

NOTES:

- EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

KEY MAP

SEAL

NOT FOR CONSTRUCTION

STRATFORD RICHARDSON YMCA

YMCA OF GREATER CHARLOTTE
 CHARLOTTE,
 NORTH CAROLINA

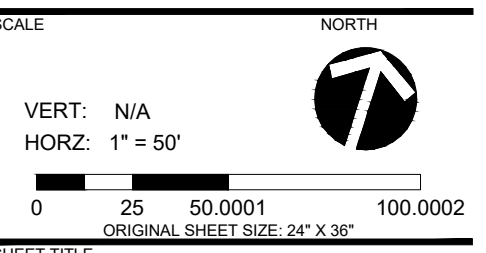
REZONING PETITION #:
 2021-267

LANDDESIGN PROJ.# 1021129

REVISION / ISSUANCE

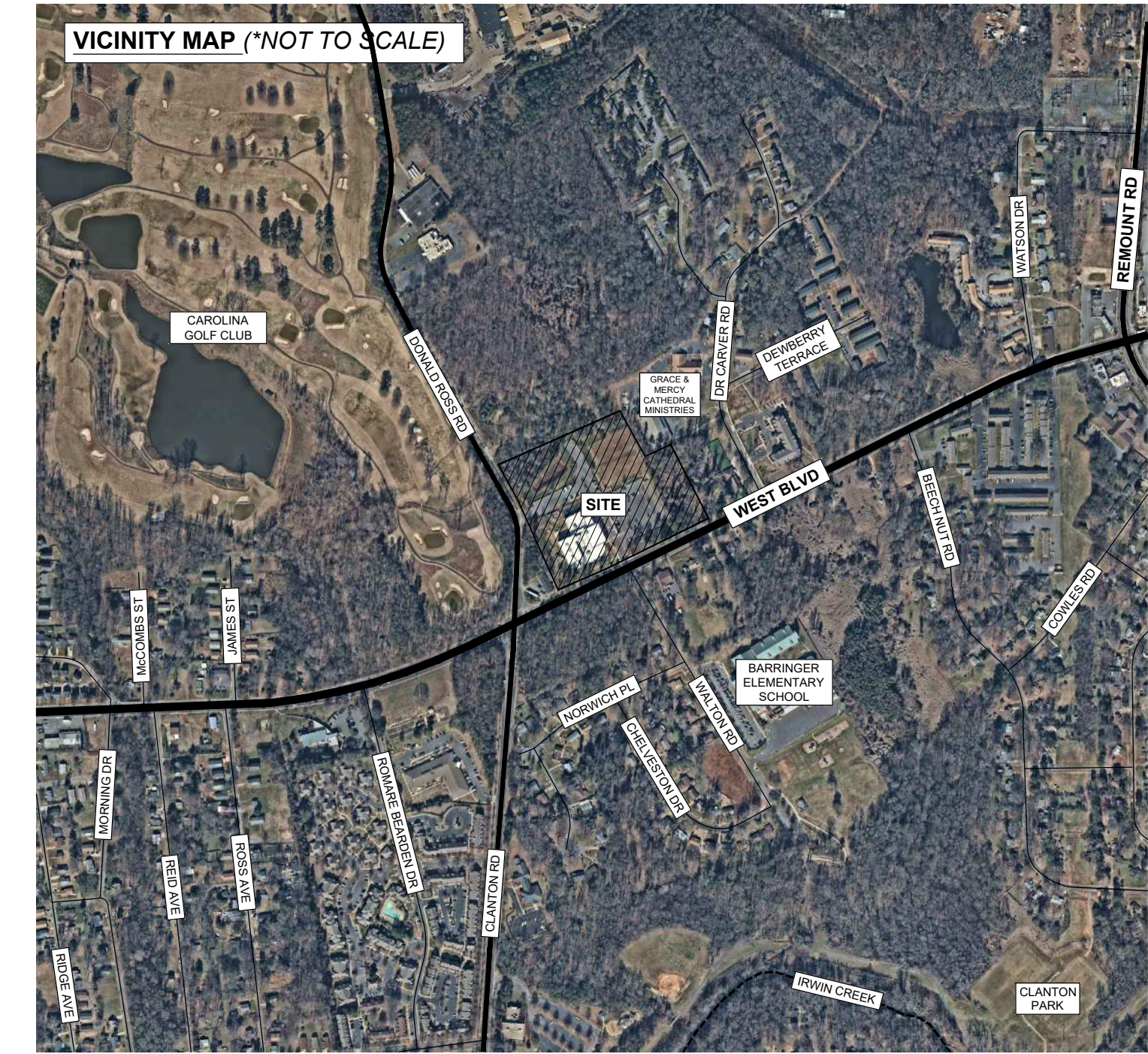
NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	11.22.2021
2	2ND REZONING SUBMITTAL	05.16.2022
3	3RD REZONING SUBMITTAL	06.13.2022

