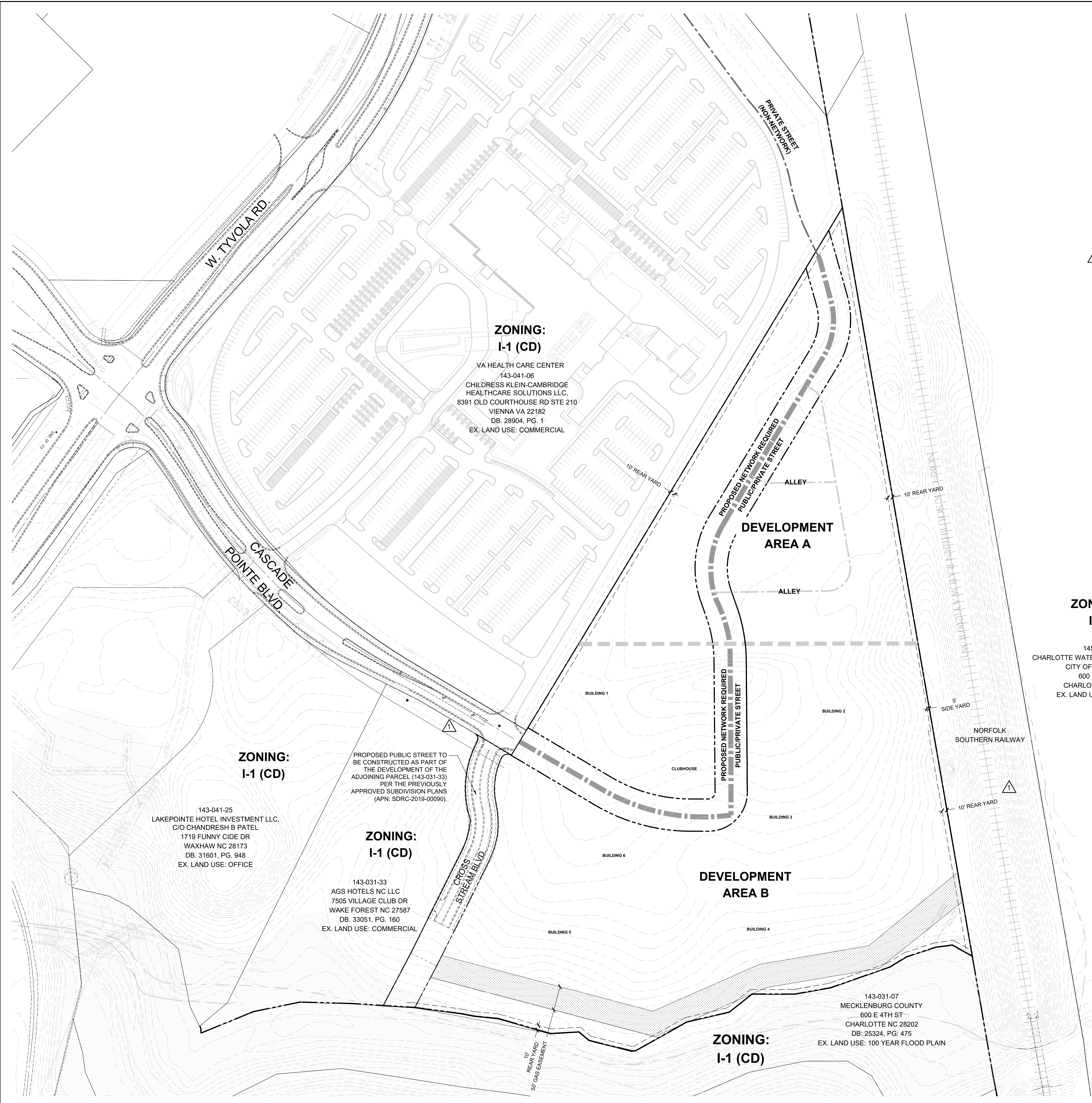


VICINITY MAP - NOT TO SCALE



DEVELOPMENT DATA TABLE

- SITE AREA: ± 24.4 ACRES
- TAX PARCEL #S: 143-031-06
- EXISTING ZONING: I-1(CD)
- PROPOSED ZONING: UR-2 (CD)
- EXISTING USES: VACANT
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW.
- MAXIMUM GROSS SQUARE FEET/ UNITS OF DEVELOPMENT: WITHIN DEVELOPMENT AREA A, UP TO 70 SINGLE FAMILY ATTACHED DWELLING UNITS; AND (II) WITHIN DEVELOPMENT AREA B, UP TO 310 MULTI-FAMILY DWELLING UNITS, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AS DESCRIBED IN MORE DETAIL IN SECTION 2 BELOW OF THE DEVELOPMENT STANDARDS, SHEET RZ-3.0.
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT FOR DEVELOPMENT TAKING PLACE (I) WITHIN DEVELOPMENT AREA A SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 48 FEET AND (II) WITHIN DEVELOPMENT AREA B SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 62 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.
- SETBACKS & YARDS: SHALL BE AS REQUIRED BY THE ORDINANCE OR DESCRIBED IN THE DEVELOPMENT STANDARDS AND GENERALLY DEPICTED ON THE REZONING PLAN.

