


## LS3P



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No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016

## TECHNICAL DATA SHEET

# RZ-1

**PETITION # 2016-068**



## SITE DEVELOPMENT DATA

**Tax Parcel #s:** 123-022-01



**Existing Use:** Surface F

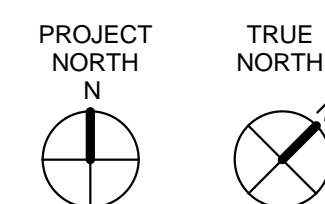
**Existing Use:** Surface Parking

**Proposed Uses:** A parking structure

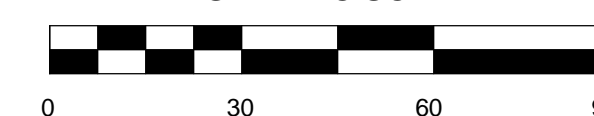
permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the TOD-M zoning district (all as more specifically described and restricted below in Section 3).

**Maximum Gross Square Feet of Development:** A parking structure and up to 17,000 square feet of gross floor area devoted to non-residential uses as allowed by right and under prescribed conditions in the TOD-M zoning district. The allowed non-residential uses to be located on the ground floor of the parking deck.

**Maximum Building Height:** Maximum building height of four (4) stories, not to exceed 60 feet. Building height to be measured per the Ordinance.



### GRAPHIC SCALE





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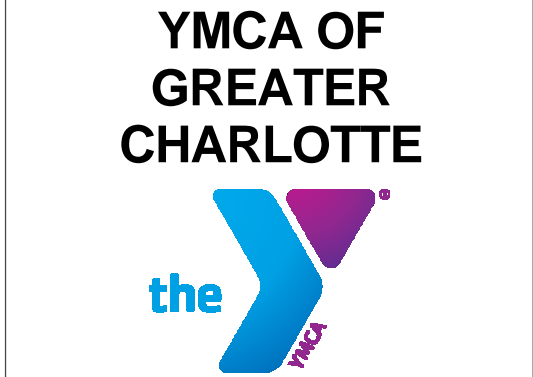
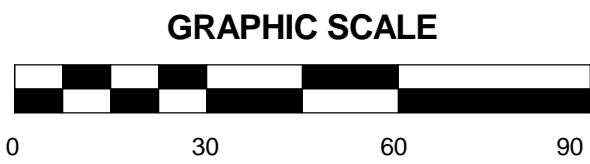
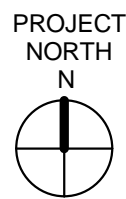


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**DISCLAIMER**

SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.



**PRITCHARD LOT  
PARKING DECK**



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM

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**REVISIONS:**

No.	Description	Date
1	City Comments	04/18/2016
2	Staff Analysis	05/19/2016
3	Zoning Committee	06/01/2016

