NOTES:
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, AND QUESTIONS TO BE COORDINATED WITH URBAN FORESTRY/ARBORIST DURING LAND USE VARIOUS CONDITIONS.
2. THE Plan is INTENDED TO BE REVIEWED IN COLOR.
3. THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON FIELD CONDITIONS.
4. THE RELATIONSHIP OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE IMAGES SHOWN IS INTENDED TO BE REVIEWED IN COLOR.
5. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, AND QUESTIONS TO BE COORDINATED WITH URBAN FORESTRY/ARBORIST DURING LAND USE VARIOUS CONDITIONS.
6. THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON FIELD CONDITIONS.
REVISIONS:

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

Q.C. BY:

SHEET #:

SCALE:

PROJECT #:

CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
SECTIONS - CAMP ROAD

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.

DIAMOND-PLATE OR SIMILAR MATERIAL

POTENTIAL NEW TREE (NOT A REQUIRED STREET TREE)

14'-0" PEDESTRIAN AMENITY ZONE (6' CLEAR MIN)
CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
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(6' CLEAR MIN)
14'-0" PEDESTRIAN AMENITY ZONE
(6' CLEAR MIN)
14'-0" PEDESTRIAN AMENITY ZONE
(6' CLEAR MIN)
MINIMUM CONNECTION A, D, E, G, AND #6 STANDARDS
ILLUSTRATIVE SECTION FOR NEW DEVELOPMENT (AS SHOWN ON RZ-02)
PETITION NO. 2017-054

1. **Status of Development Standards**: The Petitioner’s site is currently zoned R-2 in the City of Statesville, North Carolina. The zoning regulations permit a maximum of 75 feet in height, and the site is located within the Highway Commercial (HC) district. The site is an existing railroad yard currently occupied by the Statesville Railroad. The site is located along the Highway 70/Statesville Avenue corridor, which is a major thoroughfare in the area. The site is also located within the Statesville Historic District, which is a designated historic district.

2. **Objectives of the Petition**: The Petitioner seeks rezoning of the site to allow for the development of a mixed-use project that includes multi-family housing, retail, and commercial spaces. The proposal includes the construction of a multi-story building with a maximum height of 150 feet, and the creation of a pedestrian-friendly street with connectivity to the surrounding areas.

3. **Provisions of the Petition**: The petition includes the following provisions:
   - **Buildings**: The proposal includes a mix of buildings, including multi-family units, retail spaces, and commercial areas.
   - **Rezoning**: The proposal includes a request for rezoning to allow for the development of the site.
   - **Existing Uses**: The proposal includes a list of existing uses on the site.
   - **Building Codes**: The proposal includes compliance with all relevant building codes and standards.

4. **Supporting Documents**: The petition includes supporting documents, including site plans, elevations, and photographs of the existing site conditions.

5. **Conclusion**: The Petitioner respectfully requests that the City Council consider the petition and grant the requested rezoning and development approvals.

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CAMP NORTH END | REZONING
MIXED USE + INDUSTRIAL REHAB DEVELOPMENT
ATCO PROPERTIES & MANAGEMENT
PETITION NO. 2017-054
REZONING NOTES
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<th>Building No.</th>
<th>Building - Building Area</th>
<th>Date of Adjustment</th>
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