



10/22/16  
REZONING PETITION NO. 2016-

- ACREAGE** : ± 17.43 ACRES
- TAX PARCEL** : # 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-235, 163-03-234 AND 163-03-223
- EXISTING ZONING** : B1-(CD), B2, C-1, O-2 AND R-4
- PROPOSED ZONING** : MUDD-O AND NS
- EXISTING USES** : VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL
- PROPOSED USES** : USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES
- ZONING DISTRICT FOR DEVELOPMENT AREA A, B & C** AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F & H AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM BUILDING HEIGHT** : AS ALLOWED BY THE ORDINANCE.
- PARKING** : PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

a. **SITE LOCATIONS.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SELWYN PROPERTY GROUP ("PETITIONER") TO ACCOMMODATE THE REDEVELOPMENT OF CERTAIN LAND AND IMPROVEMENTS THEREON CONTAINING APPROXIMATELY 17.43 ACRES LOCATED AT THE INTERSECTION OF IDLEWOLD ROAD AND MONROE ROAD TO PERMIT A NEW MIXED USE DEVELOPMENT (THE "SITE"); IT IS UNDERSTOOD THAT THE SITE INCLUDES BOTH THE MUDDO-O AREA AND THE NS AREA, EACH AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET A-B, C. AS DESCRIBED IN THE SITE DEVELOPMENT DATA ABOVE, THE MUDDO-O AREA SHALL CONSIST COLLECTIVELY OF DEVELOPMENT AREAS A, B AND C AS DEPICTED IN THE NS AREA SHALL CONSIST COLLECTIVELY OF DEVELOPMENT AREAS D, E, F, G & H, ALL AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET R-2. EACH OF THE REFERENCED DEVELOPMENT AREAS MAY BE REFERRED TO AS A "DEVELOPMENT AREA" OR COLLECTIVELY AS THE "DEVELOPMENT AREAS."

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE APPLICABLE DISTRICTS. UNLESS THE REZONING PLAN ESTABLISHES ANOTHER DEVELOPMENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDDO ZONING CLASSIFICATION SHALL GOVERN THE MUDDO-O AREA AND THOSE WITHIN THE NS ZONING CLASSIFICATION SHALL GOVERN THE NS AREA, EACH AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET R-2.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY ("DEVELOPMENT SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

4. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TEN (10). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND FINISHES AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.
6. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEVELOPING ON, OR AS SUCH, SIDE AND NEAR VARIOUS, BUFFER BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENTS/SITE ELEMENTS LOCATED WITHIN THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE PORTION OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE WITHIN THE DEVELOPMENT AREAS AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT OF THE SITE OR ANY PORTION OF SUCH DEVELOPMENT AREAS WITH REGARD TO SUCH INTERIOR LOTS, WHETHER OR NOT SUCH LOTS ARE EXPOSED TO SET FORTH AND FAR REQUIREMENTS, PROVIDED, HOWEVER, SUCH SEPARATE STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND THOSE EXPRESSLY DESCRIBED IN THE REZONING PLAN SHALL BE ADHERED TO. IN ADDITION, ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN THIS REZONING PLAN AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN, WITHOUT LIMITING THE FOREGOING AND NOTWITHSTANDING THE GRAPHICS CONTAINED ON SHEET RZ-3, IT IS EXPRESSLY SO FURTHER ADDED THAT DEVELOPMENT OF THE SITE SHALL BE DIVIDED INTO TWO (2) PARCELS TO PERMIT MULTIPLE USES IN LIEU OF THE SINGLE USE GENERALLY DEPICTED ON THE GRAPHICS ON SHEET RZ-3.
- f. **PERSONAL SERVICES.** THE TERMS "PERSONAL SERVICE USES" AND/OR "PERSONAL SERVICES" (WHETHER CAPITALIZED OR NOT) WILL MEAN AND REFER TO USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISED BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOOKSMITHS, FUNERAL HOMES AND THE LIKE.
- g. **EDGE USES.** REFERENCES TO THE TERM "EDGE" SHALL MEAN "EATING DRINKING ENTERTAINMENT ESTABLISHMENTS" AS DEFINED IN THE ORDINANCE AND SHALL INCLUDE WITHOUT LIMITATION RESTAURANTS.
- h. **LIMITED SERVICE RESTAURANT.** A "LIMITED SERVICE RESTAURANT" OR "LIMITED SERVICE RESTAURANT" (WHETHER CAPITALIZED OR NOT) SHALL MEAN A RESTAURANT WITH NO MORE THAN 3,000 SQ. FT. OF GROSS FLOOR AREA SERVING PRIMARILY TAKE-OUT ITEMS SUCH AS COFFEE, ICE CREAM, YOGURT, JUICES, BAGELS, MUFFINS, PANTRIES, SANDWICHES AND SIMILAR FOODS THAT DO NOT REQUIRE ON-PREMISE COOKING OF FOOD (OTHER THAN HEATING AND THE BAKING OF PREMIXED DOUGH).

