

KEY MAP

SCALE

PROJECT

INNOVATION PARK REZONING

CHARLOTTE, NC

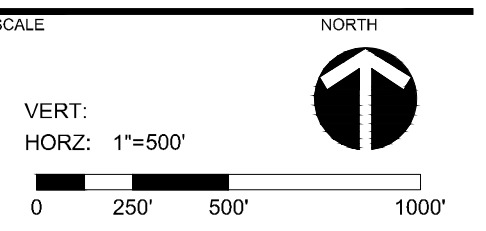
REZONING PETITION #
2020-XXX

LANDDESIGN PROJ.# 1019506

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

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



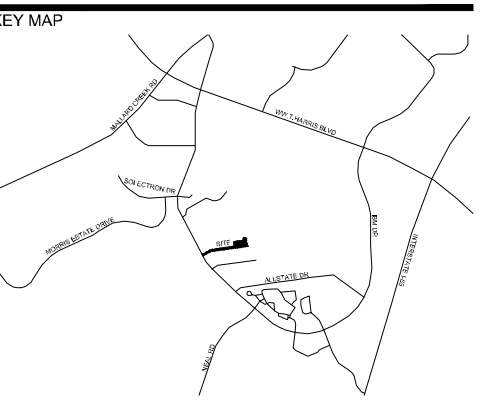
SHEET TITLE

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.



SEAL

PROJECT

INNOVATION PARK REZONING

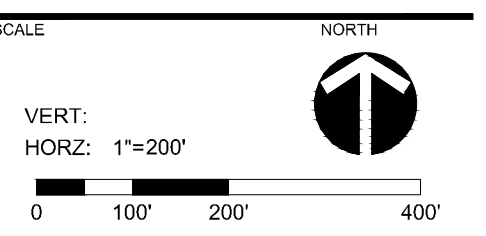
CHARLOTTE, NC
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OVERALL MASTER PLAN

SHEET NUMBER
RZ-2.0

SITE DEVELOPMENT DATA:

PARCEL ID NUMBER (PID#): 04711105, 04711107, 04711109, 04711110

SITE ACREAGE: ± 201.6 ACRES

JURISDICTION: CITY OF CHARLOTTE

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

PROPOSED ZONING: RE-3

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

SUBJECT TO THE LIMITATIONS SET OUT BELOW IN THIS SECTION 4, THE SITE MAY CONTAIN AND BE DEVELOPED WITH A TOTAL MAXIMUM OF 3,405,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE RE-3 ZONING DISTRICT.

NOTWITHSTANDING THE TERMS OF PARAGRAPH 4.A ABOVE, OF THE ALLOWED 3,405,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVOTED TO NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE RE-3 ZONING DISTRICT, A MAXIMUM OF 35,000 SQUARE FEET OF SUCH GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2).

A MAXIMUM OF 175 HOTEL ROOMS MAY BE DEVELOPED ON THE SITE. THE GROSS FLOOR AREA OF ANY HOTEL BUILDING(S) DEVELOPED ON THE SITE SHALL NOT COUNT TOWARDS THE TOTAL MAXIMUM ALLOWED GROSS FLOOR AREA THAT MAY BE DEVOTED TO NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE RE-3 ZONING DISTRICT SET OUT ABOVE IN PARAGRAPH 4.A, OR TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) SET OUT ABOVE IN PARAGRAPH 4.B.

A MAXIMUM OF 1,450 MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE. THE GROSS FLOOR AREA OF AMENITY AREAS ASSOCIATED WITH MULTI-FAMILY USES, SUCH AS A FITNESS FACILITY OR A CLUBHOUSE, SHALL NOT COUNT TOWARDS THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO NON-RESIDENTIAL USES SET OUT ABOVE IN PARAGRAPHS 4.A AND 4.B.

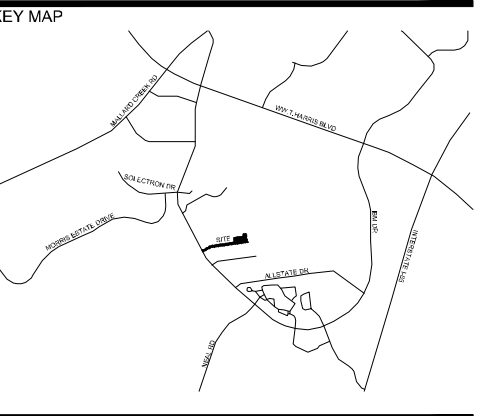
UP TO 350,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF MULTI-FAMILY DWELLING UNITS PERMITTED ON THE SITE AT THE RATE OF 1 MULTI-FAMILY DWELLING UNIT PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.