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

**CONCEPTUAL  
SITE PLAN**

**RZ-3**

PETITION # 2016-068

**REZONING SUBMITTAL**



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PUBLIC ALLEY OPEN SPACE



CORNER OF S. CALDWELL & LEXINGTON

**DISCLAIMER**  
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

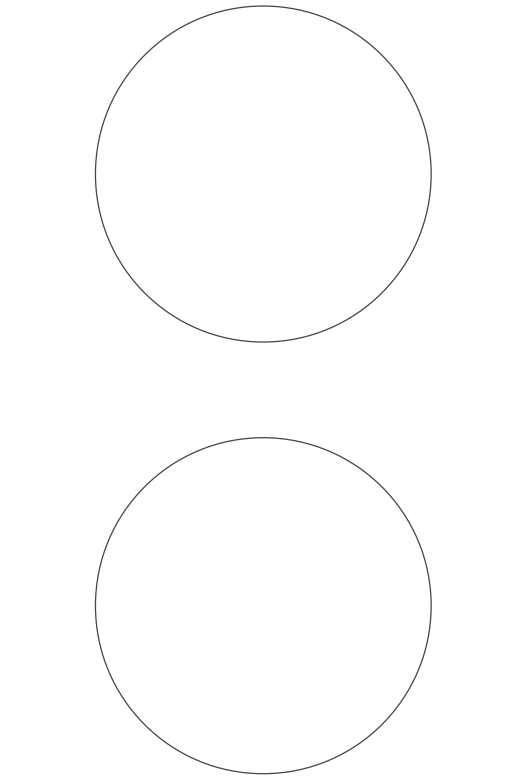
YMCA OF  
GREATER  
CHARLOTTE

the Y

PRITCHARD LOT  
PARKING DECK

LS3P

227 WEST TRADE STREET SUITE 700  
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PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

CONCEPTUAL  
ELEVATIONS

RZ-4

PETITION # 2016-068



REVISIONS:		
No.	Description	Date
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2	Staff Analysis	05/19/2016

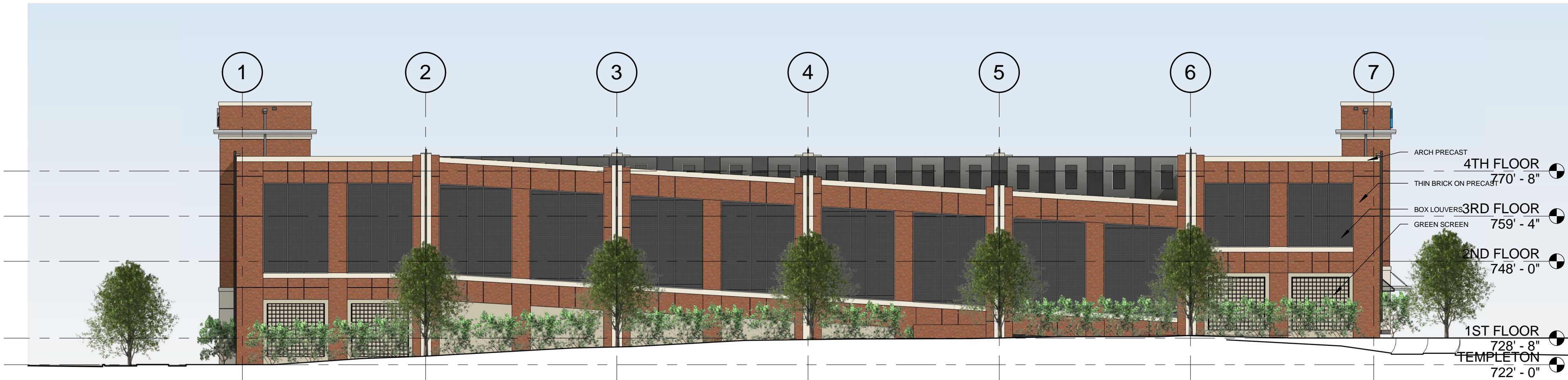
PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

