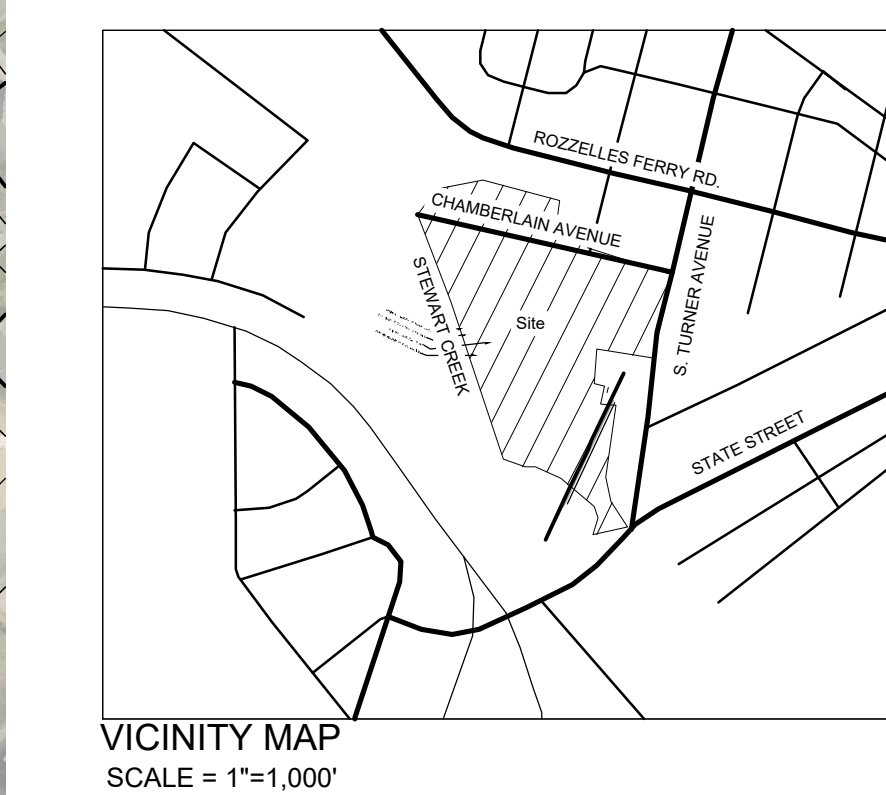




ADJACENT OWNERSHIP LISTINGS		
1. MICHAEL AND KATHERINE IOIACONO	22. WIKOFF COLOR CORP	
Tax # 07111311	Tax # 07111410	
Zoning: R-8	Existing Use: I-2	
Existing Use: Single Family	Existing Use: Single Family	
2. JOHN AND CARRIE DAY	23. BRYANT AND NANCY CUTTER	
Tax # 07111306	Tax # 07111415	
Zoning: R-8	Zoning: I-2	
Existing Use: Single Family	Existing Use: Single Family	
3. MARY ANN HUGHEY	24. ADENYI A ADEYGA	
Tax # 07111305	Tax # 07110111	
Existing Use: R-8	Zoning: R-8	
Existing Use: Single Family	Existing Use: Single Family	
4. RYAN COX AND KARLI NELSON	25. CITYSIDE PROPERTIES LLC	
Tax # 07111313	Tax # 07110402	
Existing Use: R-8	Zoning: I-1	
Existing Use: Single Family	Existing Use: Single Family	
5. 2517 ROZZELLES FERRY LLC	26. CAROLINA URBAN PROPERTIES LTD	
Tax # 07111312	Tax # 07110403	
Zoning: R-8	Zoning: I-1	
Existing Use: Single Family	Existing Use: I-1	
6. DEVONA ALLGOOD	27. CAROLINA URBAN PROPERTIES LTD	
Tax # 07111303	Tax # 07110404	
Zoning: R-8	Zoning: I-1	
Existing Use: Single Family	Existing Use: Warehouse	
7. MEGAN FOX	28. SAVONA LLC	
Tax # 07111302	Tax # 07111417	
Zoning: R-8	Existing Use: Warehouse	
Existing Use: Single Family	30. 1800 CAMDEN ROAD STE 107-230	
8. WESLEY AND STEPHANIE VANDER LUGT	Tax # 07110551	
Tax # 07111301	Zoning: I-1	
Zoning: R-8	Existing Use: I-1	
Existing Use: Single Family	31. SAVONA LLC	
9. TAH 2015-1 BORROWER LLC	Tax # 07110501	
Tax # 07111208	Zoning: I-2	
Zoning: R-8	Existing Use: Office	
Existing Use: Single Family	32. COMMUNITY BUILDING INVESTMENTS LLC	
10. TAH 2015-1 BORROWER LLC	Tax # 07107214	
Tax # 07111207	Zoning: I-2	
Zoning: R-8	Existing Use: Office	
Existing Use: Single Family	33. MECKLENBURG COUNTY	
11. CHRISTOPHER JOEL	C/O REAL ESTATE FINANCE DEPT	
Tax # 07111206	Tax # 07111416	
Zoning: R-8	Zoning: I-2	
Existing Use: Single Family	34. RAILROAD CO SEABOARD COAST LINE	
12. WILLIAM AND WINFREE BRISLEY	Tax # 07112132	
Tax # 07111205	Zoning: I-2	
Zoning: R-8	Existing Use: I-2	
Existing Use: Single Family	35. RAILROAD CO SEABOARD COAST LINE	
13. D A HERS COLBERT AND SARAH	Tax # 07112206	
BROADIE	Zoning: R-5	
Tax # 07111204	36. MECKLENBURG COUNTY	
Zoning: R-8	Tax # 07114340	
Existing Use: Single Family	Zoning: I-1	
14. ANDREW NEVILLE	37. MECKLENBURG COUNTY	
Tax # 07111203	Tax # 07114338	
Zoning: R-8	Zoning: I-1	
Existing Use: Single Family	38. MECKLENBURG COUNTY	
15. KIMBERLY NORTON	REAL ESTATE FINANCE DEPT	
NICHOLAS KRECKER	Tax # 07112205	
Tax # 07111202	Zoning: R-5	
Zoning: R-8	Existing Use: Public Park	
Existing Use: Single Family		
16. GREGORY AND TRACEY MOTLEY		
Tax # 07111201		
Zoning: R-8		
Existing Use: Single Family		
17. GREGORY AND TRACEY MOTLEY		
Tax # 07111214		
Zoning: B-2		
Existing Use: Single Family		
18. GREGORY MOTLEY		
Tax # 07111213		
Zoning: I-1		
Existing Use: Single Family		
19. GREGORY MOTLEY		
Tax # 07111212		
Zoning: I-1		
Existing Use: Single Family		
20. GREGORY AND TRACEY MOTLEY		
Tax # 07111211		
Zoning: I-1		
Existing Use: Single Family		
21. GARDNER LAND TRUST		
CATHERINE HUNTER		
Tax # 07111110		
Zoning: R-8		
Existing Use: Single Family		



