

## SITE DEVELOPMENT DATA

ACREAGE:	± 3.65 AC
TAX PARCELS:	183-141-13 183-141-17
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O SPA
EXISTING USES:	Commercial
PROPOSED USES:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
MAX. DEVELOPMENT:	Up to 250,000 square feet of office uses; and Up to 20,000 square feet of retail, EDEE or personal service or other commercial uses.
MAX. BLDG. HEIGHT:	Up to 250 feet, per the Optional Provision in Section II
PARKING:	As required by the Ordinance for the MUDD zoning district.

## LEGEND

Legend for map symbols and text labels:

- SETBACK: Dashed line
- EXISTING OPEN SPACE: Hatched box
- ADDITIONAL OPEN SPACE: Cross-hatched box
- DEVELOPMENT AREA: Solid gray box
- EXISTING ACCESS TO REMAIN: Arrow pointing right
- REZONING BOUNDARY\*\*: Solid line
- PARCEL BOUNDARY: Dashed line
- EASEMENT: Solid line

\*\*REZONING BOUNDARIES TO FOLLOW PARCEL LINES U.N.O.

# VICINITY MAP NTS



4725 PIEDMONT ROW DRIVE  
SUITE 800  
CHARLOTTE, NC 28210  
(704) 714-7600  
[www.lincolnharris.com](http://www.lincolnharris.com)

WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
704.333.6686 FAX 704.333.2922  
[WWW.LS3P.COM](http://WWW.LS3P.COM)

# PHILLIPS PLACE REZONING

DATE: 14 FEBRUARY 2021  
PETITION NO: 2021-151

## REVIZIÖN:

Description	Date
REVISIONS PER STAFF REVIEW COMMENTS	11/15
REVISIONS PER STAFF REVIEW COMMENTS	12/13
REVISIONS PER STAFF REVIEW COMMENTS	01/17
REVISIONS PER STAFF REVIEW COMMENTS	02/14

# TECHNICAL DATA SHEET

**RZ-1**



