



REZONING
PETITION NO.
RZP-2026-037

01

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

EXCELSIOR CLUB

CROSLAND SOUTHEAST
921 BEATTIES FORD ROAD
CHARLOTTE, NC, 28216

LANDDESIGN PROJ.# 1026132

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
-	REZONING 1ST SUBMITTAL	05.15.2026
01	REZONING 2ND SUBMITTAL	07.13.2026

SCALE

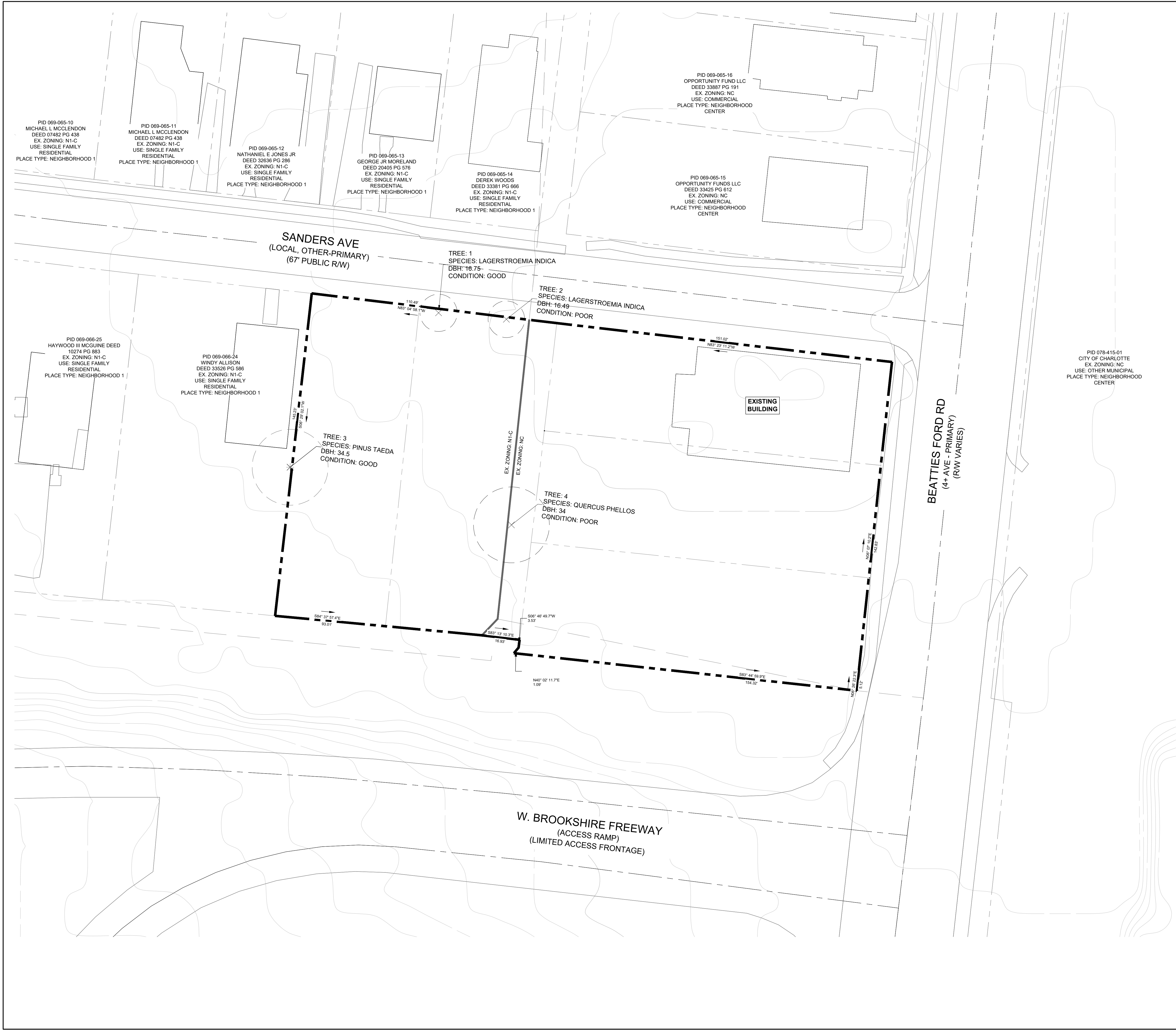
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HORZ: 1" = 20'

