



SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 1.53 ACRES
- **TAX PARCEL #S:** 183-131-08 AND 10
- **EXISTING ZONING:** R-3
- **PROPOSED ZONING:** MUDD-O
- **EXISTING USES:** VACANT.
- **PROPOSED USES:** RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT DWELLING UNITS/BEDS (NURSING HOME, REST HOME, HOMES FOR THE AGED); AND MEDICAL AND GENERAL OFFICE USES; EACH AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 200 RESIDENTIAL DWELLING UNITS, INCLUDING WITHOUT LIMITATION INDEPENDENT AND DEPENDENT DWELLING UNITS, BEDS, AND UP TO 8,500 GROSS SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL AND GENERAL OFFICE USES, EACH AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

A. ALEXANDER PORTER,
SARAH PORTER BOEHMLER & OTHERS
DB. 10613, PG. 761
LOT 2; MB. 29, PG. 703
PIN: 183-131-06
ZONED: MUDD-O

*BISSELL PORTER TWO, LLC
DB. 9306, PG. 161
LOT 1; MB. 27, PG. 826
PIN: 183-177-03
ZONED: MUDD-O*

PARCEL A
TRUSTEES OF SHARON
METHODIST CHURCH
PIN: 183-177-02
ZONED: R-3 & B-1S(CD)
7.0665 ACRES

PARCEL C
SILVER FOX FARM, LLC
PIN: 183-131-10
ZONED: R-3
0.6218 ACRES

PARCEL B
BISSELL COLTSGATE, LLC
PIN: 183-131-08
ZONED: R-3
0.8913 ACRES

ROBERT D. AND
CATHERINE N. POTTER
DB. 2142, PG. 279
LOT 7 & PART OF LOT 6,
BLOCK 2; MB. 7, PG. 795
PIN: 183-131-03
ZONED: R-3

PROPOSED FULL MOVEMENT
DRIVEWAY OFF COLTSGATE RD

PROPOSED ALTERNATE LOCATION
FOR CELL TOWER

PROPOSED ACCESS

PRIVATE STREET #1

PROPOSED CROSS ACCESS
TO SHARON RD. AND MORRISON BLVD.
PER PETITION 2015-58

REVISIONS

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF

RULE JOY TRAMMELL RUBIO
Architecture Interior Design

PROJECT No.:	NCC152045
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	8/17/15
SCALE:	AS NOTED
CAD I.D.:	EXO

PROJECT:

FOR —



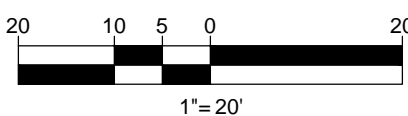
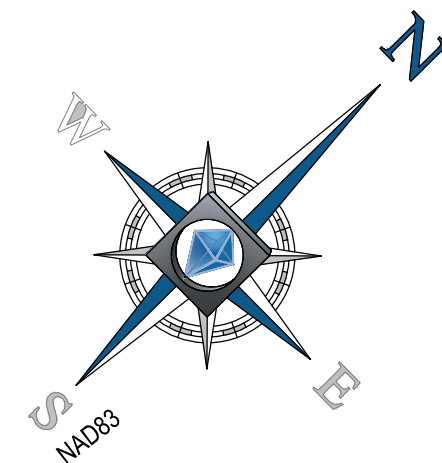
LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

