

LEGEND

- EXISTING PROPERTY/PROJECT BOUNDARY: Dashed line
- FUTURE PROPERTY LINE: Dotted line
- DEVELOPMENT AREA: Solid line
- PROPOSED RW: 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), B-2, C-1, C-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 D 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 IN DEVELOPMENT AREAS B AND D AND LIMITED TO 70' IN DEVELOPMENT AREAS A AND C.
- 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
3	2/20/17	PER STAFF COMMENTS	GPP
4	3/27/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC152096
 DRAWN BY: PMK
 CHECKED BY: GPP
 DATE: 10/24/2016
 SCALE: 1" = 60'
 CAD I.D.: RZ

COMMERCIAL REZONING PLAN

FOR
SELWYN PROPERTY GROUP

BOHLER ENGINEERING NC, PLLC

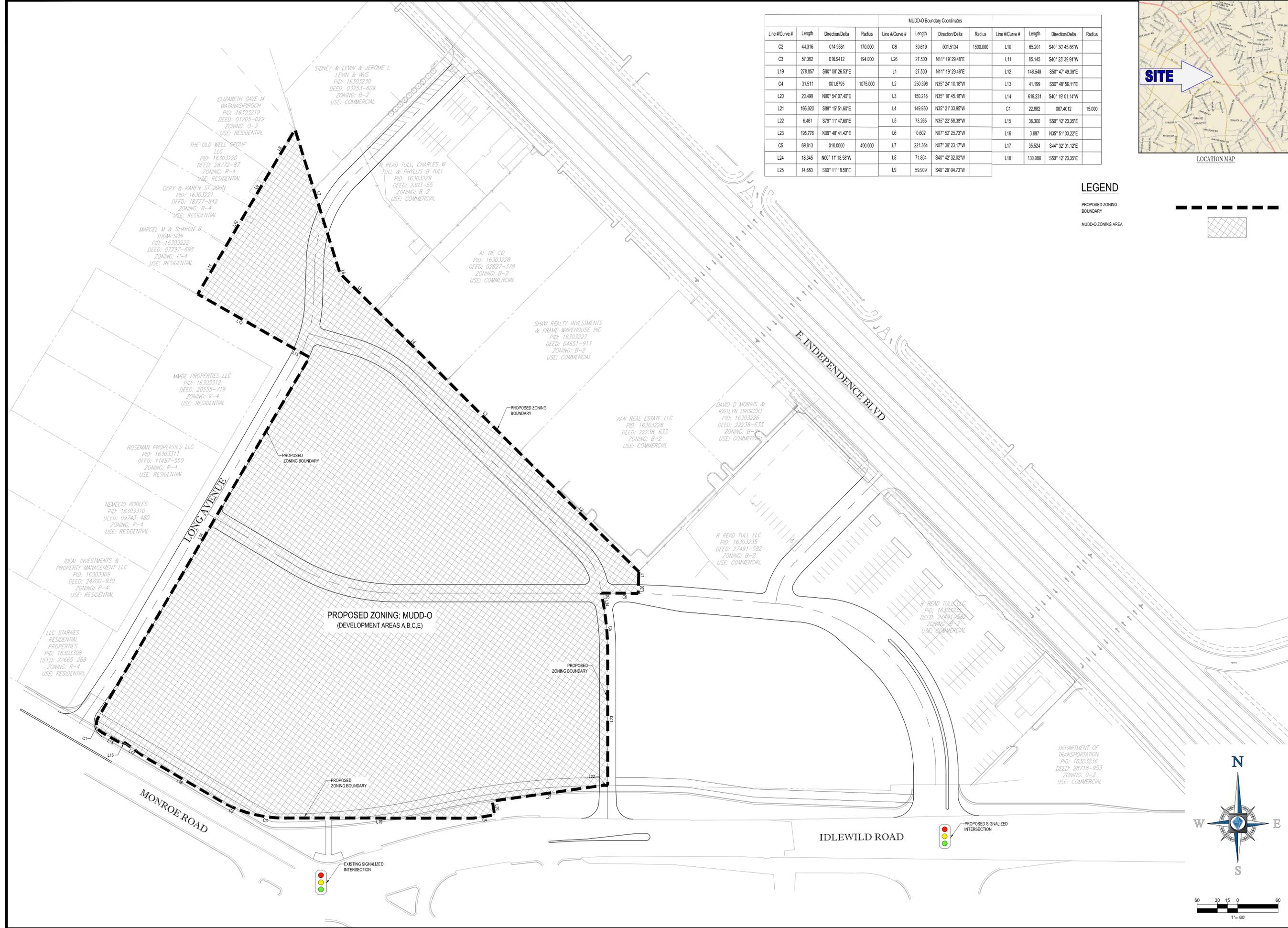
1927 S. TRYON STREET, SUITE 310
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SunCap PROPERTY GROUP

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

RECEIVED
 By Michael Russell at 4:28 pm, Mar 27, 2017

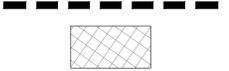


MUDD-O Boundary Coordinates											
Line#/Curve #	Length	Direction/Delta	Radius	Line#/Curve #	Length	Direction/Delta	Radius	Line#/Curve #	Length	Direction/Delta	Radius
C2	44.316	014.9361	170.000	C6	39.619	001.5134	1500.000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	016.9412	194.000	L26	27.500	N11° 19' 23.48"E		L11	65.145	S40° 23' 39.91"W	
L19	278.857	S80° 08' 26.53"E		L1	27.500	N11° 19' 23.48"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	S30° 48' 56.11"E	
L20	20.499	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	71.604	S40° 42' 32.02"W		L18	130.098	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

