

ACRC EXCHANGE
DB 39086, PG 036
5510 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16911107
ZONED: ML-2

ACRC EXCHANGE
DB 39086, PG 036
5560 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16911103
ZONED: ML-2

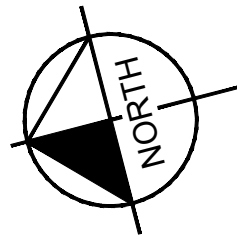
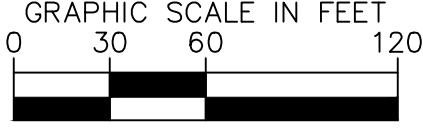
ACRC EXCHANGE
DB 39086, PG 036
5600 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16911102
ZONED: ML-2

AAAA HOLDINGS INC
DB 37832, PG 273
440 TYVOLA
TAX PARCEL: 16914117
ZONED: ML-2

ACRC EXCHANGE
DB 39086, PG 036
5402 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16911108
ZONED: ML-2

ACRC EXCHANGE
DB 39086, PG 036
5360 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16906223
ZONED: ML-2

ACRC EXCHANGE
DB 39086, PG 036
5250 SEVENTY SEVEN
CENTER DR
TAX PARCEL: 16906222
ZONED: OFC



REVISIONS		BY	DATE
No.			
1			
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10			



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200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-335-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-002

