

# **SITE PLAN**

TAX PARCEL NUMBER: 0800110  
 SITE AREA: 16,142 SF  
 PROPOSED USE: 22 FOR-SALE CONDOMINIUMS  
 THEATRE RE-USE  
 4500 SF OFFICE

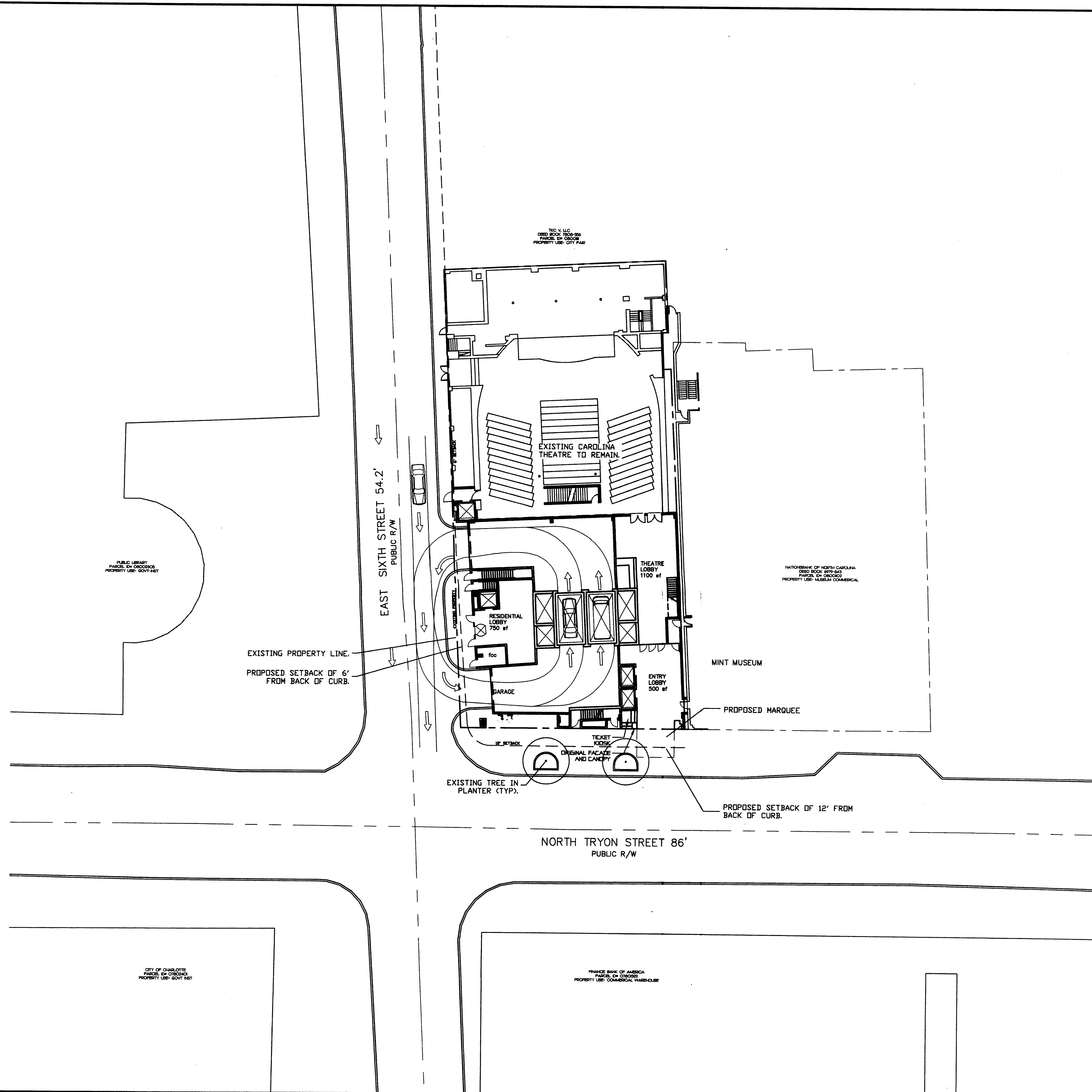
REQUIRED SETBACK: 12'  
 URBAN OPEN SPACE REQUIRED: 4500 SF OFFICE/200 + 225 SF  
 URBAN OPEN SPACE PROVIDED: +225 SF  
 FIRST FLOOR RETAIL: 1000 SF OF THEATRE LOBBY + 50% OF NET FIRST FLOOR AREA

PARKING REQUIRED: OFFICE < 20,000 SF EXEMPT  
 EXISTING THEATRE USE EXEMPT  
 22 DWELLING UNITS = 22  
 TOTAL REQUIRED: 25  
 TOTAL PROVIDED: 44

LOADING SPACES REQUIRED: 24 UNITS = 0  
 NON RESIDENTIAL AREA < 50,000 SF = 0

PROJECT TO MEET TRYON STREET MALL REQUIREMENTS

UNIMD-O OPTIONAL CONDITIONS:  
 SETBACK ALONG EAST 6TH STREET TO BE 6' DUE TO EXISTING CONDITIONS



**ENCORE**  
 CHARLOTTE, NORTH CAROLINA

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**DRG**

## **REZONING PLAN:**

PETITION NO.  
 2007-155

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Scale: 1"=20'  
 Date: 11 SEPT. 2007

Project No.: 122-004

Revisions: