

BOUNDARY INFORMATION OBTAINED FROM "TOPOGRAPHIC SURVEY PREPARED FOR P & L COLISEUM, L.P. OF THE CHARLOTTE COLISEUM SITE," BY R.B. PHARR & ASSOCIATES P.A., 1548 UNION ROAD SUITE-B, GASTONIA, NC 28054, 704-864-9636, DATED MARCH 17, 2006, JOB NO. 67459

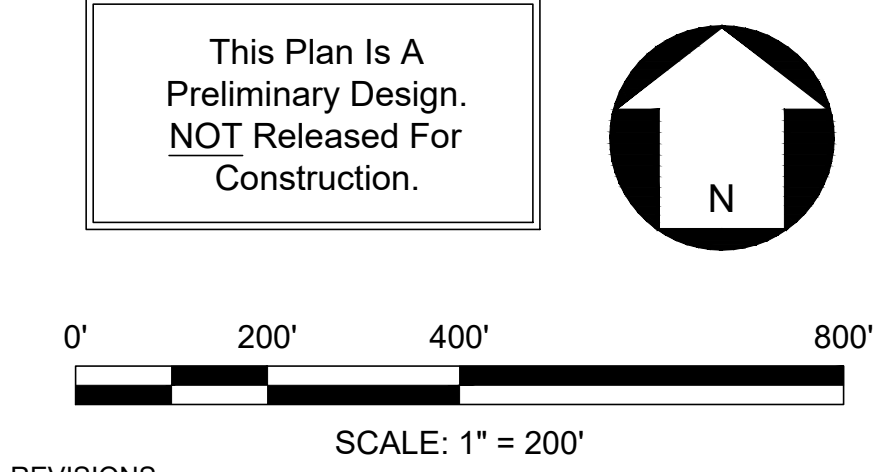
- LEGEND:
- PROPERTY BOUNDARY
 - EXISTING STREAM / WATER BODY
 - EXISTING LOT LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EXISTING PAVEMENT
 - DEVELOPMENT AREA
 - EXISTING CURBING
 - EXISTING BUILDING
 - FUTURE POSSIBLE ACCESS POINT
 - PROPOSED SITE ACCESS

DEVELOPMENT DATA

TAX PARCEL ID:	AREA 'A': 14313106 AREA 'B': 14313155 AREA 'C': 14327211
ACREAGE:	AREA 'A': ± 16.01 AC (± 697,396 SF) AREA 'B': ± 2.50 AC (± 108,900 SF) AREA 'C': ± 1.93 AC (± 84,201 SF)
EXISTING ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED ZONING:	MUDD-O (SPA)
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
PROPOSED UNITS:	SEE DEVELOPMENT STANDARDS
SOLID WASTE:	PER ORDINANCE

GENERAL NOTES:

FINAL BUILDING ARRANGEMENT, ROAD AND SIDEWALK NETWORK, ALLEY CONFIGURATION, AND ROUNDABOUTS TO BE DETERMINED DURING SUBDIVISION DESIGN AND PERMITTING PHASE.



REVISIONS:

No.	Date	By	Description
1	6/12/23	MMS	REVISIONS PER STAFF COMMENTS
2	9/14/23	MMS	REVISIONS PER STAFF COMMENTS
3	9/11/23	MMS	REVISIONS PER STAFF COMMENTS

CITY PARK
CHARLOTTE, NC
2250 WEST TYVOLA ROAD
NORTH CAROLINA

REZONING
SITE PLAN

RZP-2023-012

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-293
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: MDL

Date: 01/27/2023

Project Number: 14008.2

Sheet Number:

RZ1.0

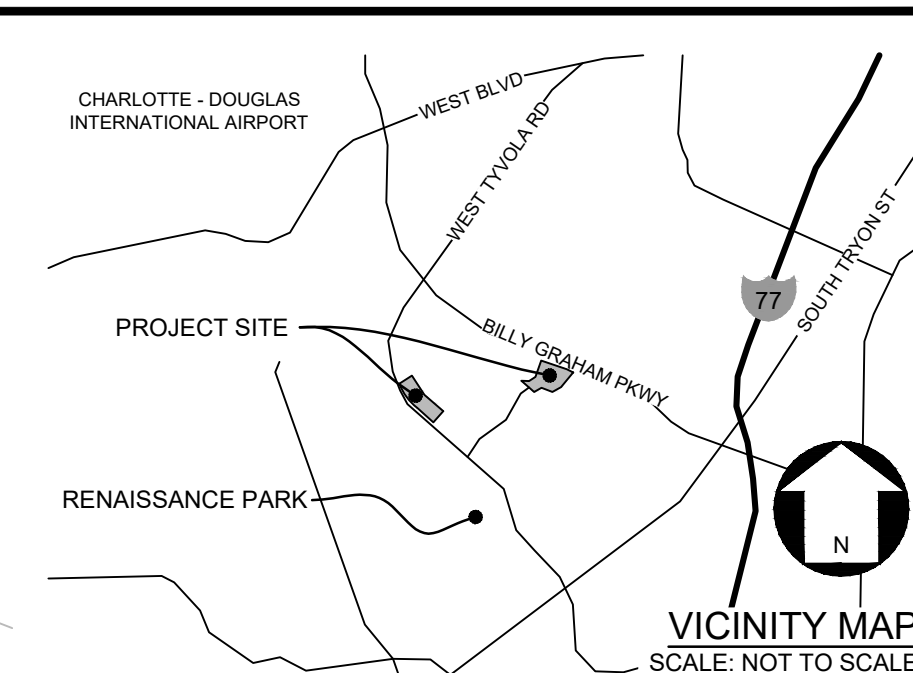
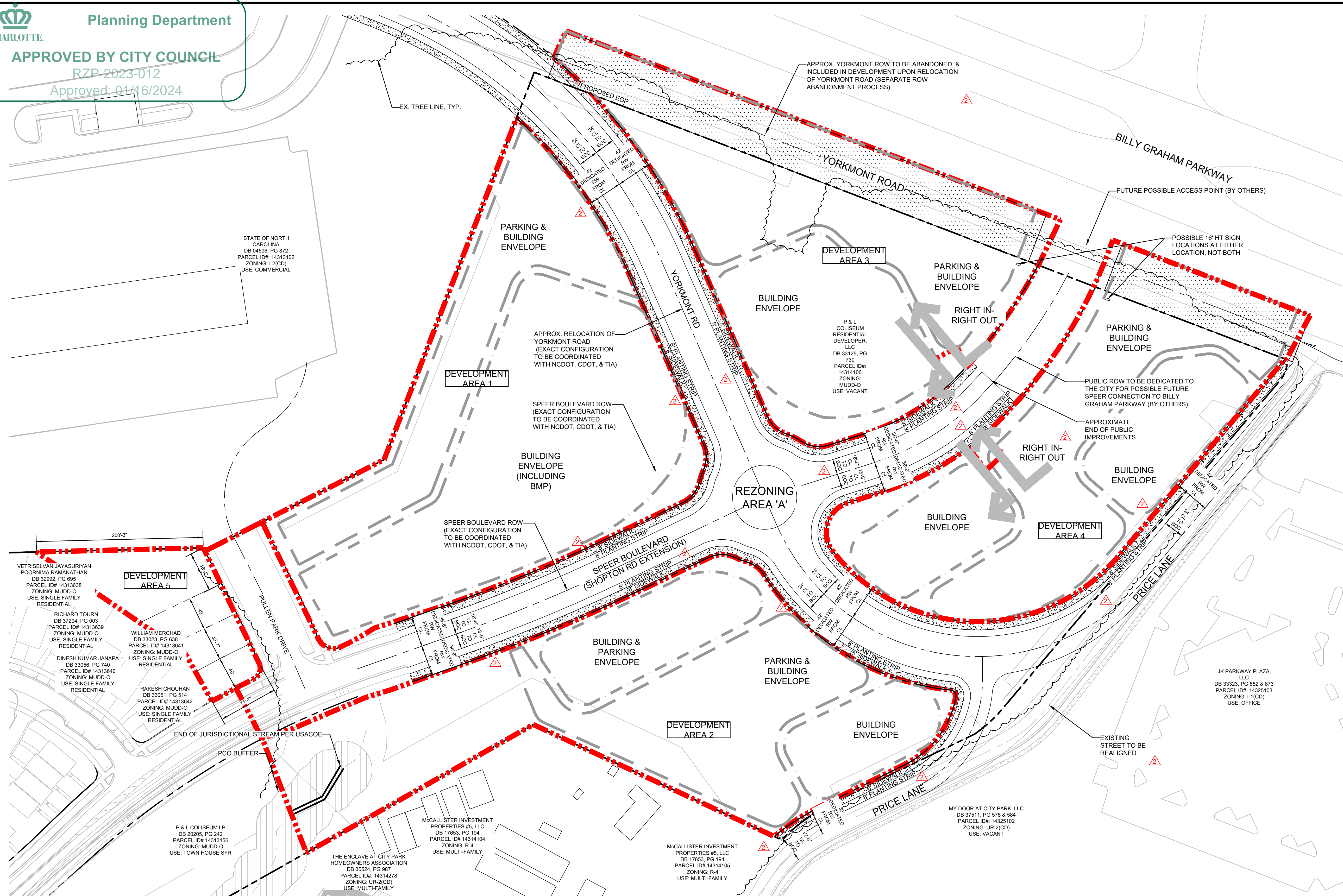


Planning Department

APPROVED BY CITY COUNCIL

~~RZP-2023-012~~

Approved: 01/16/2024



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LEGEND:



NOTE: PROPOSED ACCESS POINTS FOR REZONING AREA 'A' ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT IN COORDINATION WITH CDOT & NCDOT.

SETBACKS, SIDE YARDS AND REAR YARDS:

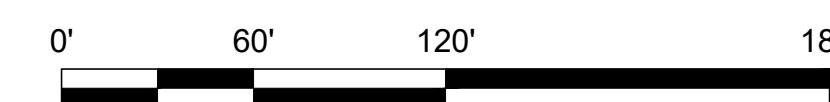
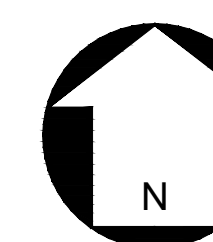
Except as may otherwise be provided herein, all buildings be constructed on the Site shall, at a minimum, satisfy the requirements of the MUDD district according to Section 9.8505. The developer may subdivide the Site and create lots within the interiors of the Parcels with no side or rear yards as part of a unified development plan.

Minimum Setback: 14 feet minimum from back of existing or proposed curb, whichever is greater, or as specified in a Council adopted streetscape plan for the street that the project abuts. If the existing right-of-way is greater than the minimum setback from the back of existing or future curbs, the right-of-way line will become the minimum setback.

Minimum Side Yards: None, but 10' building separation required adjacent to a residential use.

Minimum Rear Yards: None, but 10' building separation required adjacent to a residential use.

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1" = 60'

REVIEWS:			SCALE: 1 - 50
No.	Date	By	Description
1	6/12/23	MMS	REVISIONS PER STAFF COMMENTS
2	8/14/23	MMS	REVISIONS PER STAFF COMMENTS
3	9/11/23	MMS	REVISIONS PER STAFF COMMENTS

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL

Drawn By: ENL

Checked By: MDL

Date: 01/27/2023

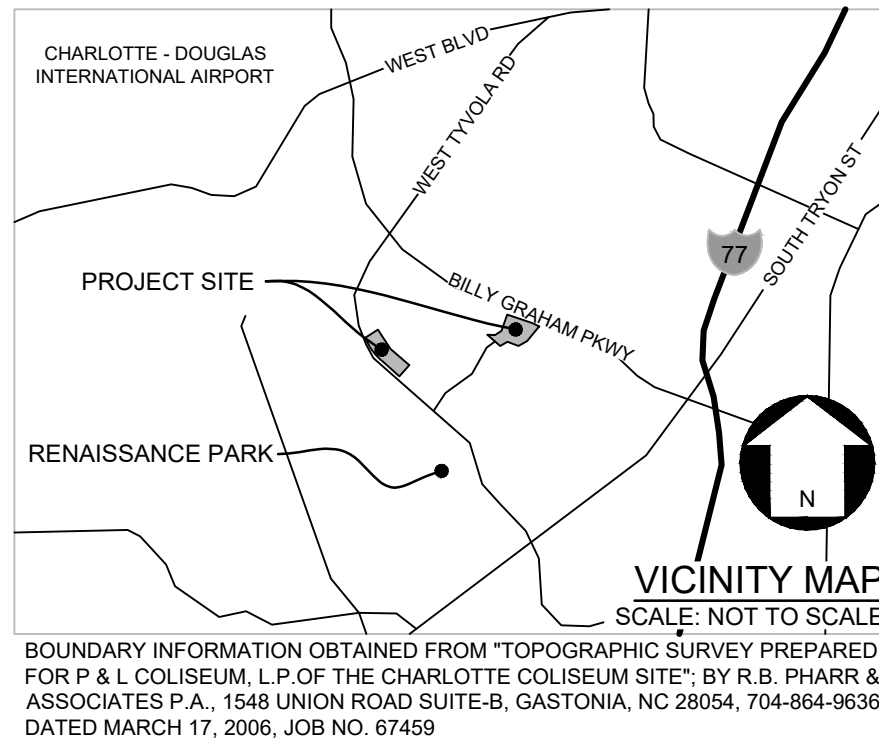
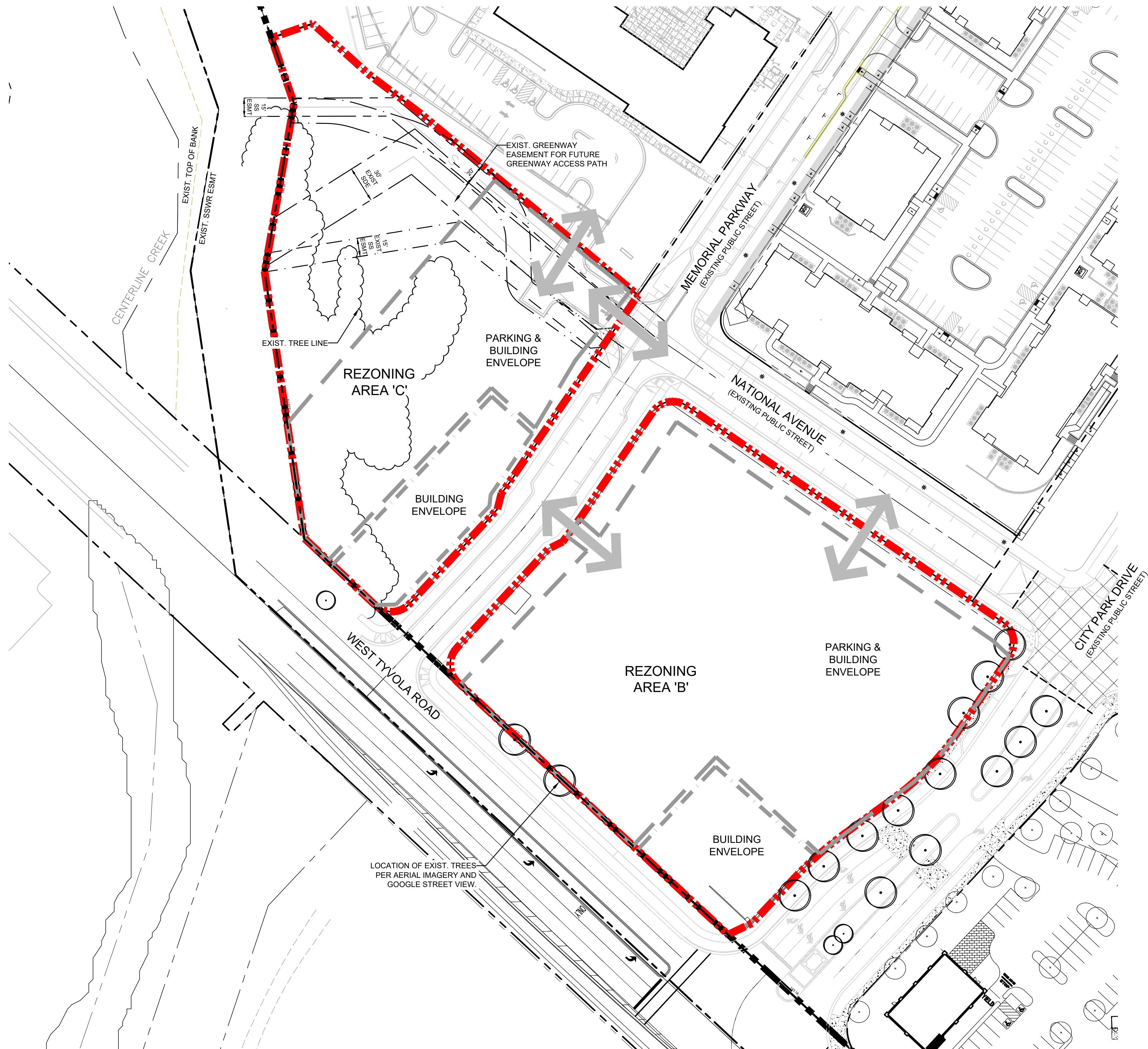
Project Number: 14008.2

Sheet Number:

RZ1.1

SHEET # 2 OF 4

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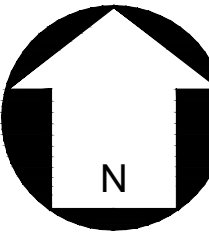
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0' 60' 120' 180'

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