

SCALE

PROJECT

**INNOVATION
PARK REZONING**

CHARLOTTE, NC

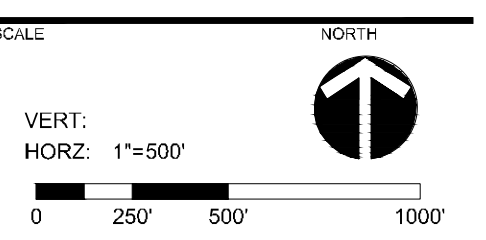
REZONING PETITION #
2020-112

LANDDESIGN PROJ.# 1019506

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	02.12.21
2	STAFF COMMENTS	08.16.21
3	STAFF COMMENTS	09.13.21
4	REZONING	10.21.21

DESIGNED BY: AEE
DRAWN BY: AEE
CHECKED BY: KST



SHEET TITLE

CONTEXT MAP

SHEET NUMBER

RZ-1.0

NOTE: INTENDED TO SHOW CURRENT CONCEPTUAL MASTER PLAN. REFER TO RZ-3.0, TECHNICAL DATA SHEET FOR CONCEPTUAL DEVELOPMENT AREAS.

SITE DEVELOPMENT DATA:

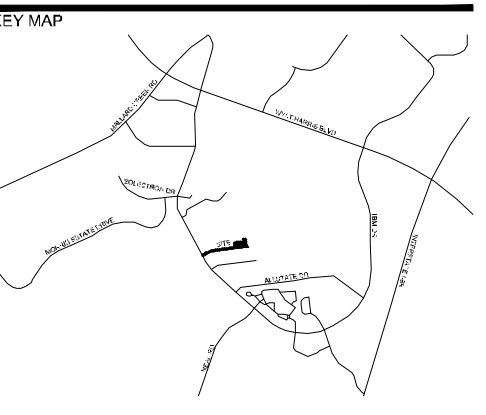
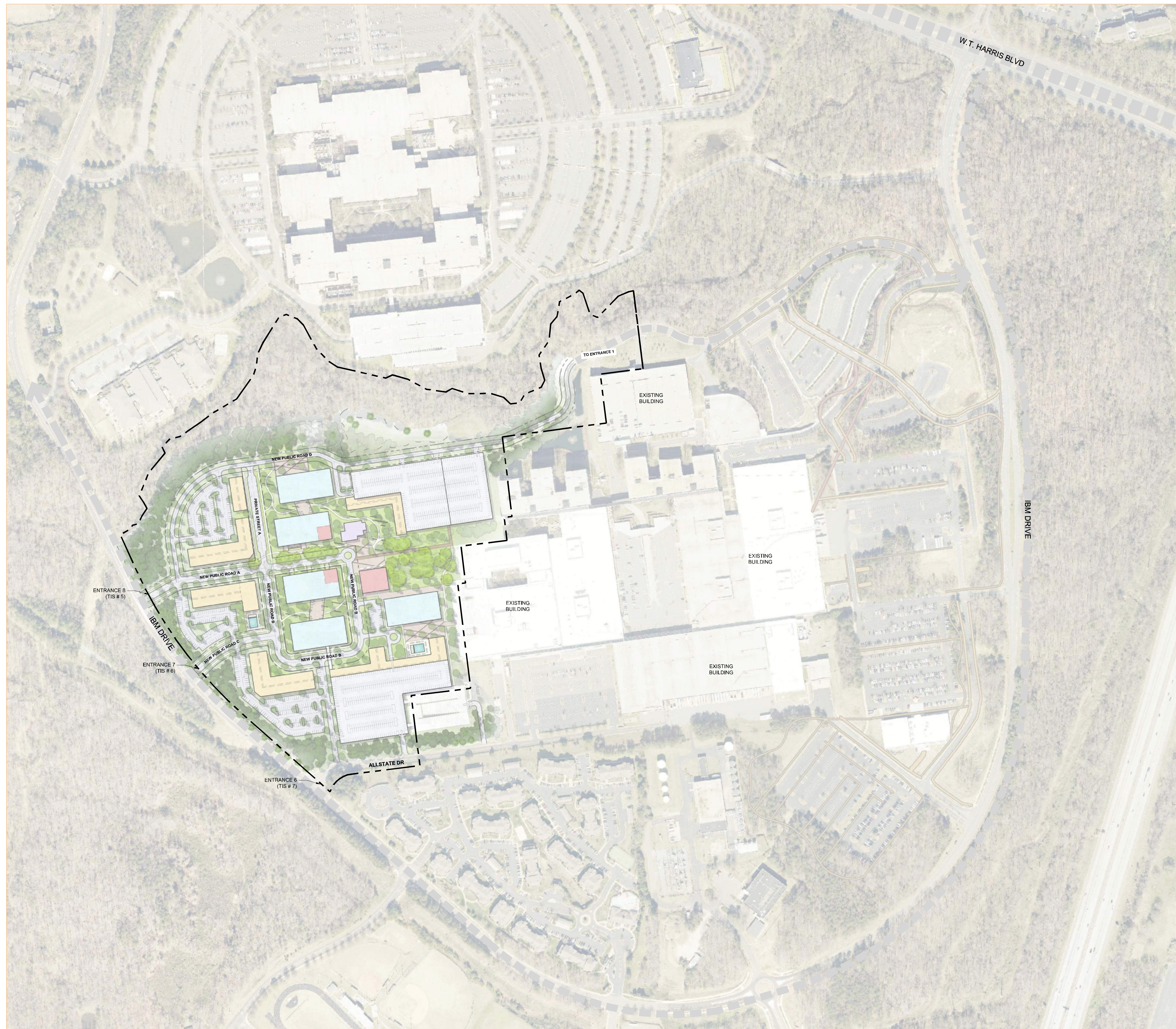
PARCEL ID NUMBER (PID#): 04711109