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE MUDD-O AREA PORTION OF THE SITE ONLY:

- a. TO ALLOW WALL SIGNS TO BE UP TO 220 SQUARE FEET OF SIGN SURFACE AREA PER WALL, OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.
- b. TO ALLOW ONE DETACHED GROUND MOUNTED SIGN PER STREET FRONT WITH A MAXIMUM HEIGHT OF 20 FEET AND CONTAINING UP TO 150 SQUARE FEET OF SIGN AREA.
- c. TO ALLOW, FREE-STANDING SINGLE-USE BUILDINGS, TO HAVE A DETACHED SIGN UP TO FOUR (4) FEET HIGH WITH UP TO 32 SQUARE FEET OF SIGN AREA.
- d. TO ALLOW UP TO TWO USES WITH ACCESSORY DRIVE-THROUGH WINDOWS IN THE CONFIGURATION AND WITH VEHICULAR STORAGE IN THE MUDD-O-AREA AS GENERALLY DEPICTED ON THE REZONING PLAN; PROVIDED, HOWEVER, NO MORE THAN ONE (1) EDEE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED EXCEPT THAT SUCH LIMITATION SHALL NOT APPLY TO A LIMITED SERVICE RESTAURANT (AS DEFINED ABOVE) (NOTE: THESE LIMITATIONS DO NOT APPLY TO THE NS AREA).
- e. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF THE BUILDING(S) WHEN THE WIDTH OF THE SIDEWALK IS AT LEAST 10 FEET AND TO NOT REQUIRE DOORWAYS TO BE RECESSED WHEN SLIDING GLASS DOORS ARE USED TO PROVIDE ACCESS.
- f. TO NOT REQUIRE SURFACE AND STRUCTURE PARKING AREAS, OUTDOOR DINING AREAS, AND LOADING DOCK AREAS (OPEN OR ENCLOSED) TO BE COUNTED AS PART OF THE ALLOW GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE.
- g. TO ALLOW PARKING BETWEEN THE BUILDINGS LOCATED IN DEVELOPMENT AREAS A AND B AND IDLEWILD ROAD AND MONROE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- h. TO ALLOW WINDOWS AND WINDOW SIGNS LOCATED ON THE BUILDING WITHIN DEVELOPMENT AREA A THAT FACE MONROE AND IDLEWILD ROAD TO HAVE GRAPHIC IMAGES (NOT BOXES) APPLIED TO 100% OF THE GLAZING OF THE WINDOW OR WINDOW BOX. THESE WINDOWS AND GRAPHIC IMAGES MAY BE USED TO MEET THE STREET WALL REQUIREMENTS OF THE ORDINANCE AND WILL BE GENERALLY LOCATED AT THE GROUND FLOOR LEVEL OF THE BUILDING TO HELP ENHANCE THE PEDESTRIAN ENVIRONMENT AT THE BASE OF THE BUILDING. THIS OPTIONAL PROVISION DOES NOT PROHIBIT THE INSTALLATION OF WINDOW SIGNS AS ALLOWED BY ORDINANCE AS PART OF THE IMAGES APPLIED TO THE WINDOWS OR WINDOW BOXES.

**NOTE:** THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD-O AREA AND IS TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

a. THE MUDD-O AREA MAY BE DEVELOPED WITH UP TO 80,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE MUDD-O ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT.

b. ONLY TWO USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED IN THE MUDD-O AREA, AND ONLY ONE OF SUCH ACCESSORY USES MAY BE ALLOWED WITH AN EDEE USE, EXCEPT THAT SUCH LIMITATION SHALL NOT APPLY TO A LIMITED SERVICE RESTAURANT (AS DEFINED ABOVE).

