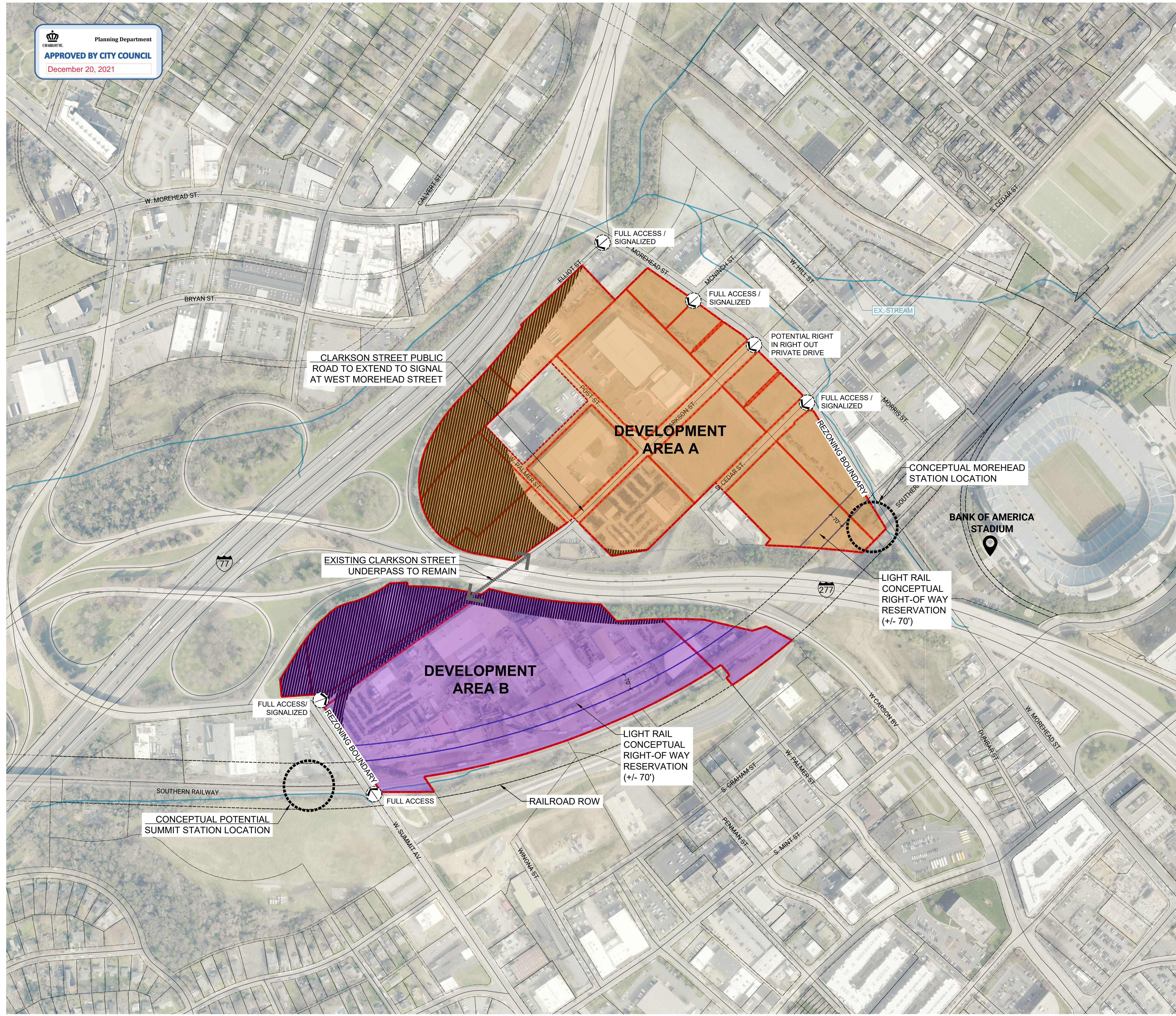


Charlotte
Planning Department
APPROVED BY CITY COUNCIL
December 20, 2021



SITE DEVELOPMENT DATA:

