



ADJACENT OWNERSHIP LISTINGS*

1. CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC
Tax # 07510543
Tax # 07510537
Zoning: NS
2. HEBREW CEMETERY
Tax # 07510528
Zoning: R-6
3. HEBREW CEMETERY ASSOC OF CLT
Tax # 07510620
Zoning: B-1
4. HEBREW BENEVOLENT SOCIETY OF THE CITY OF CHARLOTTE
Tax # 07510613
Zoning: B-1
5. HEBREW CEMETRY ASSOC OF CHAR
Tax # 07510611
Zoning: B-1
6. JETT ACQUISITIONS LLC
Tax # 07510607
Zoning: B-1

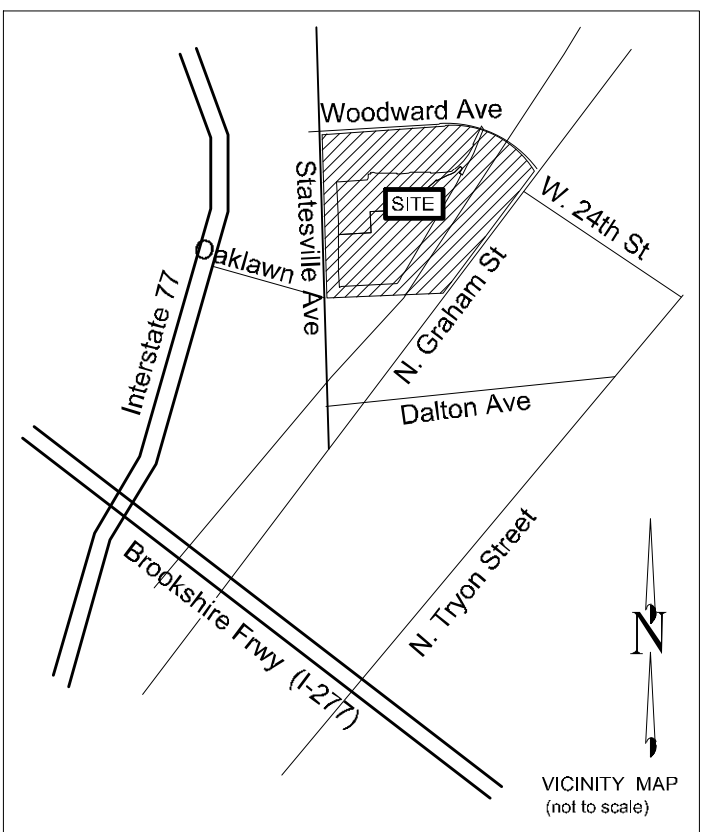
7. JETT ACQUISITIONS LLC
Tax # 07510602
Zoning: B-1
8. TDC GREENVILLE LLC
Tax # 07844101
Zoning: B-1
9. END SPOT HOLDINGS II LLC
Tax # 07909944
Zoning: I-2

*ADDITIONAL OWNERSHIP INFORMATION SHOWN ON PLAN

NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

SITE INFORMATION

SITE AREA	71.81 ACRES (+/- 3,127,825.80 SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	07903101, 07903102, 07903103, 07903104, 07903105, 07903106
EXISTING ZONING	INDUSTRIAL DISTRICT (I-2)
EXISTING USES	WAREHOUSE, VACANT
PROPERTY OWNERS	NEWCAMP LANDOWNER LP 97-77 QUEENS BOULEVARD, SUITE 1103 REGO PARK, NY, 11374



DATE: 27 FEBRUARY 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
C.C. BY:
SCALE: AS SHOWN
PROJECT #: 1016320

REVISIONS:

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SHEET #:
RZ-00

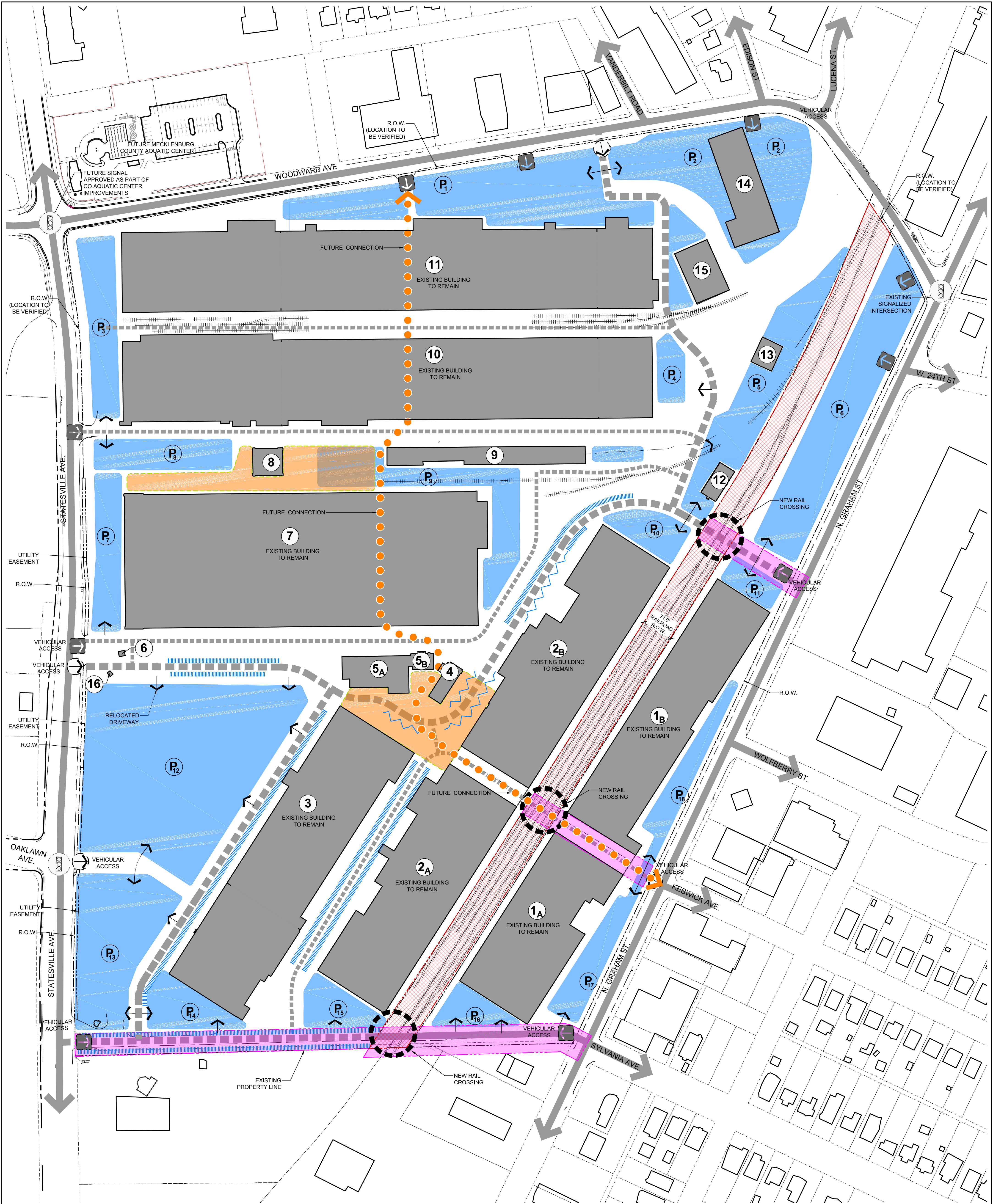
CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

