CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
CONTEXT MAP

PETITION NO. 2017-054

REVISIONS:
1. 04-12-2017 - 2ND REZONING SUBMITTAL
2. 05-18-2017 - 3RD REZONING SUBMITTAL
3. 06-12-2017 - 4TH REZONING SUBMITTAL

www.LandDesign.com
V: 704.333.0325  F: 704.332.3246
223 N Graham Street, Charlotte, NC  28202
NC Engineering Firm License # C-0658
NOTES:

1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.

2. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON FIELD CONDITIONS.

3. FINAL CROSS SECTION DESIGN AND ANY SPECIAL CONDITIONS WILL BE COORDINATED WITH MULTIPLE ENTITIES (CDOT, NCDOT, PLANNING, ETC.) DURING PERMITTING FOR CONSTRUCTION AND/OR THROUGH C.I.P. ENGINEERING AND PLANNING EFFORTS.

4. TREES TO BE COORDINATE WITH URBAN FORESTRY/ARBORIST DURING LAND DEVELOPMENT PER TREE MOU.

*NOTE ALL RAILROAD (R/R) CROSSINGS AND SECTION DESIGN ARE SUBJECT TO NORFOLK SOUTHERN DESIGN APPROVAL AND POSSIBLY OTHER APPLICABLE AGENCIES.

ZONE

14'-0" PEDESTRIAN AMENITY ZONE (6' CLEAR MIN)
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
SECTIONS - CAMP ROAD

REVISIONS:
DATE: 27 FEBRUARY 2017
DESIGNED BY: 1016320
DRAWN BY:
CHECKED BY:
Q.C. BY:
SHEET #: 1016320
SCALE:
PROJECT #: PETITION NO. 2017-054

1. 04-12-2017 - 2ND REZONING SUBMITTAL
2. 05-18-2017 - 3RD REZONING SUBMITTAL
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SECTIONS - CAMP ROAD
AS SHOWN
RZ-06

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1. THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
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3. FINAL CROSS SECTION DESIGN AND ANY SPECIAL CONDITIONS WILL BE COORDINATED WITH MULTIPLE ENTITIES (CDOT, NCDOT, PLANNING, ETC.) DURING PERMITTING FOR CONSTRUCTION AND/OR THROUGH C.I.P. ENGINEERING AND PLANNING EFFORTS.
4. TREES TO BE COORDINATE WITH URBAN FORESTRY/ARBORIST DURING LAND DEVELOPMENT PER TREE MOU.

POTENTIAL NEW TREE (NOT A REQUIRED STREET TREE)

14'-0" PEDESTRIAN AMENITY ZONE (6' CLEAR MIN)
THE PLAN SHOWN IS INTENDED TO BE REVIEWED IN COLOR. FINAL CROSS SECTION DESIGN AND ANY SPECIAL CONDITIONS WILL BE COORDINATED WITH TREES TO BE COORDINATE WITH URBAN FORESTRY/ARBORIST DURING LAND.

THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, PETITION NO. 2017-054.

WOOD BARRIER / BOLLARD

SHEET #: 27 FEBRUARY 2017

PROJECT #: 1016320

SCALE: 3.06-12-2017 - 4TH REZONING SUBMITTAL

Q.C. BY: 04-12-2017 - 2ND REZONING SUBMITTAL

CHECKED BY: REVISIONS:

DRAWN BY: EXISTING BUILDING

DESIGNED BY: WOONERF

EXISTING BUILDING

SECTIONS - WOONERF

ATCO PROPERTIES & MANAGEMENT

MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

PETITION NO. 2017-054

NEW BUILDING

EXISTING BUILDING

FACE OF NEW BUILDING FOR FUTURE DEVELOPMENT

FACE OF EXISTING BUILDING, PLATFORM, OR UTILITY FOR PRIVATE TRENDS WHERE PRACTICABLE IN RAISED PLATFORM OR IN GROUND RAISED PLANTER OR IN GROUND. IN PIT OR PLANTER ELEVATED PLATFORM (WIDTH VARIES)

POTENTIAL ANGLED PARKING (WIDTH VARIES)

DISTANCE TO BUILDING WILL VARY

ELEVATED PLATFORM (WIDTH VARIES)

