

PLAN LEGEND

- PROPOSED VEHICULAR ACCESS
FINAL MOVEMENT TO BE DETERMINED (UNLESS SHOWN/NOTED)
- EXISTING VEHICULAR ACCESS
(TO REMAIN UNLESS SHOWN/NOTED)
- EXISTING SIGNAL
(OR PROPOSED AS LABELED)
- POTENTIAL GREENWAY CONNECTIONS

DEVELOPMENT DATA TABLE:

SITE AREA: +/- 78 ACRES

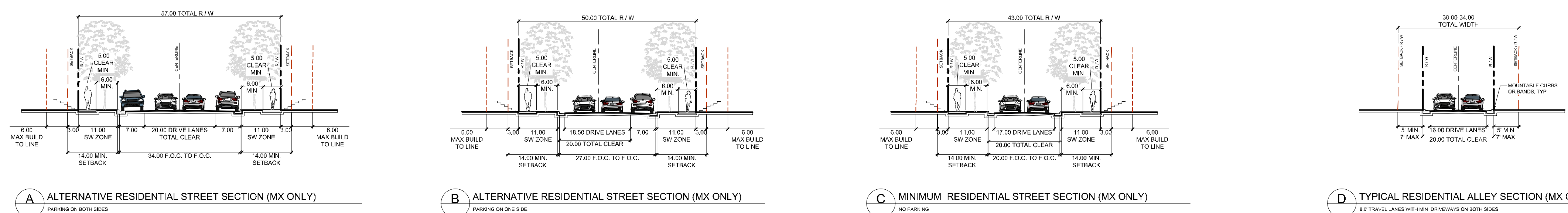
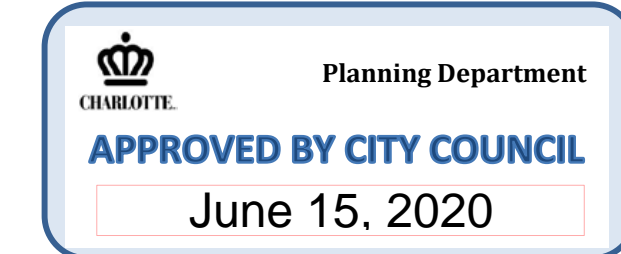
TAX PARCELS: 103-041-99, 103-041-40, AND 103-041-08

EXISTING ZONING: B-1SCD, CC, MUDD-O, AND B-1(CD)

PROPOSED ZONING: MUDD-O & MX-2(INNOV.), WITH FIVE (5) YEAR VESTED RIGHTS

EXISTING USE: VACANT SHOPPING CENTER; COMMERCIAL

PROPOSED USE: MIXED USE, INCLUDING POTENTIAL RESIDENTIAL, COMMERCIAL OFFICE, HOTEL, AND ATHLETIC FIELDS / BUILDINGS AND OPERATIONS BLOBS, TRANSIT FACILITIES, PUBLIC PARKS
MAXIMUM BUILDING HEIGHT: PER MUDD AND MX-2 ORDINANCE STANDARDS
MAXIMUM RESIDENTIAL UNITS: 1050 UNITS
PARKING: SHALL SATISFY OR EXCEED ORDINANCE REQUIREMENTS



KEY MAP

SCALE

REZONING PETITION NO. 2020-027

EASTLAND MALL REZONING

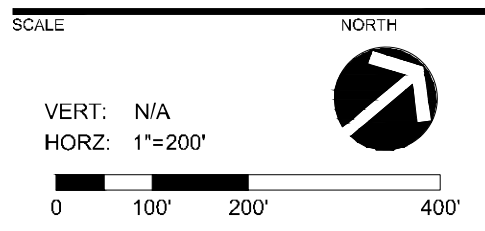
PETITIONERS: CROSLAND SOUTH EAST / CITY OF CHARLOTTE
SITE ADDRESS: 5471 CENTRAL AVE.
CHARLOTTE, NC 28212