ATCO PROPERTIES & MANAGEMENT
EXISTING CONDITIONS

PETITION NO. 2017-xxx



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



URBAN OPEN SPACE

PROPOSED FUTURE PUBLIC ROW

EXISTING SURFACE PARKING FIELD

POTENTIAL PARALLEL ON-STREET PARKING

PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)

POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)

PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)

POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS

POTENTIAL VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS (DRIVEWAYS)

EXISTING SIGNAL

SITE DEVELOPMENT DATA:
-ACREAGE: 4172 ACRES
-TAX PARCELS: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
-EXISTING ZONING: I-2
-PROPOSED ZONING: UMUD-O
-EXISTING USES: VACANT, INDUSTRIAL, WAREHOUSE AND OFFICE
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT. ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.

- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: SEE WITH RESPECT TO THE DEVELOPMENT LEVELS AS DESCRIBED IN SECTION 3 BELOW.

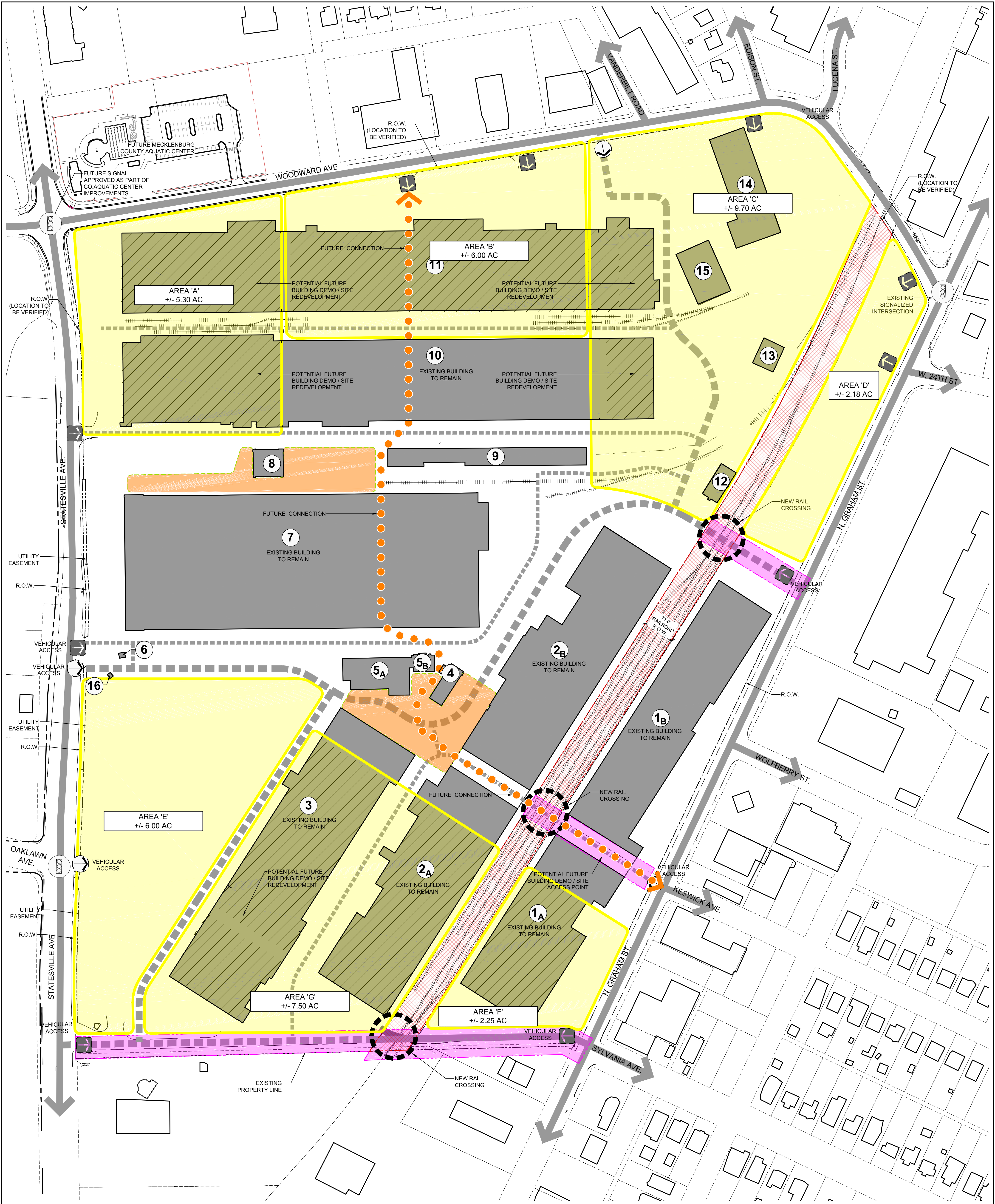
- MAXIMUM BUILDING HEIGHT: 180 FEET IN HEIGHT AS TO PORTIONS OF THE SITE AS DESCRIBED IN THE OPTIONAL PROVISIONS OF SECTION 2, AND OTHERWISE UP TO 70' FEET IN HEIGHT ABOVE EXISTING GROUND FLOOR SLAB FOR EXISTING BUILDINGS; BUILDING HEIGHT FOR NEW BUILDINGS WILL BE MEASURED AS DEFINED IN THE ORDINANCE.

- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

Table 3.e. Development Levels

	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
EDDE **		30,000 sf	60,000 sf	80,000 sf
Retail/Personal Services		20,000 sf	65,000 sf	200,000 sf
Office		450,000 sf	760,000 sf	1,500,000 sf
Multi-Family Residential		250 units	600 units	1,500 units
Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,250 sf	1,160,60 sf	1,846,500 sf

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 UNFORESEEN FIELD CONDITIONS.
3. REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.