SITE ACREAGE: ± 57.2 ACRES

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: RE-2, RE-3 RESEARCH DISTRICT

PROPOSED ZONING: RE-3 OPTIONAL



KEY MAP

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 PARK REZONING**

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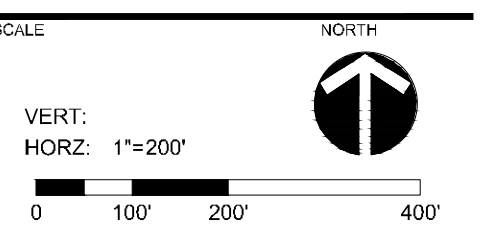
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SHEET TITLE

OVERALL MASTER PLAN

SHEET NUMBER

RZ-2.0

SITE DEVELOPMENT DATA:

PARCEL ID NUMBER (PID#): 04711109

SITE ACREAGE: ± 57.2 ACRES

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: RE-2, RE-3 RESEARCH DISTRICT

PROPOSED ZONING: RE-3 OPTIONAL

EXISTING LAND USE: PARKING LOT/ OPEN SPACE

PROPOSED PRINCIPAL USE:
USES PERMITTED BY RIGHT AND UNDER
PRESCRIBED CONDITIONS TOGETHER WITH
ACCESSORY USES AS ALLOWED IN THE RE-3
ZONING DISTRICT

MAX. BUILDING HEIGHT: 120'

REQUIRED PARKING: AS REQUIRED BY THE
ORDINANCE

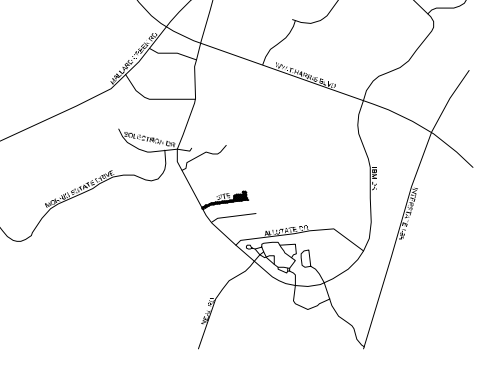
DEVELOPMENT LIMITATIONS

SEE SECTION 4 OF THE DEVELOPMENT STANDARDS.