LANDDESIGN PROJ.# 1017384

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS #1	2020-04-27
2	REVISIONS #2	2020-05-22
3	REVISIONS #3	2020-06-09

DESIGNED BY: RJP/SAM
DRAWN BY: SAM
CHECKED BY: RJP/SAM



TECHNICAL DATA SHEET - ZONING BOUNDARIES

SHEET NUMBER **RZ-01**

CITY OF CHARLOTTE & CROSLAND SOUTHEAST

REZONING PETITION NO. 2020-027

DEVELOPMENT STANDARDS

6/4/2020

Development Data Table:

Site Area: +/- 78 acres
Tax Parcels: 103-041-99, 103-041-40, and 103-041-08
Existing Zoning: B-1SCD, CC, MUDD-O, and B-1(CD)
Proposed Zoning: MUDD-O & MX-2(Innov.), with five (5) year vested rights
Existing Use: Vacant Shopping Center; Commercial
Proposed Uses: Mixed Use, including without limitation potential residential, commercial, office, hotel, athletic fields/buildings and operations buildings, transit facilities, and/or public parks

Maximum Building Height: Per MUDD and MX-2 Ordinance Standards
Maximum Residential Units: One Thousand Fifty (1050) units
Parking: Shall satisfy or exceed Ordinance requirements

I. General Provisions

- 1. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed jointly by the City of Charlotte and Crosland Southeast (the "Petitioners") to accommodate a mixed use development on that approximately 78-acre site located on the north-east side of Central Avenue, west of Wilora Lake Road and east of North Sharon Amity Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 103-041-99, 103-041-40, and 103-041-08.
- 2. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (ii) the regulations established under the Ordinance for the MX-2(Innov.) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.

For ease of reference and as an organizing principle associated with the development, a series of three (3) "Development Areas" are generally depicted on the Rezoning Plan. The exact boundaries of the portions of Development Areas 1 and 2 that are not adjacent to the MX-2(Innov.) zoning portion of the Site may be modified as needed to reflect adjustments

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to streets, locations of buildings and other development and site elements and otherwise to fulfill the design and development intent of the Rezoning.

- 3. Flexibility in Placement of Development/Site Elements; Alterations/Modifications. The Development Area layout depicted on the Rezoning Plan is schematic in nature and intended to depict the possible general arrangement of permitted uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements generally depicted on the Rezoning Plan, if provided, are graphic representations of the possible proposed development and site elements; but since the project has not undergone design development, it is intended that this Rezoning Plan provide for flexibility in ultimate layout, locations and sizes of development and site elements including allowing alterations or modifications to graphic representations in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards.

Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan not otherwise contemplated by this Rezoning Plan are subject to Section 6.207 of the Ordinance.

- 4. Five Year Vested Rights. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

- 5. Planned Unified Development. The Site and each Development Area and parcel created therein shall be viewed as a planned/unified development plan as the development and site elements, such as, side and rear yards, buffers, building height separation standards, any FAR requirements, and other similar zoning standards will not be required internally between improvements and other development and site elements within the Site. Portions or all of the Site may be subdivided and lots created within the interior portion of the Site without regard to any such internal separation standards and FAR requirements; but all such separation standards applied to the Site along the exterior boundary of the Site shall be adhered to.

II. Optional Provisions for the MUDD-O Area

The Petitioners propose utilization of the MUDD-O provisions to allow for the following optional deviations for the portions of the Site designated MUDD-O on the Rezoning Plan:

- 1. To allow vehicular maneuvering, service, and valet drop-off between the proposed buildings and streets for a maximum of 50% of each block face. If such vehicular maneuvering, service, and/or valet drop-off occurs adjacent to a "main street" (location to

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be determined during permitting phase of development), the area(s) shall be screened with enhanced landscaping, decorative low walls, or other similar measures. Details on vehicular maneuvering shall be done in coordination with CDOT during the permitting phase of development.

