



Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-165

Approved: 11/18/2024

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM

KEY MAP

SEAL

REZONING
PETITION
NUMBER
2023-165

NOT FOR
CONSTRUCTION

PROJECT

718 CENTRAL AVE

CENTRAL AVENUE MULTIFAMILY
LLC

718 CENTRAL AVE

CHARLOTTE, NC

LANDDESIGN PROJ.# 1022322

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	REZONING RESUBMITTAL	04/15/2024
02	REZONING RESUBMITTAL	05/13/2024
03	REZONING RESUBMITTAL	07/15/2024
04	REZONING RESUBMITTAL	08/22/2024
05	REZONING RESUBMITTAL	09/12/2024
06	REZONING RESUBMITTAL	11/12/2024
07	REZONING RESUBMITTAL	11/19/2024

DESIGNED BY: DW
DRAWN BY: NM
CHECKED BY: ST

SCALE

VERT: N/A
HORZ: 1"=30'

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ1-00



Planning Department

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R4P-2023-165

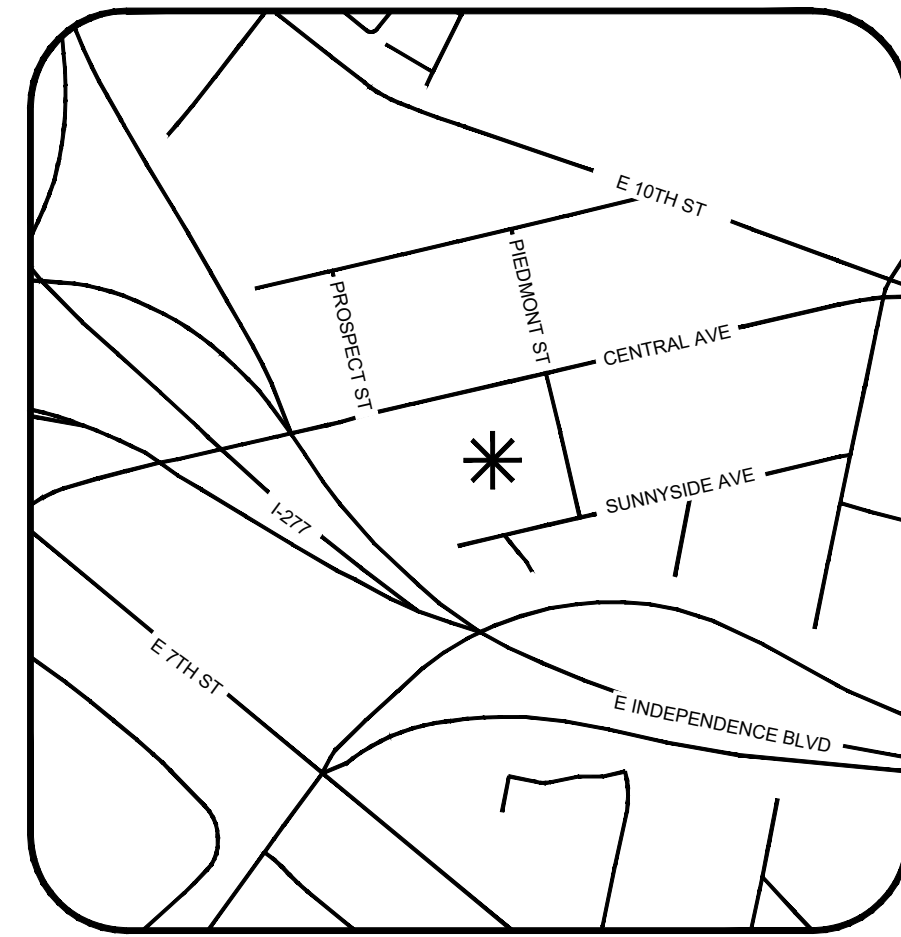
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LEGEND

- MAXIMUM BUILDING HEIGHT 85'
- MAXIMUM BUILDING HEIGHT 70'
- MAXIMUM BUILDING HEIGHT 65'
- MAXIMUM BUILDING HEIGHT 50'

SCALE: 1" = 80'

BUILDING HEIGHT INSET



NTS
VICINITY MAP

SITE LEGEND

- EXISTING PROPERTY LINE
- FULL ACCESS MOVEMENT
- RIGHT-OF-WAY
- SETBACK
- BUILD-TO-ZONE
- MAX BUILDING HEIGHT
- FUTURE SILVER LINE RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- EXTENTS OF FUTURE CATS SLP INFRASTRUCTURE
- MAXIMUM BUILDING HEIGHT 85'
- MAXIMUM BUILDING HEIGHT 70'
- MAXIMUM BUILDING HEIGHT 65'
- MAXIMUM BUILDING HEIGHT 50'

SITE DEVELOPMENT DATA

ACREAGE: ± 2.839 ACRES
TAX PARCEL #: 080-156-03,04,05,06,07,08, AND 09
EXISTING ZONING: NC, O-6(CD), & N1-D
PROPOSED ZONING: CAC-1(EX)
EXISTING USES: OFFICE, PARKING, RESIDENTIAL AND VACANT.
PROPOSED USES: RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CAC-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 3 ON SHEET RZ3-00).
MAXIMUM DEVELOPMENT LEVELS: UP TO 315 295 RESIDENTIAL DWELLING UNITS AND UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA NON-RESIDENTIAL USES AS DESCRIBED IN SECTION 3 AND AS ALLOWED BY THE CAC-1 ZONING DISTRICT, AND BY THE EXCEPTION PROVISIONS DESCRIBED ON SHEET RZ3-00.
MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 85-FEET AS ALLOWED BY THE UDO AND AS ALLOWED BY THE EXCEPTIONS PROVISIONS BELOW. HEIGHT TO BE MEASURED AS DEFINED BY THE UDO. BUILDING HEIGHT ABOVE 80-FEET SHALL UTILIZE THE DEVELOPMENT BONUS PROVISION OF ARTICLE 16.3 OF THE UDO.
PARKING: AS REQUIRED BY THE UDO. THE NUMBER OF PARKING SPACES PROVIDED WILL EXCEED THE UDO PARKING MINIMUM BY 20%.

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TECHNICAL DATA SHEET

SHEET NUMBER

RZ2-00

