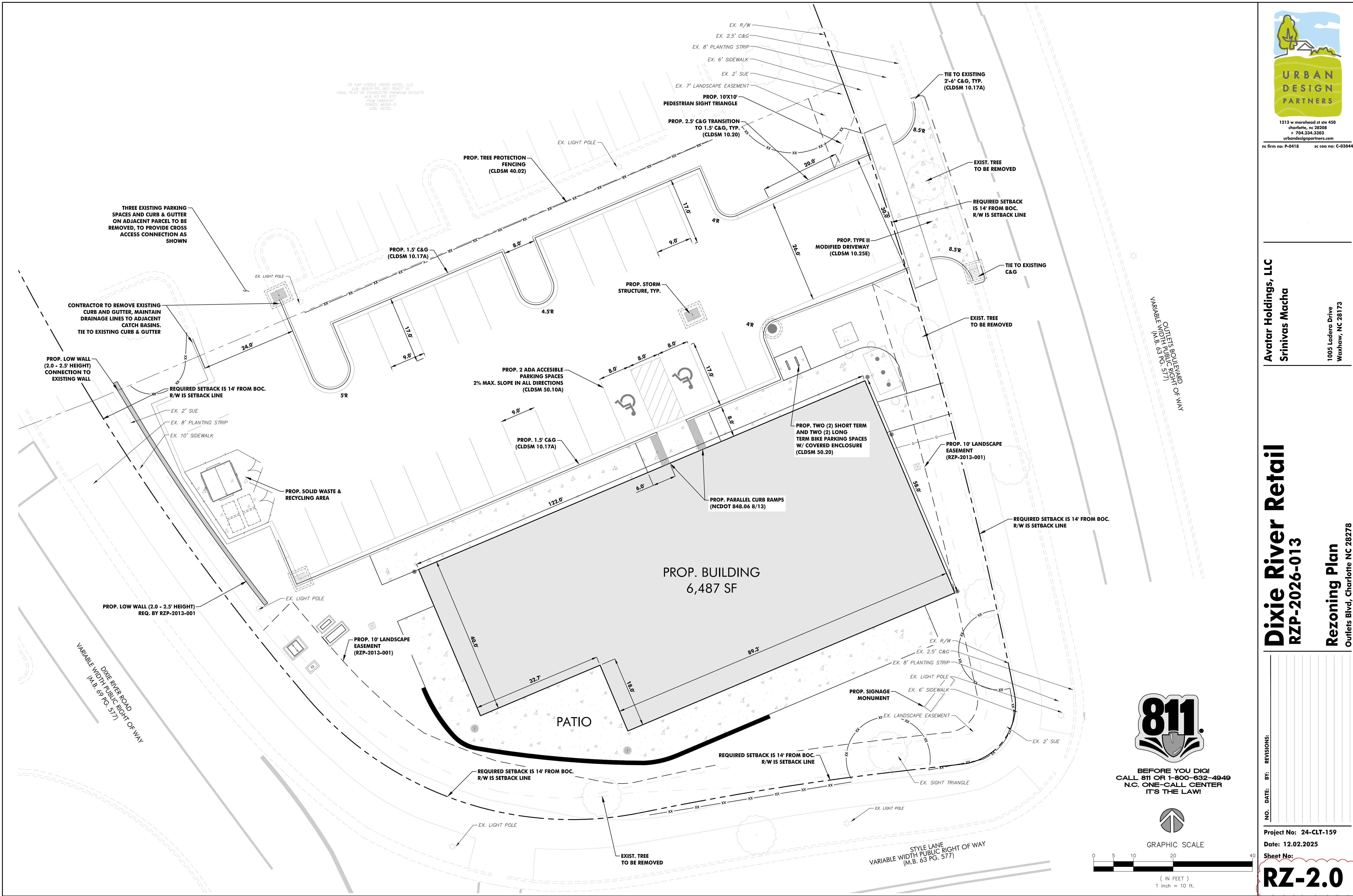




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nc firm no: P-0418 sc coa no: C-03044

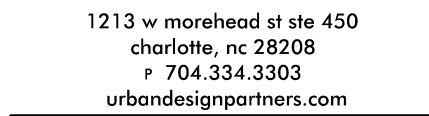
Avatar Holdings, LLC
Srinivas Macha
1005 Ladera Drive
Washaw, NC 28173

Dixie River Retail
RZP-2026-013
Rezoning Plan
Outlets Blvd, Charlotte NC 28278

- **EXISTING USES, HOTEL & VACANT**
- **PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED BY THE ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED BELOW)
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 7,000 SQUARE FEET OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS ON DEVELOPMENT AREA B; UP TO 6,000 GROSS FEET OF GROSS FLOOR AREA ON DEVELOPMENT AREA F**
- **MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MUDD-0 BUILDING HEIGHT WILL BE LIMITED TO 85 FEET ON ALLOCATION TO HOTEL USES. HEIGHT TO BE MEASURED BY THE ORDINANCE**
- **PARKING: A MINIMUM OF ONE SPACE PER 250 GROSS SQUARE FEET OF BUILDING AREA FOR THE PORTION OF THE SITE ZONED MUDD-0.**

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE LIMITED TO THE FOLLOWING: BRICK, STONE, SIMULATED STONE, CAST-STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, EIFS OR WOOD. BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN THE DEVELOPMENT AREA ARE LIMITED TO 60% EIFS EXCLUDING THE PEDESTRIAN ACCESS PLAZAS AS INDICATED IN SECTION 6.C. THE PORTIONS OF THE BUILDINGS LOCATED BEHIND THE LOADING AREAS AND THE PORTIONS OF THE BUILDINGS LOCATED BEHIND THE LOADING AREAS ARE EXCLUDED. BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN ALL THE OTHER DEVELOPMENT AREAS WILL BE LIMITED TO 40% EIFS. THE PETITIONER WILL COORDINATE THE GENERAL APPEARANCE OF THE SITE'S BUILDING ARCHITECTURE, LANDSCAPING, LIGHTING AND TREES AND SHRUBS WITH THE APPEARANCE OF THE SURROUNDING DEVELOPMENT. BUILDING MATERIALS, COLORS, ARCHITECTURAL DETAILS, STREETSCAPES, LANDSCAPE MATERIALS AND LANDSCAPE DESIGNS.

SPA Proposed Maximum Entitlement with Conversions and/or Transfers	INCREASE HOTEL ROOMS BY 30 BY REDUCING THE AMOUNT OF COMMERCIAL AT 500 SF PER ROOM	NONE	NONE
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nc firm no: P-0418 sc coa no: C-0304

Srinivas Macha

005 Ladera Drive
Waxhaw, NC 28173

RZP-2016-013

Outlets Blvd, Charlotte NC 28278

NO. DATE: BY: REVISIONS:

Date: 12.02.2025

RZ-3.0