- 2. To allow required structured parking activation standards to be calculated in the aggregate per structured parking deck rather than per street frontage.
- 3. To allow deviations from the streetscape design standards contained in Section 9.8506(2) of the Ordinance as related to building frontages along Central Avenue due to the severe grade change between Central Avenue and the Site, which provide a unique site condition. Petitioners will work with City Departments to coordinate how buildings will address Central Avenue during the permitting phase of development.

4. To allow surface parking to occur between the buildings and streets, to be screened with enhanced landscaping, decorative low walls, or other similar measures.

- 5. To allow existing surface parking areas as a primary use to remain in their current location, (and may be graded or surfaced in a similar condition (i.e., without requiring screening or internal tree plantings in existing surface parking areas) as interim condition until such time as the associated parcel is redeveloped with new building(s). If such surface parking lots remain seven (7) years after the first building certificate of occupancy is issued for the associated block of development, perimeter screening will be provided along the surface parking edges adjacent to all network-required streets and/or pedestrian areas. Such screening shall include either a fence, wall or evergreen shrubbery. Chain link or barbed wire fences shall not be permitted to satisfy the surface parking screening requirements. Evergreen shrubbery, if utilized as a screening measure, shall not exceed 3 feet in height, but be a minimum of 2 feet in height at time of planting and have a maximum spacing of 5 feet between plants. Such shrubbery shall be planted in an area with a minimum width of 5 feet.

- 6. To allow a maximum of two (2) drive-through service windows as accessory uses to full service eating, drinking and entertainment establishments (EDEEs) and to allow one (1) drive-through service window as an accessory use to a financial institution, drug store, grocery, or other similar use on the Site. If drive-through service windows are provided between building(s) and a network-required street, the drive-through windows shall be screened from view per the standards in Section VI.7, below.

- 7. For clarity and avoidance of doubt, to allow exterior lighting for athletic fields, outdoor recreation uses and sports/entertainment uses located within Development Area 2 to exceed any possible height restrictions under the Ordinance and vary from any other applicable Ordinance lighting standards as long as such exterior lighting takes steps to limit direct illumination onto abutting lots in a single-family residential district. All other pedestrian-scale lighting shall be limited to a maximum height of twenty-five (25) feet. Furthermore, outdoor illumination from scoreboards, signage, and security lighting associated with outdoor recreation uses, athletic fields and sports/entertainment uses (including without

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limitation illumination from partially or fully covered facilities) shall be governed by the Optional Provisions set forth below.

- 8. If one or more indoor recreational facilities are provided on the Site, to allow flexibility from the ground floor activation requirements. The street level of any such indoor recreational facility shall be designed with some or all of the following elements to avoid solid expanses of walls over twenty (20) feet in length: openings with decorative screening, landscaping, architecturally articulated facades and/or display areas.

9. Signage.

- a. To allow on the Site temporary advertising signage to be located on construction fencing, not to exceed fence dimensions. Such temporary signage shall be removed within thirty (30) days after all final certificates of occupancy have been granted.
- b. To allow wall signs of up to 10% of the wall area to which they are attached on any building facade or as allowed for wall signs under the Ordinance, whichever is greater, and to allow the sign area for projecting signs not to count in the calculation of maximum sign area for wall signs. Wall signs (including without limitation projecting signs) may contain LED illumination, and other electronic sign features such as electronic message boards. In addition to the wall sign provisions herein, one (1) projected wall sign in each of Development Area 1 and Development Area 2 may project electronic video but shall otherwise comply with the applicable provisions of the Ordinance.
- c. To allow up to three (3) static or electric changeable face outdoor advertising signs on the Site, in conformance with the dimensional standards contained in Ordinance Section 13.11. Such changeable face outdoor advertising signs shall not be directed towards adjacent single-family residentially zoned property with an existing single-family residential use.
- d. To allow on the Site beacons, emblems, art, monuments, artistic entryway structures, decorative pylons and pedestals, sign bases, wayfinding signs, or structures with the intent to create a unique or artistic identity for the Site or sports/entertainment uses on the Site to not be required to adhere to the signage standards of the Ordinance and not count towards signage dimensions allowed under the Ordinance or as provided under these Optional Provisions.