NOTE:

1. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY MUST TAKE PLACE BEFORE THE BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
2. CDOT REQUESTS R/W TO BE SET 2' BEHIND SIDEWALK WHERE FEASIBLE.
3. (A) FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
(B) FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND.
(C) TURN RADIUS 30' INSIDE AND 42' OUTSIDE.
(D) FOR NON-SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 150' TO ALL EXTERIOR PORTION OF BUILDING.
(E) FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING.
(F) FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
(G) FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

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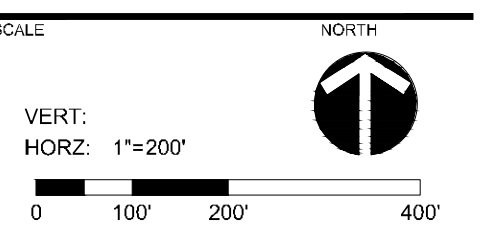
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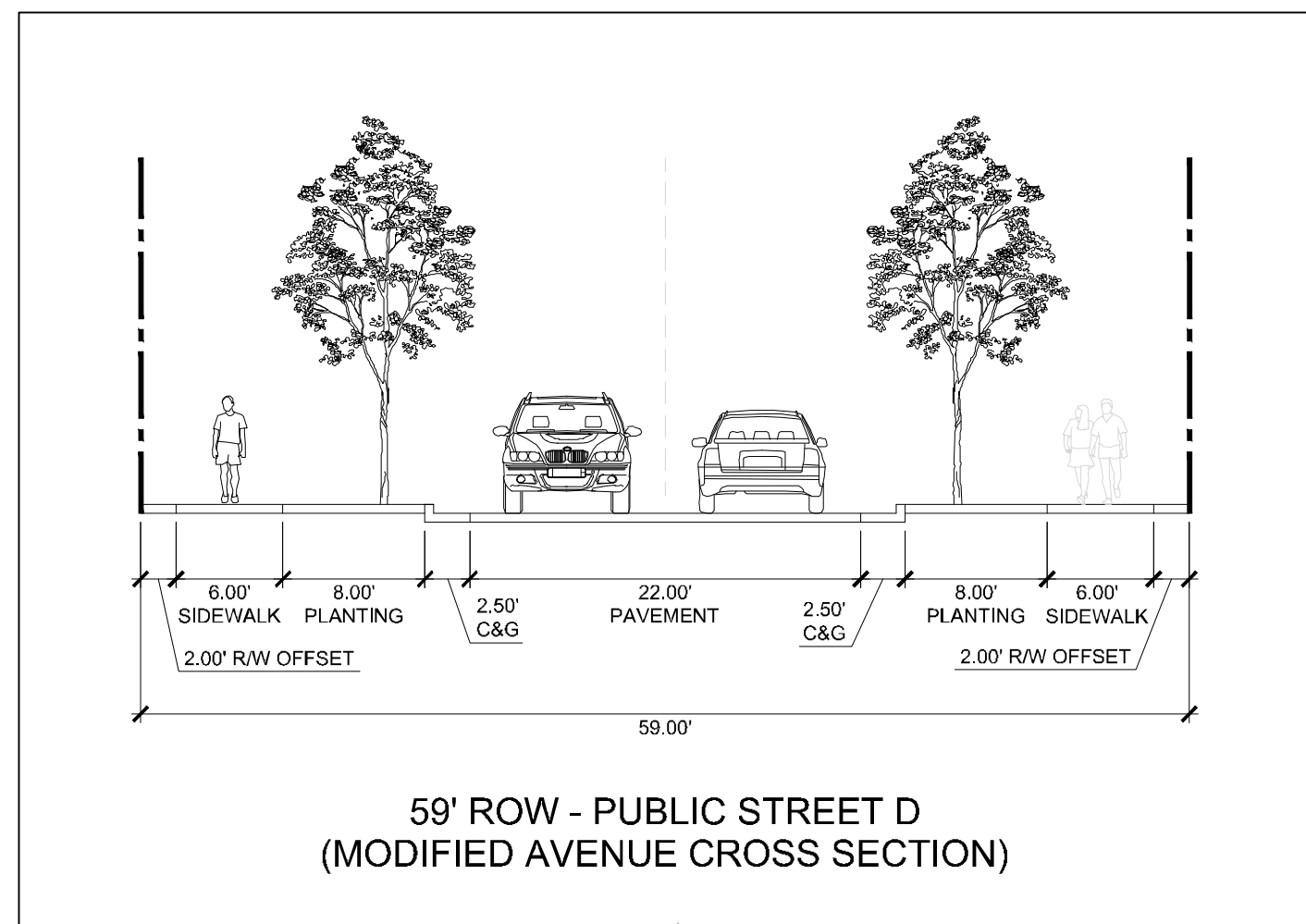
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TECHNICAL DATA SHEET

