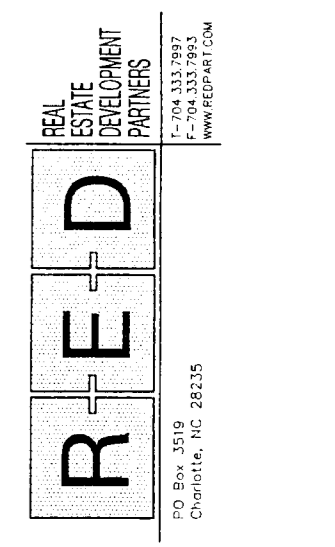


**URBAN
DESIGN
PARTNERS**

1318-e5 centra ave • 704.334.3303
charlotte, nc 28203 • 704.334.3305
urbandesignpartners.com



REED
PLANNING, INC.
1318-e5 centra ave
charlotte, nc 28203

Cedar Walk Rezoning Plan Rezoning (SPA) Petition #10-023

16700 Marvin Road Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	3.19.10	CC	PER CITY COMMENTS
2	4.23.10	CC	PER CITY COMMENTS
3	1.26.13	HJ	ADMINISTRATIVE APPROVAL REQUEST

Project No: 09-014
Date: December 4, 2013
Designed by: ca
Drawn by: cc
Scale: 1"=60'
Sheet No: **RZ-1**

DEVELOPMENT SUMMARY

TAX PARCEL ID #: SEE LIST BELOW

TOTAL PROJECT AREA: 23.58 AC.

PROPOSED ZONING:
NS SPA: 2.18 AC.
UR-2 (CD) SPA: 6.88 AC.

PROPOSED USE:
BLDG. AND PKG. ENVELOPES 1-5: TOWNHOME/CONDO (64 UNITS MAX.)

BLDG. ENVELOPE A: TOWNHOME (10 UNITS MAX.) OR LIVE/WORK (9 UNITS MAX.)

BLDG. ENVELOPE B: TOWNHOME (3 UNITS MAX.) OR LIVE/WORK (2 UNITS MAX.)

BLDG. ENVELOPE C: TOWNHOME (10 UNITS MAX.) OR LIVE/WORK (8 UNITS MAX.)