TREE SAVE AREA (15%): REQUIRED - 3.66 AC (159,429.6 SF)
TREE SAVE AREA FOR THIS SITE IS SUBJECT TO ALL OPTIONS OF COMPLIANCE AS PART OF THE OLD COLISEUM MIXED USE ACTIVITY CENTER
PROVIDED: PER ORDINANCE

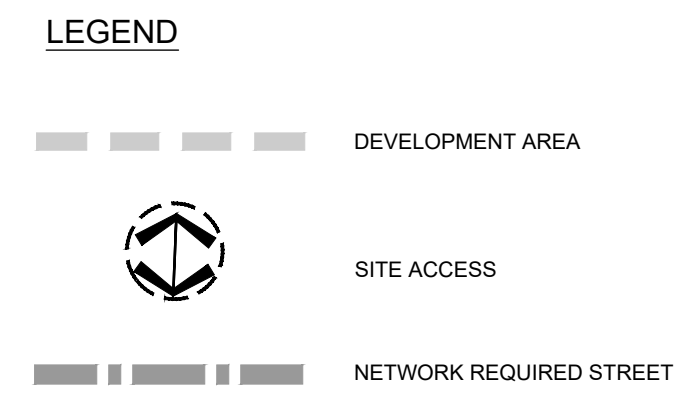
OPEN SPACE: OPEN SPACE WILL BE PROVIDED TO ACCOMMODATE EITHER 400 SF OF PRIVATE OPEN SPACE PER DWELLING UNIT (DEVELOPMENT AREA A) OR TEN (10) PERCENT OF THE SITE (DEVELOPMENT AREA A) AS USEABLE COMMON OPEN SPACE PER ORDINANCE REQUIREMENTS

TREE SAVE/OPEN SPACE NOTE: TREE SAVE AND OPEN SPACE MAY BE COMBINED INTO OVERALL REZONING BOUNDARY IN EVENT PROJECT IS PHASED OR PERMITTED SEPARATELY

NOTE: SITE WILL COMPLY WITH PCSO

ZONING: I-2

145-311-01
CHARLOTTE WATER FIELD OPERATIONS,
CITY OF CHARLOTTE
600 E 4TH ST
CHARLOTTE NC 28202
EX. LAND USE: MUNICIPAL



ZONING: I-1 (CD)

143-041-25
LAKEPOINTE HOTEL INVESTMENT LLC,
C/O CHANDRESH B PATEL
1719 FUNNY CIDE DR
WAXHAW NC 28173
DB. 31601, PG. 948
EX. LAND USE: OFFICE

ZONING: I-1 (CD)

143-031-33
AGS HOTELS NC LLC
7505 VILLAGE CLUB DR
WAKE FOREST NC 27587
DB. 33051, PG. 160
EX. LAND USE: COMMERCIAL

DEVELOPMENT AREA B

ZONING: I-1 (CD)