KEY MAP

SEAL

REZONING PETITION NO. 2016-112

SAVONA REZONING

ARGOS REAL ESTATE ADVISORS,
INC.
1101 S. BLVD., SUITE 100
CHARLOTTE, NC 28203

LANDDESIGN PROJ# 1017332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SUBMITTAL 2	08-13-18
3	SUBMITTAL 3	10-15-18

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=100'
0 50' 100' 200'

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
RZ-00



PROJECT

ARGOS REAL ESTATE ADVISORS,
INC.

LANDDESIGN PROJ.# 1017332

REVISION / ISSUANCE


[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORIZ: 1"=100'

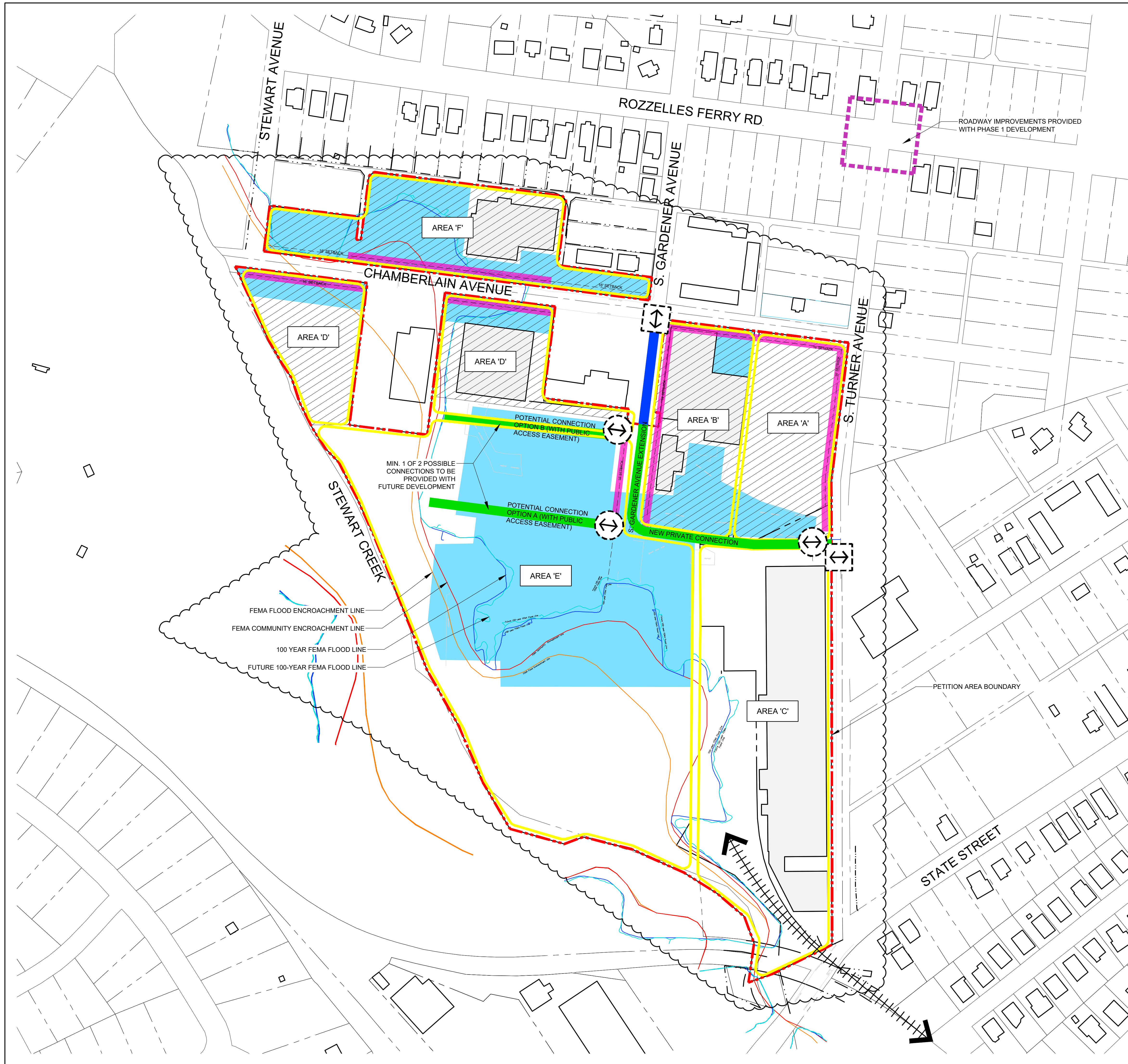


0 50' 100' 200'

REZONING PLAN AND
TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01



--Acreage: ± 28 acres

--Acreage: ± 28 acres

--Tax Parcels: 071-114-03, 071-114-12, 071-114-17 and 071-112-09

--Existing Zoning: I-1 and I-2

--**Proposed Zoning:** MUDD-O with five (5) year vested rights.

--Existing Uses: Industrial

--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.

--Maximum Development (subject to conversion rights as defined herein):
a. Up to 275,000 square feet of commercial and/or office uses, however retail uses shall not exceed 45,000 square feet total.

b. Up to 390 residential units.

c. Up to 23,000 square feet of existing non-conforming light industrial uses and/or adaptive reuse studio space as permitted in the MUDD zoning district.