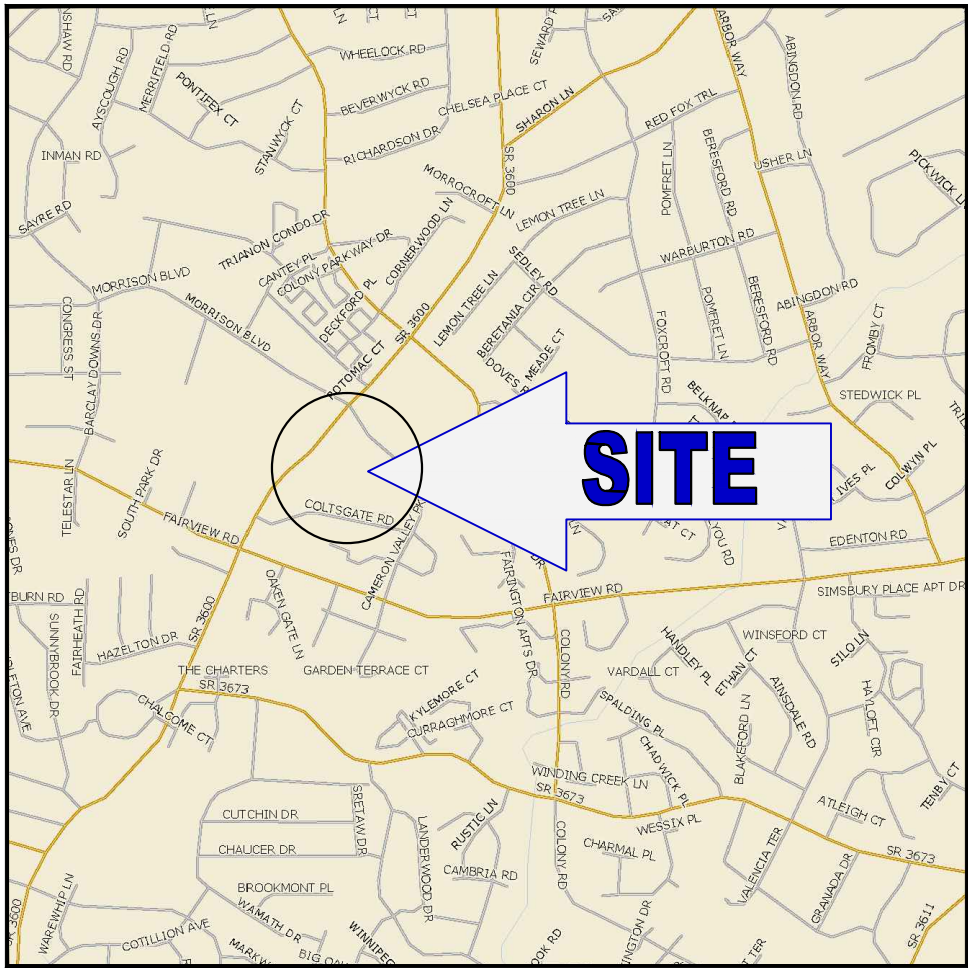
REZONING PLAN
PETITION
#2015-59

PROJECT TITLE:
TECHNICAL
DATA
SHEET

SHEET NUMBER

RZ-1





LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

REZONING PETITION NO. 2015-059

SITE DEVELOPMENT DATA:

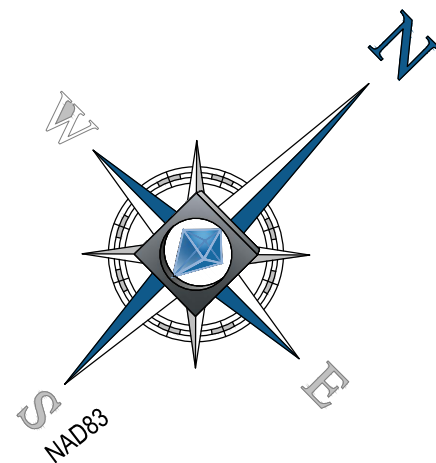
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- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION. FOR THE PURPOSES OF ABOVE HEIGHT LIMITS, ROOF TOP MECHANICAL EQUIPMENT SCREENS, DEVICES AND ARCHITECTURAL FEATURES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT, OTHERWISE BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

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SARAH PORTER BOEHMLER & OTHERS
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ZONED: R-3



40 20 10 0 40
1"= 40'

BOHLER ENGINEERING

SITE PLANNING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, PROGRAM MANAGEMENT, SUSTAINABLE DESIGN, PERMITTING SERVICES

WARREN, NJ
NEW YORK, NY
BOSTON, MA
NEW YORK, NY
LEHIGH VALLEY, PA
SOUTHEASTERN, VA

MEMBER OF THE INTERNATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS (IALA)

REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	
3	01/15/16	REVISION #3	SRF	

RULE JOY TRAMMELL RUBIO
Architecture | Interior Design

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX0

PROJECT:

FOR

CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-59

SHEET TITLE:
SCHEMATIC
SITE
PLAN

SHEET NUMBER:
RZ-2