SHEET NUMBER

RZ-3.0



59' ROW - PUBLIC STREET D
(MODIFIED AVENUE CROSS SECTION)

PARCEL ID: 04711104
OWNER: FIRST UNION NATIONAL
BANK OF NORTH CAROLINA
DEED #: 07622-949
ZONING: RE-2

REZONING SITE

77'0"

77'0"

77'0"

12'0"

35'0"

EXISTING ENTRANCE 6 (TIS # 7)

PARCEL ID: 0471202
OWNER: S & H ASSOCIATES INC
DEED #: 24965-323
ZONING: R-8 MF (CD)

PARCEL ID: 0471101
OWNER: BEL VINOY LLC
DEED #: 315349201
ZONING: R-17 MF (CD)

PARCEL ID: 0473068
OWNER: CHARLOTTE-COLENBURG
BOARD OF EDUCATION
DEED #: 29468-722
ZONING: INST

PARCEL ID: 04739109
OWNER: IBM CORPORATION
DEED #: 03295-199

EXISTING ENTRANCE 1

EXISTING ENTRANCE 2 (TIS # 11)

EXISTING ENTRANCE 3

EXISTING ENTRANCE 4 (TIS # 9)

EXISTING ENTRANCE 5

12' MULTI-USE PATH

35' DEDICATED R/W
MEASURED FROM
CENTERLINE

EXISTING ENTRANCE 8 (TIS # 5)

EXISTING ENTRANCE 7 (TIS # 6)

PARCEL ID: 0471201
OWNER: IBM CORPORATION
DEED #: 03295-199
ZONING: R-4

NOTE: INTENDED TO SHOW CURRENT CONCEPTUAL MASTER PLAN



TO ENTRANCE 1

POTENTIAL FUTURE GREENWAY CONNECTION

NEW PUBLIC ROAD D

PRIVATE STREET A

NEW PUBLIC ROAD A

NEW PUBLIC ROAD B

NEW PUBLIC ROAD B

NEW PUBLIC ROAD C

NEW PUBLIC ROAD B

ALLSTATE DR

IBM DRIVE

ENTRANCE 8 (TIS # 5)

12' MULTI-USE PATH

12'0"

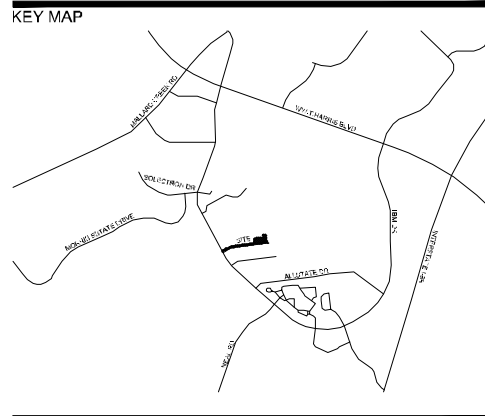
ENTRANCE 7 (TIS # 6)

35'0"

35' DEDICATED R/W MEASURED FROM CENTERLINE

ENTRANCE 6 (TIS # 7)

