

**CITY OF CHARLOTTE**  
**REZONING PETITION NO. 2023-055**  
**3/30/2022**

**Development Data Table:**

Site Area: +/- 6.59 acres  
Tax Parcel: currently portion of PID 141-281-01  
Existing Zoning: MUDD-O  
Proposed Zoning: MUDD-O(SPA)  
Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in MUDD-O as approved under petition 2016-056  
Maximum Building Height: As approved under rezoning petition 2016-056  
Parking: As specified in the MUDD parking and loading standards of the ordinance

**Conditional Notes specific to portion of parcel 141-281-01:**

- a. The Planning, Design and Development Director, or their designee, shall be permitted to deviate from development standards found in the Town Center Edge section of RZ 2016-056 for buildings and accessory structures dedicated to the provision of Emergency Services. These deviations shall include the following:
  - 1) Modification of minimum building setback to fifty feet (50') and maximum building setback to no more than 100 feet from future Dixie River Road back of curb.
  - 2) Elimination of requirement for minimum ground floor activation
  - 3) Modification of ground floor transparency requirements to a minimum of ten percent (10%). Six percent (6%) of required transparency may be opaque glass.
- b. Optional Provision:
  - 1) Allow for public parking to be located between the building and street.
- c. All other development standards for this parcel shall comply with approved petition 2016-056 and all other applicable standards of the ordinance.