FUTURE BUILDING ENVELOPES

URBAN OPEN SPACE

PROPOSED FUTURE PUBLIC ROW

EXISTING SURFACE PARKING FIELD

POTENTIAL PARALLEL ON-STREET PARKING

PROPOSED ANGLED OR HEAD-IN ON-STREET PARKING

POTENTIAL MULTIMODAL CONNECTIONS (WOONERF)

POTENTIAL PRIVATE STREETS (WITH PUBLIC ACCESS EASEMENT)

PUBLIC ROW (REFER TO ROW FOR PUBLIC STREET SECTIONS)

POTENTIAL PARKING FIELD CONNECTIONS / DRIVEWAYS

POTENTIAL VEHICULAR ACCESS

EXISTING VEHICULAR ACCESS (DRIVEWAYS)

EXISTING SIGNAL

NOTES:

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- REFER TO SECTIONS AND NOTES FOR PRIVATE STREET SETBACK AND ROW INFORMATION.

SITE DEVELOPMENT DATA:
-ACREAGE: 472 ACRES
-TAX PARCELS: 07903101, 07903102, 07903103, 07903104, 07903105, AND 07903106
-EXISTING ZONING: I-2
-PROPOSED ZONING: UMUD-O
-EXISTING USES: VACANT, INDUSTRIAL, WAREHOUSE AND OFFICE
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT. ALL AS MORE SPECIFICALLY DESCRIBED AND LIMITED/RESTRICTED BELOW IN SECTION 3.

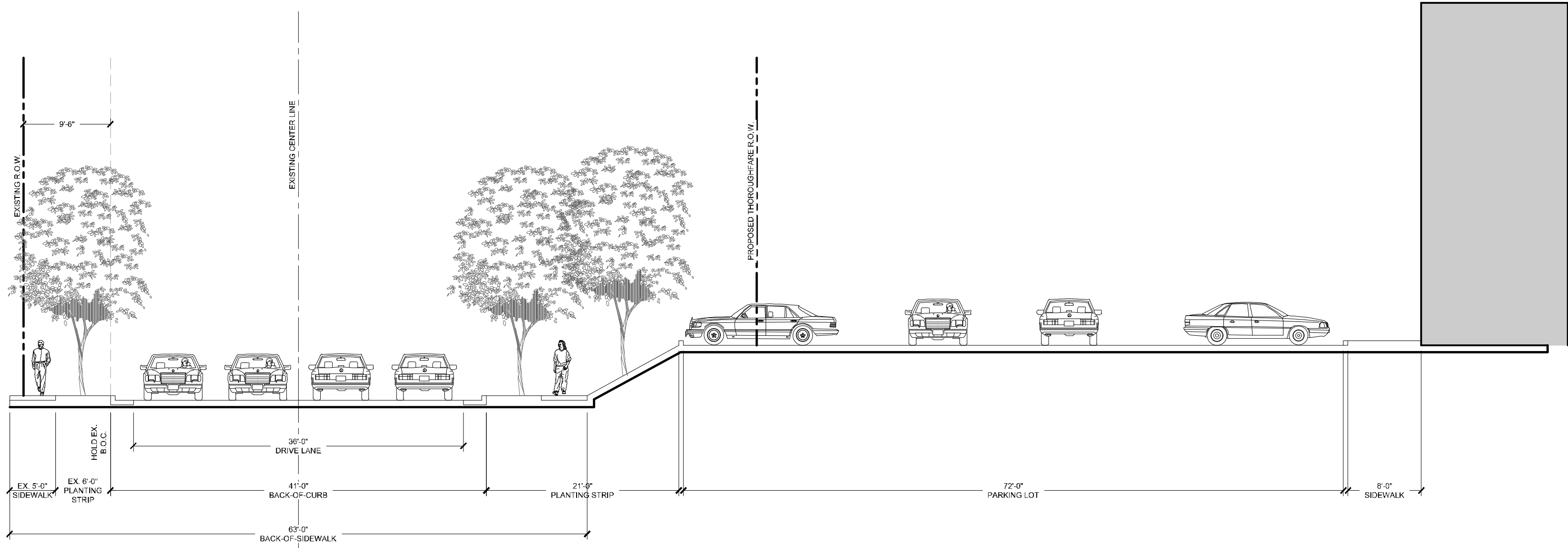
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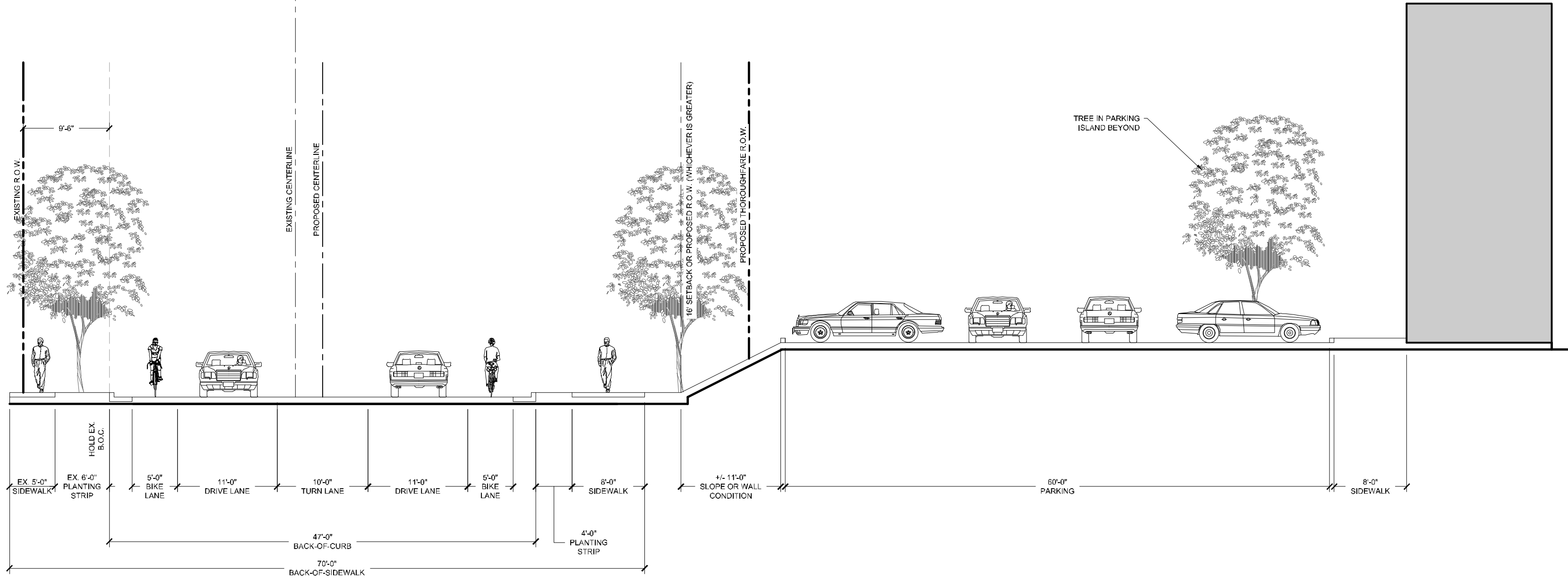
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT

Table 3.e. Development Levels

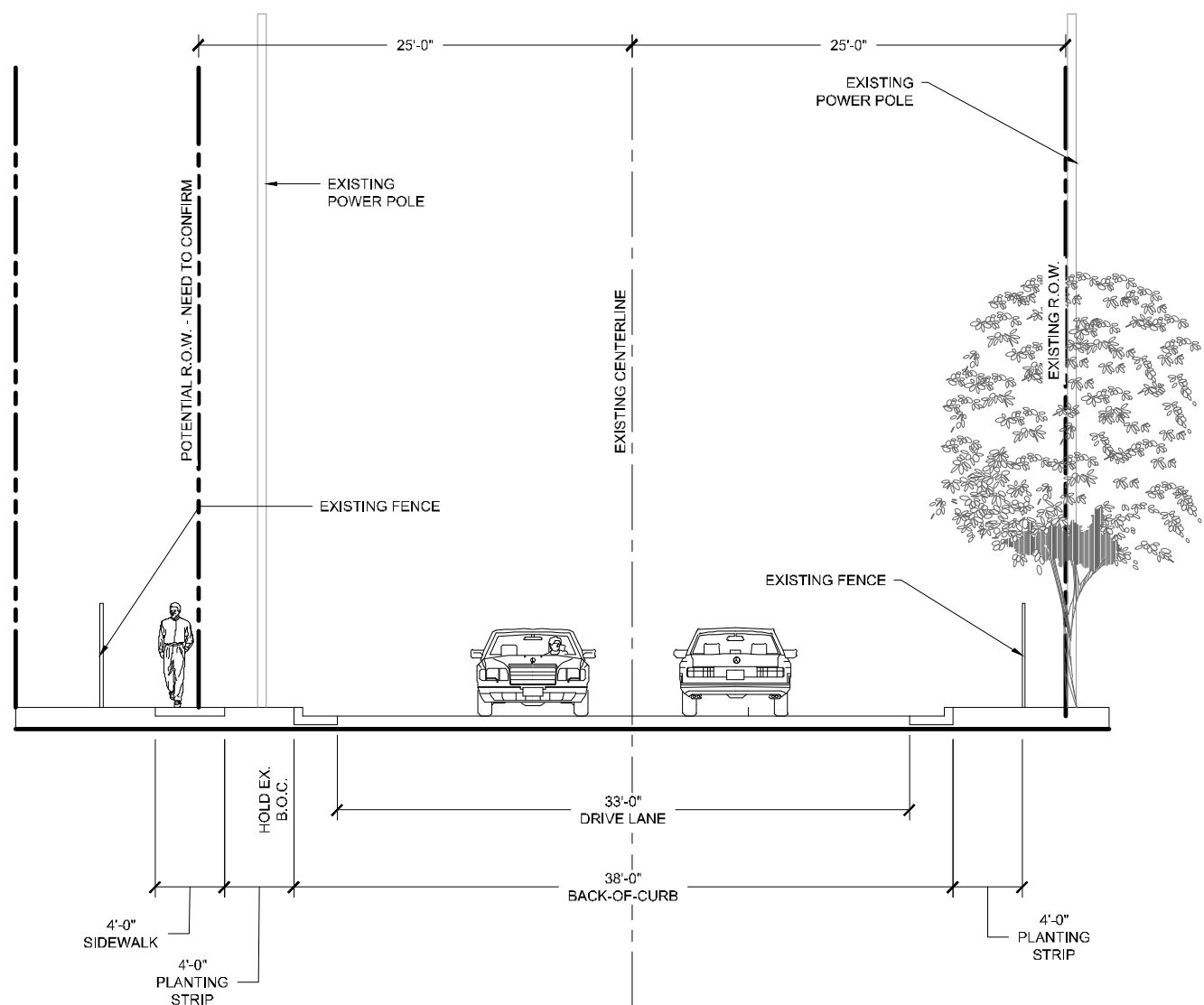
	Existing	Total thru Phase 1	Total thru Phase 2	Total thru Phase 3
Light Industrial Uses*	1,240,000 sf	530,000 sf	275,000 sf	65,000 sf
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Hospitality/Hotel **				
TOTAL	1,240,000 sf	1,030,250 sf	1,160,60 sf	1,846,500 sf



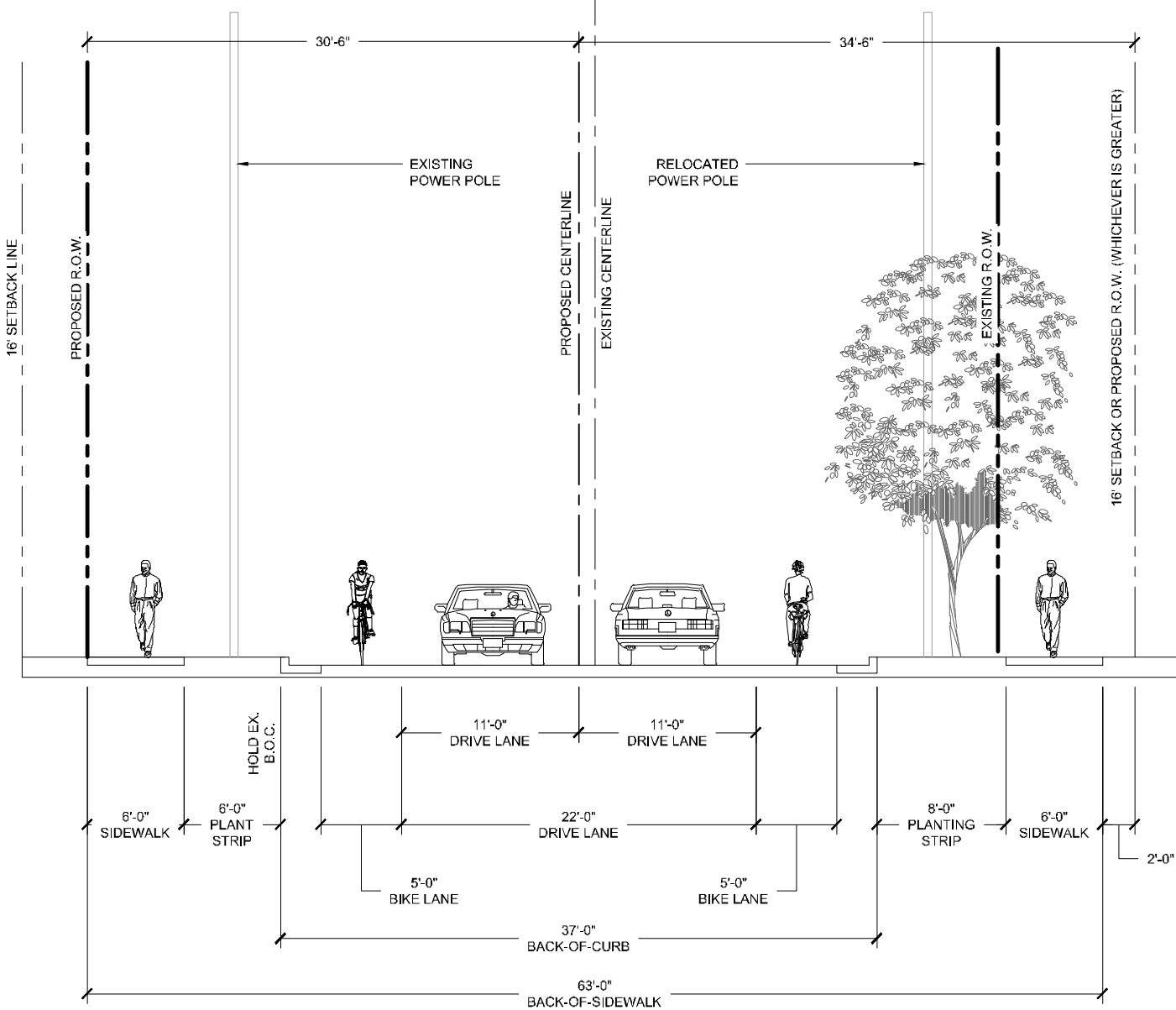
STATESVILLE AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



