

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

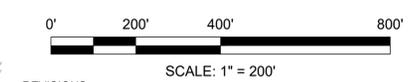
GENERAL NOTES

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

REZONING SITE PLAN

RZP-2023-012

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



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

CITY PARK
 CHARLOTTE, NC
 2250 WEST TYVOLA ROAD
 NORTH CAROLINA

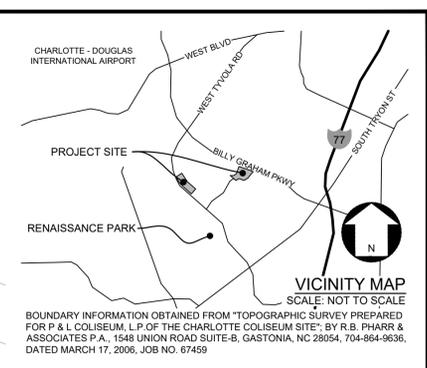
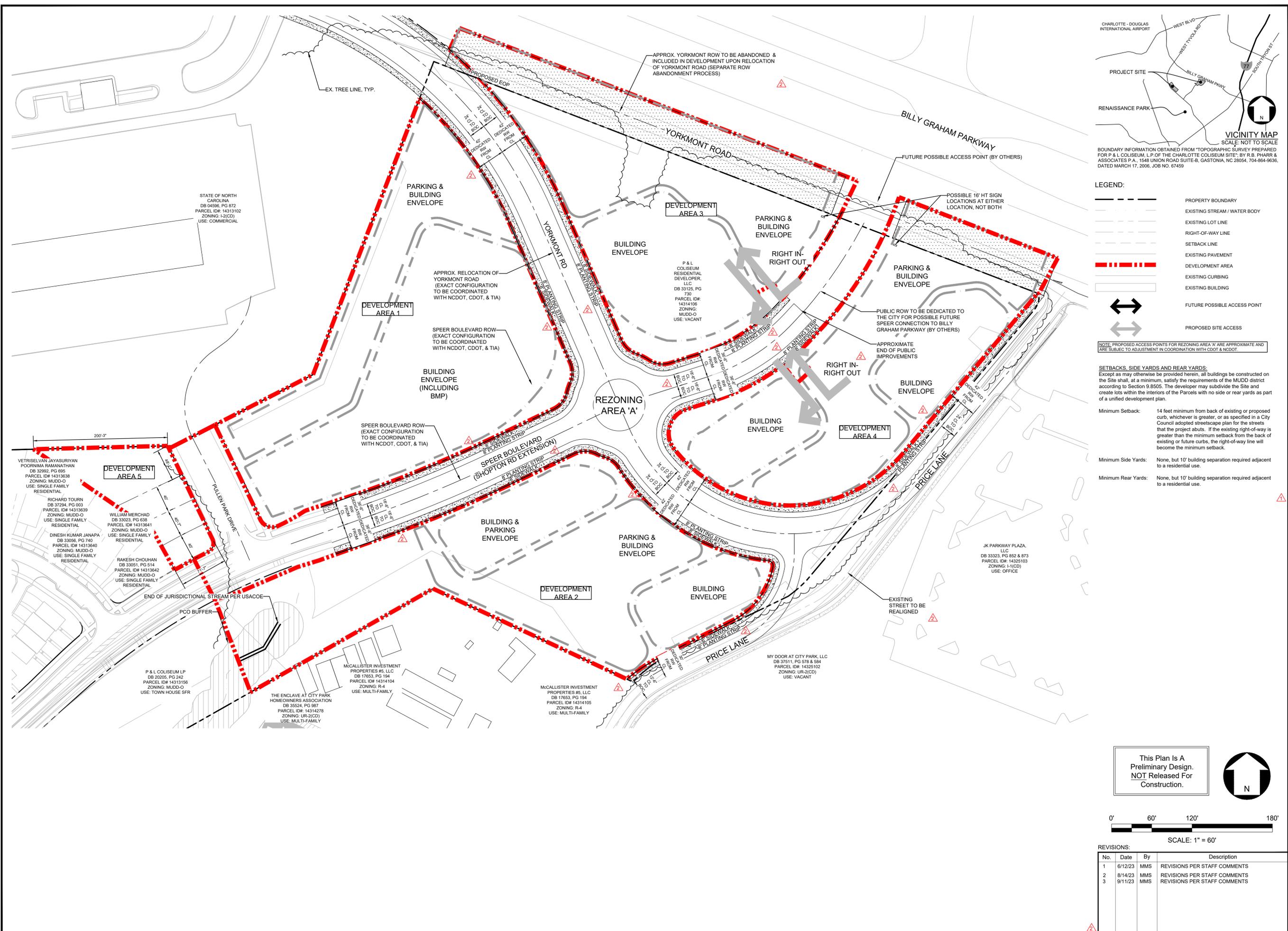
REZONING SITE PLAN

