

ADJACENT OWNERSHIP LISTINGS

1. MICHAEL AND KATHERINE DIACONO Tax # 07111311 Zoning: R-8 Existing Use: Single Family	23. BRYANT AND NANCY CUTLER Tax # 07111415 Zoning: I-2 Existing Use: Single Family
2. JOHN AND CARRIE DAY Tax # 07111306 Zoning: R-8 Existing Use: Single Family	24. ADENYIA A ADEYGA Tax # 07110111 Zoning: R-8 Existing Use: Single Family
3. MARY ANN HUGHEY Tax # 07111305 Zoning: R-8 Existing Use: Single Family	25. CITYSIDE PROPERTIES LLC Tax # 07110402 Zoning: I-1 Existing Use: Single Family
4. RYAN COX AND KARLI NELSON Tax # 07111313 Zoning: R-8 Existing Use: Single Family	26. CAROLINA URBAN PROPERTIES LTD Tax # 07110403 Zoning: I-1 Existing Use: Warehouse
5. 2517 ROZZELLES FERRY LLC Tax # 07111312 Zoning: R-8 Existing Use: Single Family	27. CAROLINA URBAN PROPERTIES LTD Tax # 07110404 Zoning: I-1 Existing Use: Warehouse
6. DEVONA ALLGOOD Tax # 07111303 Zoning: R-8 Existing Use: Single Family	28. CAROLINA URBAN PROPERTIES LTD Tax # 07110405 Zoning: I-1 Existing Use: Warehouse
7. MEGAN FOX Tax # 07111302 Zoning: R-8 Existing Use: Single Family	29. SAVONA LLC Tax # 07111417 Zoning: I-1 Existing Use: Warehouse
8. WESLEY AND STEPHANIE VANDER LUGT Tax # 07111301 Zoning: R-8 Existing Use: Single Family	30. 1800 CAMDEN ROAD STE 107-230 Tax # 07110551 Zoning: I-1 Existing Use: Office
9. TAH 2015-1 BORROWER LLC Tax # 07111208 Zoning: R-8 Existing Use: Single Family	31. SAVONA LLC Tax # 07110501 Zoning: I-2 Existing Use: Office
10. TAH 2015-1 BORROWER LLC Tax # 07111207 Zoning: R-8 Existing Use: Single Family	32. COMMUNITY BUILDING INVESTMENTS LLC Tax # 07107214 Zoning: I-2 Existing Use: Office
11. CHRISTOPHER JOEL Tax # 07111206 Zoning: R-8 Existing Use: Single Family	33. MECKLENBURG COUNTY GENERAL ESTIMATE FINANCE DEPT Tax # 07114166 Zoning: I-2 Existing Use: Single Family
12. WILLIAM AND WINFREE BRISLEY Tax # 07111205 Zoning: R-8 Existing Use: Single Family	34. RAILROAD CO SEABOARD COAST LINE Tax # 07112132 Zoning: I-2 Existing Use: Single Family
13. D A HERS COLBERT AND SARAH BROADIE Tax # 07111204 Zoning: R-8 Existing Use: Single Family	35. RAILROAD CO SEABOARD COAST LINE Tax # 07112206 Zoning: R-5 Existing Use: Single Family
14. ANDREW NEVILLE Tax # 07111203 Zoning: R-8 Existing Use: Single Family	36. MECKLENBURG COUNTY Tax # 07114340 Zoning: I-1 Existing Use: Public Park
15. KIMBERLY NORTON NICHOLAS KRECKER Tax # 07111202 Zoning: R-8 Existing Use: Single Family	37. MECKLENBURG COUNTY Tax # 07114338 Zoning: I-1 Existing Use: Public Park
16. GREGORY AND TRACEY MOTLEY Tax # 07111201 Zoning: R-8 Existing Use: Single Family	38. MECKLENBURG COUNTY REAL ESTATE FINANCE DEPT Tax # 07112205 Zoning: R-5 Existing Use: Public Park
17. GREGORY AND TRACEY MOTLEY Tax # 07111214 Zoning: B-2 Existing Use: Single Family	
18. GREGORY MOTLEY Tax # 07111213 Zoning: I-1 Existing Use: Single Family	
19. GREGORY MOTLEY Tax # 07111212 Zoning: I-1 Existing Use: Single Family	
20. GREGORY AND TRACEY MOTLEY Tax # 07111211 Zoning: I-1 Existing Use: Single Family	
21. GARDNER LAND TRUST CATHERINE HUNTER Tax # 07111110 Zoning: R-8 Existing Use: Single Family	

KEY MAP

SCALE

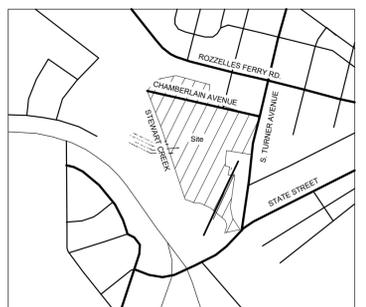
**REZONING  
PETITION NO.  
2016-112**

**PROJECT  
SAVONA  
REZONING**

ARGOS REAL ESTATE ADVISORS,  
INC.  
1101 S. BLVD., SUITE 100  
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1017332

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	SUBMITTAL 2	08-13-18
3	SUBMITTAL 3	10-15-18



VICINITY MAP  
SCALE = 1"=1,000'

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT: N/A  
HORZ: 1"=100'

0 50 100 200'

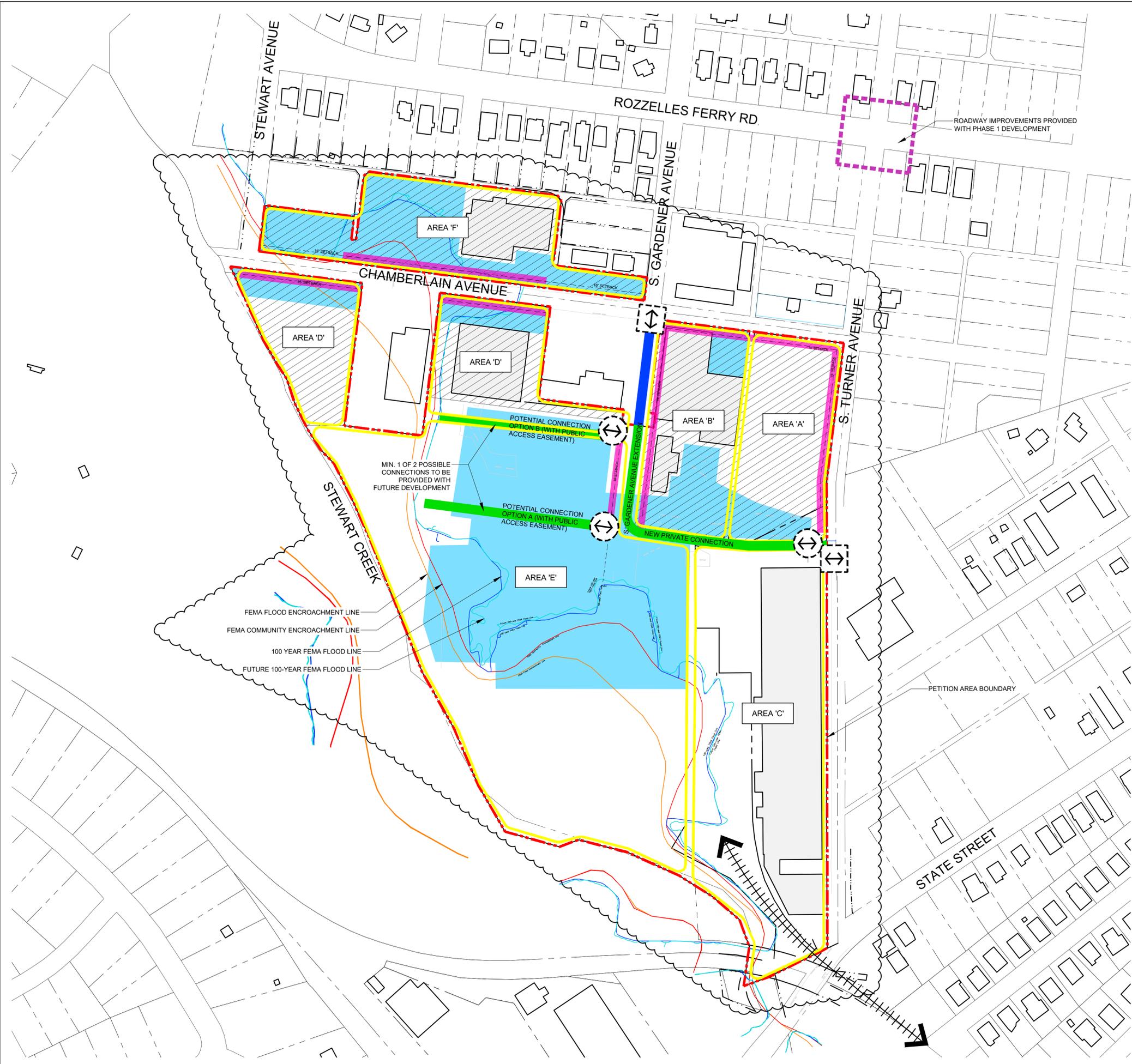
EXISTING CONDITIONS

SHEET NUMBER  
**RZ-00**



**SITE DEVELOPMENT DATA**

- Acreage: ± 28 acres
- Tax Parcels: 071-114-03, 071-114-12, 071-114-17 and 071-112-09
- Existing Zoning: I-1 and I-2
- Proposed Zoning: MUDD-O with five (5) year vested rights.
- Existing Uses: Industrial
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.
- Maximum Development (subject to conversion rights as defined herein):
  - a. Up to 275,000 square feet of commercial and/or office uses, however retail uses shall not exceed 45,000 square feet total.
  - b. Up to 390 residential units.
  - c. Up to 23,000 square feet of existing non-conforming light industrial uses and/or adaptive reuse studio space as permitted in the MUDD zoning district.
- Maximum Building Height: Up to eight (8) stories for buildings internal to the Site, and further limited to a maximum of four (4) stories around the perimeter of the Site, in the areas as indicated on the Rezoning Plan as the Perimeter Height Zone Area.
- Parking: As required by the Ordinance for the MUDD zoning district.



**LEGEND**

- █ NEW PUBLIC STREET CONNECTIONS (WITH PUBLIC RIGHT OF WAY)
- █ PRIVATE VEHICULAR/ PEDESTRIAN CONNECTIONS (WITH PUBLIC ACCESS EASEMENT)
- FUTURE ACCESS POINTS (WITH PUBLIC ACCESS EASEMENT)
- EXISTING ACCESS/CONNECTIONS
- POTENTIAL FUTURE PRIVATE TROLLEY CONNECTION
- PERIMETER ZONE - REDUCED BUILDING HEIGHT (4 STORIES MAX.)
- █ EXISTING PARKING FIELDS FOR ADAPTIVE RE-USE OR RE-USE IN PRIMARILY AS-IS CONDITION
- █ NEW BUILDING FRONTAGE ZONE

KEY MAP

SEAL

**REZONING PETITION NO. 2016-112**

PROJECT

**SAVONA REZONING**

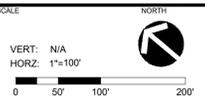
ARGOS REAL ESTATE ADVISORS, INC.  
1101 S. BLVD., SUITE 100  
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1017332

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
2	SUBMITTAL 2	08-13-18
3	SUBMITTAL 3	10-15-18

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



**REZONING PLAN AND TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-01**

KEY MAP

SEAL

**REZONING  
PETITION NO.  
2016-112**

PROJECT

**SAVONA  
REZONING**

ARGOS REAL ESTATE ADVISORS,  
INC.  
1101 S. BLVD., SUITE 100  
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1017332

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SUBMITTAL 2	08-13-18
3	SUBMITTAL 3	10-15-18

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT: N/A  
HORZ: 1"=10'

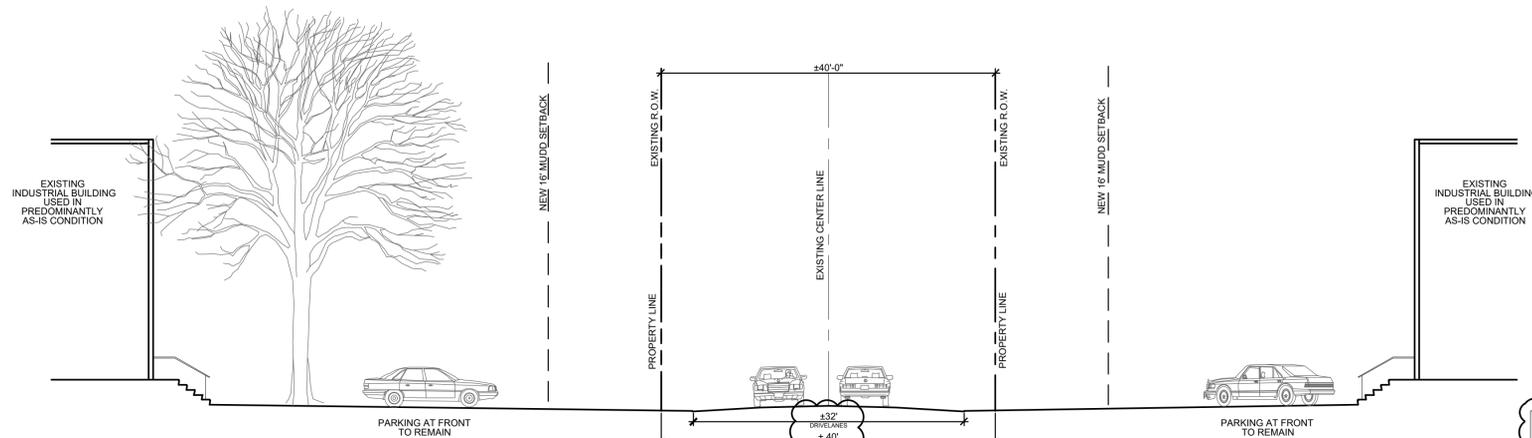
0 5' 10' 20'