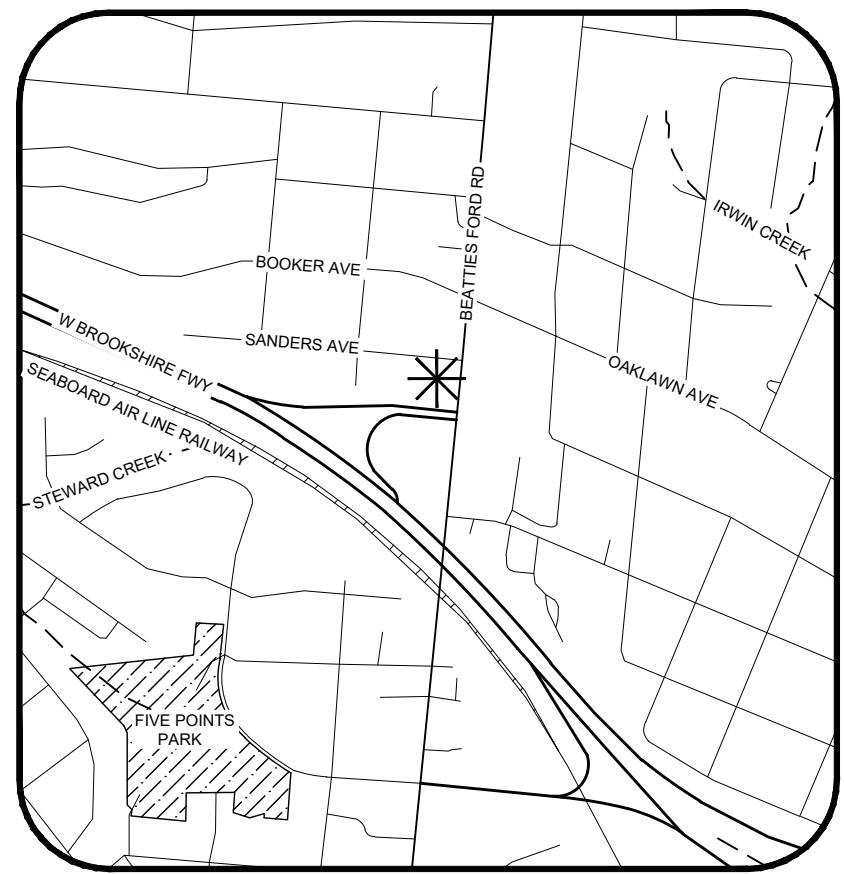
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-1





NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

--ACREAGE: ± 0.88 ACRES

--TAX PARCEL NUMBERS: 06906619, 06906620, 06906621, 06906622, AND 06906623.

--EXISTING ZONING: NC (NEIGHBORHOOD CENTER) AND N1-C (NEIGHBORHOOD ONE)

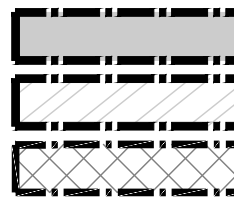
--PROPOSED ZONING: CAC-1 EX (COMMUNITY ACTIVITY CENTER ONE, EXCEPTION) AND N2-C(CD) (NEIGHBORHOOD TWO, CONDITIONAL)

--EXISTING USES: COMMERCIAL AND VACANT

--PROPOSED USES: THE CAC-1 EX ZONED PORTION OF THE SITE MAY INCLUDE INDOOR LIVE PERFORMANCE VENUE, NIGHTCLUB, RESTAURANT/BAR, COMMUNITY CENTER AND OTHER USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CAC-1 ZONING DISTRICT TOGETHER WITH ACCESSORY USES EXCEPT AS EXCLUDED BELOW IN SECTION 3. THE N2-C(CD) ZONED PORTION OF THE SITE WILL REMAIN VACANT.