--**Maximum Building Height:** Up to eight (8) stories for buildings internal to the Site, and further limited to a maximum of four (4) stories around the perimeter of the Site, in the areas as indicated on the Rezoning Plan as the Perimeter Height Zone Area.

--**Parking:** As required by the Ordinance for the MUDD zoning district.

**NEW PUBLIC STREET CONNECTIONS
(WITH PUBLIC RIGHT OF WAY)**

 PRIVATE VEHICULAR/ PEDESTRIAN CONNECTIONS
(WITH PUBLIC ACCESS EASEMENT)

FUTURE ACCESS POINTS
(WITH PUBLIC ACCESS EASEMENT)

 EXISTING ACCESS/CONNECTIONS

	POTENTIAL FUTURE PRIVATE TROLLEY CONNECTION
---	---

 PERIMETER ZONE - REDUCED BUILDING HEIGHT
(4 STORIES MAX.)

EXISTING PARKING FIELDS FOR ADAPTIVE RE-USE
OR RE-USE IN PRIMARILY AS-IS CONDITION

NEW BUILDING FRONTAGE ZONE

PROJECT

ARGOS REAL ESTATE ADVISORS,
INC.


1101 S. BLVD., SUITE 100
CHARLOTTE, NC 28203

[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: 1"=10'



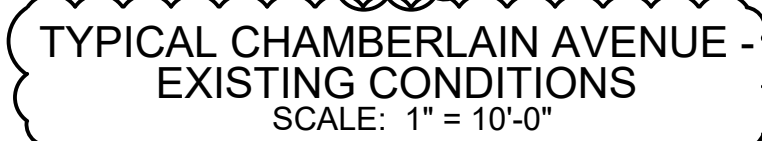
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SHEET TITLE

STREET SECTIONS

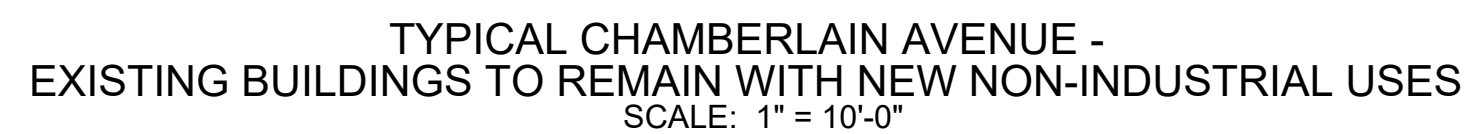
SHEET NUMBER

RZ-02



**EXISTING CONDITIONS TO REMAIN
WITH INDUSTRIAL USES NOT
REQUIRING RENOVATIONS/ADDITIONS
OR ADAPTIVE REUSE PER
DEVELOPMENT NOTES.

A



B



©



**ROW AND BOC/BOC REDUCED IF ON-STREET PARKING IS OMITTED.

(D)