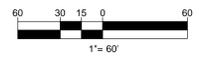
FOR
SELWYN PROPERTY GROUP

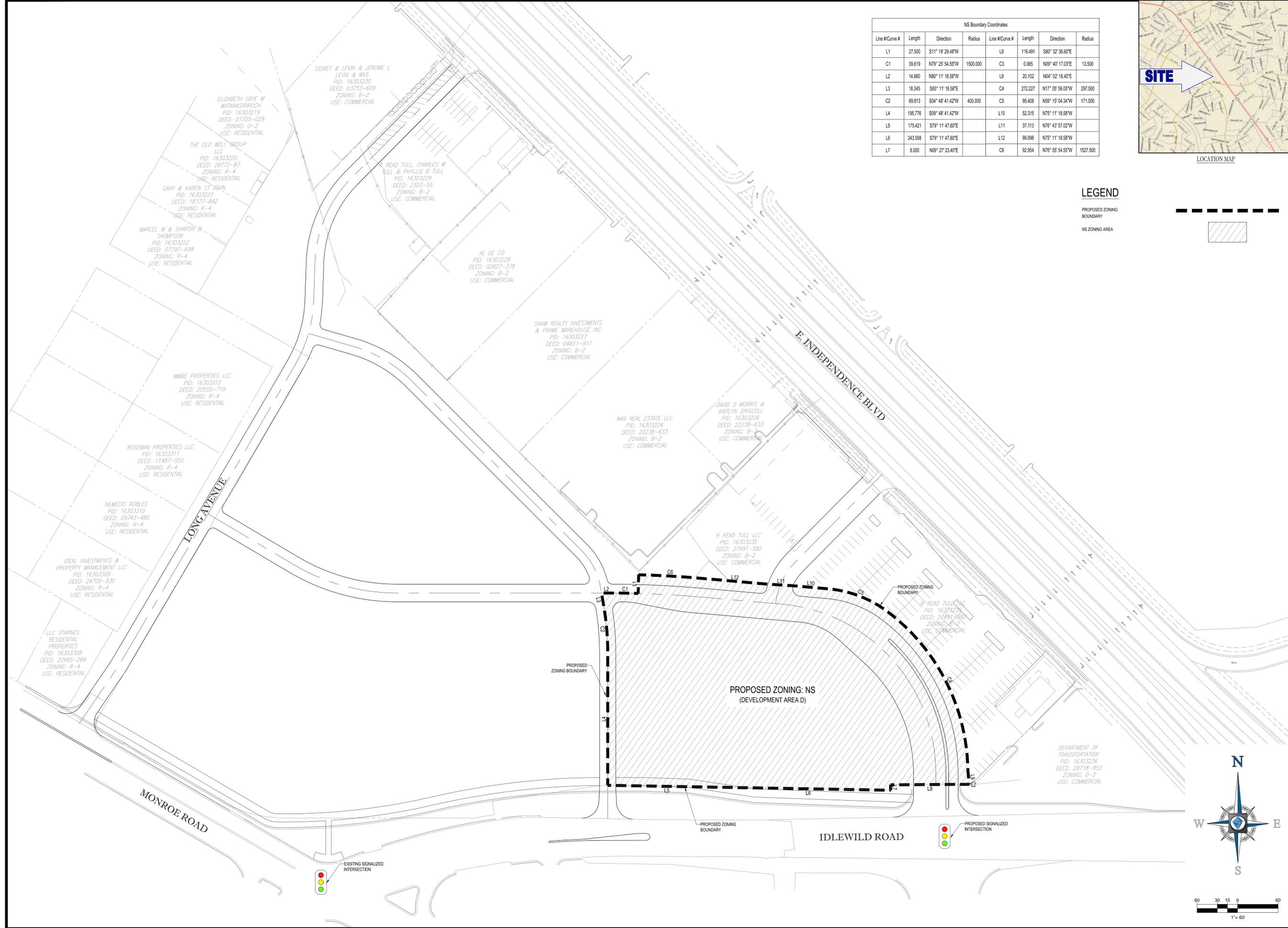
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SunCap PROPERTY GROUP

SHEET TITLE:
MUDD-O ZONING AREA

SHEET NUMBER:
RZ-3





NS Boundary Coordinates						
Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction
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
L2	14.860	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' 58.05"W
C2	69.813	S04° 48' 41.42"W	400.000	C5	95.408	N59° 15' 04.34"W
L4	195.776	S09° 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



LEGEND



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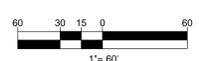
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PROJECT: **COMMERCIAL REZONING PLAN**
 FOR **SELWYN PROPERTY GROUP**

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SunCap PROPERTY GROUP

SHEET TITLE: **NS ZONING AREA**
 SHEET NUMBER: **RZ-4**





NOTE: THIS IS SCHEMATIC IN NATURE AND SUBJECT TO FUTURE DESIGN MODIFICATION AND REFINEMENTS AS DESCRIBED WITHIN SECTION 1 OF THE DEVELOPMENT STANDARDS.

LEGEND

- FUTURE R/W, SETBACK, PROPERTY BOUNDARY AS NOTED ON RZ-1
- PUBLIC STREET A R/W & SETBACK

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 SCALE: 1" = 60'
 CAD I.D.: RZ

COMMERCIAL REZONING PLAN

FOR **SELWYN PROPERTY GROUP**

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SunCap PROPERTY GROUP

SHEET TITLE:
SCHEMATIC SITE PLAN

SHEET NUMBER:
RZ-5





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NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC152096
 DRAWN BY: GPP
 DATE: 12/01/2016
 SCALE: NTS
 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

This perspective rendering is included to reflect the location of buildings, with the exception of the building and the street, and open space that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved. The use of colors (red hues) that are typically associated with brick materials on the attached elevations does not imply that the material is a brick material.