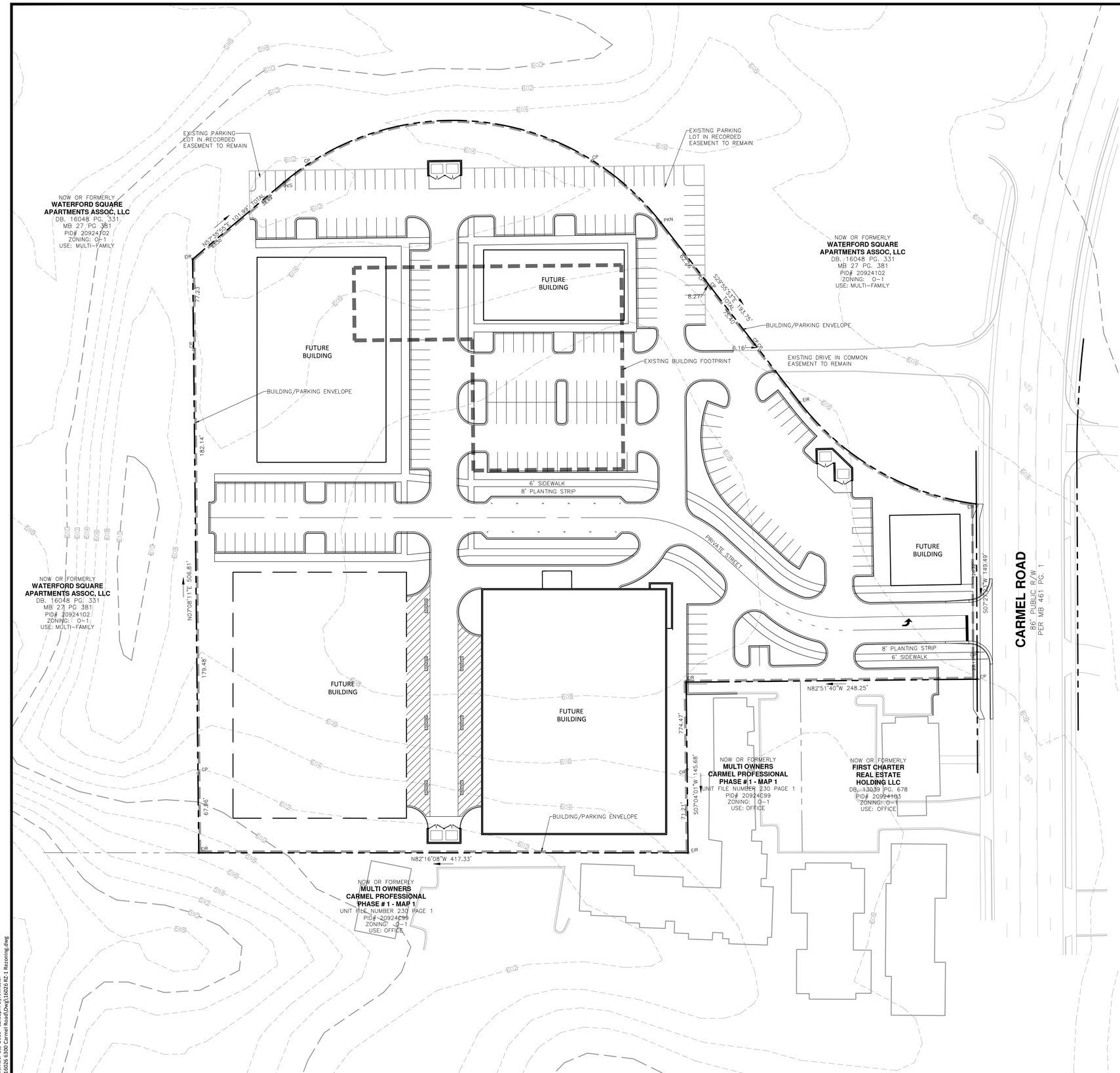

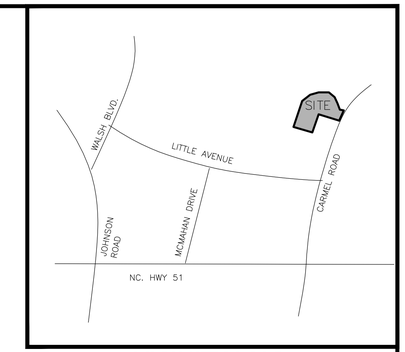

VICINITY MAP

NOT TO SCALE

Development Standards

1. Development Data Table

a. Site Area: 6.942 acres
b. Tax Parcel: 20924145
c. Existing Zoning: O-1
d. Proposed zoning: MUDD-O
e. Existing Use: Retail/Office
Proposed Use: All uses allowed in MUDD-O.
f. Residential Units/Housing Type: As allowed by the Ordinance
g. Residential Density: As allowed by the Ordinance
h. Square Footage of Non-Residential:
i. Floor Area Ratio: As required or allowed by the Ordinance
j. Maximum Building Height: As allowed by the Ordinance
k. Parking: As required by the Ordinance
l. Open Space: As required by the Ordinance

General Provisions.

a. The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Even if specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

To redevelop a tract of land for a combination of uses including limited retail, restaurant, office, neighborhood services, and conditioned storage. The development may be done at one time or may be done in phases. In that context, the Petitioner is requesting 5 year vesting.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the Mixed Use Development District (MUDD) except as may be further limited by the specific provisions of this site plan. The Petitioner is seeking the approval of a MUDD-O request for the following uses: The elimination of the requirement for retail space within the storage building as it does not address any public street and to allow parking between buildings on the site and the public street that adjoins the site.

Transportation

a. The site will utilize a private street and private driveway connections to Carmel Rd., as generally depicted on the concept site plans

b. Parking areas are generally depicted on the concept plan for the site but may be allowed within any area defined by the building/parking envelop.

Architectural Standards

Reserved.

Streetscape and Landscaping

Reserved.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. New freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaries. No "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

Phasing

The initial redevelopment of the site will include the construction of a conditioned storage building. Other development/redevelopment of the site will occur as various leases are terminated and as market conditions allow and may include the reuse of existing buildings and/or the replacement of existing buildings with new buildings and parking.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ORSBORN ENGINEERING GROUP
6110 EAST MONROE ROAD, SUITE 106
CHARLOTTE, NC 28212
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN PETITION #2016-000

FOR

6300 CARMEL ROAD
CHARLOTTE, NORTH CAROLINA

RED PARTNERS, LLC
711 CENTRAL AVE.
CHARLOTTE, NC 28204

NORTH CAROLINA PROFESSIONAL COMPANY C-3139 ORSBORN ENGINEERING GROUP

DATE	REVISIONS

JOB #	16026
DATE:	11/09/16
SCALE:	1" = 40'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

November 16, 2016 - 12:03pm By: JWisker
P:\16026 6300 Carmel Road\Dwg\16026 RZ-1 Rezoning.dwg

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