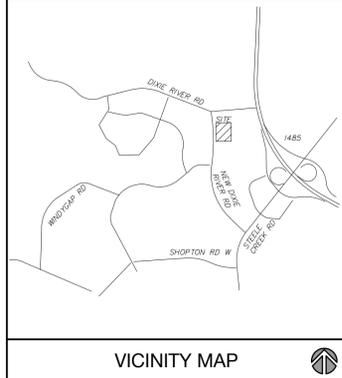


OUTLET'S BOULEVARD  
 VARIABLE WIDTH  
 PUBLIC RIGHT OF WAY  
 MAINTAINED BY: CDOT  
 SPEED LIMIT: 35 MPH  
 (M.B. 63 PG. 577)



VICINITY MAP

**SITE DEVELOPEMENT DATA:**

SITE ACREAGE:	+/-6.02 AC
TAX PARCEL ID#:	199-241-57, 58, 61
EXISTING ZONING:	CC-SPA (LLW-PA); MUDD-O SPA (LLW-PA)
PREVIOUS REZONING:	RZ-2016-127
EXISTING USES:	CAROLINA PREMIUM OUTLET MALL; RETAIL OUTPARCELS
PROPOSED USES:	USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC AND MUDD ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED BELOW).
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA ON DEVELOPMENT AREA "F"; A HOTEL WITH UP TO 125 ROOMS AND 7,000 SQUARE FEET OF GROSS FLOOR AREA ON DEVELOPMENT AREA "B".
MAXIMUM BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE IN THE AREA ZONED CC IN THE AREA ZONED MUDD-O BUILDING HEIGHT WILL BE LIMITED TO 65 FEET ON DEVELOPMENT AREA B AND 50 FEET ON DEVELOPMENT AREA F. HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE PORTION OF SITE ZONED CC AND A MINIMUM OF ONE SPACE PER 250 GROSS SQUARE FEET OF BUILDING AREA FOR THE PORTION OF THE SITE ZONED MUDD-O.

1213 w morehead st ste 450  
 charlotte, nc 28208  
 P: 704.334.3393  
 urbandesignpartners.com  
 nc firm no: P-0418 sc coa no: C-03044

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

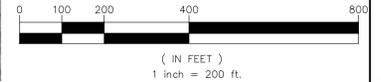
**Dixie River Retail**  
 RZP-2026-XXX  
**Rezoning Site Amendment**  
 Outlets Blvd, Charlotte NC 28278



BEFORE YOU DIG!  
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GRAPHIC SCALE



NO.	DATE	BY	REVISIONS:

Project No: 24-CLT-159  
 Date: 12.02.2025  
 Sheet No:

**RZ-1.0**

25 CAP STEELE CREEK HOTEL, LLC.  
 D.B. 36919 PG. 907 TRACT 1A  
 FINAL PLAT OF CHARLOTTE PREMIUM OUTLETS  
 M.B. 63 PG. 577  
 PID# 19924157  
 ZONED: MUDD-O  
 USE: HOTEL

OUTLETS BOULEVARD  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY  
 MAINTAINED BY: CDOT  
 SPEED LIMIT: 35 MPH  
 (M.B. 63 PG. 577)

DIXIE RIVER ROAD  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY  
 MAINTAINED BY: CDOT  
 SPEED LIMIT: 35 MPH  
 (M.B. 69 PG. 577)

PROP. BUILDING  
 6,487 SF

PATIO

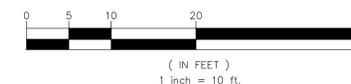
STYLE LANE  
 VARIABLE WIDTH PUBLIC RIGHT OF WAY  
 MAINTAINED BY: CDOT  
 SPEED LIMIT: 35 MPH  
 (M.B. 63 PG. 577)



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GRAPHIC SCALE



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 charlotte, nc 28208  
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nc firm no: P-0418 sc coa no: C-03044

Avatar Holdings, LLC  
 Srinivas Macha

1005 Ladera Drive  
 Waxhaw, NC 28173

# Dixie River Retail

RZP-2026-XXX

## Rezoning Site Amendment - Area B

Outlets Blvd, Charlotte NC 28278

NO. DATE BY: REVISIONS:

Project No: 24-CLT-159

Date: 12.02.2025

Sheet No:

# RZ-2.0