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD



EXISTING CONDITIONS

SHEET NUMBER
RZ-EC



DEVELOPMENT DATA TABLE

- Acreage: ±12.46 acres
- Tax Parcel #: 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.
- Existing Zoning: Inst. (CD) & R-22MF
- Proposed Zoning: MUDD-O
- Existing Uses: YMCA and Vacant
- Proposed Uses: Indoor recreational uses, civic uses, medical clinic and offices uses, a library, a financial institution, and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Development Amounts: Up to 53,000 square feet of gross floor area of Indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 7,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 22,000 square feet of gross floor area, and retail uses, or a financial institution with up to 5,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.
- Maximum Building Height: Up to 65 feet. Building height to be measured per the Ordinance
- Parking: As required by the Ordinance. The Petitioner will provide a minimum of three (3) EV ready parking spaces within each building envelope (an EV-Ready space is defined as: Installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space).
- Urban Open Space: Urban Open Space as required by the Ordinance will be provided.

NOTES:

1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

KEY MAP

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DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH
VERT: N/A
HORZ: 1" = 50'

ORIGINAL SHEET SIZE: 24" X 36"

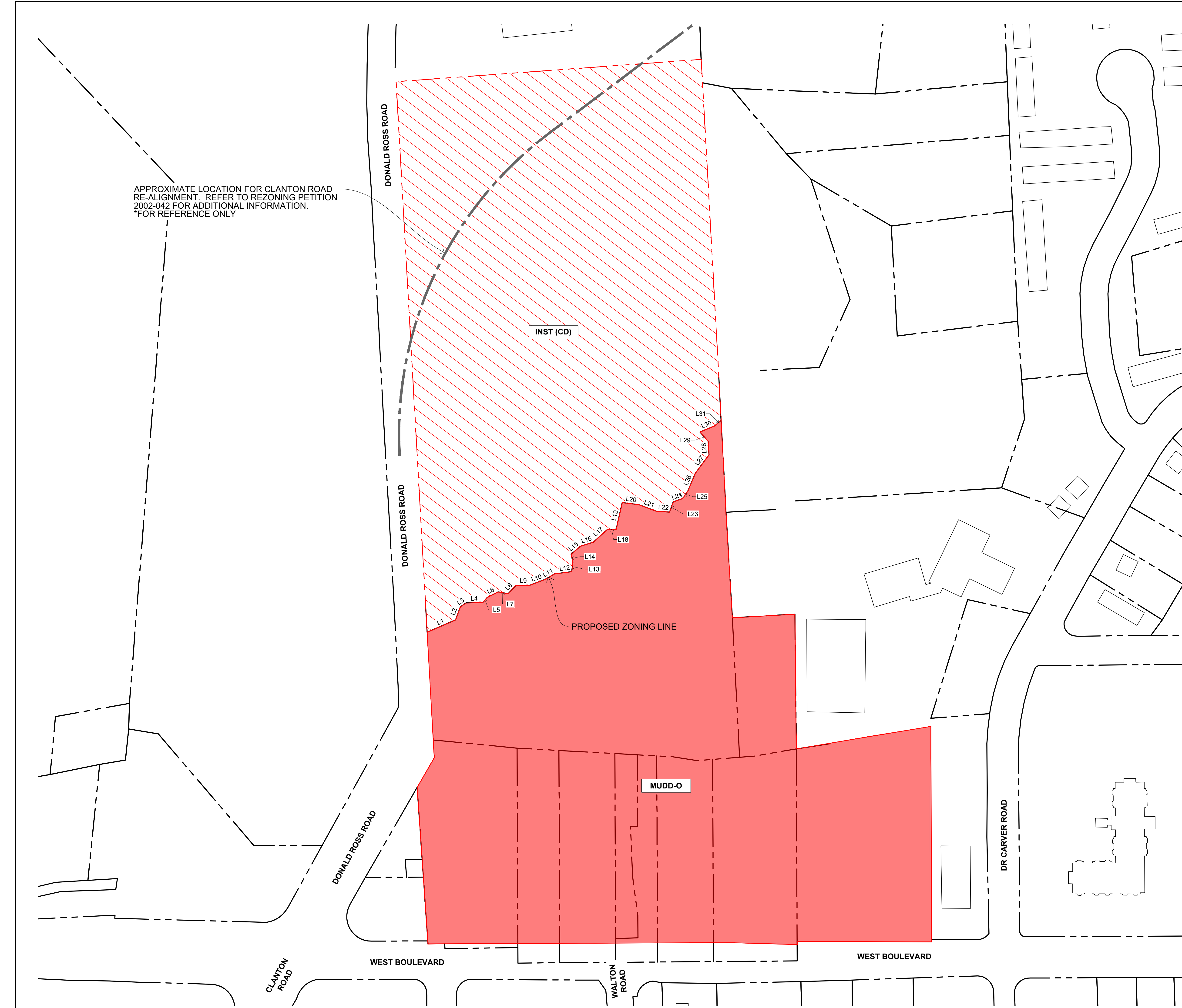
TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