143-031-07
MECKLENBURG COUNTY
600 E 4TH ST
CHARLOTTE NC 28202
DB. 25324, PG. 475
EX. LAND USE: 100 YEAR FLOOD PLAIN

KEY MAP

REAL

PROJECT

LAKEPOINTE DEVELOPMENT

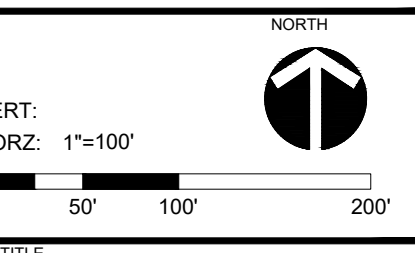
REZONING 2021-062

LANDESIGN PROJ.# 1021015

REVISION / ISSUANCE

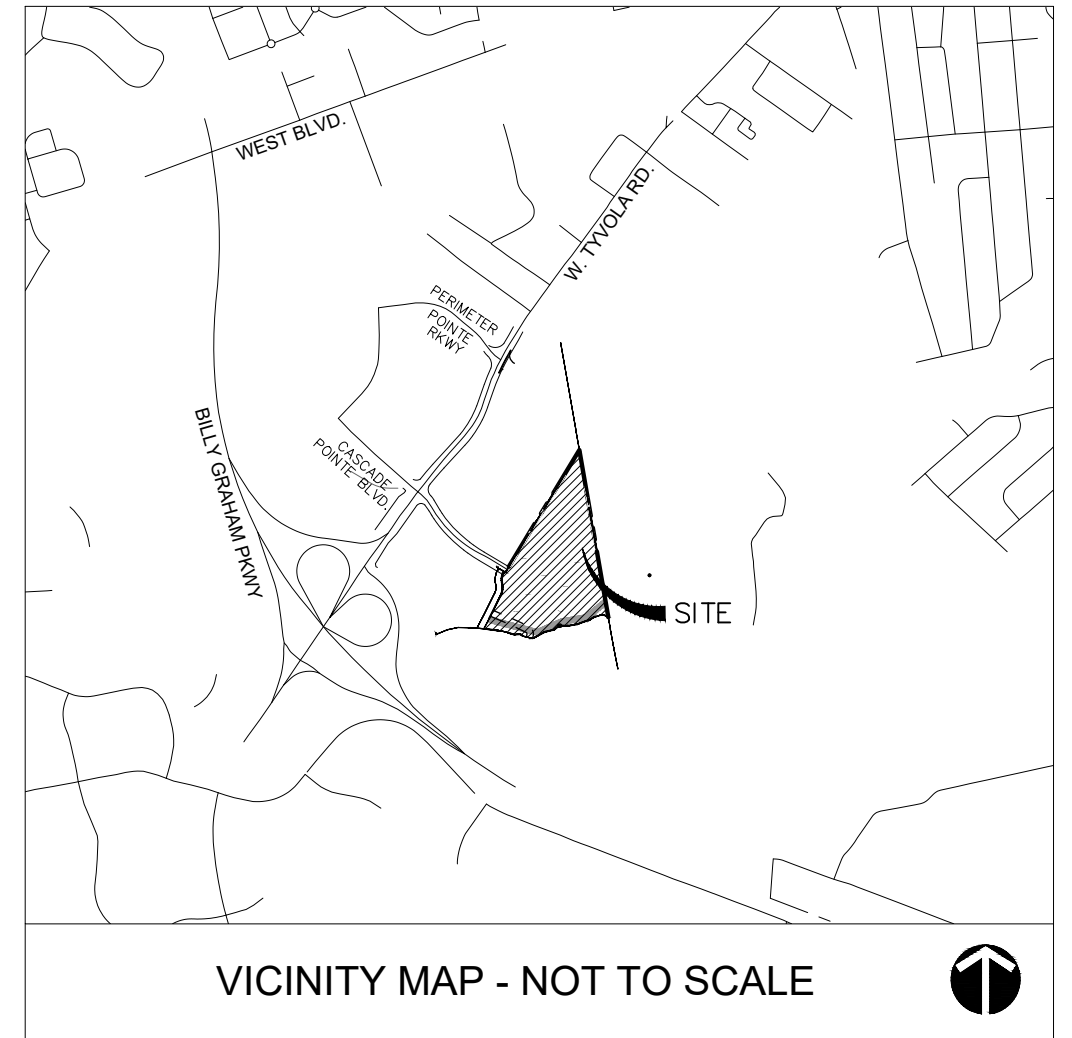
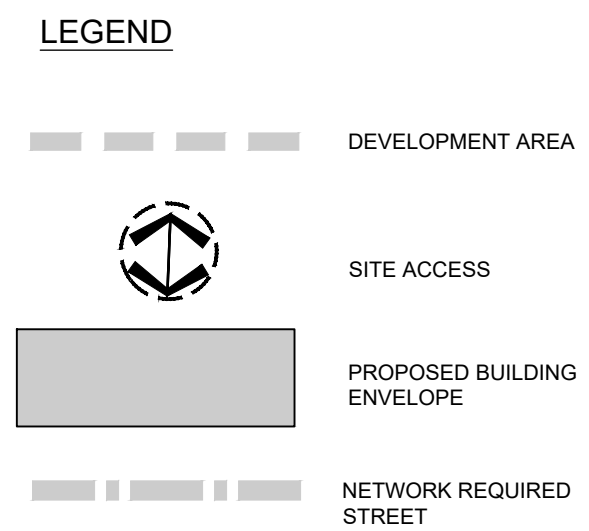
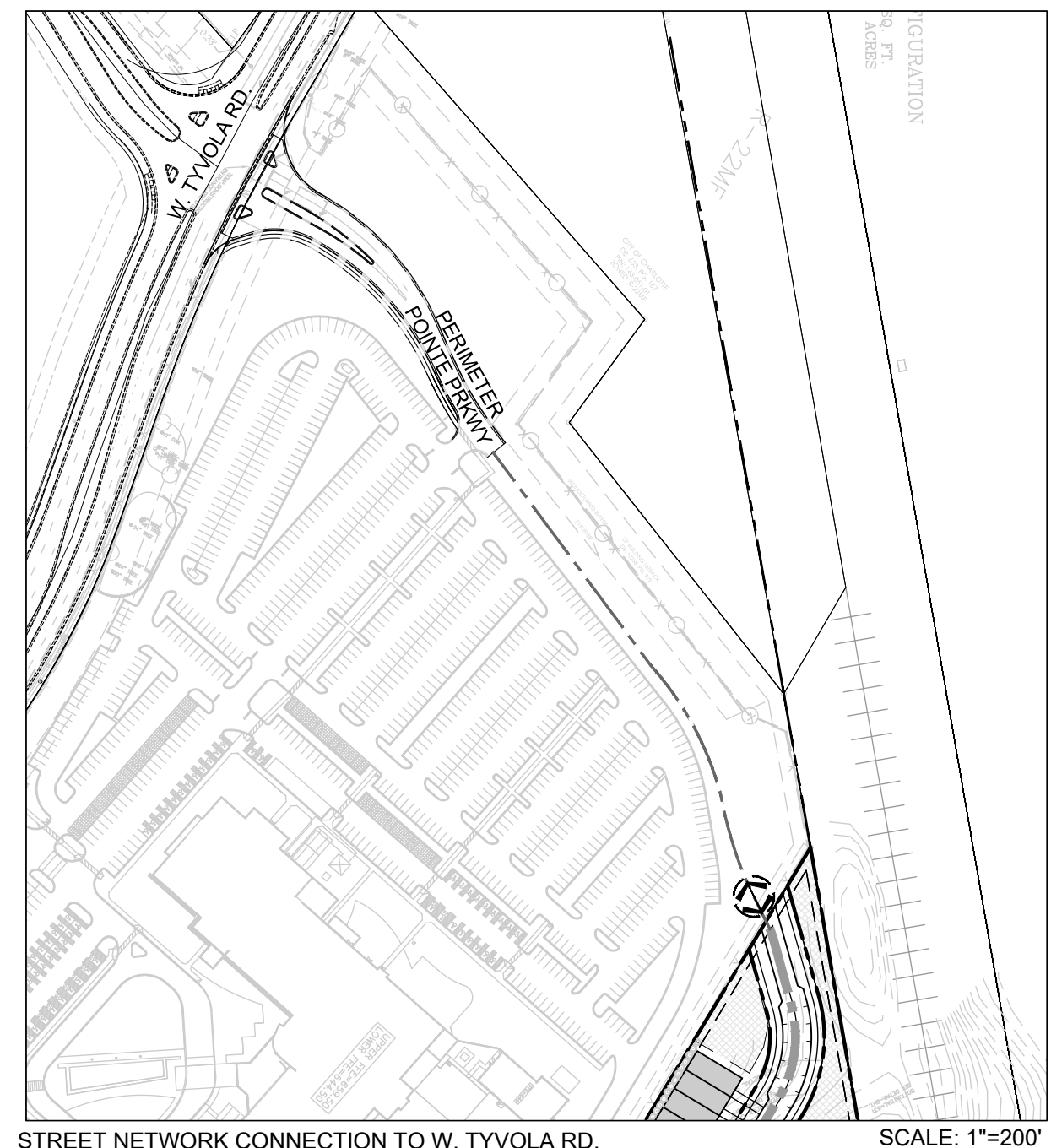