ACREAGE: ± 55 ACRES
TAX PARCELS: 073-261-02, 119-102-01, 073-262-30A, 073-262-30B, 073-268-01, 073-252-13, 073-252-15, 073-252-11, 073-252-07, 073-252-02, 073-252-16, 073-252-17, 073-256-01, 073-256-02, 073-255-01, 073-251-14, 073-141-05, 073-142-01, 073-252-10, and 073-252-09

EXISTING ZONING: I-2, I-2(CD), MUDD-O

PROPOSED ZONING: UMUD-O WITH 5-YEAR VESTED RIGHTS

MAXIMUM BUILDING HEIGHT: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT.

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UMUD ZONING DISTRICT.

PROPOSED DEVELOPMENT ON SITE WILL COMPLY WITH SUBDIVISION ORDINANCE.

LEGEND:

- DEVELOPMENT AREA A
 - DEVELOPMENT AREA B
 - CONCEPTUAL LIGHT RAIL RIGHT-OF-WAY RESERVATION (+/- 70')
 - CONCEPTUAL TEMPORARY NO-BUILD ZONE RESERVATION
- * REFER TO NOTE IN DEVELOPMENT STANDARDS

TRANSPORTATION PHASING:

- PHASE 1A:**
- 500,000 SF OFFICE
 - 6,250 SF RESTAURANT
 - 6,250 SF RETAIL
 - 500 RESIDENTIAL UNITS
- PHASE 1B:**
- 1,500,000 SF ADDITIONAL OFFICE
 - 18,750 SF ADDITIONAL RESTAURANT
 - 18,750 SF ADDITIONAL RETAIL
 - 500 ADDITIONAL RESIDENTIAL UNITS

NOTE: PHASE 1 DEVELOPMENT LOCATED IN DEVELOPMENT AREA A. UP TO 25% OF PHASE 1A AND PHASE 1B MAY BE LOCATED WITHIN DEVELOPMENT AREA B.

NOTE: SEE TRANSPORTATION NOTES WITHIN DEVELOPMENT STANDARDS FOR FULL COMMITMENTS.