A. Monuments/beacons and other objects described above may be defined as objects that include the creative (and/or structural) use of metal, stone, brick, wood, masonry, concrete, accent lighting, physical and digital graphics, and other materials combined in a creative or artistic manner to provide identity for the Site or for sports/entertainment uses on the Site.

B. Any lettering, images, wayfinding, digital displays, or other signage graphics mounted to said monument/beacon and other objects above described affixed to building walls must adhere to the Optional Provisions for wall signage outlined in this Rezoning Plan and except as otherwise

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provided the building wall area will be calculated using the overall surface area of the beacon.

C. The overall height of these objects shall not exceed the MUDD standards for building height of 90 feet.

D. Wayfinding signage may include business names and logos for businesses with a physical presence within the Site and may include interpretive displays and be pole or pylon mounted.

e. To allow all signage in the MUDD-O designated area of the Site to be illuminated by light fixtures, structures or internal illumination (including LED as a light source as well as electronic changeable copy using LED or otherwise), unless otherwise explicitly excluded herein. Such illuminated signs shall not be directed towards adjacent single-family residentially-zoned properties with an existing single-family residential use.

f. The following Optional Provisions shall apply within Development Area 1 in order to accomplish the overall vision and achieve unique components for the Site which cannot be accomplished through existing sign ordinance allowances:

A. In addition to other wall sign Optional Provisions contained herein, to allow one (1) wall sign up to 1,000 square feet of sign area and such sign may contain animated and/or electronic wall sign features.

B. To allow along the Site's frontage of Central Avenue within Development Area 1 up to four (4) ground signs, each with up to two hundred (200) square feet of sign area (excluding decorative borders or framing material), and all with electronic sign features, and two (2) with animated sign features. Such signs along Central Avenue within Development Area 1 may be a maximum of thirty (30) feet in height, measured at grade from Central Avenue. For the sake of clarity, the maximum height for Central Avenue ground signs as stated herein shall be measured exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above.

C. To allow one (1) ground sign per building and/or parcel area internal to Development Area 1 to have maximum dimensions of fifty (50) square feet in sign area (excluding decorative borders or framing material) and sign height of fifteen (15) feet, exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above. All other internal ground signs in Development Area 1 shall be of dimensions as permitted under Chapter 13 of the Ordinance.

g. Given the potential sports/entertainment nature of many of the possible uses and other development aspects contemplated for Development Area 2, the following Optional Provisions shall apply within Development Area 2:

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A. In addition to other wall sign Optional Provisions contained herein, to allow two (2) logos of up to six (6) square feet in size to be placed on each primary awning surface without counting towards the calculation of maximum sign area for wall signs. Wall signs (including without limitation projecting signs) may contain LED illumination, and other electronic sign features such as electronic message boards.

B. In addition to other wall signs and without counting towards the maximum sign area for wall signs, to allow: (i) one (1) wall sign up to 1,000 square feet of sign area for any permitted principal use and (ii) another one (1) wall sign of up to 1,000 square feet of sign area associated with an athletic field or sports/entertainment use venue, each of which may contain animated and/or electronic wall sign features.

C. To allow animated and/or electronic signs or scoreboards associated with athletic fields, outdoor recreation and/or other sports/entertainment uses and performance areas to support such activities taking place.

D. To allow along the Site's frontage of Central Avenue within Development Area 2, up to three (3) ground signs, each with up to two hundred (200) square feet of sign area (excluding decorative borders or framing material), all with electronic sign feature capabilities and two (2) of the three (3) ground signs with animated sign features. Such signs along the Site's frontage of Central Avenue within Development Area 2 may be a maximum of thirty (30) feet in height, measured at grade from Central Avenue. For the sake of clarity, the maximum height for Central Avenue ground signs as stated herein shall be measured exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above.