CONCEPTUAL  
ELEVATIONS

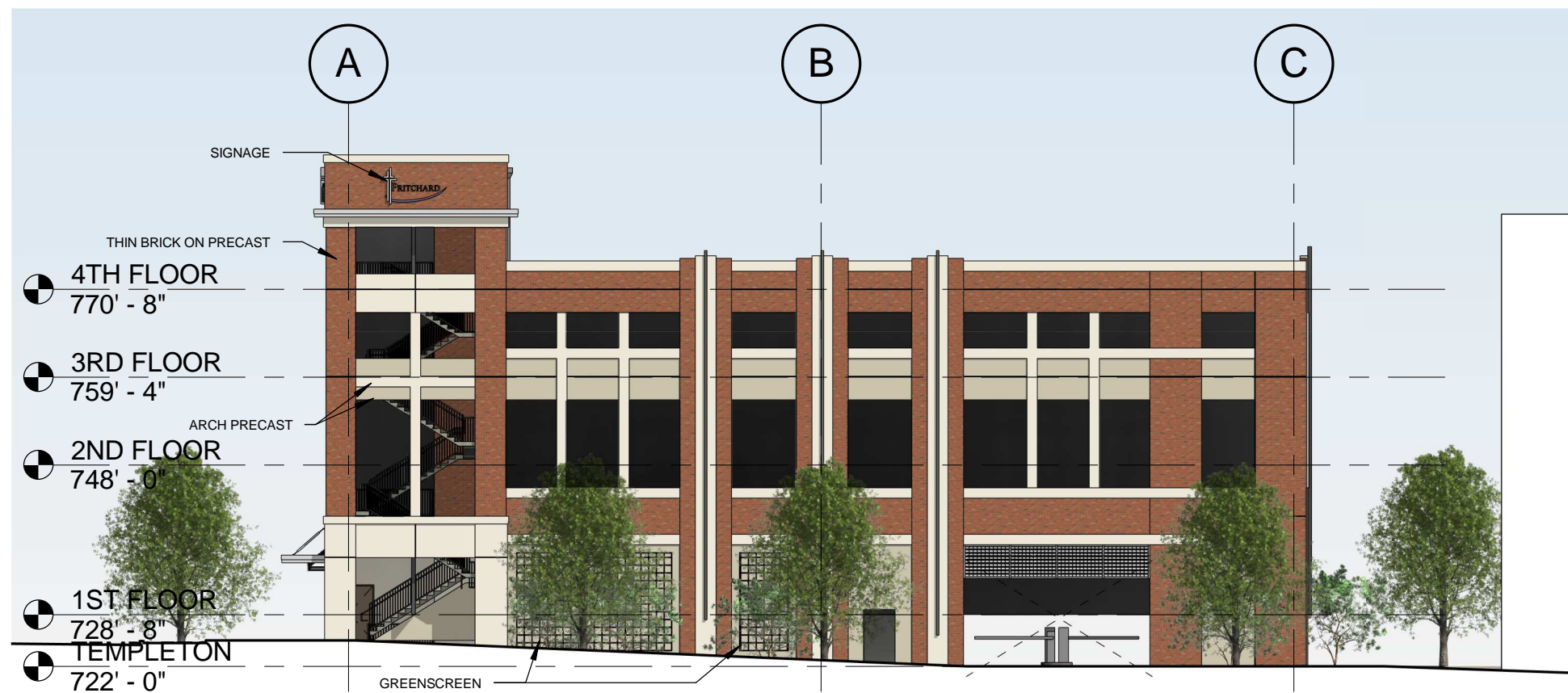
RZ-5

PETITION # 2016-068

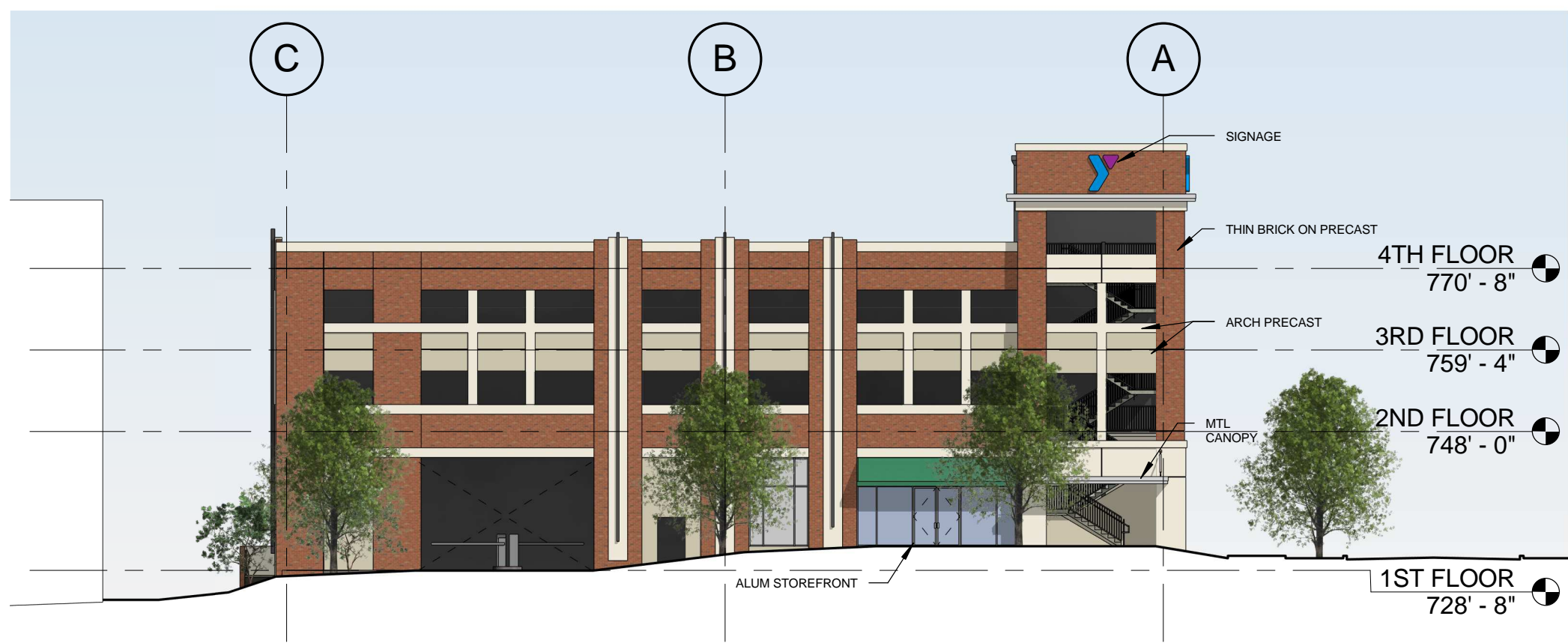
REZONING SUBMITTAL



