

**SURVEY DISCLAIMER**  
 ALTA/ACSM LAND TITLE SURVEY ISSUED MARCH 8, 2014,  
 PROVIDED BY THE R.B. PHARR & ASSOCIATES, P.A., 420  
 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

**LEGEND**

- |  |                        |
|--|------------------------|
|  | PROPOSED SIDEWALK      |
|  | PROPOSED CURB & GUTTER |
|  | STREET CONNECTION      |
|  | DRIVEWAY CONNECTION    |
|  | DEVELOPMENT AREA       |

**SITE DEVELOPMENT DATA:**

ACREAGE: ± 2.21 ACRES  
 TAX PARCEL #S: 157-173-03  
 EXISTING ZONING: B-1  
 PROPOSED ZONING: MUDD-O  
 REZONING PETITION #: 2014-118  
 EXISTING USES: PROFESSIONAL AND GENERAL OFFICES USES.  
 PROPOSED USES: RETAIL; EATING, DRINKING, ENTERTAINMENT, ESTABLISHMENTS (EDEE); AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
 MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 65,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, EDEE, AND PERSONAL SERVICE USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT. PROVIDED, HOWEVER, THE ENCLOSED LOADING DOCK SHALL NOT BE PART OF THE GROSS FLOOR AREA FOR THIS PROVISION.  
 MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO THREE (3) STORIES, ARCHITECTURAL FEATURES SUCH AS SPIRES, MANSARDS, DOMES, AND THE LIKE AS WELL AS ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL BE CONSIDERED PART OF THE ALLOWED THREE (3) STORY BUILDING HEIGHT.  
 PARKING: A MINIMUM OF ONE PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA WILL BE PROVIDED.

**GENERAL REZONING NOTES**

- SEE SHEET RZ-2 FOR REZONING NOTES
- SEE SHEET RZ-3 FOR ZONING EXHIBIT
- SEE SHEET RZ-3 FOR BUILDING AND PARKING ENVELOPES
- SEE SHEET RZ-3 FOR BUILDING CROSS-SECTION
- SEE SHEET RZ-3 FOR RECOMMENDED LANEAGE
- SEE SHEET RZ-3 FOR LOW MASONRY WALL DETAIL



**COTSWOLD PARTNERS, LLC**  
 2125 SOUTHEND DRIVE  
 SUITE 351  
 CHARLOTTE, NC 28203

**COTSWOLD RETAIL REZONING**

4425 RANDOLPH ROAD  
 CHARLOTTE, NC 28211



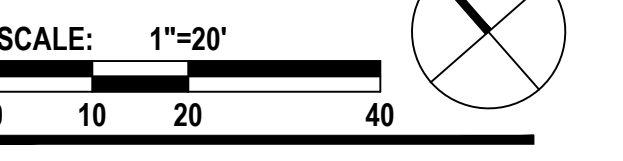
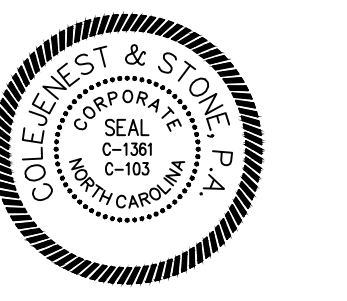
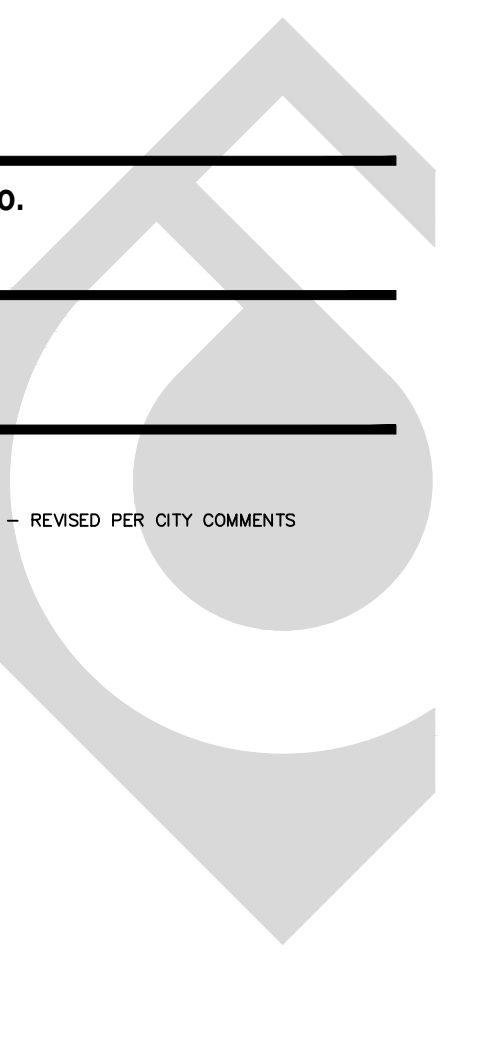
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**REZONING PLAN**

Project No. 4244

Issued 09/22/14

Revised 11/14/11 - REVISED PER CITY COMMENTS



**RZ-1**

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**PETITION #: 2014-118**