

SITE DEVELOPMENT DATA

--Acreage: ± 7.41 acres

--Tax Parcel #: 069-051-04

--Existing Zoning: I-2

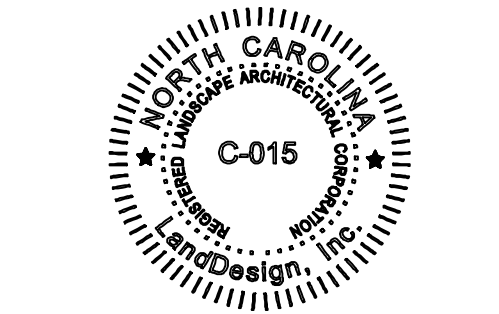
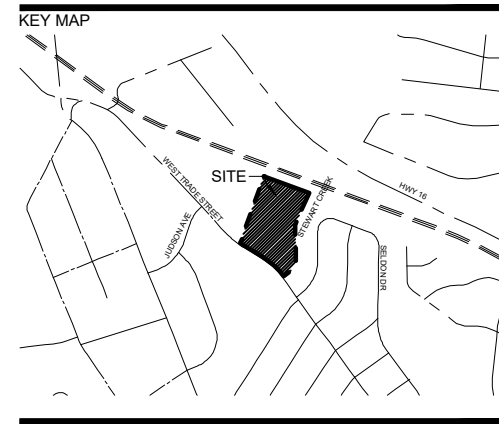
--Proposed Zoning: UR-2(CD) & MUDD(CD)

--Existing Uses: Child Care Center/Recreational Center, & Ballfield.

--Proposed Uses: Within Development Area A up to 116 residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses, and within Development Area B up to 12,000 square feet of gross floor area of general or medical offices uses, clinics, child care center, community recreational center, indoor recreation, coffee shop, EDEE Type I or II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to [10] residential units, all as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses as more specifically restricted below in Section 2.

--Maximum Building Height: Within Development Area A a maximum allowed building height of [52] feet, and within Development Area B a maximum allowed building height of [52] feet. Building height to be measured as required by the Ordinance.

--Parking: Will be provided as required by the Ordinance.



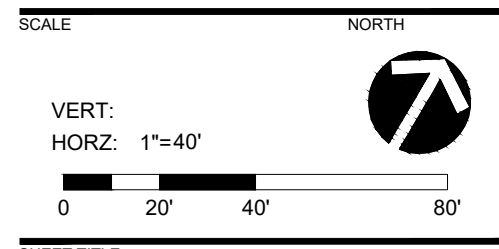
03/09/2023

PROJECT

2600 WEST TRADE STREET

REZONING PETITION NO. 2022-078

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10/11/2022
2	PER STAFF COMMENTS	01/17/2023
3	PER STAFF COMMENTS	02/23/2023
4	PER STAFF COMMENTS	03/09/2023



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01



Planning Department

APPROVED BY CITY COUNCIL

RZP-2022-078

Approved: 05/15/2023

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

TREE SAVE

DEVELOPMENT AREA A : ± 5.93ACRES

TREE SAVE REQUIREMENT: 15% = .89 AC

-TREE SAVE: PRESERVED .60 AC

-TREE SAVE REPLANTED .44 AC

.89 - .60 = .29

.29 X 150% = .44 AC

TREE SAVE PROVIDED: 1.04

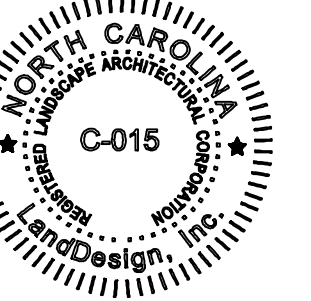
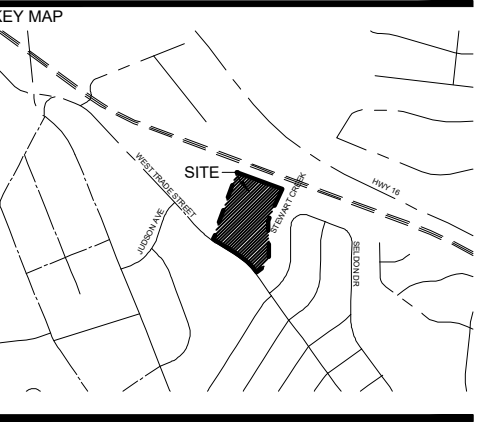
DEVELOPMENT AREA B : ± 1.48 ACRES

TREE SAVE REQUIREMENT: 15% = .22 AC

TREE SAVE PROVIDED: .22 AC

NOTE:

The Site will comply with the Tree Ordinance, and will look to use the tree save requirements / replanting standards for Urban Zones located in a wedge. Final tree save areas to be determined during the engineering phase.



03/09/2023

PROJECT

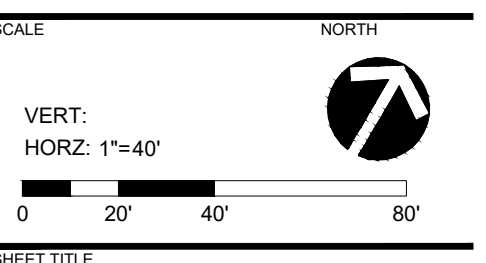
2600 WEST TRADE STREET

REZONING PETITION NO. 2022-078

LANDDESIGN PROJ.# 1021253

REVISION / ISSUANCE

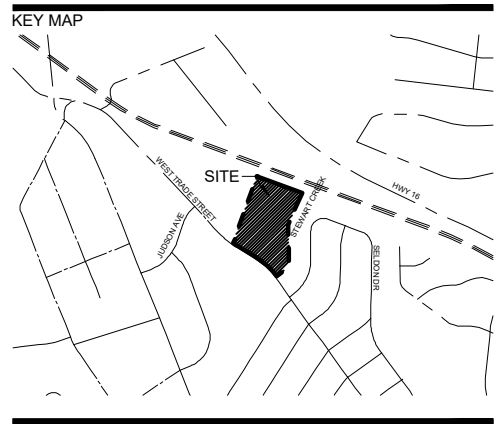
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SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-02



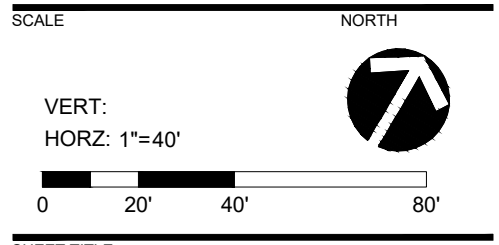
03/09/2023

PROJECT

2600 WEST TRADE STREET

REZONING PETITION NO. 2022-078

REVISION / ISSUANCE		
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SITE PLAN RENDERING

SHEET NUMBER

RZ-04