**VEHICULAR ACCESS**

- E LIDDELL ST.
- WADSWORTH PL
- N. COLLEGE STREET

**Extension by Others**
- 8' PLANT STRIP
- 8' SIDEWALK

**BLUE LINE EXTENSION**

**PROPOSED N. COLLEGE STREET EXTENSION BY OTHERS**

**SITE LEGEND**
- EXISTING PROPERTY LINE
- EXISTING ROAD
- PROPOSED FUTURE ROAD CONNECTION
- PROPOSED FUTURE MULTI-USE PATH
- FULL ACCESS MOVEMENT

**SITE DEVELOPMENT DATA**

- **ACREAGE**: ± 5.070 ACRES
- **TAX PARCEL #:** 081-021-03
- **EXISTING ZONING:** I-2
- **PROPOSED ZONING:** MUDD(CD)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RESIDENTIAL
  - **RESIDENTIAL DWELLING UNITS**
    - **MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS**: UP TO 350 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT, AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 3 OF THE DEVELOPMENT NOTES ON SHEET RZ-2.

  - **MAXIMUM BUILDING HEIGHT**: UP TO SIX (6) STORIES AND 82 FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.

  - **PARKING**: AS REQUIRED BY THE ORDINANCE.

- **EXISTING BUILDING FOOTPRINT**
- **EXISTING ROAD**
- **EXISTING PROPERTY LINE**

**ZONE 2**

- **PRIVATE AMENITY OPEN SPACE ABOVE PARKING**
- **PRIVATE AMENITY OPEN SPACE PARKING**
- **PRIVATE AMENITY OPEN SPACE ABOVE PARKING**
- **PRIVATE AMENITY OPEN SPACE ABOVE PARKING**

- **PROPOSED FUTURE MULTI-USE PATH**
- **PROPOSED FUTURE CONNECTION**

**ZONE 2**

- **EXISTING BUILDING FOOTPRINT**
- **EXISTING ROAD**
- **EXISTING PROPERTY LINE**

- **City of Charlotte Utility Easement**
- **Potential Pedestrian Multi-Use Path**

- **N. COLLEGE STREET EXTENSION BY OTHERS**

- **E 16TH ST.**
- **SOUTHERN RAILWAY**
- **W ADSWORTH PL**
- **E LIDDELL ST.**
- **W LIDDELL ST.**
- **BELMONT AVE.**
- **SOUTHERN RAILWAY**

**LAND DESIGN**

- **223 NORTH GRAHAM STREET**
- **CHARLOTTE, NC 28202**
- **704.333.0325**
- **WWW.LANDDESIGN.COM**

**NOTES**

- **VEHICULAR ACCESS**
- **ZONE I-2**
- **LAND USE: INDUSTRIAL / VACANT**

**CERTIFIED DRAWING**

- **SFC**
- **DAW**

**SHEET NUMBER:**

- **SHEET TITLE:**

- **LANDDESIGN PROJ. #**
- **SCALE:**
- **PROJECT NORTH**
- **NO.**
- **DESCRIPTION**
- **DATE**
- **REVISION / ISSUANCE**

- **ORIGINAL SHEET SIZE:** 24" X 36"

**ADDRESS:**

- **223 NORTH GRAHAM STREET**
- **CHARLOTTE, NC 28202**
- **704.333.0325**
- **WWW.LANDDESIGN.COM**
Existing Uses: alteration 

Therefore, Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

Access

The number of pedestrian openings shall be considered to be the primary control for enhancing the pedestrian environment. The Pedestrian Openings shall be designed and constructed in such a way that they are accessible to the public at all times. Pedestrian Openings shall be provided at the entrance of the building to encourage pedestrian traffic. The Pedestrian Openings shall be designed and constructed in such a way that they are accessible to the public at all times. Pedestrian Openings shall be provided at the entrance of the building to encourage pedestrian traffic.

Residential

The Site Plan shall be designed to meet the requirements of the planning and design standards established by the Planning Director. The Site Plan shall be designed to meet the requirements of the planning and design standards established by the Planning Director. The Site Plan shall be designed to meet the requirements of the planning and design standards established by the Planning Director.

Process

The Site Plan shall be submitted to the Planning Director for review and approval. The Site Plan shall be submitted to the Planning Director for review and approval. The Site Plan shall be submitted to the Planning Director for review and approval.

Rezoning

The Site Plan shall be reviewed and approved by the Planning Director. The Site Plan shall be reviewed and approved by the Planning Director. The Site Plan shall be reviewed and approved by the Planning Director.

III. Site Location

A. Existing Landscaping: The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced.

B. Easements: The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced.

C. Exemptions: The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced.

D. Access:

1. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced.

2. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced. The access to the site at 223 North Graham Street shall be developed in such a way that the landscape of the site is enhanced.

E. Subsurface Easements:

1. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced.

2. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced. The subsurface easements shall be developed in such a way that the landscape of the site is enhanced.
PROPOSED STREET

1"=5'

STREET SECTION 'A'

MIN.

2.50'

8.00'

DRIVE AISLE

PLANTING STRIP

SIDEWALK

47.00' TOTAL

WADSWORTH

CHARLOTTE, NC

REZONING

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PETITION

NUMBER 2020-034

REZONING

PETITION
NUMBER 2020-034
EXISTING CONDITIONS

KEY MAP
SHEET NUMBER
SHEET TITLE
LANDDESIGN PROJ. #
SCALE
PROJECT
NORTH
NO.
DESCRIPTION
DATE
REVISION / ISSUANCE

ORIGINAL SHEET SIZE: 24" X 36"

1/21/2020 1:56 PM
SYDNEY CLARK
N:\_2018\1018499\CAD\EXHIBITS\ZONING PLANS\1018499_RZ4.DWG

REZONING PETITION
NUMBER 2020-034

VERT:
HORZ:
CHECKED BY:
DRAWN BY:
DESIGNED BY:

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

02.05.2020
REZONING - 1ST SUBMITTAL

04.13.2020
REZONING - 2nd SUBMITTAL

06.15.2020
REZONING - 3rd SUBMITTAL