RZP-2025-061

KH PROJECT	013619004
DATE	10/13/2025
SCALE	AS SHOWN
DESIGNED BY	TJR
DRAWN BY	CJP
CHECKED BY	TJR

TECHNICAL
DATA SHEET
RZP-2025-061

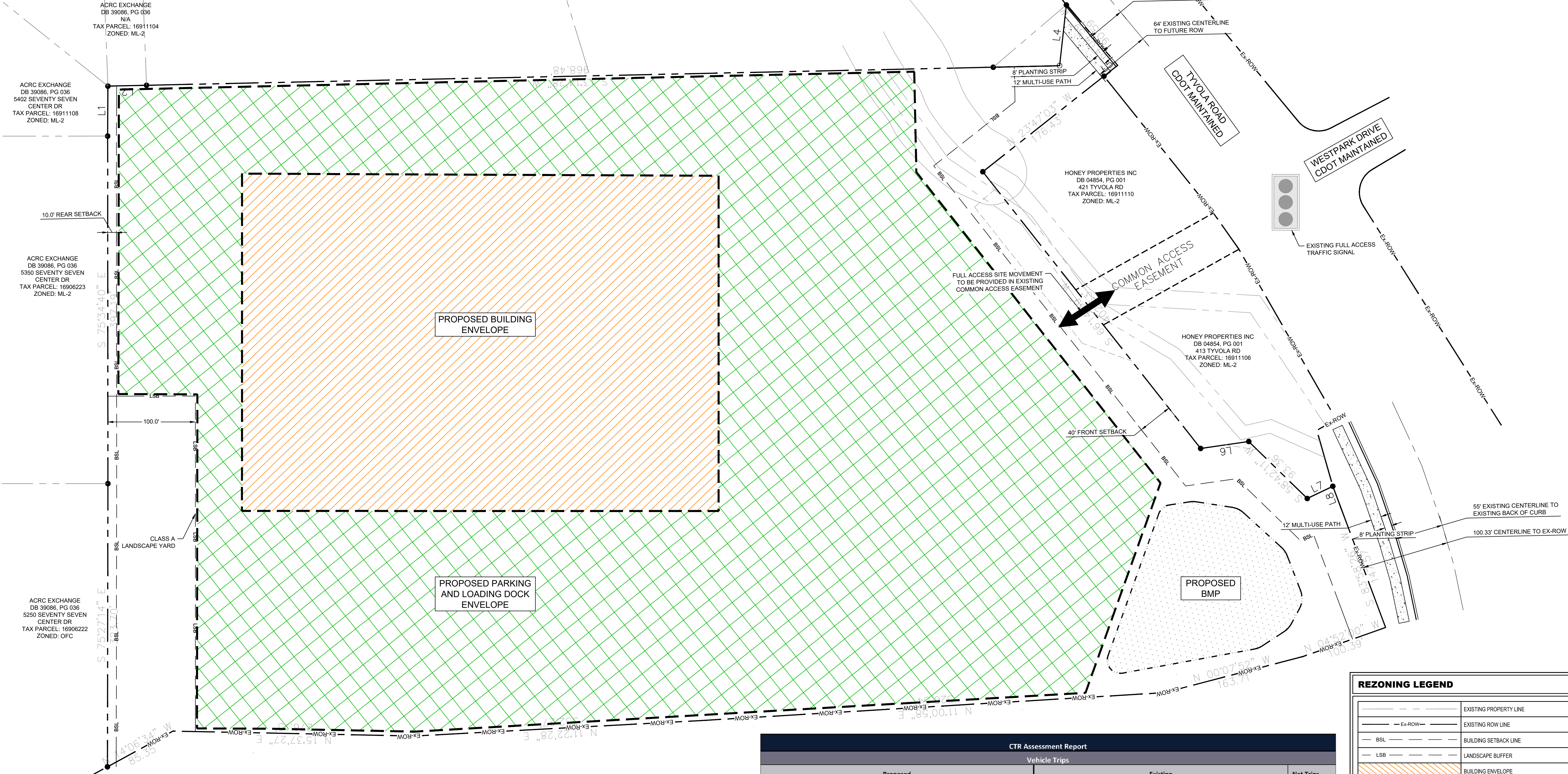
LIVING SPACES
FURNITURE LLC
PETITIONER

NORTH CAROLINA

CHARLOTTE

SHEET NUMBER
RZ-1

Plotted By: Resendez, Tyler Sheet Set: RENAME TO PROJECT DESCRIPTION: LayoutRZ-1 October 13, 2025 08:01:05am K:\CHL_P\013619 Living Spaces\004 Tyvola\02 - DWG\Resendez\RZ-1.dwg



CTR Assessment Report						
Vehicle Trips						
Proposed			Existing			Net Trips
Land Uses	Square Footage	Daily/Peak Hour Trips	Land Use	Square Footage	Daily Trips /Peak-Hr.	
1) 890 - Furniture Store	165 KSF	900 Daily	1) Vacant	N/A	0	900 Daily
2)			2)			
3)			3)			
Totals		900 Daily	Totals		0	900 Daily
Mitigations						
Assessments	Tier	Required Points	Mitigation (Total Points)			
MA	N/A		1)	2)	3)	4)
TDM	N/A		1)	2)	3)	4)
TIS Required? (Yes/No)		No	If yes, a full CTR TIS Scope and Report are required separate from this table and any TIS mitigations should be included below:			
			1) N/A			
			2) N/A			
			3) N/A			
			4) N/A			
Add additional lines, as needed						

REZONING LEGEND

	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	BUILDING ENVELOPE
	PROPOSED PARKING AND LOADING DOCK ENVELOPE

SITE DEVELOPMENT DATA

REZONING BOUNDARY AREA: ± 20.95 ACRES

TAX PARCEL #: 16911105

EXISTING ZONING: ML-2

PROPOSED ZONING: ML-1 (CD)

PROPOSED USES AND MAXIMUM GROSS FLOOR AREA: SEE THE DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT: 60'

PARKING: PER ORDINANCE REQUIREMENTS





The image shows the Planning Department logo, which includes a crown icon and the text "PLANNING DEPARTMENT". Below the logo is a large, bold, black rectangular stamp that reads "APPROVED BY CITY COUNCIL" in all caps. Underneath this stamp, the text "RZP-2025-061" and the date ": 12/15/2025" are printed in a smaller font.

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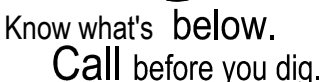
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