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FORTY (40) FEET (HALF THE EIGHTY (80) FOOT MAXIMUM HEIGHT ALLOWED IN CAC-1).

SITE LEGEND



BUILDING ENVELOPE

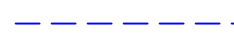
POTENTIAL PARKING ENVELOPE

POTENTIAL REPLANTED OR AMENITY TREE SAVE AREA/OPEN SPACE

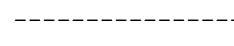
POTENTIAL OPEN SPACE



SETBACK



BUILD-TO ZONE



20' REAR YARD



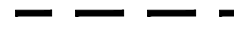
PROPOSED RIGHT OF WAY



PROPERTY BOUNDARY



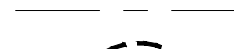
EXISTING ZONING LINE



PROPOSED ZONING LINE



FUTURE BACK OF CURB



EXISTING STREET CENTERLINE



POTENTIAL FULL MOVEMENT SITE ACCESS



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SCALE NORTH

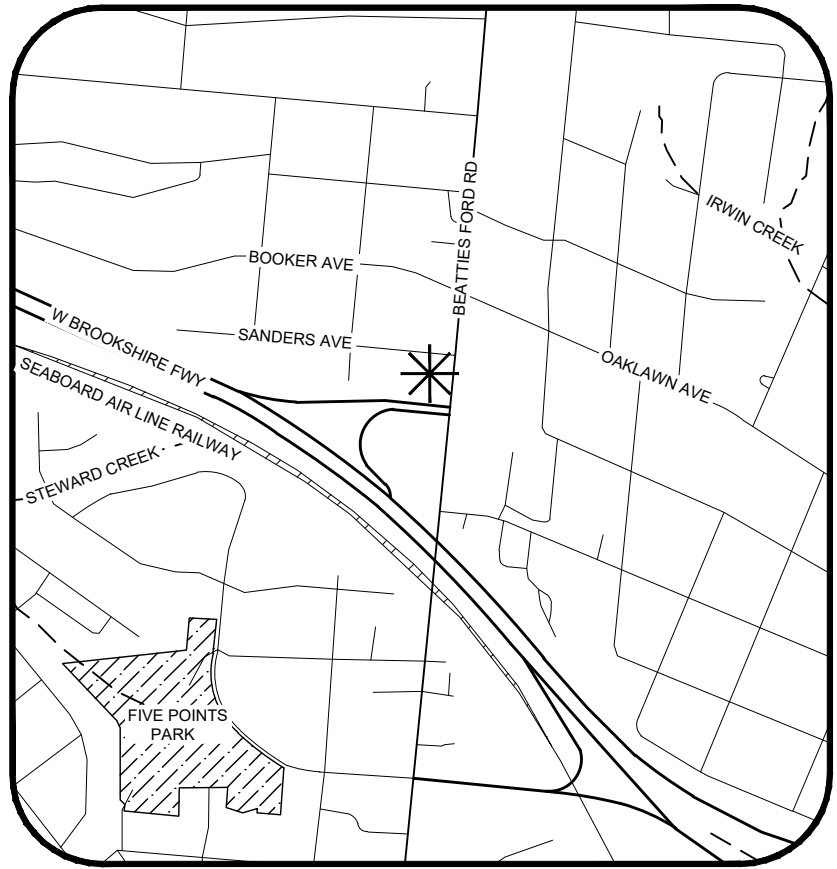
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HORZ: 1" = 20'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-2