E. To allow one (1) ground sign per building and/or parcel area internal to Development Area 2 to have maximum dimensions of one hundred (100) square feet in sign area (excluding decorative borders or framing material) and height of fifteen (15) feet, exclusive of decorative bases, pylons, pedestals, etc. as contemplated in Section II.10.d., above. In addition, to allow one (1) ground sign up to 1,000 square feet of sign area and sign height of thirty (30) feet, and such sign may contain animated and/or electronic sign features. Except for other provisions set forth herein, all other internal ground signs in Development Area 2 shall be of dimensions as permitted under Chapter 13 of the Ordinance.

F. To allow unlimited permanent signs/banners/flags/pennants along athletic field and other sports/entertainment uses fencing provided that such signs/banners shall not exceed the height of the fence to which they are attached.

G. To allow, to the extent applicable, the waiver of the maximum allowable footcandle set forth in Section 13.8.1. of the Ordinance in connection with

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KEY MAP

SCALE

PROJECT

EASTLAND MALL
REZONING

PETITIONERS: CROSLAND SOUTH
EAST / CITY OF CHARLOTTE

SITE ADDRESS: 5471 CENTRAL AVE.

CHARLOTTE, NC 28212

LANDDESIGN PROJ.# 1017384

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS #1	2020-04-27
2	REVISIONS #2	2020-05-22
3	REVISIONS #3	2020-06-09

DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: SAM/RJP

SCALE: NORTH

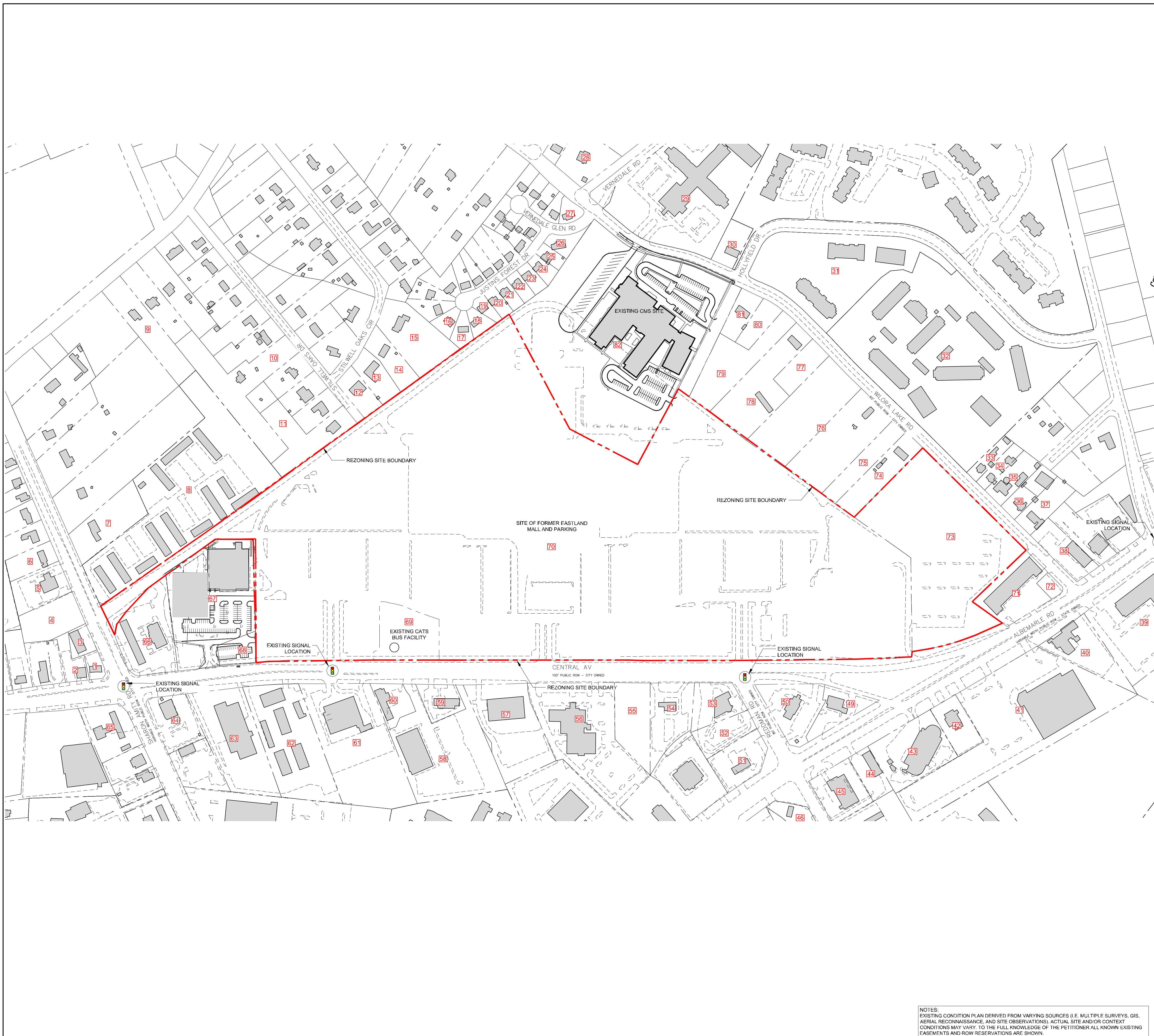
VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N1



Lot #	TaxPID	Owner First	Owner Last	Co-Owner First	Co-Owner Last	Building Descrpt.	Propor Descrpt.	Ex. Zoning		
1	10021209	KEVIN BO	PAK			SERVICE GAR	Warehouse	B-1		
2	10021208	REGGY M	KEITH			SERVICE GAR	Warehouse	B-1		
3	10021207	SAM	KOSKINAS	&	RO	KOSKINAS	Commercial	B-1		
4	10021211	ADRIAN S	ELIC			OFFICE B CLASS	Office	B-1		
5	10021212	NO GREASE INC				RETAIL	Commercial	O-2		
6	10021213	RANDY E	STONE	&	JOHNNIE	EDUCHEITY-STONE	RES	Single Family	R-4	
7	10009326	TRANSIO	ALVARENGA	&	SUSAN M	ALVARENGA	RES	Single Family	R-4	
8	10009326	GRANVILLE LLC				APT/TOWNHSE	Multi-Family	R-17MF/O-2		
9	10009317	CHARLOTTE MAX	MILLER			RES	Single Family	R-3		
10	10009306	SABINA HOLDINGS LLC				C/O CHILDRENS & CUTPEPER	RES	Single Family	R-3	
11	10009305	BAO	VO			RES	Single Family	R-3		
12	10009317	JOSE MARIANO PORTILLO	ROMERO	&	DOLORES DEL CARMEN	ORTEZ	RES	Single Family	R-3	
13	10009316	GEORGE P	TYRAN			RES	Single Family	R-3		
14	10009315	FRANK	SITANCOURT			RES	Single Family	R-3		
15	10009314	JOHN LOCKYER	THOMPSON			RES	Single Family	R-3		
16	10009314	RAYNA HIAS	ORTEZ			RES	Single Family	R-4		
17	10009313	SANTOS MARIANO	LEZAMA-ZUNIGA	&	DORA DEL CARMEN RIVERA	URIAS	RES	Single Family	R-4	
18	10009312	TETSORT INVESTMENTS LLP III				RES	Single Family	R-4		
19	10009311	DAI C	CHENG	&	RUJING L	CHENG	RES	Single Family	R-4	
20	10009310	GIANNI GORZALE	GIRON	&	NADIA G	MARTINEZ	RES	Single Family	R-4	
21	10009309	1/2 PROPERY NORTH CAROLINA LP				C/O ALTA GROUP US INC.	RES	Single Family	R-4	
22	10009308	TAH HOLDING LP				RES	Single Family	R-4		
23	10009307	RODOLFO	MARTINEZ			RES	Single Family	R-4		
24	10009306	JOSE	EDMOND			RES	Single Family	R-4		
25	10009305	MARIO DE LA	CRUZ			RES	Single Family	R-4		
26	10009304	CLINE VAN	CLIN	&	PA	KHUP	RES	Single Family	R-4	
27	10009303	LAURICE	HADDAD	&		LAURICE HADDAD UPON TRUST	RES	Single Family	R-4	
28	10009302	MINISTERIO INTERNACIONAL NUBIA VILA INC				RES	Single Family	R-4		
29	10009301	ARC WILDM ASSURED LIVING LLC				C/O CANARR FINANCE INC. ATTN: SAKBETT	ELDERLY HOME	R-12 (C)		