RAISED PLATFORM (WIDTH VARIES)

DISTANCE TO BUILDING WILL VARY

AWNING (WIDTH VARIES)

ELEVATED AWNING (WIDTH VARIES)

TUNNEL (WIDTH VARIES)

WOOD BARRIER / BOLLARD (FINAL LOCATION BASED ON SITE TREE WHEN PRACTICABLE IN RAISED PLATFORM WITH ACCESS FEATURES AS NEEDED)

PEDESTRIAN AMENITY ZONE (WIDTH VARIES)

PEDESTRIAN AREA (WIDTH VARIES)

EXISTING BUILDING

EXISTING BUILDING

FACE OF BUILDING, PLATFORM, OR UTILITY FOR PRIVATE TRENDS WHERE PRACTICABLE IN RAISED PLATFORM OR IN GROUND RAISED PLANTER OR IN GROUND. IN PIT OR PLANTER ELEVATED PLATFORM (WIDTH VARIES)

POTENTIAL ANGLED PARKING (WIDTH VARIES)

DISTANCE TO BUILDING WILL VARY

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WOOD BARRIER / BOLLARD (FINAL LOCATION BASED ON SITE TREE WHEN PRACTICABLE IN RAISED PLATFORM WITH ACCESS FEATURES AS NEEDED)

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PEDESTRIAN AREA (WIDTH VARIES)

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DISTANCE TO BUILDING WILL VARY

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WOOD BARRIER / BOLLARD (FINAL LOCATION BASED ON SITE TREE WHEN PRACTICABLE IN RAISED PLATFORM WITH ACCESS FEATURES AS NEEDED)

PEDESTRIAN AMENITY ZONE (WIDTH VARIES)

PEDESTRIAN AREA (WIDTH VARIES)

EXISTING BUILDING

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POTENTIAL ANGLED PARKING (WIDTH VARIES)

DISTANCE TO BUILDING WILL VARY
Permitted Uses; Development Levels; Conversion Rights

Statesville Avenue & Atando Avenue (signalized)

N. Graham Street & Dalton Avenue (signalized)

Install a 2nd northbound left turn lane on Statesville Avenue with 150 feet of storage (pavement re-mark). This

Planned/Unified Development.

Max. Gross Square feet of Development:

RZ-00, Limited Service Restaurant.

Q.C. BY:

Industrial/Light Industrial Uses.

(ATCO/CAMP NORTH END)

ATCO/CAMP NORTH END

Industrial/Light Industrial Uses.

Provisions of the City of Charlotte Zoning Ordinance (the

defines in the Ordinance together with associated accessory uses.

Reference to the term

Industrial Use for the purposes of the Rezoning Plan involves an

of 1.24, a commercial use (office and non-office) allowed shall not exceed the total specified amount as a result of such conversions,

Interior/Exterior Streets, Streetscape & Pedestrian Mobility.

Commercial uses (office and non-office) defined in the Ordinance together with associated accessory uses.

3f. Access. The Core Existing Building Areas, as may be adjusted as described above, may be

(defined in the Ordinance together with associated accessory uses.

Phase III Improvements

The Core Existing Building Areas, as may be adjusted as described above, may be

development levels in Section 4 below. When referencing development levels in

Petitioner agrees to use diligence good faith efforts to preserve Existing Building 4 and the portion of Existing Building #11

The Core Existing Building Areas, as may be adjusted as described above, may be

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For the purposes of the Rezoning Plan, the following uses will be

Limitations on the height of the buildings permitted in the Rezoning Plan and the City's

4f. Health & Safety. The Health & Safety Plan in the event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a

4e. Notification of Proposed Access

Connect a southbound left turn lane from Statesville Avenue with 150 feet of storage on the proposed project

2f. Construction of New Buildings

The Core Existing Building Areas, as may be adjusted as described above, may be

Petitioner agrees to use diligence good faith efforts to preserve Existing Building 4 and the portion of Existing Building #11

3b. Connectivity/Mobility Plan Generally

The following provisions address the approach to the design of the internal streets, streetscape and pedestrian

The Core Existing Building Areas, as may be adjusted as described above, may be

The Core Existing Building Areas, as may be adjusted as described above, may be

1a. Property Area

The Core Existing Building Areas, as may be adjusted as described above, may be

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