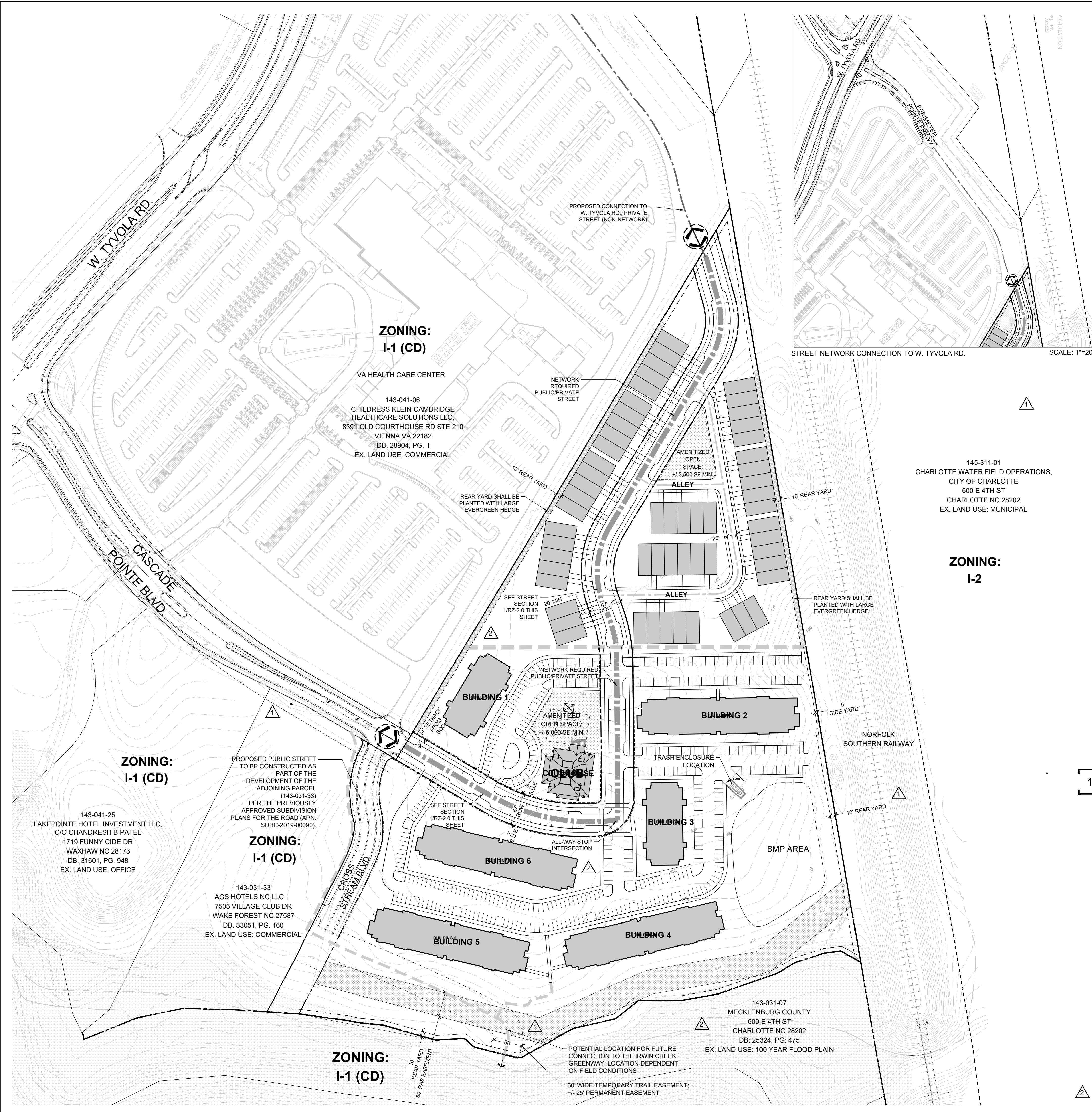
NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21
3	REVISIONS PER CITY COMMENTS - 2ND CYCLE	07.22.21
4	REVISIONS PER CITY COMMENTS - 3RD CYCLE	09.09.21

