

### LEGEND

EXISTING PROPERTY/PROJECT BOUNDARY	---
FUTURE PROPERTY LINE	---
DEVELOPMENT AREA	---
PROPOSED RW	---
PROPOSED LONG AVENUE RW TO BE DEDICATED	---

### REZONING PETITION NO. 2017-016

#### SITE DEVELOPMENT DATA:

- ACREAGE: ± 13.18 ACRES
- TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-223 AND A PORTION OF 163-03-235
- EXISTING ZONING: B-1(CD), O-1, O-2 AND R-4
- PROPOSED ZONING: MUDD-O AND NS
- EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL/OFFICE
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AND E AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE "MUDD-O AREA"), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREA D AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (THE "NS AREA") (AS MORE 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.

BOHLER  
ENGINEERING NC, PLLC

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

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ENGINEERING NC, PLLC

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REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR CONSTRUCTION	
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PROJECT No.: NOC152096	PMK
DRAWN BY: GPP	GPP
CHECKED BY: 1/23/2017	1/23/2017
DATE: 1" = 60'	1" = 60'
SCALE: RZ	RZ
CAD I.D.:	

PROJECT:  
**COMMERCIAL  
REZONING PLAN**

FOR  
**SELWYN  
PROPERTY  
GROUP**

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ENGINEERING NC, PLLC

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CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

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SunCap  
PROPERTY GROUP

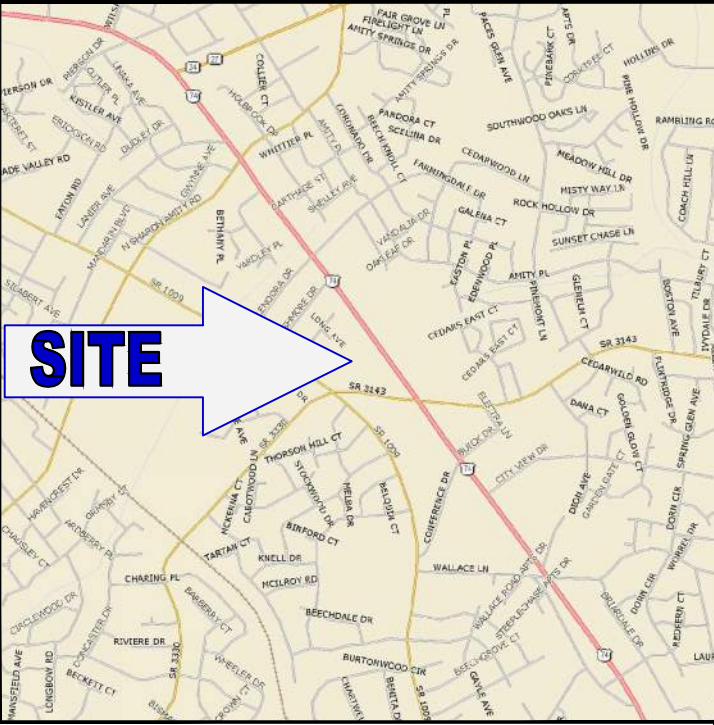
SHEET TITLE:  
**TECHNICAL  
DATA SHEET**

SHEET NUMBER:  
**RZ-1**









## LOCATION MAP

## LEGEND

PROPOSED ZONING  
BOUNDARY

**MUDD-O ZONING AREA**

				MUDD-O Boundary Coordinates							
Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius	Line #/Curve #	Length	Direction/Delta	Radius
C2	44.316	014.9361°	170.000	C6	39.619	001.5134°	1500.000	L10	65.201	S40° 30' 45.86"W	
C3	57.362	016.9412°	194.000	L26	27.500	N11° 19' 29.48"E		L11	85.145	S40° 23' 39.91"W	
L19	278.857	S80° 08' 26.53"E		L1	27.500	N11° 19' 29.48"E		L12	148.548	S50° 47' 49.38"E	
C4	31.511	001.6795°	1075.000	L2	250.396	N35° 24' 10.16"W		L13	41.199	S50° 48' 56.11"E	
L20	20.499	N00° 54' 07.40"E		L3	150.218	N35° 18' 45.18"W		L14	618.231	N19° 01' 01.14"W	
L21	166.020	S88° 15' 51.60"E		L4	149.950	N35° 21' 33.95"W		C1	22.882	087.4012°	15.000
L22	6.461	S79° 11' 47.60"E		L5	73.265	N35° 22' 58.38"W		L15	36.300	S50° 12' 23.35"E	
L23	195.776	N09° 48' 41.42"E		L6	0.602	N07° 52' 25.73"W		L16	3.887	N35° 51' 03.22"E	
C5	69.813	010.0000°	400.000	L7	221.364	N07° 36' 23.17"W		L17	35.524	S44° 32' 01.12"E	
L24	18.345	N00° 11' 18.58"W		L8	71.804	S40° 42' 32.02"W		L18	130.088	S50° 12' 23.35"E	
L25	14.660	S80° 11' 18.58"E		L9	59.909	S40° 28' 04.73"W					

[illegible]

**NOT APPROVED FOR  
CONSTRUCTION**


PROJECT No.: NCC152096  
 DRAWN BY: PMK  
 CHECKED BY: GPP  
 DATE: 1/23/2017  
 SCALE: 1" = 60'  
 CAD I.D.: RZ

PROJECT:

COMMERCIAL  
REZONING PLAN

— FOR —

SELWYN  
PROPERTY  
GROUP



**BOHLER**  
ENGINEERING NC, PLLC  
NCBELS P-1132

**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	













Note:  
The schematic rendering is illustrative for the proposed development and is included to reflect the intent of the streetscape and current proposed CDOT road improvements. The schematic rendering is illustrating an open space feature at the corner of Monroe Road and Idlewild, accessory outdoor gathering space on Idlewild Road with building details that enhance the pedestrian experience at the corner, limited parking between the building and the street and a double row of trees on Monroe Road. The actual buildings constructed on the site may vary from this illustration provided that design intent is preserved.

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ENGINEERING NC, PLLC

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CHARLOTTE, NC 28203  
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NC@BohlerEng.com

SITE PLANNING, LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES, PERMITTING SERVICES, PROGRAM MANAGER, SUSTAINABLE DESIGN

UPSTATE NEW YORK: ALBANY, NY; BOSTON, MA; NEW YORK, NY; PHILADELPHIA, PA  
MID-ATLANTIC: BALTIMORE, MD; NEW JERSEY  
SOUTHEAST: ATLANTA, GA; FORT LAUDERDALE, FL; MIAMI, FL; TAMPA, FL  
SOUTHWEST: DALLAS, TX; HOUSTON, TX; SAN ANTONIO, TX  
NORTHWEST: SEASIDE, CA; SAN FRANCISCO, CA  
SOUTH: AUSTIN, TX; DALLAS, TX; HOUSTON, TX; SAN ANTONIO, TX

REVISIONS			
REV	DATE	COMMENT	BY
1	12/19/16	PER STAFF COMMENTS	GPP
2	1/23/17	PER STAFF COMMENTS	GPP

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No:	NOC152096
DRAWN BY:	GPP
CHECKED BY:	12/01/2016
DATE:	RZ
SCALE:	
CAD I.D.:	

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

**BOHLER**  
ENGINEERING NC, PLLC  
NOC152096  
1927 S. TRYON STREET, SUITE 310  
CHARLOTTE, NC 28203  
Phone: (980) 272-3400  
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**SunCap**  
PROPERTY GROUP

SHEET TITLE:  
**CONCEPTUAL  
RENDERING**  
SHEET NUMBER:  
**RZ-6**