UP TO 350 ADDITIONAL MULTI-FAMILY DWELLING UNITS MAY BE DEVELOPED ON THE SITE BY REDUCING THE AMOUNT OF NON-RESIDENTIAL GROSS FLOOR AREA PERMITTED ON THE SITE AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA PER ADDITIONAL MULTI-FAMILY DWELLING UNIT.

UP TO 175,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES, EXCLUDING RETAIL SALES, PERSONAL SERVICE USES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2), MAY BE DEVELOPED ON THE SITE BY REDUCING THE NUMBER OF HOTEL ROOMS PERMITTED ON THE SITE AT THE RATE OF 1 HOTEL ROOM PER 1,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA DEVOTED TO NON-RESIDENTIAL USES.

FOR PURPOSES OF THESE DEVELOPMENT LIMITATIONS AND THE DEVELOPMENT STANDARDS IN GENERAL, THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL.

AS PROVIDED IN PARAGRAPH 4.E ABOVE, THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE.



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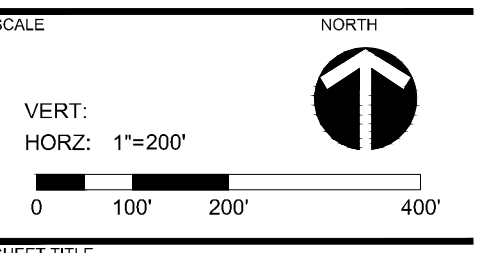
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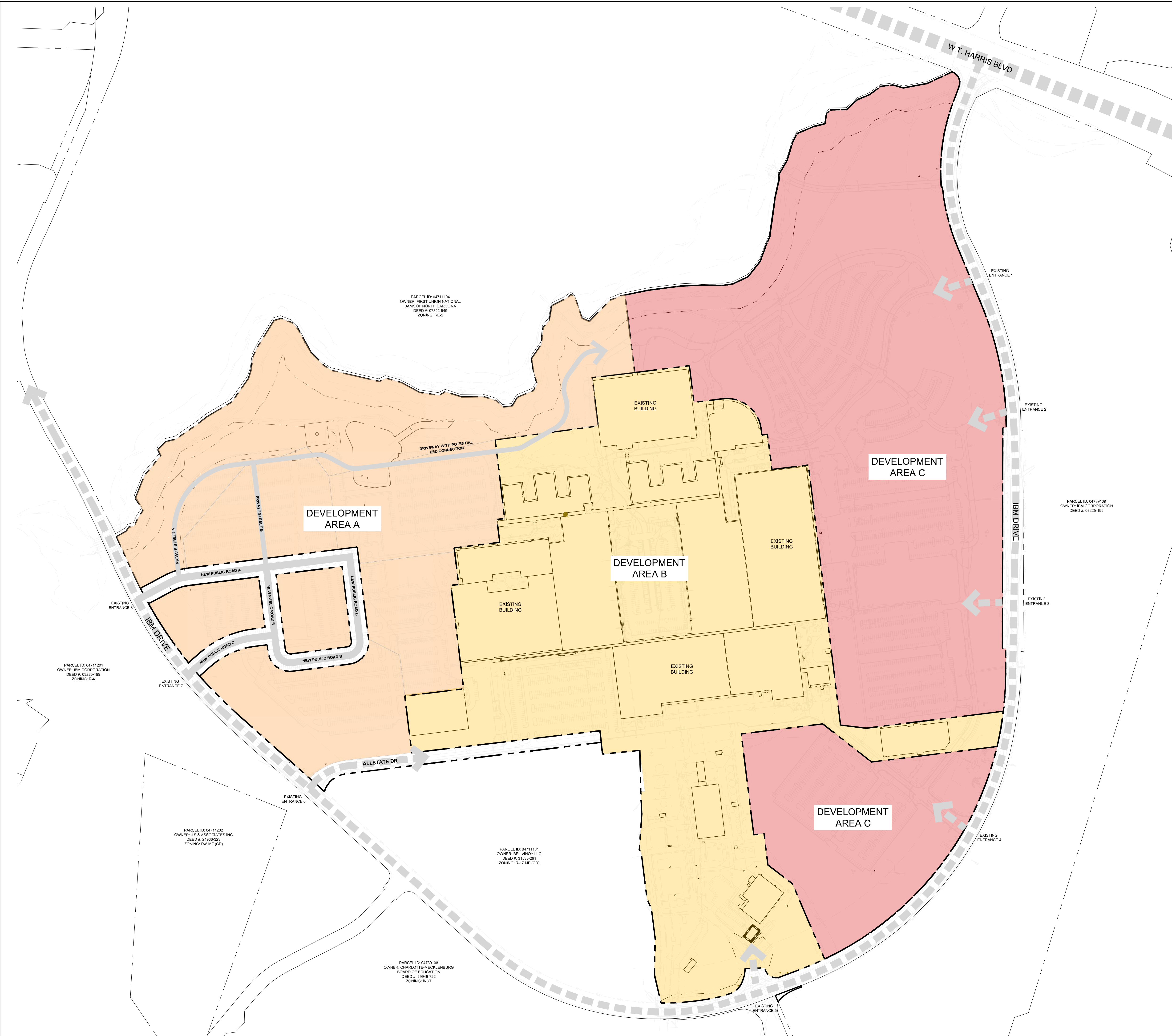
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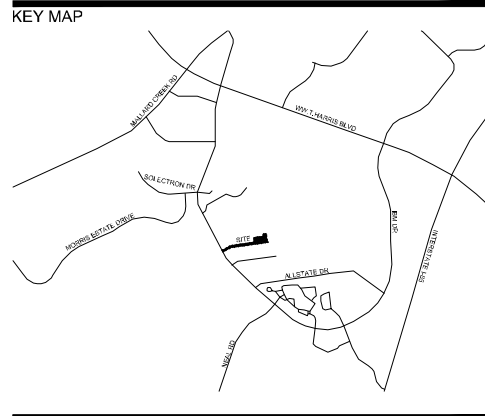


TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-3.0**



NOTE: INTENDED TO SHOW CURRENT CONCEPTUAL MASTER PLAN



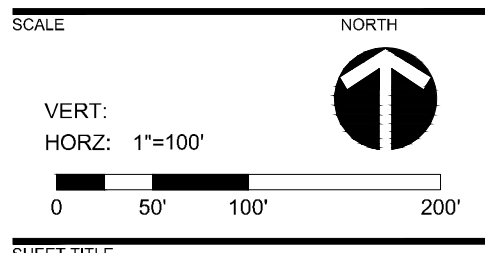
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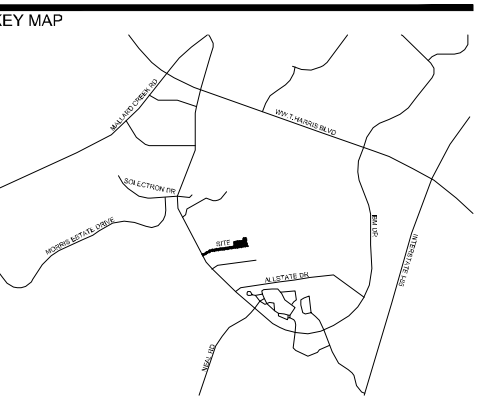


CONCEPTUAL SITE PLAN

SHEET NUMBER
RZ-4.0

- LEGEND:**
- EXISTING STREETS** 
 - PROPOSED STREETS**
 (USDG LOCAL OFFICE/
 COMMERCIAL WIDE) 
 - PROPOSED DRIVE** 
 - PROPOSED PEDESTRIAN CONNECTION** 
 - FUTURE GREENWAY** 

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



SEAL

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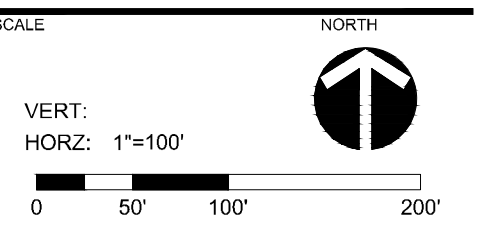
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STREET NETWORK

SHEET NUMBER

RZ-5.0



