TAX I.D. 179-011-91
6230 FAIRVIEW RD
CPVF III FAIRVIEW CENTER LLC
C/O CAPRIDGE PARTNERS

TAX I.D. 179-011-85
6302 FAIRVIEW RD
CPVF III FAIRVIEW CENTER LLC
C/O CAPRIDGE PARTNERS

TAX I.D. 179-011-80
6324 FAIRVIEW RD
CMH-DWH AZALEA BUILDING LLC
C/O THE HARRIS LAND CO

TAX I.D. 179-011-81
±1.83 ACRES
EXISTING ZONING: O-1
EXISTING USE: FINANCIAL INSTITUTION WITH SURFACE PARKING

SITE DEVELOPMENT AREA
630 FAIRVIEW RD
DOMINION REALTY PARTNERS
6310 FAIRVIEW ROAD
CHARLOTTE, NC

REZONING PETITION NO.: 2019-XXX
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 FOR THE OPTIONAL PROVISIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN MUDD ZONING DISTRICT

MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN);
RESIDENTIAL: 365 UNITS
NONRESIDENTIAL: 1,500 SQUARE FEET
NET LAND AREA: ±1.83 ACRES

MINIMUM SETBACK: 16'
PROVIDED SETBACKS ON SITE PLAN FOR ALL STREETS
REQUIRED SCREENING:
LOT END DOCKS, PARKING DECKS, DUMPSTERS

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
The Planning Director will submit a formal application for rezoning by way of a Petition for Rezoning. The Petition must be in the approximate format as set forth below.

![Petition for Rezoning](image)

**Exhibit A: Petition for Rezoning**

- **Title:** Rezoning Petition
- **Date:** [Insert Date]
- **Signatures:** [Signatures of Petitioners]
- **Description:** The petition includes the following sections:
  - **Identifying Information:** Name of Applicant, Address, Contact Information.
  - **Proposed Use:** Description of the proposed use.
  - **Impact Analysis:** Environmental, Traffic, etc.
  - **Supporting Documentation:** Attachments, Maps, and Plans.

**Exhibit B: Plan Sheets**

- **Title:** Site Plan
- **Scale:** 1:200
- **Description:** The site plan includes the following details:
  - **Topography:** Existing and proposed.
  - **Utilities:** Service connections, drainage, etc.
  - **Buildings:** Dimensions, elevations, etc.
  - **Parking:** Location, capacity, access.
  - **Public Access:** Pedestrian pathways, bicycle lanes.

**Exhibit C: Support Documents**

- **Title:** Zoning Report
- **Date:** [Insert Date]
- **Author:** [Name of Author]
- **Description:** The report includes an analysis of the proposed rezoning, including:
  - **Current Zoning:** Current and proposed zoning classifications.
  - **Impact Analysis:** Economic, social, environmental impacts.
  - **Public Hearings:** Minutes, feedback, comments.

**Exhibit D: Legal Documents**

- **Title:** Legal Agreement
- **Date:** [Insert Date]
- **Author:** [Name of Author]
- **Description:** The agreement includes:
  - **Terms:** Duration, conditions, enforcement mechanisms.
  - **Signatories:** Interested parties.
  - **Notices:** Notices of breach, termination, etc.

**Exhibit E: Additional Information**

- **Title:** Additional Notes
- **Date:** [Insert Date]
- **Author:** [Name of Author]
- **Description:** Additional details not covered in the exhibits, including:
  - **Memoranda:** Discussions, meetings, correspondence.
  - **Proposals:** Drafts, revisions, updates.
  - **References:** Related documents, studies, reports.

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**NOT FOR CONSTRUCTION**

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**NOTICE TO PREPARE PHASE II REPORT:**

The Planning Department will convene a Phase II community meeting to discuss the proposed rezoning. The meeting will be held in [Location] on [Date] at [Time].

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**NOTICE TO PREPARE PHASE III REPORT:**

After the Phase II meeting, the Planning Department will prepare a Phase III report summarizing the community's feedback and recommendations. The report will be presented to the City Council for consideration.

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**NOTICE TO PREPARE PHASE IV REPORT:**

Once the City Council approves the rezoning, the Planning Department will conduct a Phase IV review to monitor the project's progress and ensure compliance with the approved plan.

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**NOTICE TO PREPARE PHASE V REPORT:**

The final Phase V report will document the project's completion and provide a summary of the rezoning's impact on the community.
TWO STORY BUILDING

PARKING SPACES
(25)

PARKING SPACES
(9)

ASPHALT DRIVE & PARKING

AREA = 1.826 AC
79,550.4 sq.ft.

FAIRVIEW RD

6310 FAIRVIEW RD

REZONING

DOMINION REALTY PARTNERS
6310 FAIRVIEW ROAD
CHARLOTTE, NC
1019300

EXISTING CONDITIONS

RZ-4.0
12/19/2019 10:48 AM
DAPHNE BRICE

Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

NOT FOR CONSTRUCTION

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658