

LEGEND

- EXISTING PROPERTY/PROJECT BOUNDARY: Solid black line
- FUTURE PROPERTY LINE: Dashed black line
- DEVELOPMENT AREA: Solid grey fill
- PROPOSED RW: Diagonal hatched pattern
- PROPOSED LONG AVENUE RW TO BE DEDICATED: Cross-hatched pattern

REZONING PETITION NO. 2017-016

SITE DEVELOPMENT DATA:

- ACREAGE: ± 13.18 ACRES
- TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223 AND A PORTION OF 163-03-235
- EXISTING ZONING: B-1(CD), O-1, O-2 AND R-4
- PROPOSED ZONING: MUDD-O AND NS
- EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL/OFFICE
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AND E AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREA D AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (THE "NS AREA") (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

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REVISIONS

REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NOC152096
 DRAWN BY: PMK
 CHECKED BY: GPP
 DATE: 1/23/2017
 SCALE: 1" = 60'
 CAD I.D.: RZ

COMMERCIAL REZONING PLAN

FOR
SELWYN PROPERTY GROUP

BOHLER ENGINEERING NC, PLLC

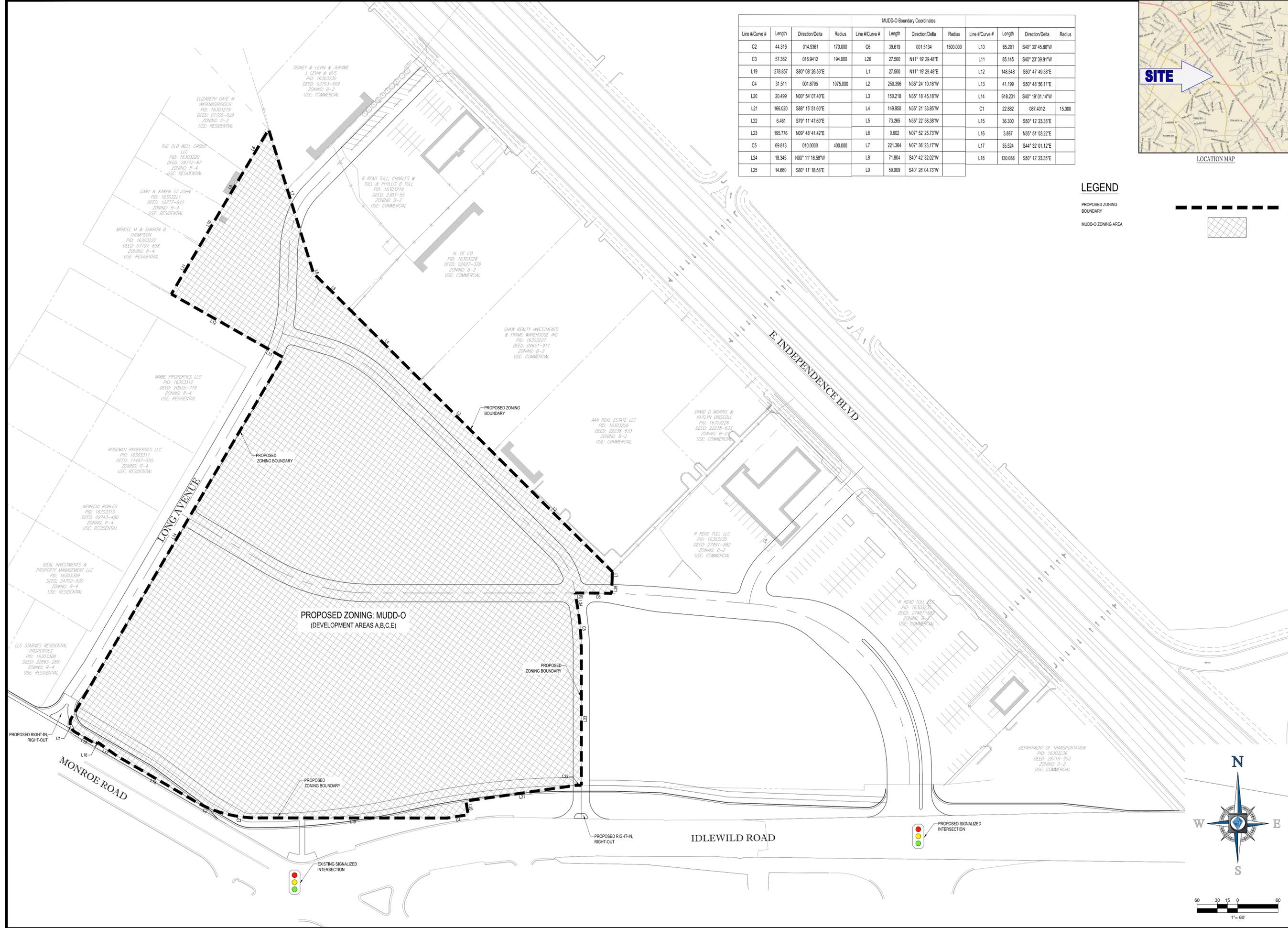
1927 S. TRYON STREET, SUITE 310
 CHARLOTTE, NC 28203
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 NC@BohlerEng.com