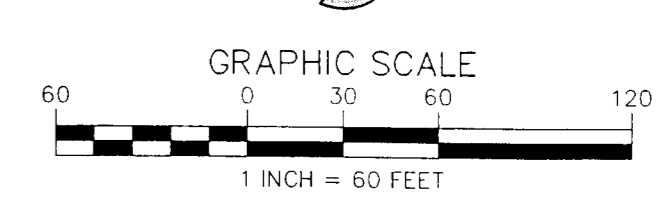
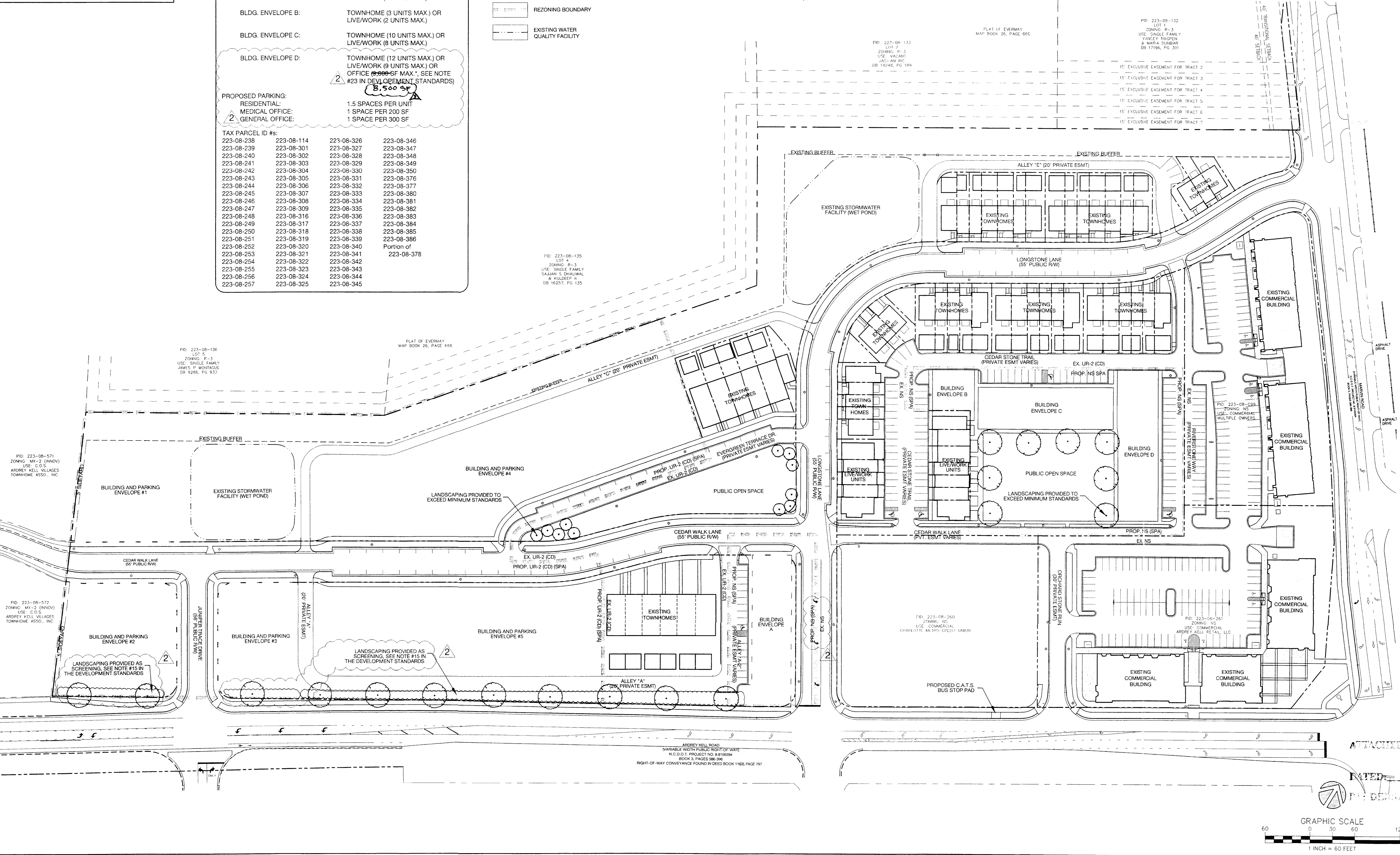
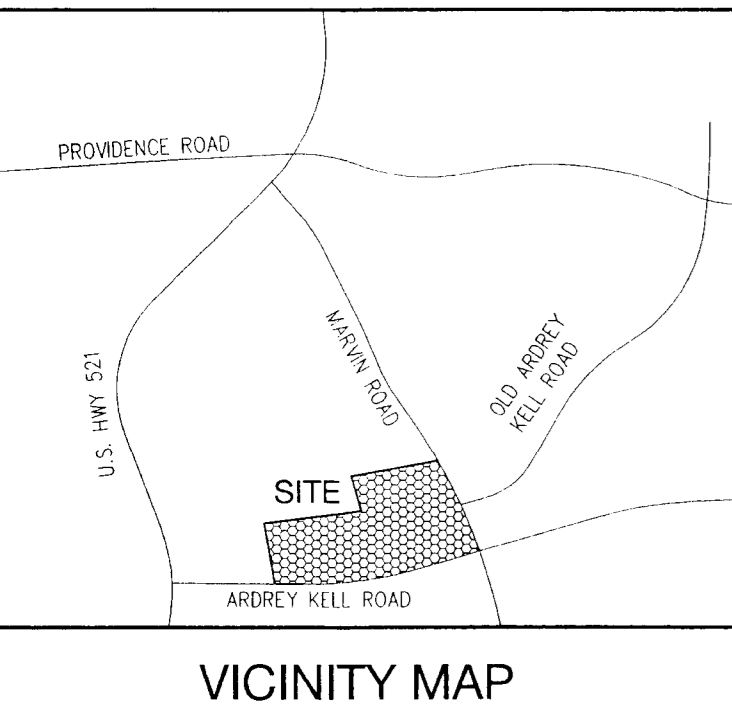
BLDG. ENVELOPE D: TOWNHOME (12 UNITS MAX.) OR LIVE/WORK (9 UNITS MAX.) OR OFFICE (8,500 SF MAX.) - SEE NOTE #23 IN DEVELOPMENT STANDARDS

PROPOSED PARKING:
RESIDENTIAL: 1.5 SPACES PER UNIT
MEDICAL OFFICE: 1 SPACE PER 200 SF
GENERAL OFFICE: 1 SPACE PER 300 SF

TAX PARCEL ID #:	223-08-238	223-08-114	223-08-326	223-08-346
	223-08-239	223-08-301	223-08-327	223-08-347
	223-08-240	223-08-302	223-08-328	223-08-348
	223-08-241	223-08-303	223-08-329	223-08-349
	223-08-242	223-08-304	223-08-330	223-08-350
	223-08-243	223-08-305	223-08-331	223-08-376
	223-08-244	223-08-306	223-08-332	223-08-377
	223-08-245	223-08-307	223-08-333	223-08-380
	223-08-246	223-08-308	223-08-334	223-08-381
	223-08-247	223-08-309	223-08-335	223-08-382
	223-08-248	223-08-316	223-08-336	223-08-383
	223-08-249	223-08-317	223-08-337	223-08-384
	223-08-250	223-08-318	223-08-338	223-08-385
	223-08-251	223-08-319	223-08-339	223-08-386
	223-08-252	223-08-320	223-08-340	Portion of 223-08-378
	223-08-253	223-08-321	223-08-341	
	223-08-254	223-08-322	223-08-342	
	223-08-255	223-08-323	223-08-343	
	223-08-256	223-08-324	223-08-344	
	223-08-257	223-08-325	223-08-345	

LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER
- PARCEL BOUNDARY
- BUILDING AND PARKING ENVELOPE
- REZONING BOUNDARY
- EXISTING WATER QUALITY FACILITY



Charlotte-Mecklenburg Planning Department

DATE: February 5, 2013

FROM: Debra Campbell
Planning Director

TO: Mark Fowler
Zoning Supervisor

SUBJECT: Administrative Approval for Petition No. 2010-023 Red Partners

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows an adjustment to the allowable square footage for medical and general office. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note: All other Zoning, Tree Ordinance and Conditional note requirements still apply.