutional uses shall have a minimum FAR of .75 within ¼ mile walking distance from a transit station, or a minimum FAR of .5 between ¼ mile to ½ mile walking distance from a transit station. The approved station area plan classifies parcels according to whether they are within the ¼ mile walking distance or between the ¼ mile to ½ mile walking distance.
Retail uses are permitted. Only up to 20% of the total development gross square footage that is composed of retail uses may be credited toward meeting the minimum FAR standards.

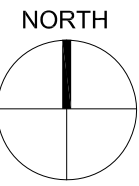
-OPPORTUNITY FOR FUTURE CONNECTION TO CULLEMAN AND MATHESON

-FUTURE ACCESS ROADS WILL BE BUILT TO CITY STANDARDS

-GREENWAY DEDICATION TO CITY TRIGGERED BY BUILDING PERMIT - CAN BE DONE SOONER BY OWNER OR DEVELOPER IF REQUIRED

ODELL

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REVISION	DATE	DESCRIPTION
ADDENDA OR MODIFICATION		
CD	03/16/2015	CONTRACT DOCUMENTS
ISSUE	DATE	DESCRIPTION
FULL SET ISSUES		

PROJECT NO:

P.I.C.

P MGR.

P BRGR.

DESIGN BY

JOB CAPTAIN

DRAWN BY

CHECKED BY

ODELL ASSOCIATES INC. © 2015

SHEET TITLE

SHEET IDENTIFIER