SunCap PROPERTY GROUP

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

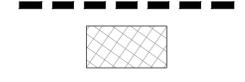
H:\2017\NCC152096\DRAWINGS\EXHIBITS\REZONING - 3RD SUBMITTAL\NCC152096RZ1.DWG PRINTED BY: POKSBO 1/23/17 @ 1:43 PM. LAST SAVED BY: POKSBO



MUDD-O Boundary Coordinates											
Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius
C2	44.316	014.9361	170.000	C6	39.619	001.5134	1500.000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	016.9412	194.000	L26	27.500	N11° 19' 29.48"E		L11	65.145	S40° 23' 39.91"W	
L19	278.857	S80° 08' 26.53"E		L1	27.500	N11° 19' 29.48"E		L12	148.548	S50° 47' 49.38"E	
C4	31.511	001.6795	1075.000	L2	250.396	N35° 24' 10.16"W		L13	41.199	S50° 48' 56.11"E	
L20	20.469	N00° 54' 07.40"E		L3	150.218	N35° 18' 45.18"W		L14	618.231	S40° 19' 01.14"W	
L21	166.020	S88° 15' 51.60"E		L4	149.950	N35° 21' 33.95"W		C1	22.882	087.4012	15.000
L22	6.461	S79° 11' 47.60"E		L5	73.265	N35° 22' 58.38"W		L15	36.300	S50° 12' 23.35"E	
L23	195.776	N09° 48' 41.42"E		L6	0.602	N07° 52' 25.73"W		L16	3.887	N35° 51' 03.22"E	
C5	69.813	010.0000	400.000	L7	221.364	N07° 36' 23.17"W		L17	35.524	S44° 32' 01.12"E	
L24	18.345	N00° 11' 18.58"W		L8	71.804	S40° 42' 32.02"W		L18	130.088	S50° 12' 23.35"E	
L25	14.660	S80° 11' 18.58"E		L9	59.909	S40° 28' 04.73"W					



LEGEND
 PROPOSED ZONING BOUNDARY
 MUDD-O ZONING AREA



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COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP

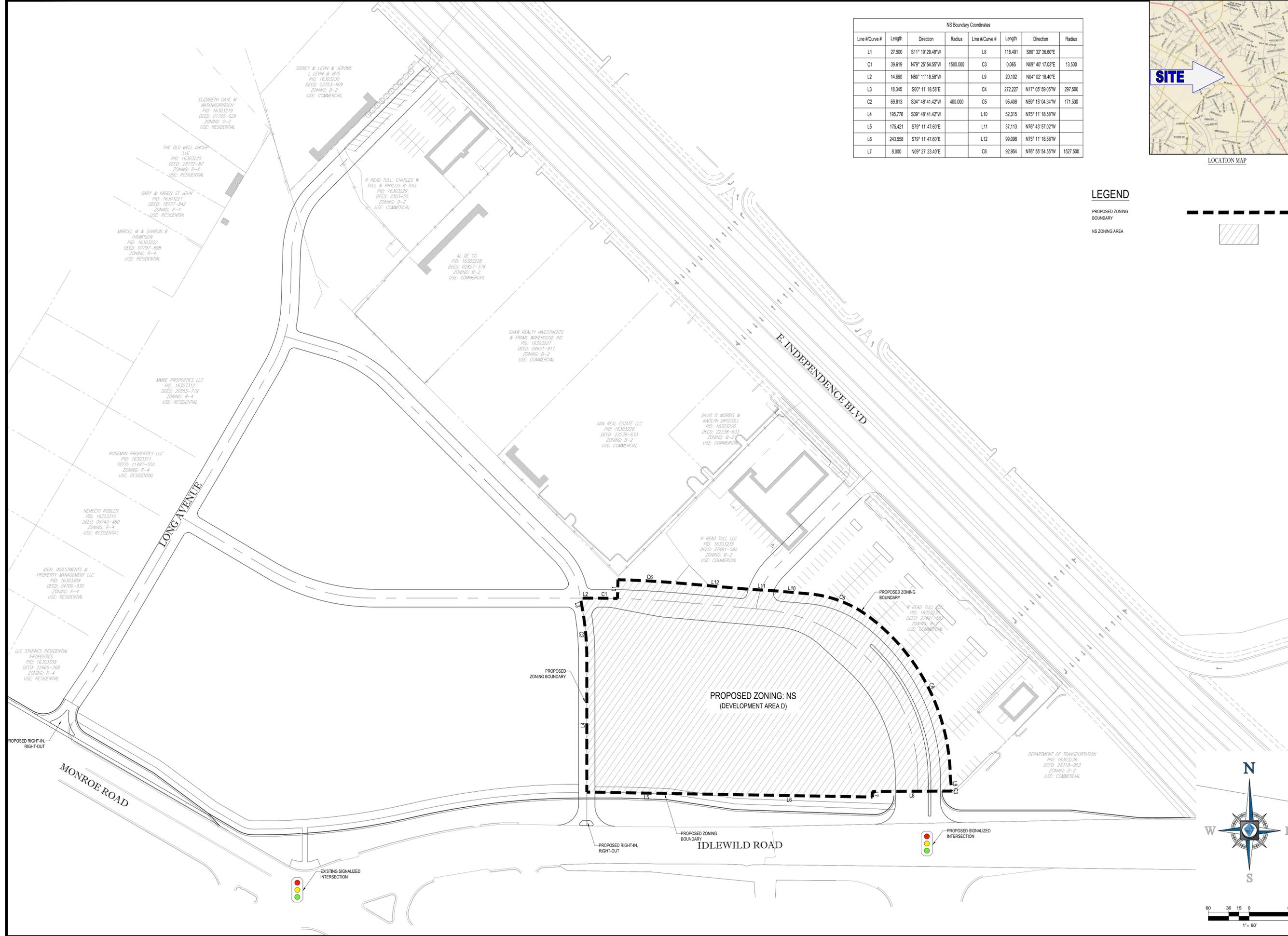
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SunCap PROPERTY GROUP

SHEET TITLE:
MUDD-O ZONING AREA

SHEET NUMBER:
RZ-3





NS Boundary Coordinates

Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius
L1	27.500	S11° 19' 29.48"W		L8	116.491	S80° 32' 36.60"E	
C1	39.619	N79° 25' 54.55"W	1500.000	C3	0.065	N09° 40' 17.03"E	13.500
L2	14.660	N80° 11' 18.58"W		L9	20.102	N04° 02' 18.40"E	
L3	18.345	S00° 11' 18.58"E		C4	272.227	N17° 05' 59.05"W	297.500
C2	69.813	S04° 48' 41.42"W	400.000	C5	95.408	N59° 15' 04.34"W	171.500
L4	195.776	S08° 48' 41.42"W		L10	52.315	N75° 11' 18.58"W	
L5	175.421	S79° 11' 47.60"E		L11	37.113	N76° 43' 57.02"W	
L6	243.558	S79° 11' 47.60"E		L12	99.098	N75° 11' 18.58"W	
L7	8.000	N09° 27' 23.40"E		C6	92.954	N76° 55' 54.55"W	1527.500



LEGEND

- PROPOSED ZONING BOUNDARY
- NS ZONING AREA

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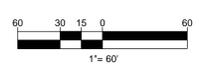
COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP

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SHEET TITLE:
NS ZONING AREA

SHEET NUMBER:
RZ-4





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2	1/23/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT No: NOC152096
 DRAWN BY: GPP
 CHECKED BY: GPP
 DATE: 12/01/2016
 SCALE: RZ
 CAD I.D.: RZ

PROJECT:
COMMERCIAL REZONING PLAN
 FOR
SELWYN PROPERTY GROUP
 LOCATION OF SITE

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SunCap
 PROPERTY GROUP

SHEET TITLE:
CONCEPTUAL RENDERING
 SHEET NUMBER:
RZ-6

Note:
 The schematic rendering is illustrative for the proposed development and is included to reflect the intent of the streetscape and current proposed CDOT road improvements. The schematic rendering is illustrating an open space feature at the corner of Monroe Road and Idlewild, accessory outdoor gathering space on Idlewild Road with building details that enhance the pedestrian experience at the corner, limited parking between the building and the street and a double row of trees on Monroe Road. The actual buildings constructed on the site may vary from this illustration provided that design intent is preserved.