

PROTECT

THE SPECTRUM COMPANIES

300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

DESIGNED BY: ----
 DRAWN BY: ----
 CHECKED BY: ----

SCALE

NORTH

VERT: ----
 HORZ: 1"=30'



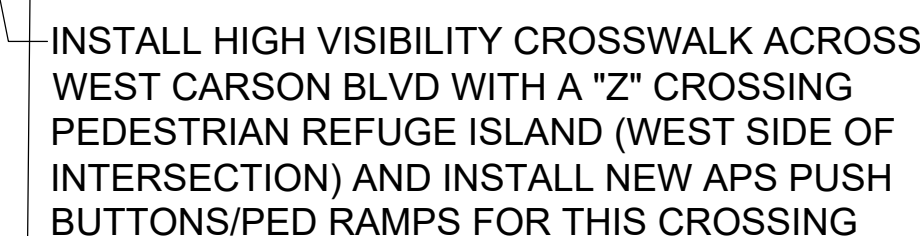
0 15' 30' 60'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



PROPOSED FULL MOVEMENT
INTERSECTION (MEDIAN BREAK)
EXISTING CURB TO REMAIN

SITE DEVELOPMENT AREA

-ACREAGE: +/- 4.94 ACRES
- TAX PARCEL #S: 073-073-01, 073-073-07
073-073-08, 073-073-09, 073-073-10,
073-073-11

-EXISTING ZONING: I-2, TOD-M

-PROPOSED ZONING: TOD-M(O)

-EXISTING USES: OFFICE/PARKING/VACANT

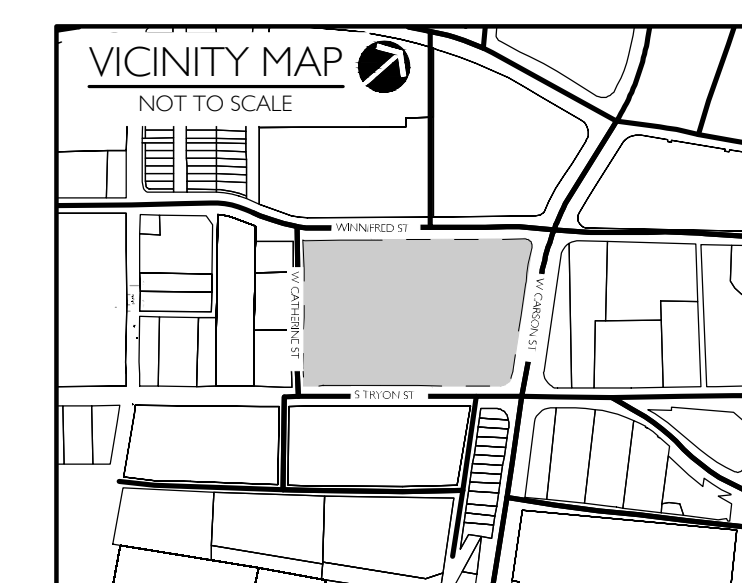
-PROPOSED USES: OFFICE, HOTEL, RETAIL/EDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
NON-RESIDENTIAL AND RESIDENTIAL SQUARE
FOOTAGE, OR UNITS AS ALLOWED AND REQUIRED BY
THE TOD-M ZONING DISTRICT

