

*PAYMENT IN LIEU MITIGATION FOR TREE SAVE IN MUDD ZONING DISTRICT

REZONING PETITION NO. 2018-XXX

- ACREAGE:** ±7.01 ACRES
- TAX PARCEL:** 079441-01
- EXISTING ZONING:** B-1
- PROPOSED ZONING:** MUDD WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES:** VACANT
- PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT.
- MAXIMUM DEVELOPMENT:**
 - a. UP TO 40,000 SQUARE FEET OF RETAIL, RESTAURANT, PERSONAL SERVICE, PHARMACY, OFFICE AND OTHER COMMERCIAL USES.
 - b. UP TO 250 RESIDENTIAL UNITS.
- MAXIMUM BUILDING HEIGHT:** UP TO 65 FEET AS ALLOWED BY THE ORDINANCE IN THE MUDD ZONING DISTRICT WITH THE EXCEPTION OF THE AREA BETWEEN THE ADJACENT PLOT STREET AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET, WHICH SHALL NOT EXCEED 47' IN HEIGHT FOR THE PURPOSES OF THIS HEIGHT LIMIT. ARCHITECTURAL FEATURES, (SUCH AS PIAZZETS, SPIRES, MANSARDS, DORIES AND DORMERS), ROCK TOP MECHANICAL EQUIPMENT, AND/OR ROOFS USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT WHEN LOCATED ON A MULTISTORY OFFICE BUILDING).
- PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

[illegible]

PROJECT No.:	NCC182134
DRAWN BY:	RB
CHECKED BY:	JG
DATE:	11/21/2018
SCALE:	1"=40'
CAD I.D.:	NCC182223 - RZ0

PROJECT:
STATESVILLE
AVE MIXED USE

FOR
TDC
GREENVILLE,
LLC
LOCATION OF SITE
STATESVILLE AVE,
CITY OF CHARLOTTE, NC

REZONING
PLAN
PETITION
#2018-XXX

SHEET TITLE:	
TECHNICAL DATA SHEET	
SHEET NUMBER:	
RZ-1	

IF THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL, THEN PURSUANT TO SECTION 1.110 OF THE ORDINANCE, THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED COMMENCING UPON APPROVAL OF THIS REZONING PETITION BY THE CHARLOTTE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

