



-ACREAGE: ± 1.53 ACRES

-TAX PARCELS: #177-083-05

-EXISTING ZONING: O-15(CD)

-PROPOSED ZONING: RAC(CD)

-EXISTING USES: OFFICE

-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC ZONING DISTRICT NOT OTHERWISE LIMITED HEREIN.

-MAXIMUM DEVELOPMENT: 68,000 SQUARE FEET OF OFFICE USES, 6,000 SQUARE FEET OF FINANCIAL INSTITUTION USES, AND 6,000 SQUARE FEET OF RESTAURANT/RETAIL USES

-MAXIMUM BUILDING HEIGHT: PER THE UDO UNLESS OTHERWISE LIMITED HEREIN

-PARKING: PER THE UDO

NOTES:

POTENTIAL OPEN SPACE AREAS INDICATED EXCEED MINIMUM ORDINANCE REQUIREMENTS AND ARE SHOWN FOR REFERENCE ONLY. FINAL LOCATION AND PROGRAM COMPONENTS ARE SUBJECT TO FINAL ENGINEERING AND WILL MEET ORDINANCE REQUIREMENTS.

IN SOME CASES, PROPOSED OPEN SPACE AREAS WILL BE LOCATED ON TOP OF SUBTERRANEAN PARKING STRUCTURE AND WILL RELY ON SPECIALTY HARDSCAPE/ PLAZA PROGRAM COMPONENTS TO ACHIEVE REQUIREMENTS.

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

| | | |
|---------------|--------|---------|
| XXXX XXXXXXXX | ### | 5/29/25 |
| ENGINEER | REG. # | DATE |

**NOT FOR
CONSTRUCTION**

PROJECT

CARNEGIE BLVD REZONING

6337 CARNEGIE BLVD
CHARLOTTE, NC

ANODESIGN PROJ.A 102

REVISION / ISSUANCE

[illegible]

SCALE NORTH

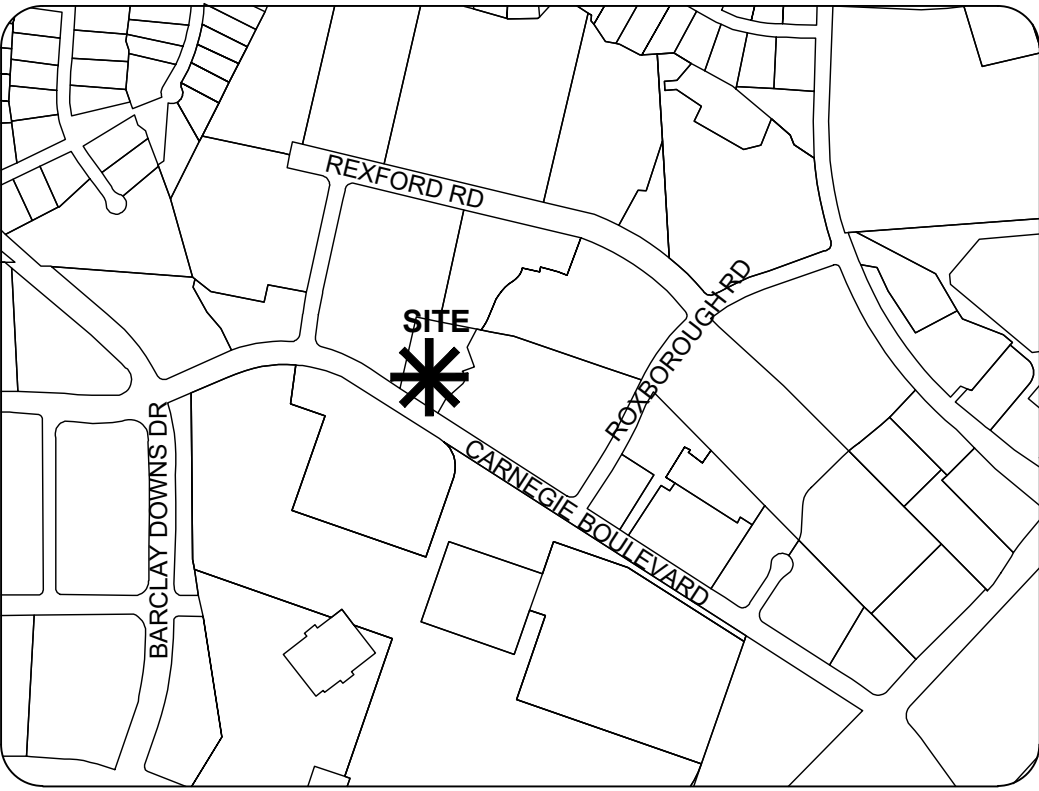
VERT:
HORZ: 1" = 20'

MEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER 11

RZ-1



SITE LEGEND

- PROPERTY LINE
- - - PROPOSED SETBACK

PID: 177-083-04
BEACON INVESTMENT
CORP
DB 29541 PG 361
EX. ZONING: OFC
USE: OFFICE

PID: 177-083-03
NUCOR PROPERTIES LLC
DB 36197 PG 68
EX. ZONING: MUDD-O
USE: COMMERCIAL

PID: 177-083-01
TGA HP SPECIALTY
SHOPS OWNER LLC
DB 37299 PG 917
EX. ZONING: B-1(CD)
USE: COMMERCIAL

PID: 177-061-14
SWVP CHARLOTTE LLC
DB 29541 PG 361
EX. ZONING: B-1SCD
USE: HOTEL/MOTEL>6
FLOORS

CARNEGIE BOULEVARD
(COLLECTOR - OTHER PRIMARY)

PROP. PROPERTY LINE

20' FRONT SETBACK

KEY MAP

SEAL

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XXXXX XXXXXXXX 0000 5/29/25
DESIGNER REG # DATE

NOT FOR
CONSTRUCTION

PROJECT

CARNEGIE BLVD
REZONING

6337 CARNEGIE BLVD
CHARLOTTE, NC

LANDDESIGN PROJ #

1025083

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|-------------------------|-----------|
| 1 | 50% SCHEMATIC DESIGN | 8/08/2025 |
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| | | |

SCALE

NORTH

VERT:
HORZ: 1" = 20'

0 10 20 40

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-2

8/11/2025

--Parking: per the UDO