SHEET TITLE

STREET SECTIONS

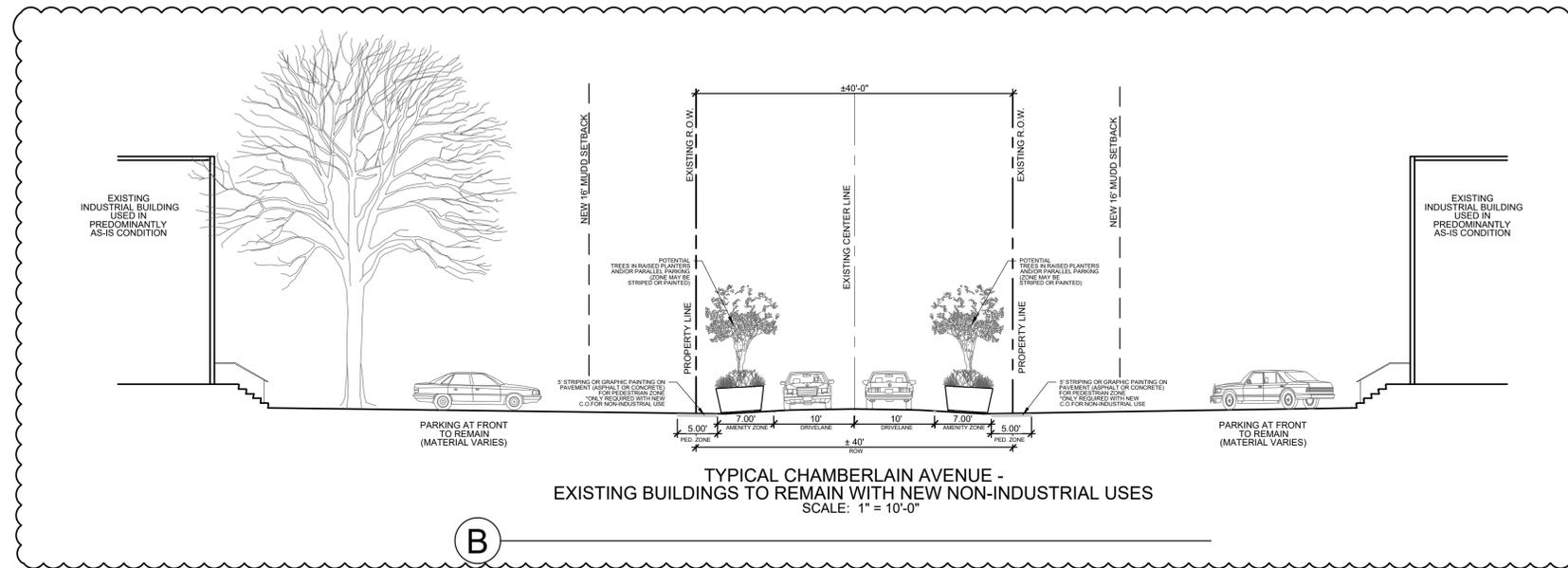
SHEET NUMBER

**RZ-02**

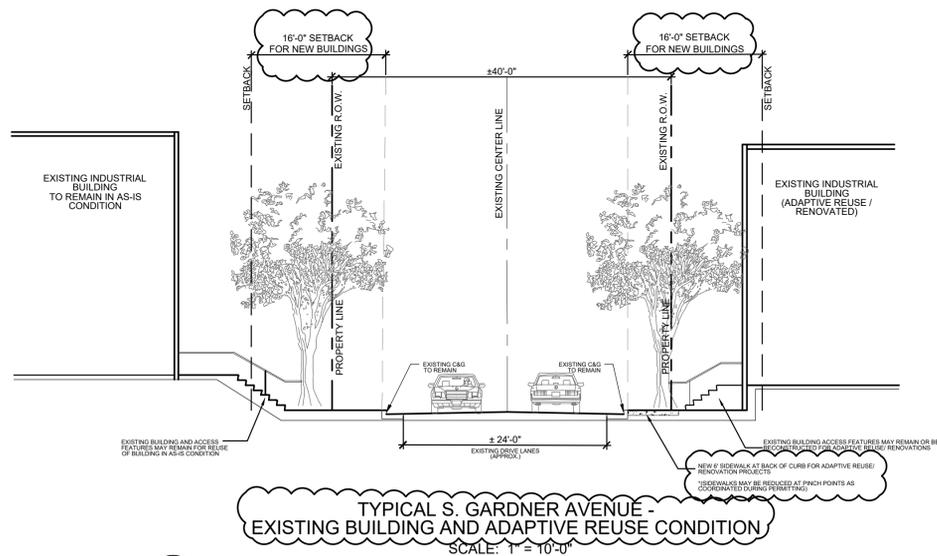


**TYPICAL CHAMBERLAIN AVENUE -  
EXISTING CONDITIONS**  
SCALE: 1" = 10'-0"

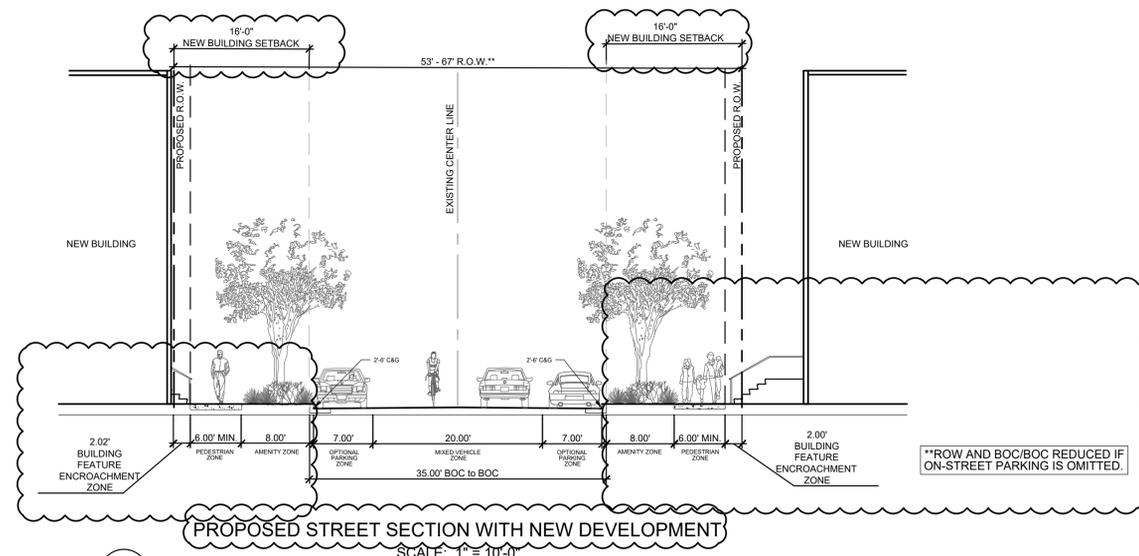
\*\*EXISTING CONDITIONS TO REMAIN  
WITH INDUSTRIAL USES NOT  
REQUIRING RENOVATIONS/ADDITIONS  
OR ADAPTIVE REUSE PER  
DEVELOPMENT NOTES.



**TYPICAL CHAMBERLAIN AVENUE -  
EXISTING BUILDINGS TO REMAIN WITH NEW NON-INDUSTRIAL USES**  
SCALE: 1" = 10'-0"



**TYPICAL S. GARDNER AVENUE -  
EXISTING BUILDING AND ADAPTIVE REUSE CONDITION**  
SCALE: 1" = 10'-0"



**PROPOSED STREET SECTION WITH NEW DEVELOPMENT**  
SCALE: 1" = 10'-0"

\*\*ROW AND BOC/BOC REDUCED IF  
ON-STREET PARKING IS OMITTED.