STATESVILLE AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

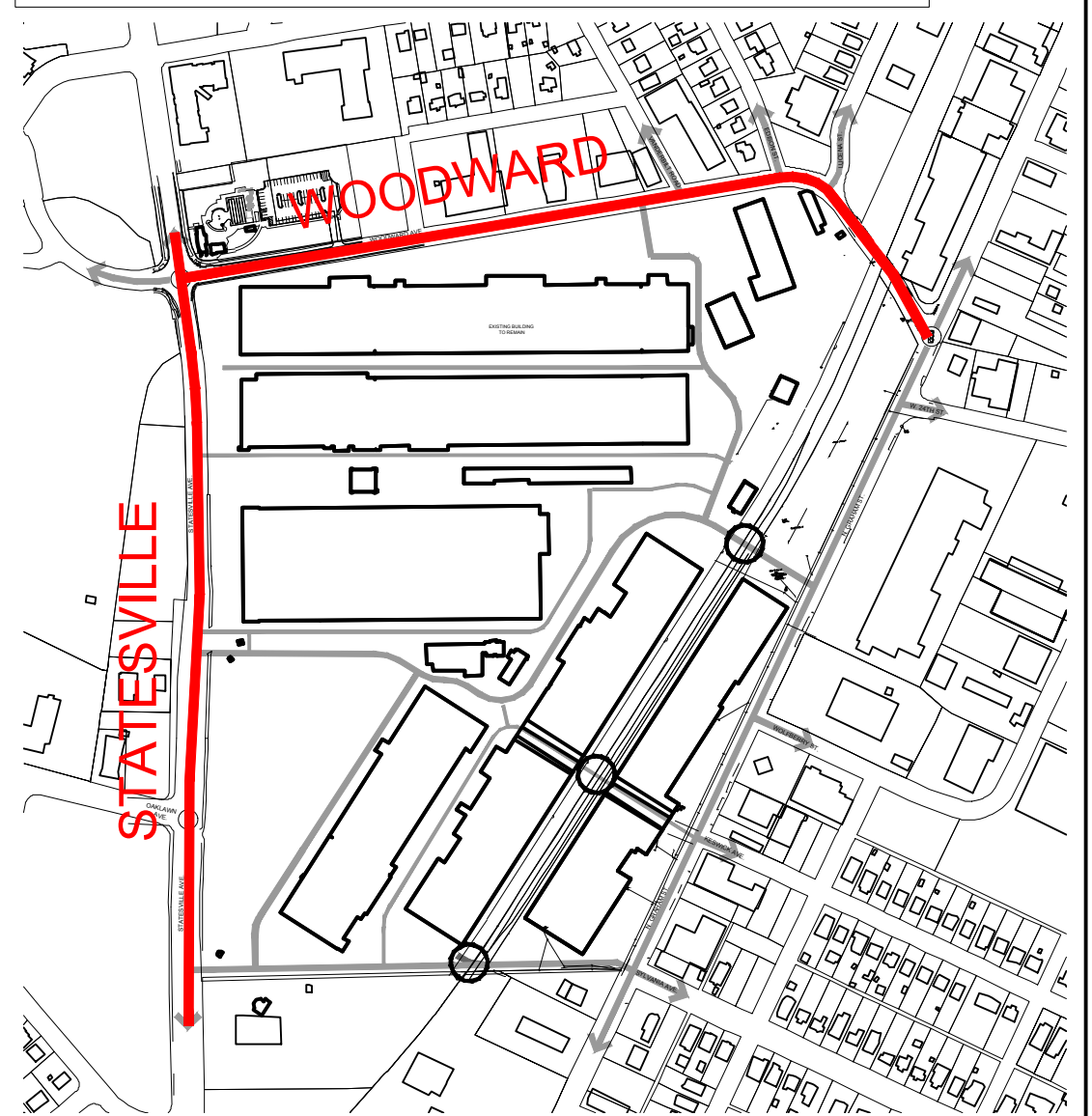


WOODWARD AVENUE - EXISTING CONDITION
SCALE: 1" = 10'-0"



WOODWARD AVENUE - PROPOSED CONDITION
SCALE: 1" = 10'-0"

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SHEET #:
RZ-03

CAMP NORTH END | REZONING MIXED USE + INDUSTRIAL REHAB DEVELOPMENT

ATCO PROPERTIES & MANAGEMENT

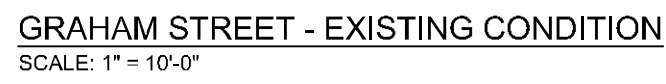
STREET SECTIONS

PETITION NO. 2017-xxx



LandDesign
CREATING PLACES
THAT MATTER.