- c. THE NS AREA MAY BE DEVELOPED WITH UP TO 333,26,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.
- d. A TOTAL OF FOUR USES WITH ACCESSORY DRIVE-THROUGH WINDOWS WILL BE ALLOWED IN THE NS AREA (INCLUDING ANY FURTHER SUBDIVISIONS OF THE DEVELOPMENT AREAS WITHIN THE NS AREA).
- e. ONLY ONE GAS/CONVENIENCE STORE USE MAY BE PERMITTED ON THE SITE AND ONLY IN THE NS AREAS.

- a. ACCESS TO THE SITE WILL BE FROM LONG AVENUE, IDEWILD ROAD AND E INDEPENDENCE BOULEVARD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE PETITIONER WILL INSTALL THOSE PEDESTRIAN FEATURES ALONG THE SITE'S FRONTAGE WITH MONROE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE FIXED WITH SPECIFIC BREAKS IN THE CONTROLLED ACCESS ALONG MONROE ROAD AND IDLEWILD ROAD. THE LONG AVENUE CONNECTION TO MONROE ROAD IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARD-PLANK), STUCCO, EIFFEL DECORATIVE BRICK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. IF AN ACCESSORY DRIVE-THROUGH WINDOW ASSOCIATED WITH AN ALLOWED USE IS CONSTRUCTED ON THE SITE, THE ACCESSORY DRIVE-THROUGH WINDOW MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDING AND MONROE ROAD OR IDLEWILD ROAD BUT MY BE LOCATED TO THE REAR OR SIDE OF SUCH BUILDING.
- c. METER BANKS WILL BE SCREENED FROM VIEW FROM MONROE ROAD AND IDLEWILD ROAD AT GRADE.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE. HVAC AND RELATED MECHANICAL EQUIPMENT MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS.
- e. IN THE MUDD-O AREA, EXPANSES OF BLANK WALLS MAY NOT EXCEED 20 FEET IN LENGTH. A BLANK WALL IS A FAÇADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOOR OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION. WHEN THIS APPROACH IS NOT FEASIBLE ARCHITECTURAL ELEMENTS MUST BE USED ON THE BUILDING FAÇADE AT STREET LEVEL. ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: HOLDINGS, STRINGS, CORNICES, BELT COURSES, CHANGES IN MATERIAL OR COLOR, ARCHITECTURAL LIGHTING, WORKS OF ART, DISPLAY AREAS, PORCHES, OR STOOPS.
- f. THE SERVICE SIDE OF THE BUILDINGS WITHIN THE MUDD-O AREA MAY NOT BE ORIENTED TO MONROE ROAD.

- a. [ALONG THE SITE'S FRONTAGE ON MONROE ROAD AND IDLEWILD ROAD, THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.]
- b. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS EACH BUILDING ON THE SITE TO THE SIDEWALKS ALONG MONROE ROAD, IDLEWILD ROAD AND LONG AVENUE IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET.
- c. SCREENING REQUIREMENTS OF THE ORDINANCE WILL BE MET.
- d. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
- e. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- c. ANY EXISTING STREET TREES IN THE STREET RIGHT OF WAY ALONG WOODLAWN ROAD THAT ARE TO REMAIN MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION BY FENCING.

8. **SIGNAGE:**

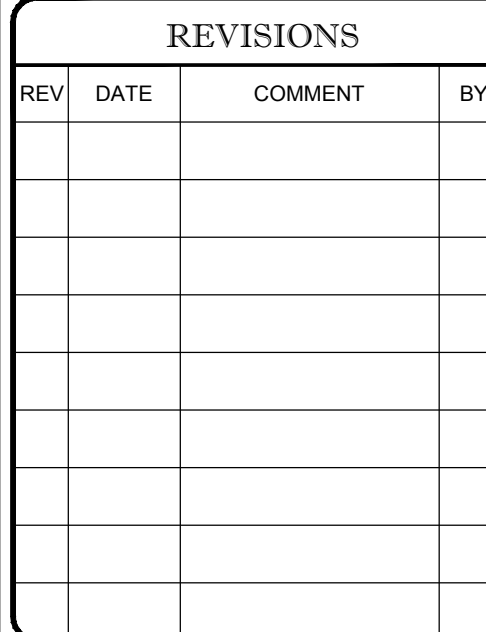
- a. SIGNAGE AS ALLOWED BY THE NS ZONING DISTRICT IN THE NS AREA MAY BE PROVIDED.
- b. SIGNAGE AS ALLOWED BY THE MUDD-O ZONING DISTRICT IN THE MUDD-O AREA MAY BE PROVIDED AND AS ALLOWED IN THE MUDD-O OPTIONAL PROVISIONS.
- c. WALL SIGNS AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

- a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OF ASSIGNS.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OF ASSIGNS.



NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC152096
DRAWN BY:	PMR
CHECKED BY:	GPF
DATE:	10/24/2016
SCALE:	1" = 60'
CAD I.D.:	R2

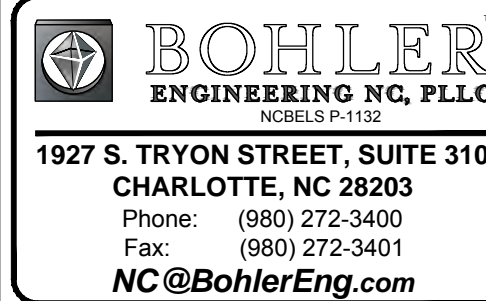
PROJECT:

COMMERCIAL  
REZONING PLAN

— FOR —

SELWYN  
PROPERTY  
GROUP

LOCATION OF SITE

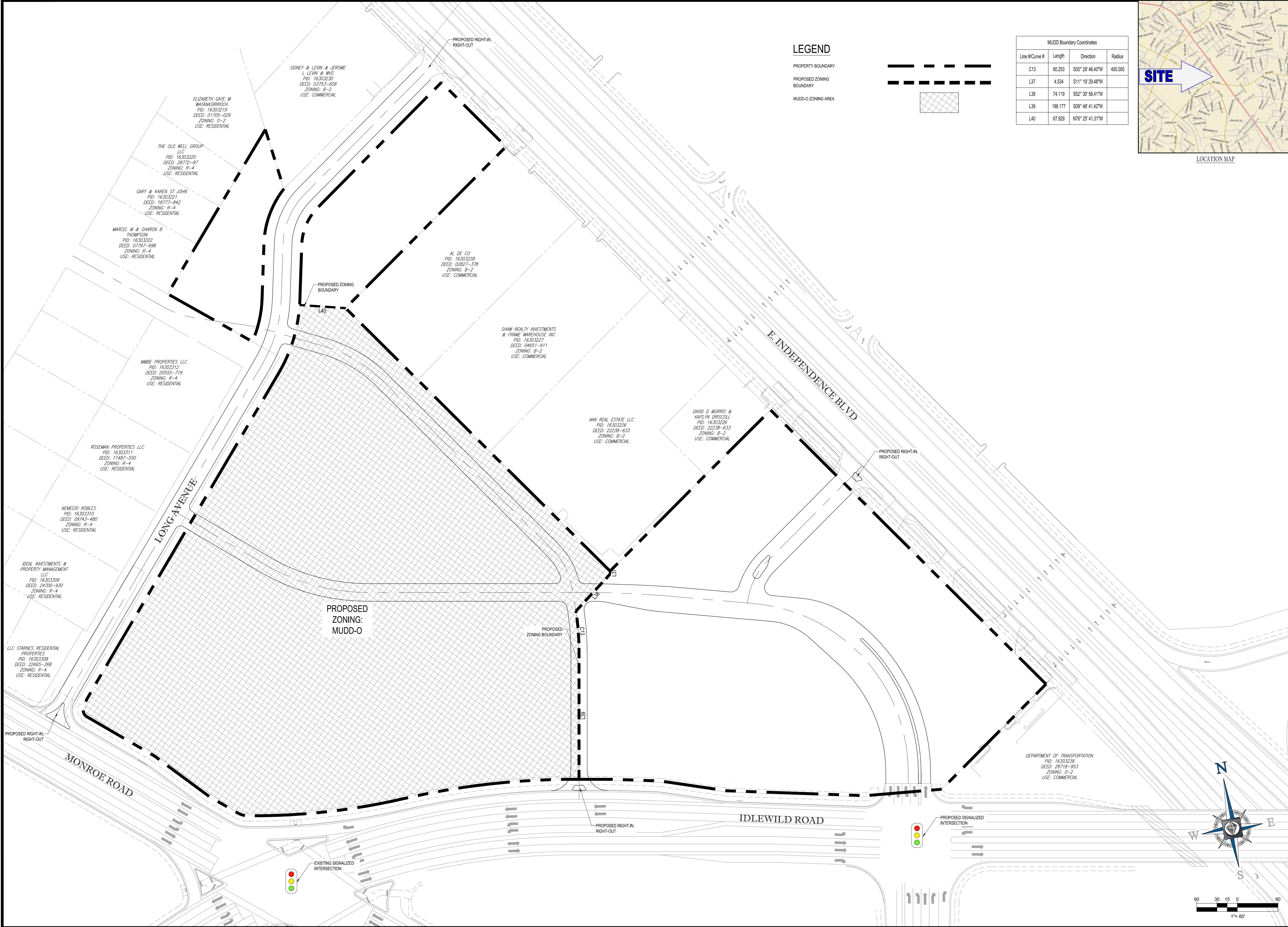


SHEET TITLE:

## DEVELOPMENT STANDARDS

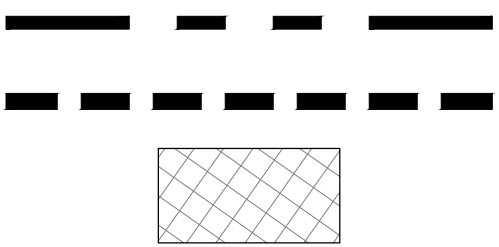
SHEET NUMBER:

RZ-2



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ZONING BOUNDARY
- MUDD-O ZONING AREA



MUDD Boundary Coordinates			
Line #/Curve #	Length	Direction	Radius
C13	60.253	S05° 29' 46.40"W	400.000
L37	4.534	S11° 19' 28.48"W	
L38	74.119	S52° 30' 56.41"W	
L39	188.177	S09° 48' 41.42"W	
L40	67.929	N76° 25' 41.31"W	



LOCATION MAP

**BOHLER**  
ENGINEERING NC, PLLC

BOHLER ENGINEERING NC, PLLC  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
PHONE: (980) 272-3400  
FAX: (980) 272-3401  
NC@BohlerEng.com

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

- ◆ RALEIGH, NC
- ◆ LENOIR, NC
- ◆ ASHEBORO, NC
- ◆ NEW YORK, NY
- ◆ BALTIMORE, MD
- ◆ PHILADELPHIA, PA
- ◆ ATLANTA, GA
- ◆ TAMPA, FL
- ◆ SOUTH FLORIDA
- ◆ CENTRAL VIRGINIA
- ◆ NEW JERSEY