DESIGNED BY: AWM
DRAWN BY: NYG
CHECKED BY: AWM



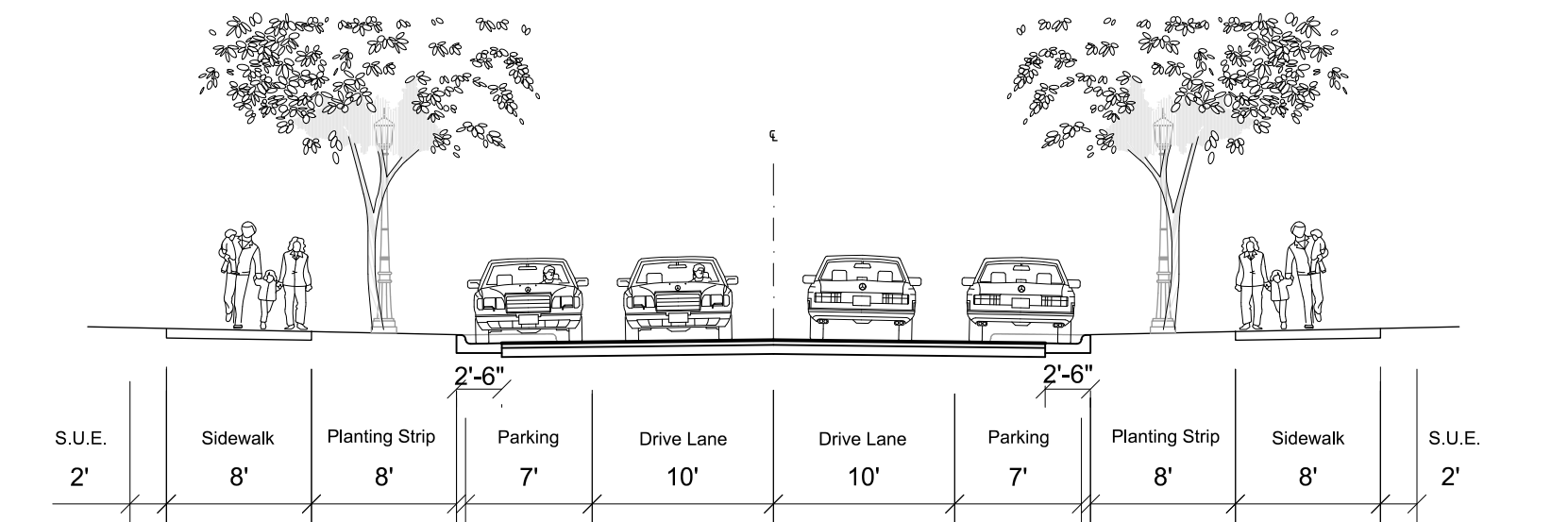
TECHNICAL DATA SHEET

SHEET NUMBER: **RZ-1.0**



DEVELOPMENT DATA TABLE

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- NOTE:** SITE WILL COMPLY WITH PCSO



1 NETWORK REQUIRED PUBLIC/PRIVATE STREET

KEY MAP

REAL

PROJECT

LAKEPOINTE DEVELOPMENT

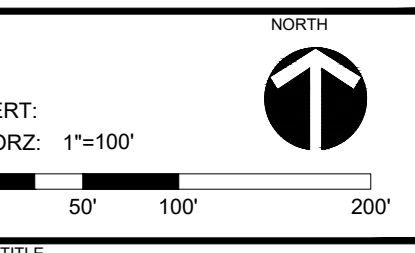
REZONING 2021-062

LANDDESIGN PROJ# 1021015

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING DOCUMENTS	04.08.21
2	REVISIONS PER CITY COMMENTS - 1ST CYCLE	06.14.21
3	REVISIONS PER CITY COMMENTS - 2ND CYCLE	07.22.21
4	REVISIONS PER CITY COMMENTS - 3RD CYCLE	09.09.21

DESIGNED BY: AWM
DRAWN BY: NYG
CHECKED BY: AWM



SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2.0