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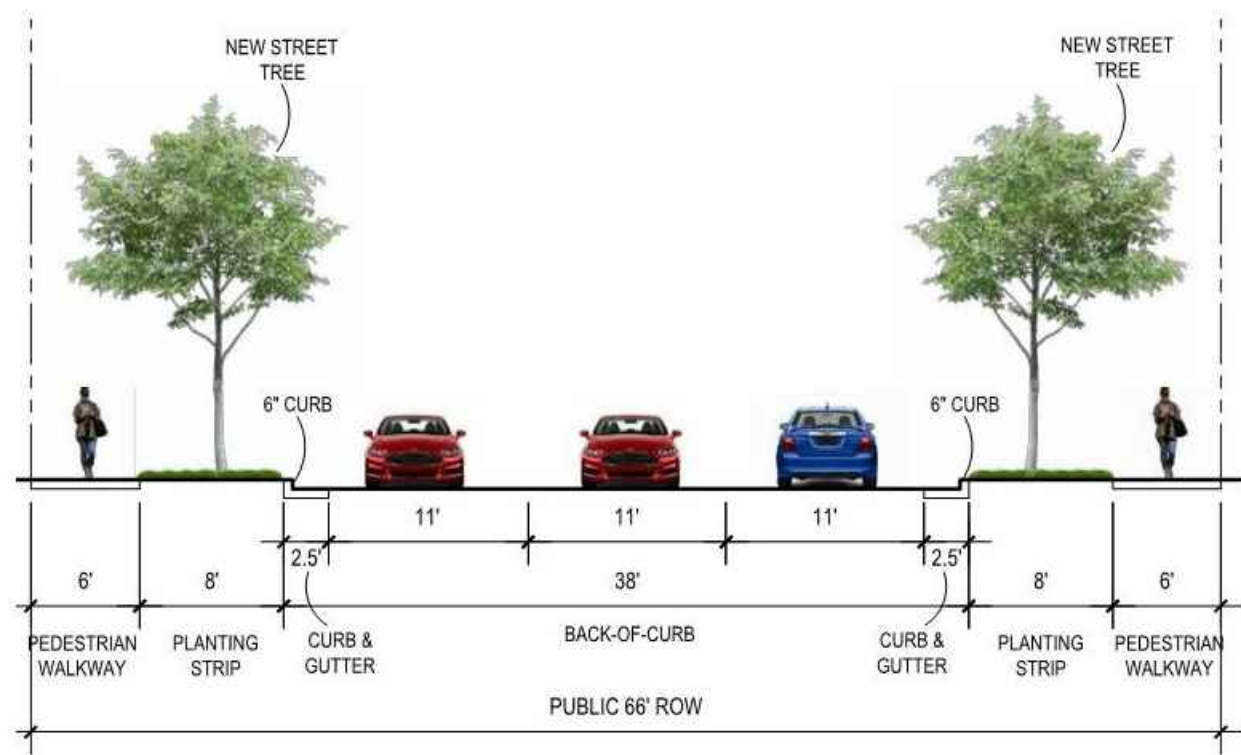
REVISIONS:

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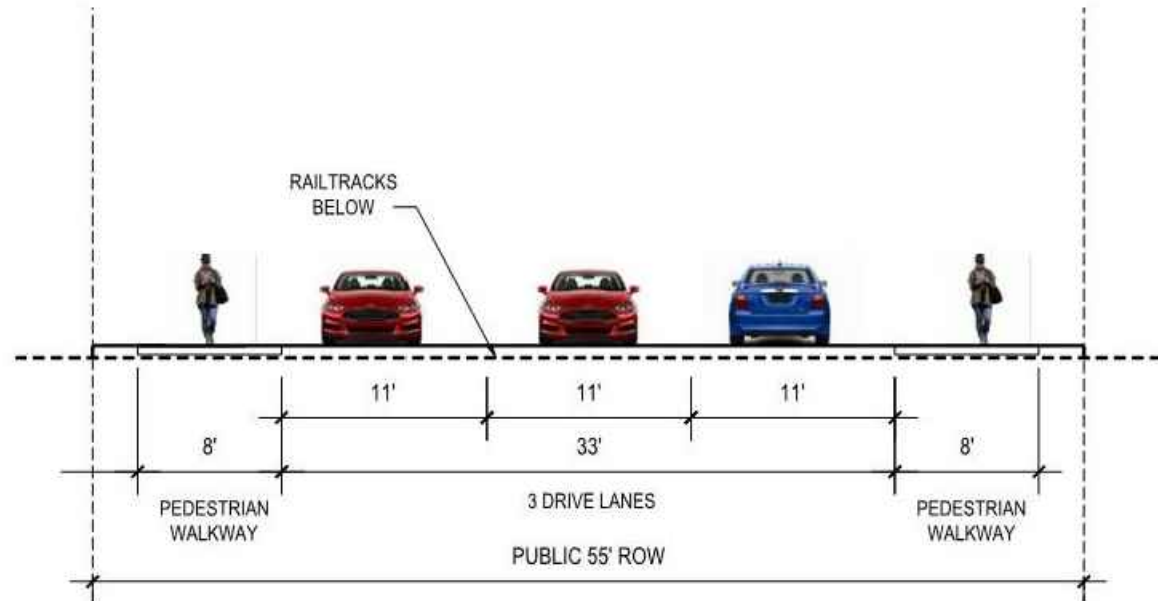
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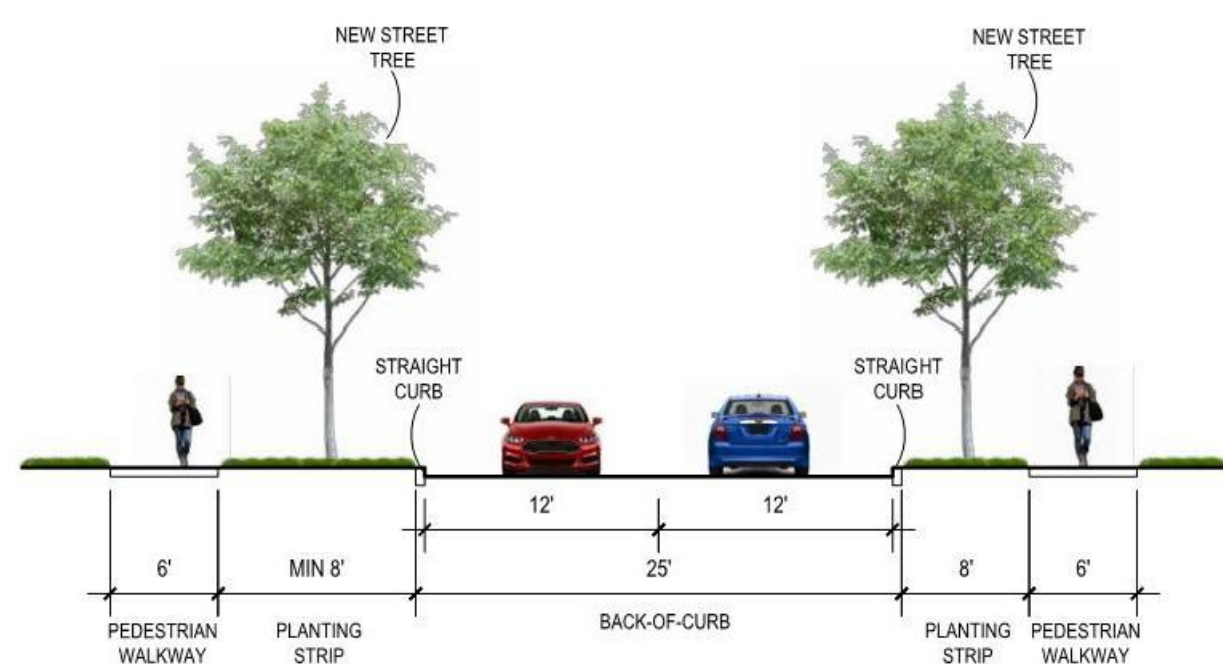
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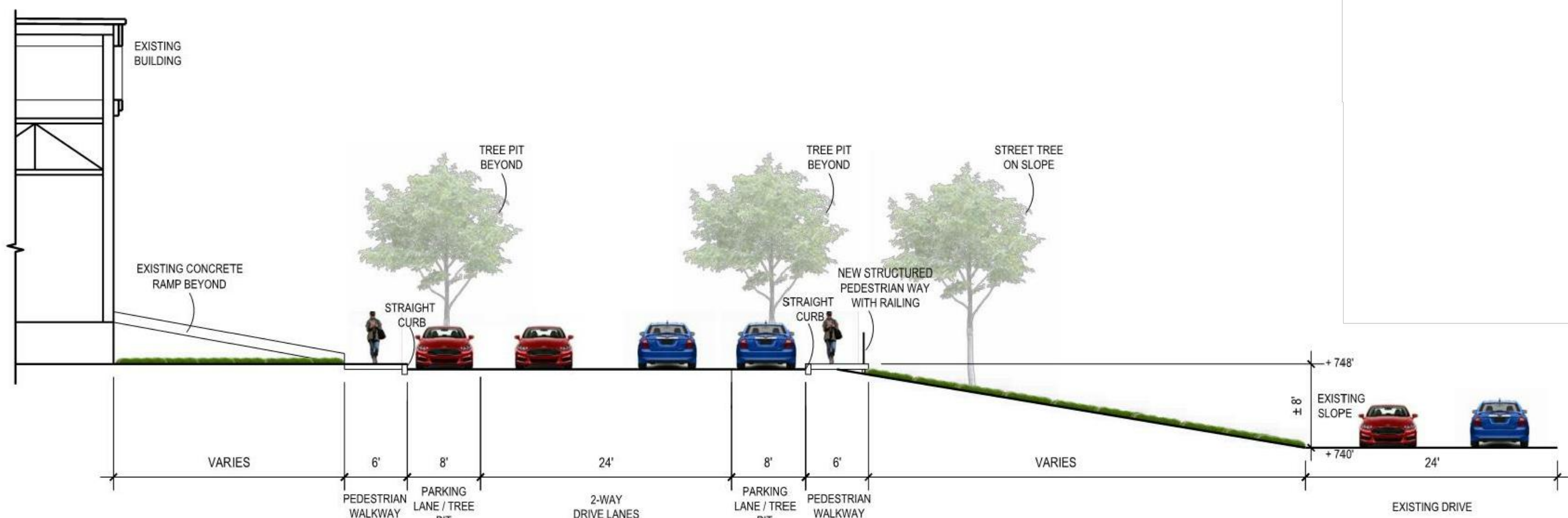
CAMP STREET - SECTION A



