SITE DEVELOPMENT AREA

6310 FAIRVIEW RD

REZONING PETITION NO.: 2020-024

ZONING CLASSIFICATION

CURRENT: O-1
PROPOSED: MUDD-O

EXISTING USES: FINANCIAL INSTITUTION WITH SURFACE PARKING

PROPOSED USES: RESIDENTIAL DWELLING UNITS; RETAIL; EATING, DRINKING, ENTERTAINMENT ESTABLISHMENTS (EDEE); AND PERSONAL SERVICES USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND PER THE OPTIONAL PROVISIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN MUDD ZONING DISTRICT

MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN):

RESIDENTIAL: 325 UNITS
NONRESIDENTIAL: 1,500 SQUARE FEET

NET LAND AREA: ±1.83 ACRES

MINIMUM SETBACK: 24'

REQUIRED SCREENING:

PER ORDINANCE - REQUIRED FOR THE SERVICE ENTRANCE / UTILITY STRUCTURES, LOADING DOCKS, PARKING DECKS, DUMPSTERS

DOOR LOCATIONS SHOWN ARE PRELIMINARY. FINAL LOCATION AND QUANTITIES MAY VARY

MAXIMUM BUILDING HEIGHT: UP TO 185 FEET

VEHICULAR PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

BICYCLE PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

URBAN OPEN SPACE: AS REQUIRED BY ORDINANCE

CIVIL ENGINEER:

Nate Doolittle
LandDesign, Inc.
223 North Graham St.
Charlotte, NC 28202
Ph. 704.333.0325

PETITIONER:

Dominion Realty Partners
101 N. 5th Street
Suite B
Richmond, VA 23219
Ph: 804-780-3877

LAND USE:

Bridget Grant
Moore & VanAllen
100 N. Tryon Street
Suite 4700
Charlotte, NC 28202
Ph. 704-331-1000

ARCHITECT:

JDavis
510 S. Wilmington Street
Raleigh, NC 27601
Ph. 919-835-1500

NOT FOR CONSTRUCTION

6310 FAIRVIEW RD
RZP - 2020-024
COMMON REALTY PARTNERS
6310 FAIRVIEW ROAD
CHARLOTTE, NC

TECHNICAL DATA SHEET

ORIGINAL SHEET SIZE: 24" X 36"

FOR NOT FOR CONSTRUCTION USE ONLY

CHECKED BY:

DRAWN BY:

DESIGNED BY:

LANDDESIGN PROJ. #

SCALE

VERT:

HORZ:

CHECKED BY:

DRAWN BY:

DESIGNED BY:

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658
Ground floor: 80% glazing

Architectural brick base

NOTE: RENDERINGS ARE ILLUSTRATIVE IN NATURE. REFER TO DEVELOPMENT STANDARDS FOR DESCRIPTIONS AND COMMITMENTS.
View Along Fairview Road

NOTE: RENDERINGS ARE ILLUSTRATIVE IN NATURE. REFER TO DEVELOPMENT STANDARDS FOR DESCRIPTIONS AND COMMITMENTS.
View Along Drive Aisle

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