



Charlotte, NC 28202

Charlotte, NC

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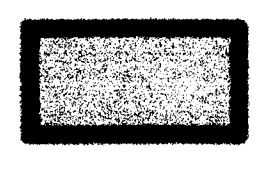
- 14' Setback from back of existing or proposed curb



Requested MUDD(CD) with revised FAR from MUDD(CD)



Existing Building Footprints



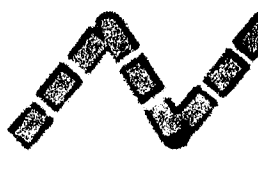
Fema Flood Plain



Existing Zoning Boundaries



Lakes and Ponds



Charlotte City Limits

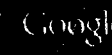


Creeks and Streams

Property Owner(s)	Tax Parcel No.(s)	Acreage	Zoned
Victoria Land Co., LLC	08111402	13,200 SF	MUDD(CD)
Victoria Land Co., LLC	08111403	0.23 AC	MUDD(CD)
LADS Properties, LLC	08111405	33,750 SF	MUDD(CD)
AFP Properties II, LLC	08111406	1.373 AC	MUDD(CD)
Victoria Land Co., LLC	08111407	0.54 AC	MUDD(CD)
Crowder Construction Co.	08111409	0.838 AC	MUDD(CD)
Crowder Construction Co.	08111412	0.702 AC	MUDD(CD)
Crowder Construction Co.	08111413	60,734 SF	MUDD(CD)
AFP Properties II, LLC	08111414	20,164 SF	MUDD(CD)



1"=100'



Vicinity Map

Site Data

Combined Acreage: approx. 6.412 acres
Existing Zoning: MUDD(CD) with 1.5 FAR
Proposed Zoning: MUDD(CD) with 2.0 FAR

Restrictive Zoning / Development Conditions:

A) Restrictions for Building Design:

1. 100' maximum building height.
2. Floor Area Ratio (FAR) of 2.0*

*Note: Floor Area Ratio may be applied to the entire combination of parcels shown or any division thereof based on existing or reconfigured lot lines; provided however, the Owners of the parcels shall be entitled to build up to the maximum 2.0 FAR on their respective parcels.

B) Restrictions for Use

1. The following uses shall be eliminated from the list of those allowed under Chapter 9: General Districts, Part 8.5 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:
 - a. Auction sales excluding automobiles, trucks, trailers and construction equipment.
 - b. Automobile service stations, including minor adjustments, repairs and lubrication.
 - c. Off-street parking as a principal use providing for the public parking, private parking (parking in conjunction with and to serve other permitted uses is allowed).
 - d. Building material sales (wholesale and retail).

Note: The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.