Line Table		
Line #	Length	Direction
L1	55.477	N41° 35' 04.28"E
L2	24.635	N04° 09' 08.16"W
L3	12.393	N29° 42' 02.75"E
L4	29.813	N63° 45' 45.12"E
L5	12.405	N16° 44' 06.85"E
L6	21.829	N38° 38' 02.75"E
L7	18.035	N75° 35' 05.93"E
L8	20.355	N18° 16' 39.40"E
L9	25.188	N64° 05' 19.15"E
L10	28.912	N44° 34' 02.61"E
L11	19.780	N34° 55' 56.08"E
L12	31.102	N57° 57' 19.21"E
L13	17.557	N18° 24' 24.52"W
L14	14.102	N37° 54' 27.81"W
L15	22.313	N24° 31' 35.97"E
L16	24.052	N47° 45' 21.28"E
L17	33.735	N23° 04' 28.93"E
L18	16.056	N62° 43' 05.17"E
L19	48.623	N11° 59' 26.28"W
L20	29.851	N72° 09' 52.73"E
L21	33.403	N85° 58' 47.64"E
L22	23.539	N68° 44' 02.41"E
L23	19.595	N03° 44' 46.74"W
L24	17.614	N45° 29' 04.39"E
L25	17.119	N10° 09' 08.20"E
L26	33.858	N02° 24' 01.63"W
L27	41.211	N12° 04' 05.71"E
L28	24.357	N28° 33' 42.67"W
L29	22.082	N66° 10' 43.59"W
L30	28.799	N42° 28' 48.05"E
L31	14.894	N24° 26' 28.46"E

APPROXIMATE LOCATION FOR CLANTON ROAD RE-ALIGNMENT. REFER TO REZONING PETITION 2002-042 FOR ADDITIONAL INFORMATION. *FOR REFERENCE ONLY