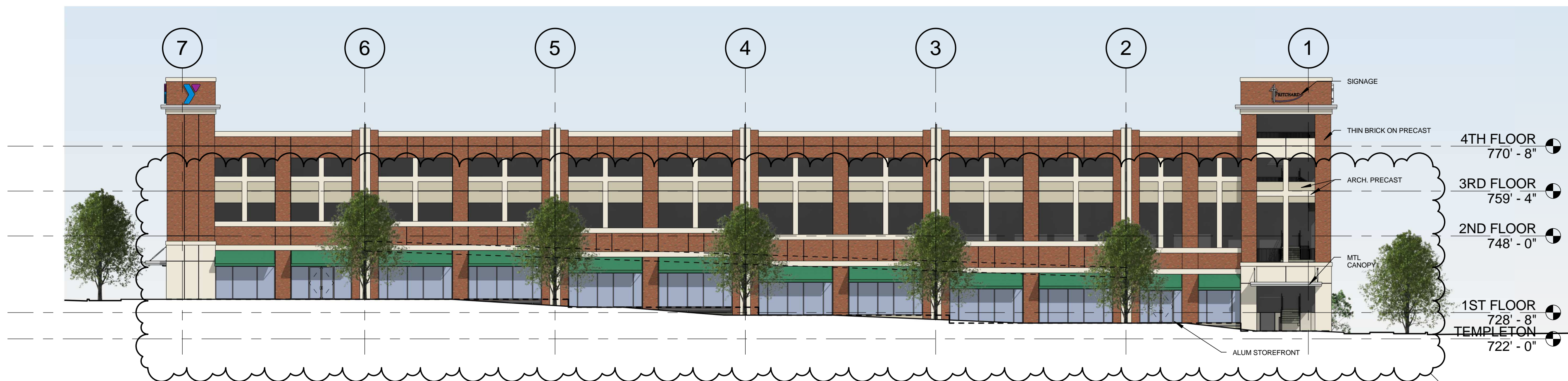
MARSH ELEVATION



TEMPLETON ELEVATION



LEXINGTON ELEVATION



S. CALDWELL ELEVATION

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