TOTAL PROPOSED GROSS FLOOR AREA: ±117,000 SF

PROPOSED ZONING: RZ-100

REZONING PETITION

CONDITIONAL REZONING PLAN

FLAGSHIP HEALTHCARE
2751 COLTSGATE ROAD
CHARLOTTE, NC 28211

RANDOLPH ROAD MOB
2001 RANDOLPH ROAD
CHARLOTTE, NC 28207

PROJECT NO.: 4718.00
Issued: 4/24/20

MOB

SCALE 1/" = 1'-0"

REZONING SUMMARY

REGION OF CUSTODIAN PROPERTIES
2751 COLTSGATE ROAD
CHARLOTTE, NC 28211

REZONING SITE ADDRESS:
2001 RANDOLPH ROAD
CHARLOTTE, NC 28207

REZONING PETITION:
IF DATED, 127-087-02

EXISTING ZONING:
MDD(CD)

PROPOSED USE:
 flagged healthcare properties, office, medical office building

MINIMUM SIDE YARD:
14' from back of curb, or R/W

MINIMUM SETBACK:
0'

AIR VENTS, BACKFLOW PREVENTERS, AND OTHER SIMILAR DEVICES REQUIRED: 0.198 AC (15%)

5% OF PROPOSED IMPERVIOUS AREA

1. SEE SHEET RZ-206 FOR DEVELOPMENT STANDARDS

NOTICE TO ALL NON-INTEGRAL LAND, STUDY STRUCTURES, AIR AND GAS LINES, METER PIPES, AND OTHER NON-INTEGRAL DEVICES SHALL COMPLY WITH REQUIREMENTS
NOTE: THESE RENDERINGS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE, GENERAL MATERIAL SELECTIONS, AND QUALITY OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY HAVE MINOR VARIATIONS FROM THESE ELEVATIONS THAT ADHERE TO THE GENERAL ARCHITECTURAL Concepts, AND INTENT ILLUSTRATED.