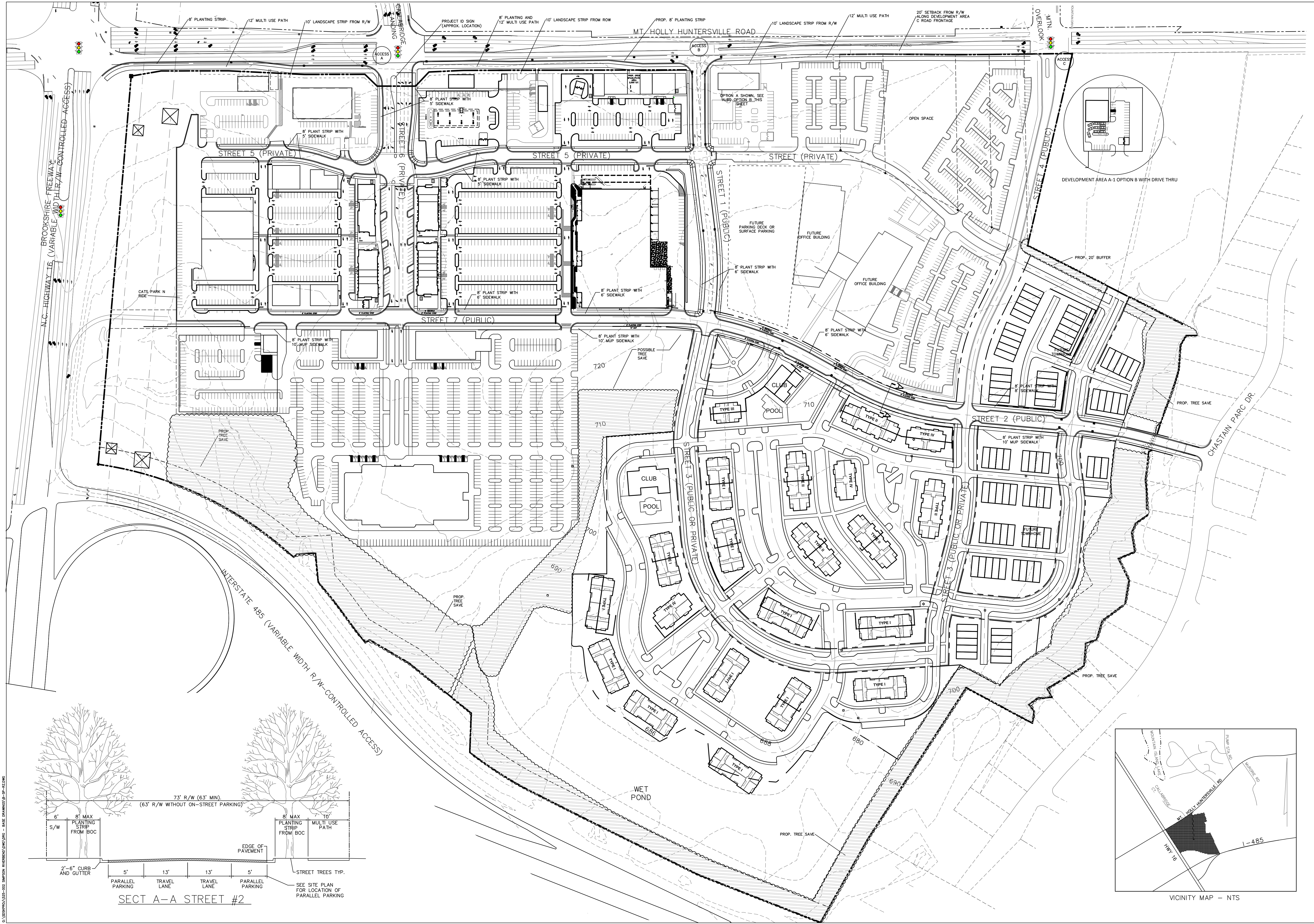


- Maximum Gross Square feet of Development:
- (i) within Development Area A, up to 230,000 square feet of gross floor area devoted to: retail, EDDE, general and medical office uses, an automotive service station with or without a convenience store, and personal service uses as allowed in the NS zoning district;
 - (ii) within Development Area A-1, up to 4,000 square feet for a bank, or retail, general or medical office uses, and personal service uses as allowed in the NS zoning district;
 - (iii) within Development Area B a 60,000 square foot motion picture theater, a hotel with up to 200 hotel rooms, and up to 9,000 square feet of gross floor area devoted to retail, EDDE, personal service uses as allowed in the CC zoning district, subject the conversions provisions Sheet RZ 3.0 in Section 3;
 - (iv) within Development Area C up to 365,000 square feet of gross floor area of general offices as allowed by right and under prescribed conditions in the O-1 zoning district;
 - (v) within Development Area D up to 127,000 square feet of climate controlled storage (warehouse within an enclosed building) with up to 3,000 square feet of gross floor area of non-residential uses as allowed in the MUDD zoning district on the ground floor level, or up to 8,000 square feet of gross floor area non-residential uses as allowed in the MUDD zoning district;
 - (vi) within Development Area E up to 500 multi-family residential dwelling units; and
 - (vii) within Development Area F up to 100 attached or detached dwelling units "townhomes for sale and single-family homes" as allowed in the NS zoning district, provided, however, a loading docks (open or enclosed), outdoor dining areas and surface and structure parking areas shall not be counted toward the allowed gross floor area (floor area as defined by the ordinance) proposed by this rezoning petition.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT		
	PROPOSED USES	
AREA A	230,000 SF MIXED USE/RETAIL	
AREA A-1	4,000 SF COMMERCIAL	
AREA B	HOTEL (200 ROOMS) AND 9000 SF MIXED USE /RETAIL AND 60,000 SF ENTERTAINMENT	
AREA C	365,000 SF OFFICE	
AREA D	127,000 SF CLIMATE CONTROLLED STORAGE (with UP TO 3,000 SF NON RESIDENTIAL USES)	---OR--- UP TO 8,000 SF NON RESIDENTIAL USES
AREA E	UP TO 500 MULTI FAMILY UNITS	
AREA F	UP TO 100 TOWNHOMES OR SINGLE FAMILY HOMES	



VICINITY MAP - NTS



PETITION 2016-128

RIVERBEND
(FKA MOUNTAIN ISLAND PROMENADE)
SIMPSON COMMERCIAL REAL ESTATE
1401 SUNSET DRIVE, SUITE B
GREENSBORO, NC 27408
336-508-2801

**SCHEMATIC
SITE DESIGN**

60 0 60 120
SCALE: 1" = 120'

PROJECT #: 525-001
DRAWN BY: KC
CHECKED BY: BS

JULY 20, 2016

REVISIONS:

