

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

Existing Building Footprints

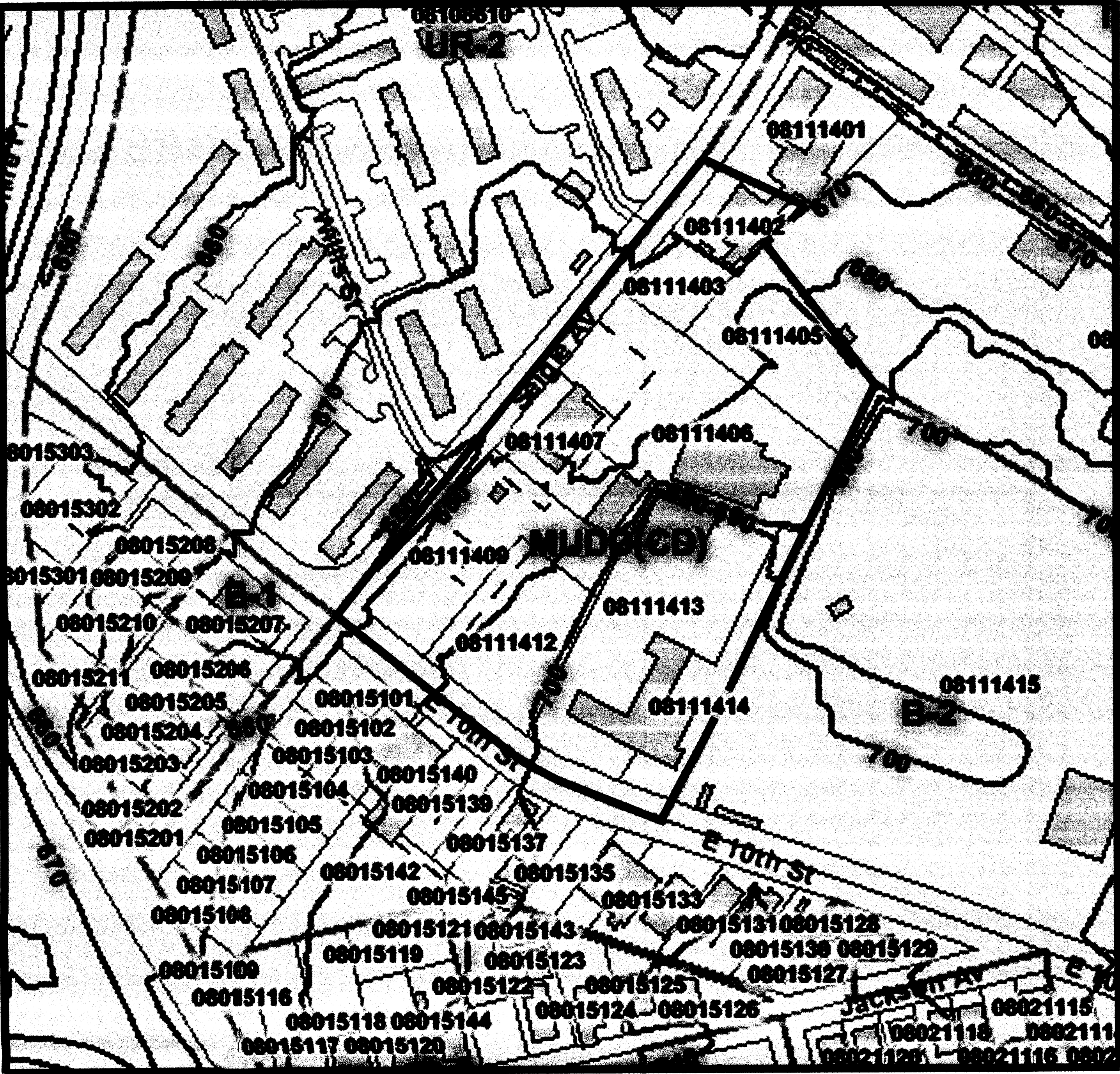
Existing Zoning Boundaries

Charlotte City Limits

Fema Flood Plain

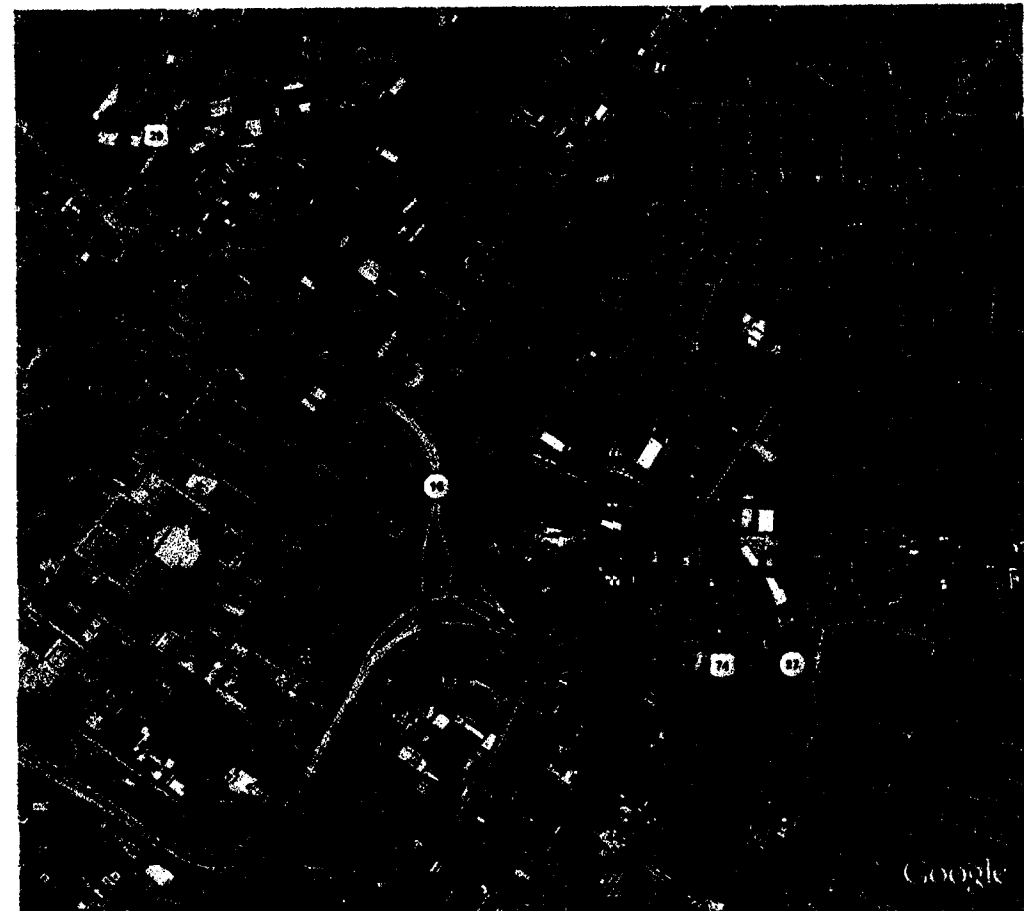
Lakes and Ponds

Creeks and Streams



Building and Parking Envelope

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 Ownersof 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. Amusement, commercial, outdoor.
 - b. Auction sales excluding automobiles, trucks, trailers and construction equipment.
 - c. Automobile service stations, including minor adjustments, repairs and lubrication.
 - d. 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).
 - e. Pest control and disinfecting services.
 - f. Exterminators
 - g. Embalming and crematories.
 - h. Gunsmiths
 - i. Building material sales (wholesale and retail).

2007-051

10th Street and Seigle Avenue
Rezoning Petition
Charlotte, NC

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)