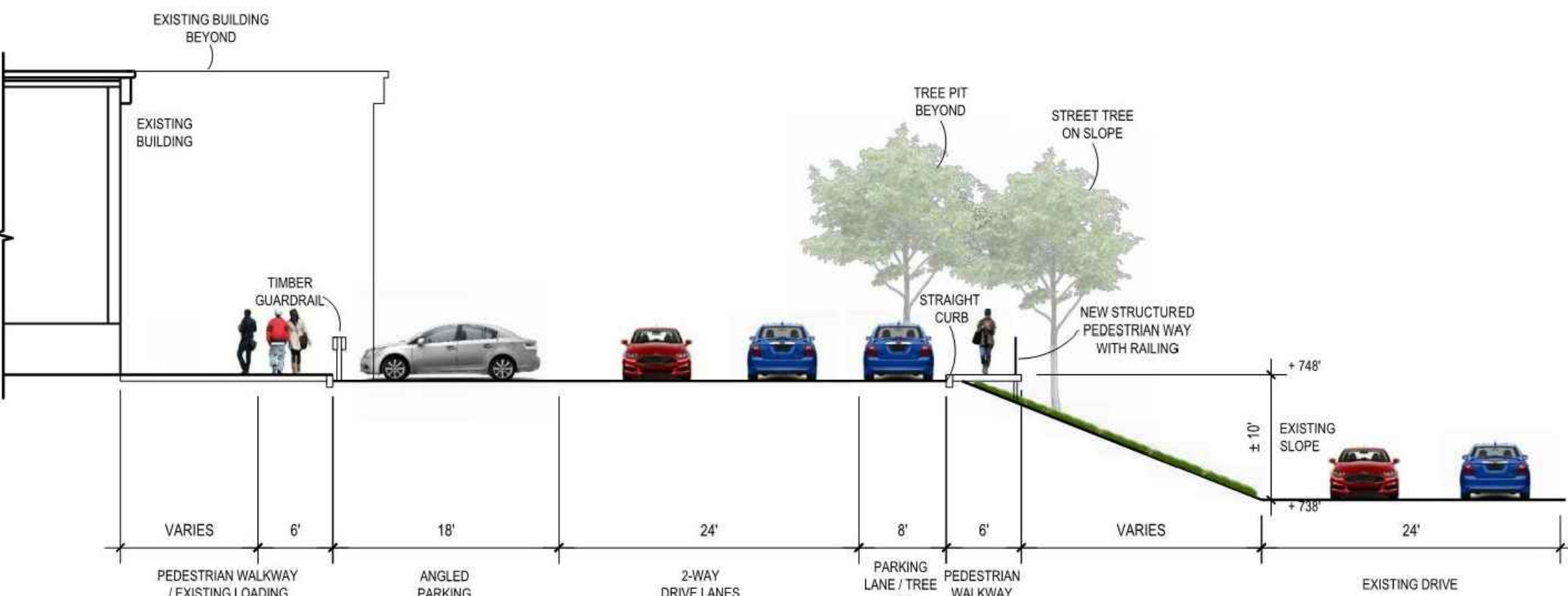
CAMP STREET - SECTION B



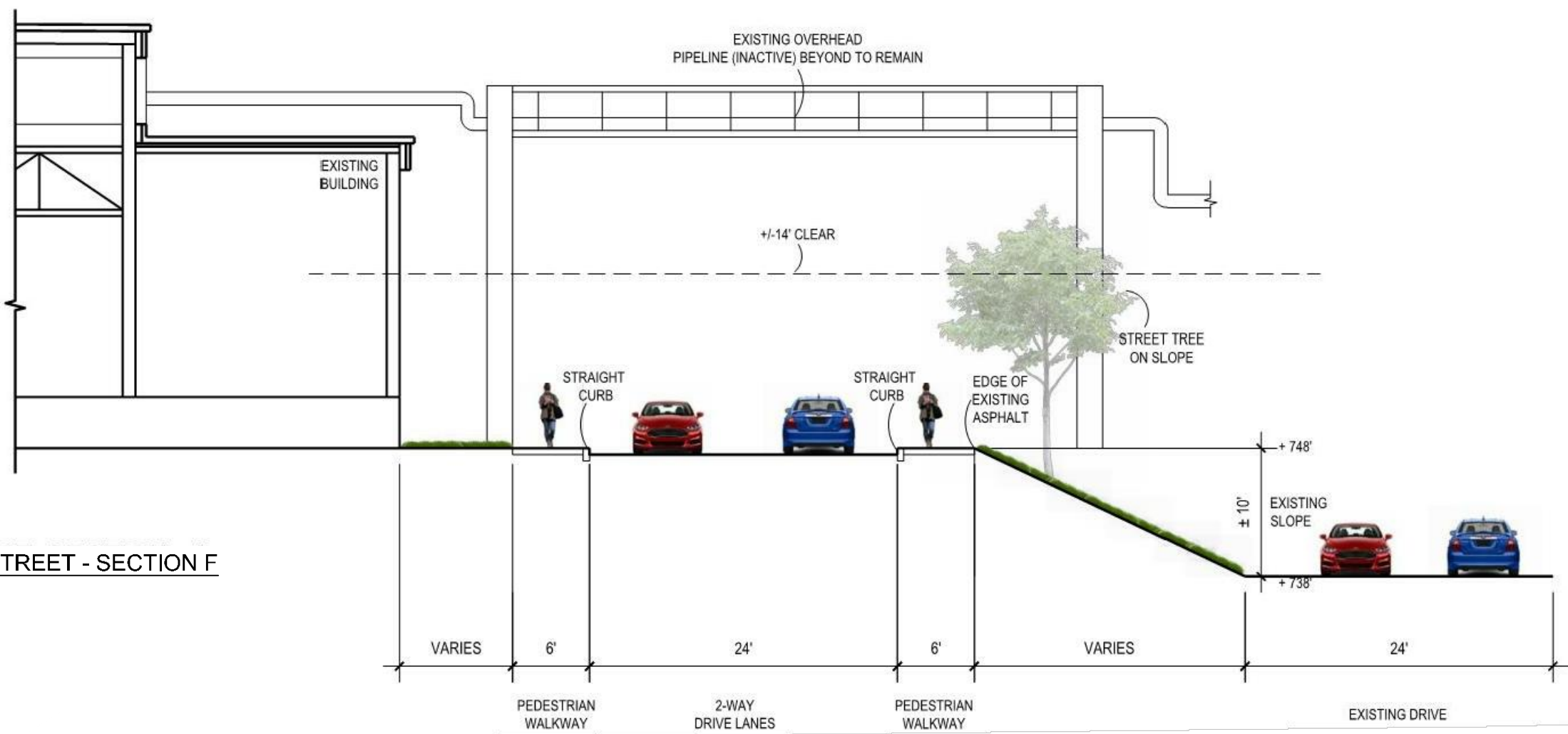
CAMP STREET - SECTION C



CAMP STREET - SECTION D

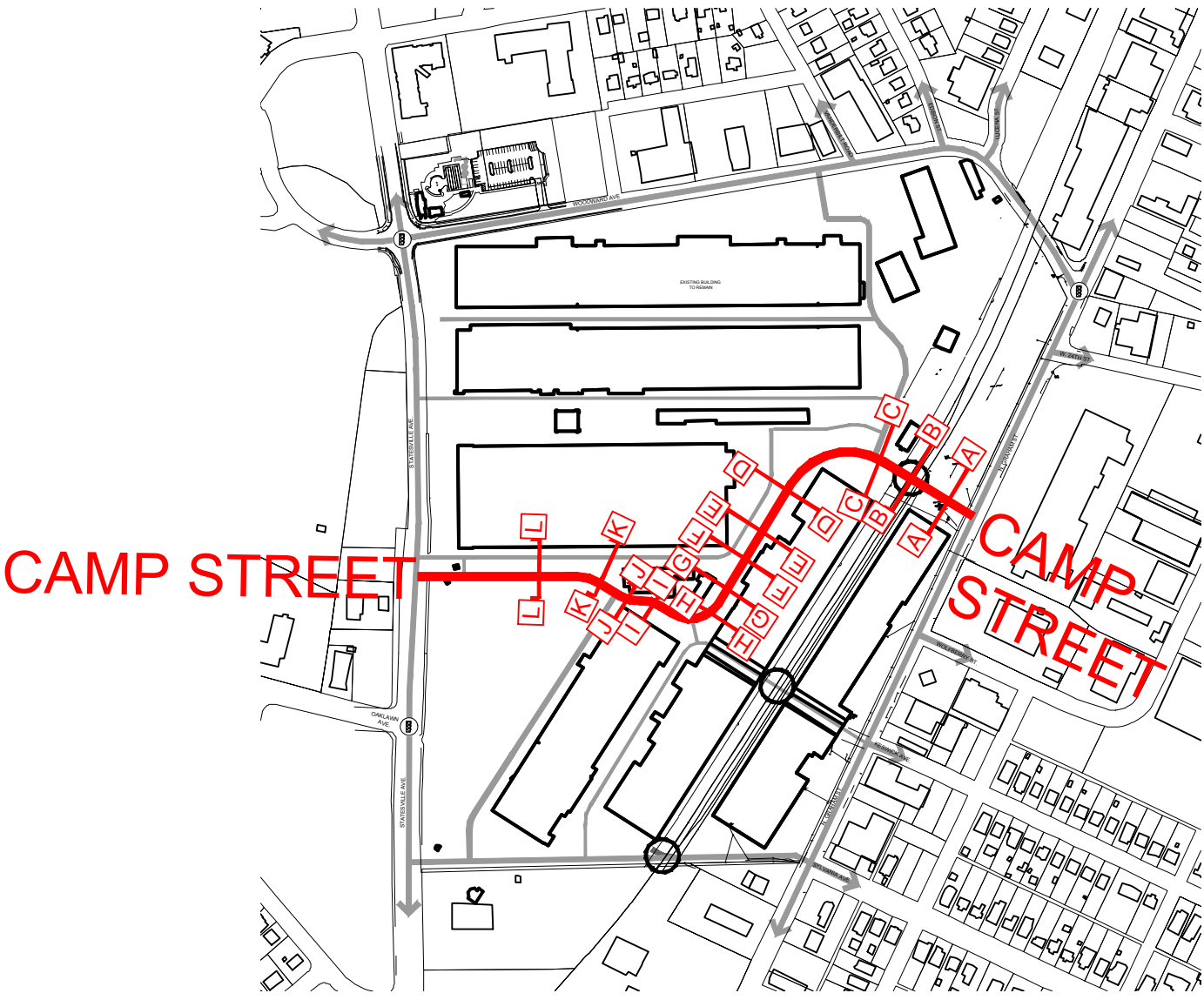


CAMP STREET - SECTION E



CAMP STREET - SECTION F

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