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NOC152096

DRAWN BY: PMK

CHECKED BY: GPP

DATE: 10/24/2016

SCALE: 1" = 60'

CAD I.D.: RZ

PROJECT: COMMERCIAL REZONING PLAN

FOR: SELWYN PROPERTY GROUP

LOCATION OF SITE

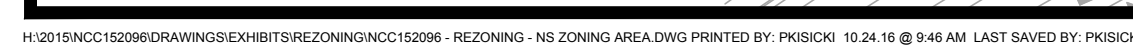
**BOHLER**  
ENGINEERING NC, PLLC

BOHLER ENGINEERING NC, PLLC  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
PHONE: (980) 272-3400  
FAX: (980) 272-3401  
NC@BohlerEng.com

**SunCap**  
PROPERTY GROUP

SHEET TITLE: MUDD-O ZONING AREA

SHEET NUMBER: RZ-3





**BOHLER**  
ENGINEERING NC, PLLC

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

PALEHRA, NC  
CLAYTON, NC  
TAMPA, FL  
SOUTH FLORIDA  
LEHIGH VALLEY, PA  
UPSTATE NEW YORK  
BOSTON, MA  
NEW YORK METRO  
BALTIMORE, MD  
PHILADELPHIA, PA  
NORTH CAROLINA  
NORTH VIRGINIA

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC152096  
DRAWN BY: PMK  
CHECKED BY: GPP  
DATE: 10/24/2016  
SCALE: 1" = 60'  
CAD I.D.: RZ

PROJECT:  
**COMMERCIAL  
REZONING PLAN**  
FOR  
**SELWYN  
PROPERTY  
GROUP**  
LOCATION OF SITE

**BOHLER**  
ENGINEERING NC, PLLC  
NCC152096  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**SCHEMATIC  
SITE PLAN**  
SHEET NUMBER:  
**RZ-5**