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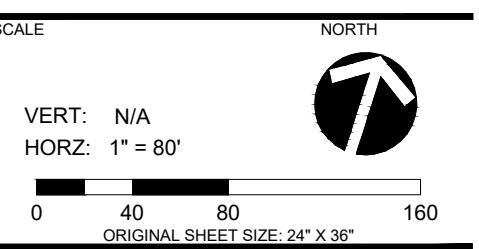
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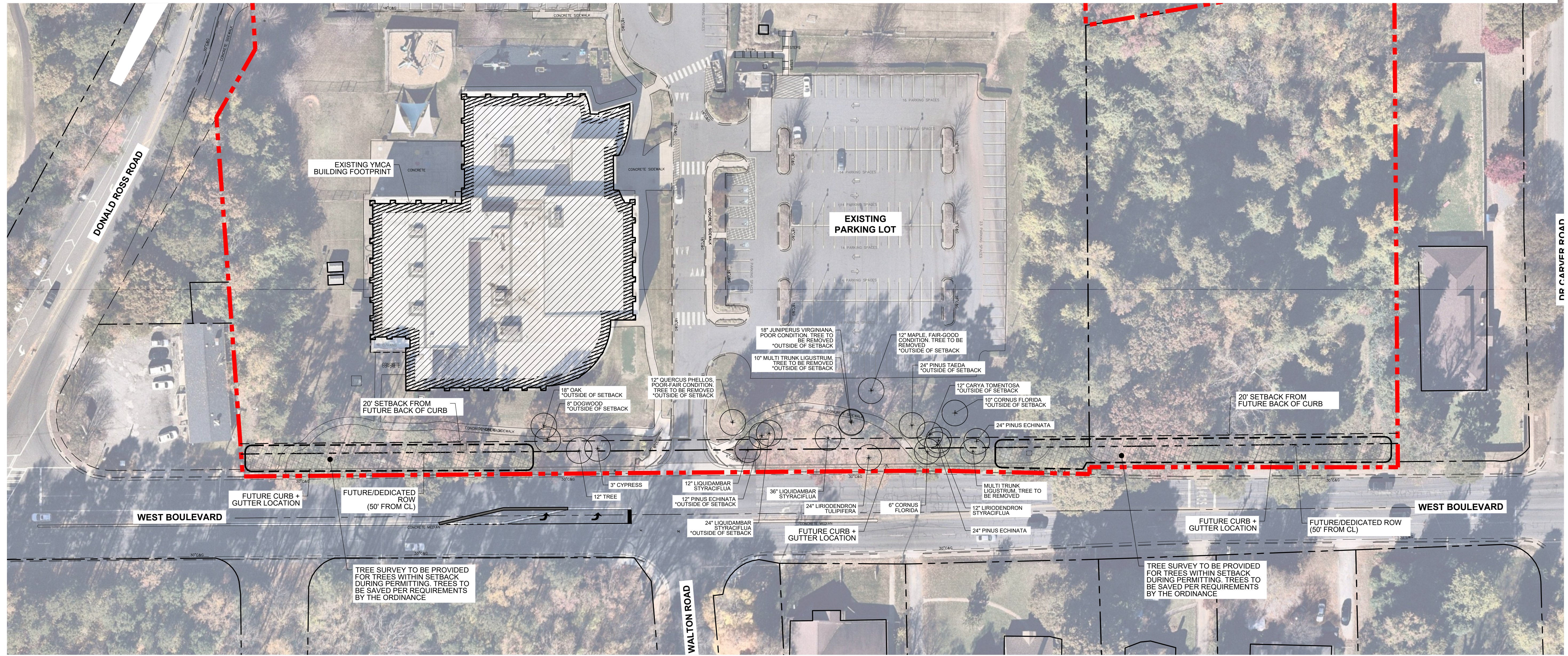
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ZONING BOUNDARY

SHEET NUMBER
RZ-02



KEY MAP

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PROJECT

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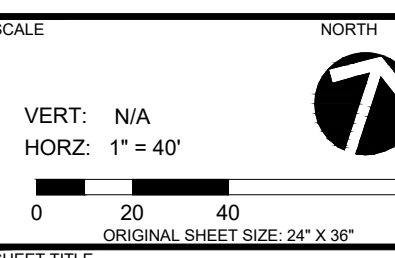
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SHEET TITLE

EXISTING TREES

SHEET NUMBER

RZ-03