30	10009300	AMERICAN RETIREMENT CORP				RES	Single Family	O-1 (C)		
31	10009299	9000 REGAL STATE LANE LP				ATTN: OC COHEN	APT/GCN-43	R-17 (C)		
32	10009298	9000 REGAL STATE LANE LP				ATTN: OC COHEN	APT/GCN-43	R-17 (C)		
33	10009297	THALHA	CHOUHURY	&	SHIMA	CHOUHURY	RES	Single Family	R-3	
34	10009296	REX BARRY	GAITER			RES	Single Family	R-3		
35	10009295	REX BARRY	GAITER			RES	Single Family	R-3		
36	10009294	REX BARRY	GAITER			RES	Single Family	R-3		
37	10009293	DEBRA LYNN	FLOWERS			RES	Single Family	R-3		
38	10009292	VICKY K	BACHES	&	TRUST	BACHES FAMILY	RESTAURANT	Commercial	B-2	
39	13354202	CE OFFICE LLC				OFFICE B CLASS	Office	B-2		
40	13354201	MEKA A	BAKATBAS			RESTAURANT	Commercial	B-2		
41	13353010	SAME COMMERCIAL PROPERTIES LLC				RESTAURANT	Commercial	B-2		
42	13353009	AKHAR	SOURDIS			DEALERSHIP SHOWROOM	Warehouse	B-2		
43	13352011	TIPS ALBEMARLE ROAD LLC				CAR WASH 4-SP	Warehouse	B-2		
44	13352008	OM ALBEMARLE LLC				SCOTT ROBINSON	RETAIL	Commercial	B-2	
45	13352006	MOCK NCL LP				DRUG STORE	Commercial	B-2		
46	13352005	BRYAN W	PITTMAN	&	MILEND PITTMAN	SIBLEY	SERVICE GAR	Warehouse	B-2	
47	13352004	BRYAN W ET AL	PITTMAN					B-2		
48	13352003	BRYAN W	PITTMAN	&	PHILIP HORE	PITTMAN	MEDICAL	Office	B-2	
49	10002202	GREENSHAW HINSON LLC						B-2		
50	10002201	HIRE THIRD BANK				C/O MID STATE1 CORP FAC	BANK	Office	B-2	
51	10002200	PITTMAN				PHILIP H	PITTMAN	BANK	Office	B-2
52	10002005	W F	PITTMAN			C/O FIRST UNION NATIONAL BANK		B-2		
53	10002004	BRYAN W	PITTMAN	&	PHILIP H	PITTMAN	BANK	Office	B-2	
54	10002004	CITY OF CHARLOTTE					MUNICIPAL	Govt/Int	B-2	
55	10002003	CITY OF CHARLOTTE						B-2		
56	10002002	THE CITY OF CHARLOTTE					MEDICAL	Office	B-2	
57	10002001	5500 CENTRAL LLC					MEDICAL	Office	B-2	
58	10001004	DONNA R	KEITH	&	ROBERT G	KEITH	FITNESS/HEALTH CLUB	Commercial	B-2	
59	10001003	UNIVERSITY	EGAN				RETAIL	Commercial	B-2	
60	10001002	STELLAR MOUNT REAL ESTATE LLC					MEDICAL	Office	B-2	
61	10001001	INC	BELOUTCH TELECOMMUNICATIONS			C/O TAX DIFFERENTIAL COMMERCIAL	OFFICE B CLASS	Office	B-2	