ALTERNATE DECK AND MULTI-FAMILY LOCATION



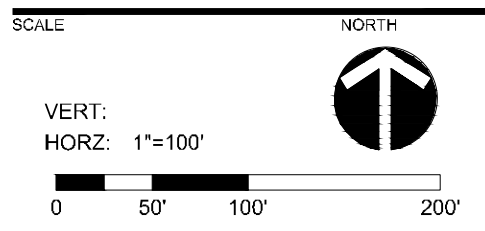
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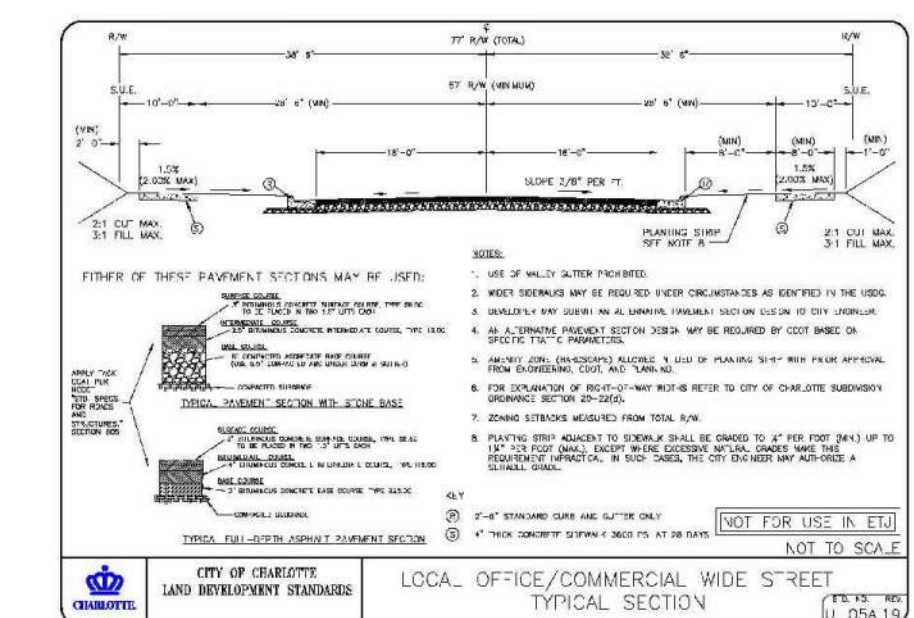
SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NUMBER
RZ-4.0

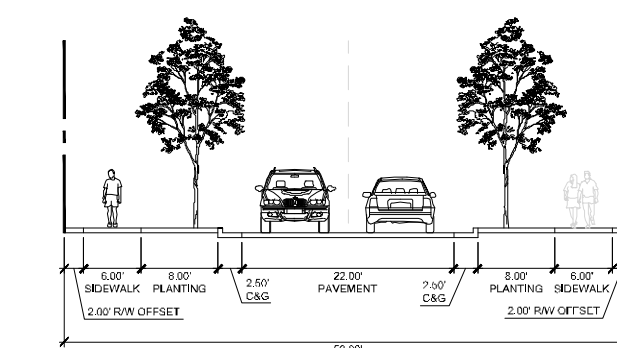
LEGEND:

- EXISTING STREETS
- PROPOSED USDG LOCAL OFFICE/COMMERCIAL WIDE
- PROPOSED PUBLIC ROAD D
- PROPOSED DRIVE
- PROPOSED PEDESTRIAN CONNECTION
- FUTURE GREENWAY

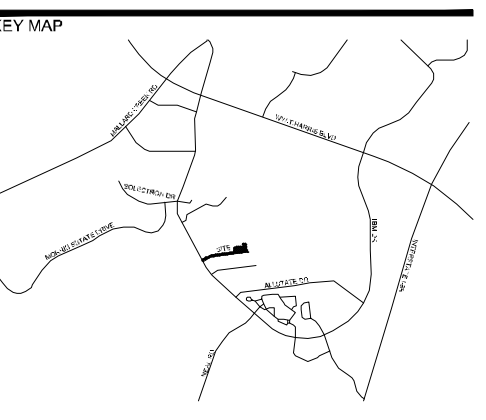
CONCEPTUAL STREET LOCATION, FINAL LOCATIONS TO BE DETERMINED AS DEVELOPMENT OCCURS.



PROPOSED PUBLIC ROADS A, B, AND C



PROPOSED PUBLIC ROAD D



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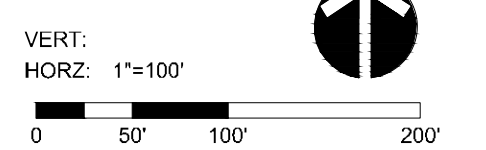
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SHEET TITLE

STREET NETWORK

SHEET NUMBER

RZ-5.0