NTS
VICINITY MAP

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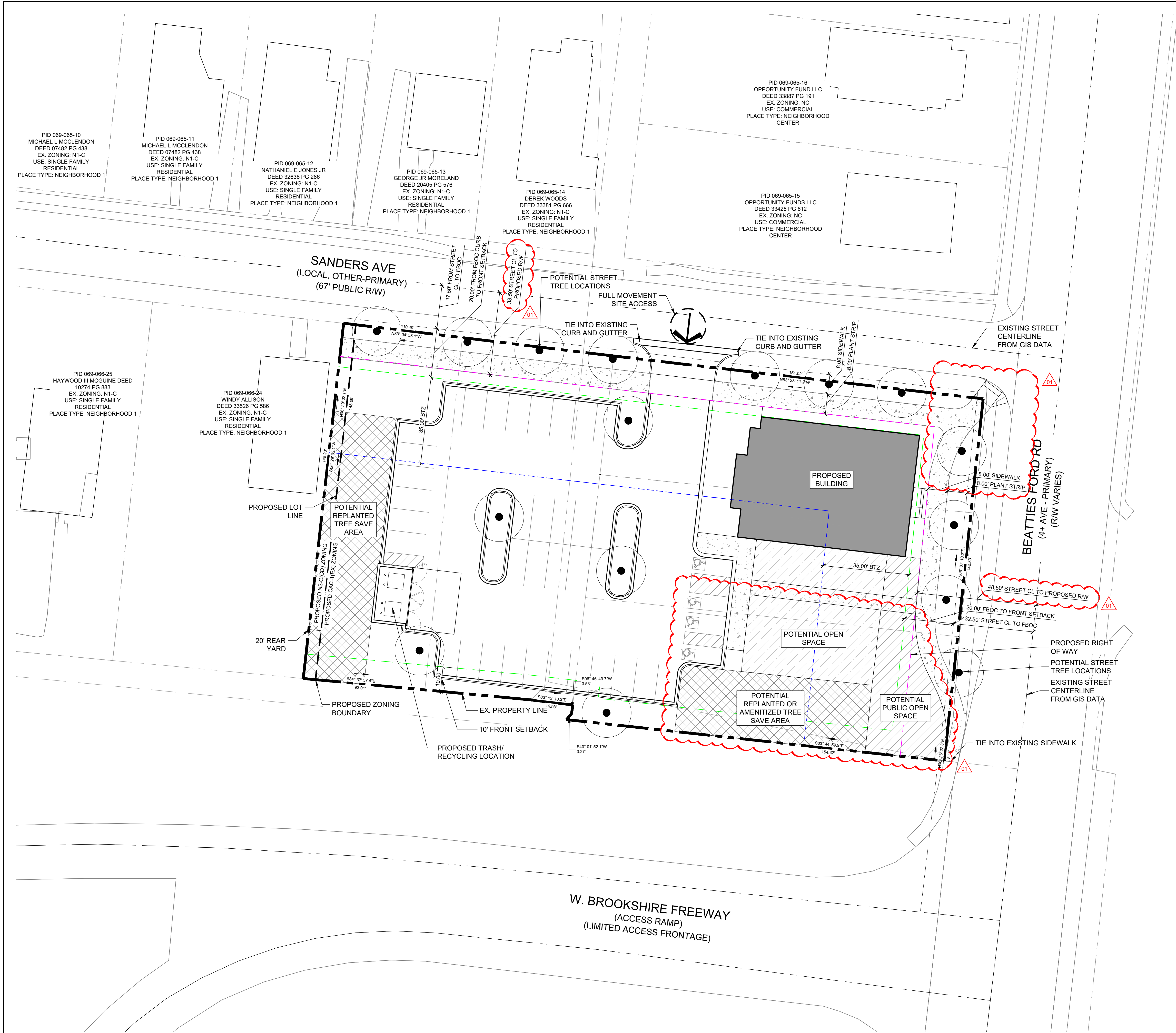
VERT: N/A
HORZ: 1" = 20'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-3



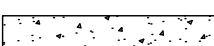
SITE LEGEND



PROPOSED BUILDING



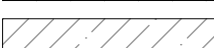
PUBLIC SIDEWALK



POTENTIAL SIDEWALK



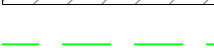
POTENTIAL TREE SAVE AREA



POTENTIAL PRIVATE OPEN SPACE



POTENTIAL PUBLIC OPEN SPACE



SETBACK



BUILD-TO ZONE



20' REAR YARD



PROPOSED RIGHT OF WAY



PROPERTY BOUNDARY



PROPOSED ZONING LINE



FUTURE BACK OF CURB



EXISTING STREET CENTERLINE



POTENTIAL FULL MOVEMENT SITE ACCESS