RZP-2023-012

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-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:

RZ1.0



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- 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 to 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 City Council adopted streetscape plan for the streets 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.

STATE OF NORTH CAROLINA
 DB 04596, PG 872
 PARCEL ID# 14313102
 ZONING: L-2(CD)
 USE: COMMERCIAL

VETRISELVAN JAYASURIYAN
 POORNIMA RAMANATHAN
 DB 32992, PG 695
 PARCEL ID# 14313638
 ZONING: MUDD-O
 USE: SINGLE FAMILY RESIDENTIAL

RICHARD TOURN
 DB 37294, PG 003
 PARCEL ID# 14313639
 ZONING: MUDD-O
 USE: SINGLE FAMILY RESIDENTIAL

DINESH KUMAR JANAPA
 DB 33956, PG 740
 PARCEL ID# 14313640
 ZONING: MUDD-O
 USE: SINGLE FAMILY RESIDENTIAL

WILLIAM MERCHAD
 DB 33023, PG 638
 PARCEL ID# 14313641
 ZONING: MUDD-O
 USE: SINGLE FAMILY RESIDENTIAL

RAKESH CHOUHAN
 DB 33851, PG 514
 PARCEL ID# 14313642
 ZONING: MUDD-O
 USE: SINGLE FAMILY RESIDENTIAL

P & L COLISEUM LP
 DB 20205, PG 242
 PARCEL ID# 14313156
 ZONING: MUDD-O
 USE: TOWN HOUSE SFR

THE ENCLAVE AT CITY PARK HOMEOWNERS ASSOCIATION
 DB 35524, PG 987
 PARCEL ID# 14314278
 ZONING: UR-2(CD)
 USE: MULTI-FAMILY

MCCALLISTER INVESTMENT PROPERTIES #5, LLC
 DB 17653, PG 194
 PARCEL ID# 14314104
 ZONING: R-4
 USE: MULTI-FAMILY

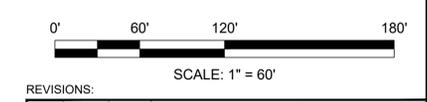
MCCALLISTER INVESTMENT PROPERTIES #6, LLC
 DB 17653, PG 194
 PARCEL ID# 14314105
 ZONING: R-4
 USE: MULTI-FAMILY