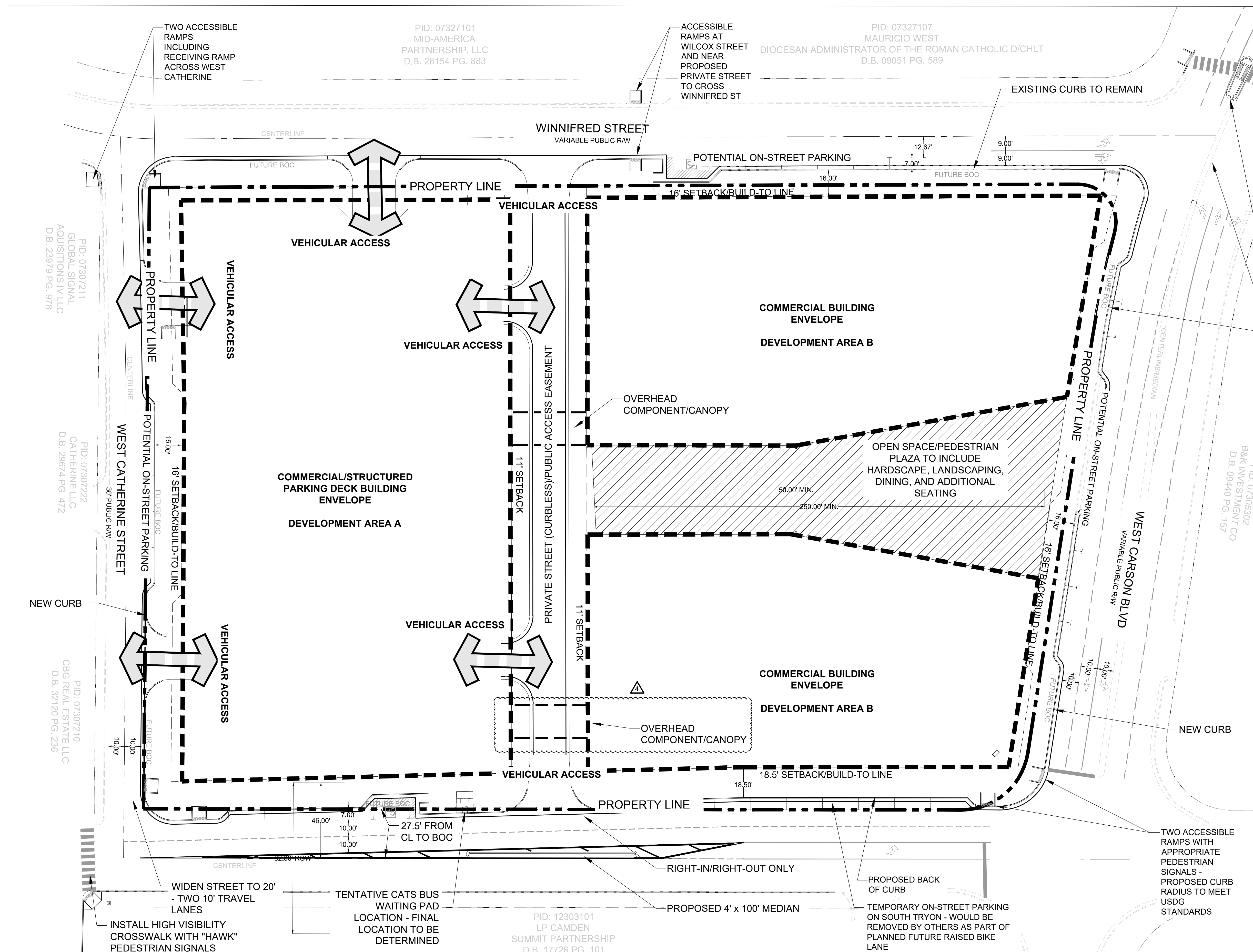
-MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 250 FEET WITHIN DEVELOPMENT AREA A AND A MAXIMUM BUILDING HEIGHT OF 180 FEET WITHIN DEVELOPMENT AREA B AS ALLOWED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS BELOW. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.

-OPEN SPACE: A MINIMUM OF 20,000 SQUARE FEET OF OPEN SPACE (A COMBINATION OF $\pm$ 15,000 SQUARE FEET OF PUBLIC URBAN OPEN SPACE (AS DEFINED BY THE T0D-M ZONING DISTRICT) PLUS AN ADDITIONAL $\pm$ 5,000 SQUARE FEET OF IMPROVED URBAN OPEN SPACE (AS DEFINED BELOW) WILL BE PROVIDED. THE RATIO OF PUBLIC OPEN SPACE AND IMPROVED URBAN OPEN SPACE MAY VARY FROM WHAT IS INDICATED ABOVE AS LONG AS THE TOTAL PROVIDED SQUARE FOOTAGE EQUALS 20,000 SQUARE FEET, AND NO LESS THAN 10,000 SQUARE FEET OF PUBLIC URBAN OPEN SPACE IS PROVIDED

-PARKING: PARKING AS REQUIRED BY THE ORDINANCE.



PETITION #: 2018-085
CITY OF CHARLOTTE
PETITIONER: THE SPECTRUM COMPANIES



4

ORIGINAL SHEET SIZE: 24" X 36"



SEA

PROJEC

CHARLOTTE, NC 28202

SHEET TITLE

SHEET NUMBER

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