KEY MAP

SEAL

NOT FOR CONSTRUCTION

CHARLOTTE PIPE FOUNDRY

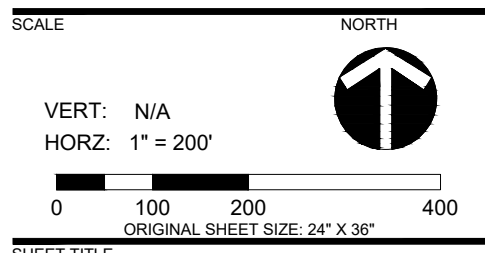
REZONING PETITION 2021-033

LANDDESIGN PROJ# 1020131

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

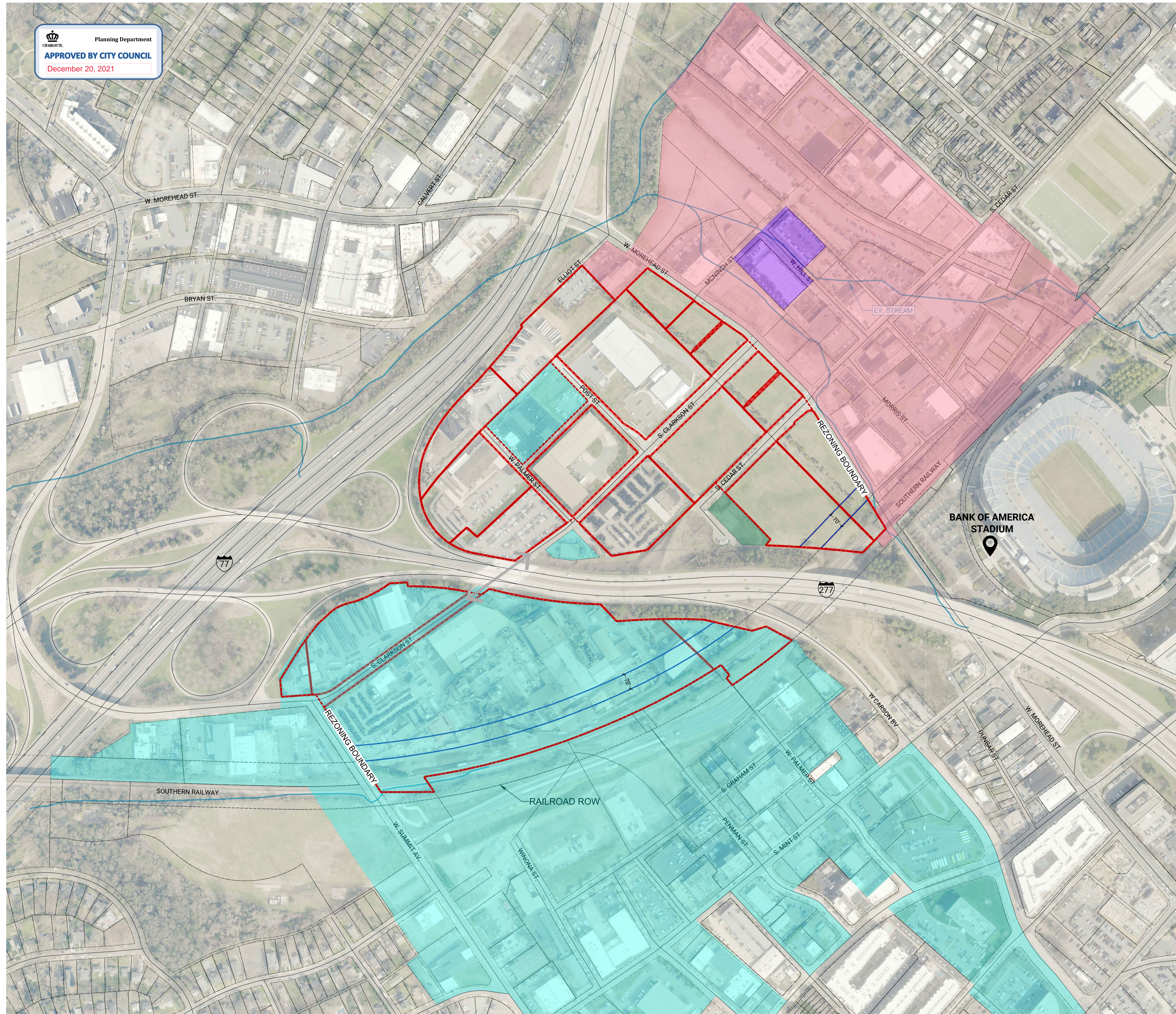
DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM



TECHNICAL DATA SHEET

SHEET NUMBER
RZ-1.0

Planning Department
APPROVED BY CITY COUNCIL
December 20, 2021



ADJACENT PARCELS EXISTING ZONING LEGEND:

- EXISTING ZONING MUDD
- EXISTING ZONING MUDD-O
- EXISTING ZONING I-2
- EXISTING ZONING I-2 (CD)

KEY MAP

SEAL

NOT FOR CONSTRUCTION
PROJECT
CHARLOTTE PIPE FOUNDRY

REZONING PETITION 2021-033

LANDDESIGN PROJ.# 1020131

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LRM
DRAWN BY: LRM
CHECKED BY: LRM

SCALE: NORTH
VERT: N/A
HORZ: 1" = 200'
0 100 200 400
ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE
ADJACENT PARCEL ZONING DATA

SHEET NUMBER
RZ-1.1