P & L COLISEUM RESIDENTIAL DEVELOPER, LLC
 DB 33125, PG 730
 PARCEL ID# 14314106
 ZONING: MUDD-O
 USE: VACANT

MY DOOR AT CITY PARK, LLC
 DB 37511, PG 578 & 684
 PARCEL ID# 14325102
 ZONING: UR-2(CD)
 USE: VACANT

JK PARKWAY PLAZA, LLC
 DB 33323, PG 852 & 873
 PARCEL ID# 14325103
 ZONING: I-1(CD)
 USE: OFFICE

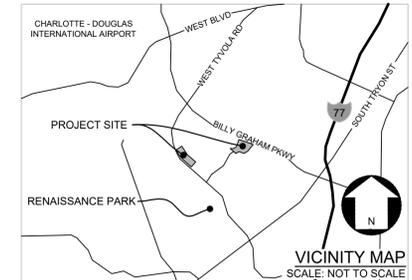
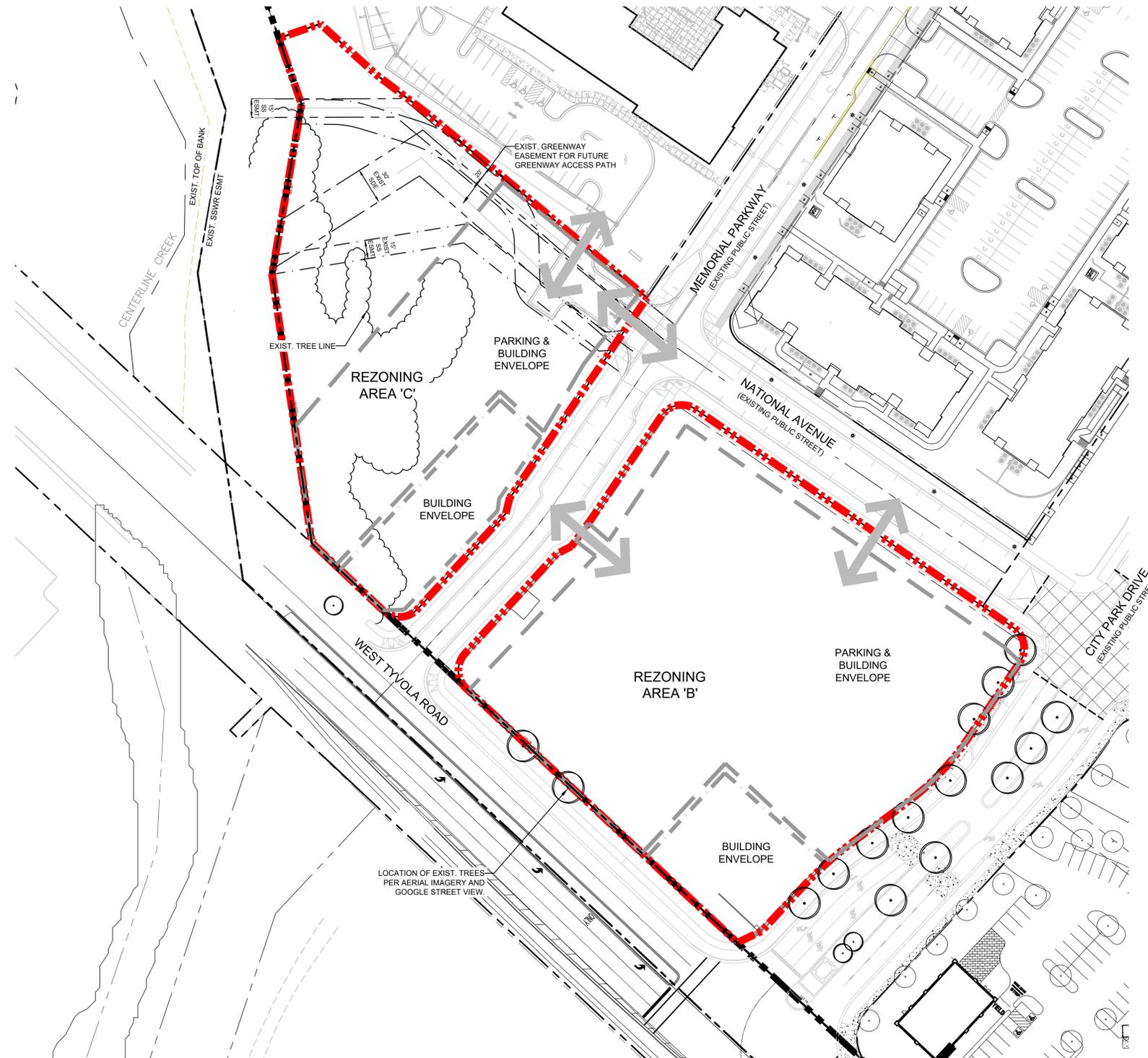
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P:\2014_Josh\14008.2 - City Park Speer Townhomes\CAD\Sketch Planning\14008.2 RZ PLAN.dwg

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0' 60' 120' 180'

SCALE: 1"=60'

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