62	10001000	INC	BELOUTCH TELECOMMUNICATIONS			C/O TAX DIFFERENTIAL COMMERCIAL	OFFICE B CLASS	Office	B-1	
63	10001000	INC	BELOUTCH TELECOMMUNICATIONS			C/O TAX DIFFERENTIAL COMMERCIAL	OFFICE B CLASS	Office	B-1	
64	10001000	RES MANAGEMENT LLC					FAST FOOD	Commercial	B-1	
65	13105102	SAM'S INVESTMENTS VILL LLC					CONV STORE	Commercial	B-1	
66	10004106	QUICKTRIP CORPORATION				ATTN: TAY BEPT	CONV STORE	Commercial	B-1 (C)	
67	10004107	MOVEMENT RESOURCES					RETAIL	Commercial	MULO-G	
68	10004104	THE MOVEMENT FOUNDATION INC					MULO-G			
69	10004103	CITY OF CHARLOTTE					B-1 (C)			
70	10004102	CITY OF CHARLOTTE					B-1 (C) / MULO-G			
71	10004101	STANAS PROPERTIES INC					SHOP/STP	Commercial	B-1 (C)	
72	10004100	STANAS PROPERTIES INC					B-1 (C)			
73	10004008	WILDR LANE PARTNERS LP				C/O HANNAFORD BROS REAL ESTATE	B-1 (C)			
74	10004007	2018-2 H HOLDINGS LP				C/O INVITATION HOMES	RES	Single Family	R-4	
75	10004005	HRS HOLDING CO					O-15 (C)			
76	10004004	KIRNE INC					CHURCH	Govt-Int	R-4	
77	10004003	MEVILDA	SMALLOVIC	&	TRVA	SMALLOVIC	RES	Single Family	R-4	
78	10004002	MEVILDA	SMALLOVIC	&	TRVA	SMALLOVIC	RES	Single Family	R-4	
79	10004001	MEVILDA	SMALLOVIC	&	TRVA	SMALLOVIC	RES	Single Family	R-4	
80	10004000	W BANKS JR	MCINTOSH	&	PANELAI	FREEMAN	RES	Single Family	R-4	
81	10004000	FREDY	QUANG	&	MAMY LOU	QUANG	RES	Single Family	R-4	
82	10004000	EDUCATION	CHARLETTA BICKENBUSH BOND UP			ATTN: CHIEF OPERATING OFFICER	SCHOOL/PBL	Govt-Int	R-4	

KEY MAP

SEAL

REZONING PETITION NO. 2020-027

EASTLAND MALL REZONING

PETITIONERS: CROSLAND SOUTH EAST / CITY OF CHARLOTTE
SITE ADDRESS: 5471 CENTRAL AVE.
CHARLOTTE, NC 28212

LANDDESIGN PROJ# 1017384

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS #1	2020-04-27
2	REVISIONS #2	2020-05-22
3	REVISIONS #3	2020-06-09

DESIGNED BY: RJP / SAM
DRAWN BY: SAM
CHECKED BY: RJP/SAM

SCALE: VERT: N/A
HORZ: 1"=200'

SHEET TITLE: EXISTING CONDITIONS & OWNERSHIP MAP

SHEET NUMBER: **RZ-EC**

NOTES:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.