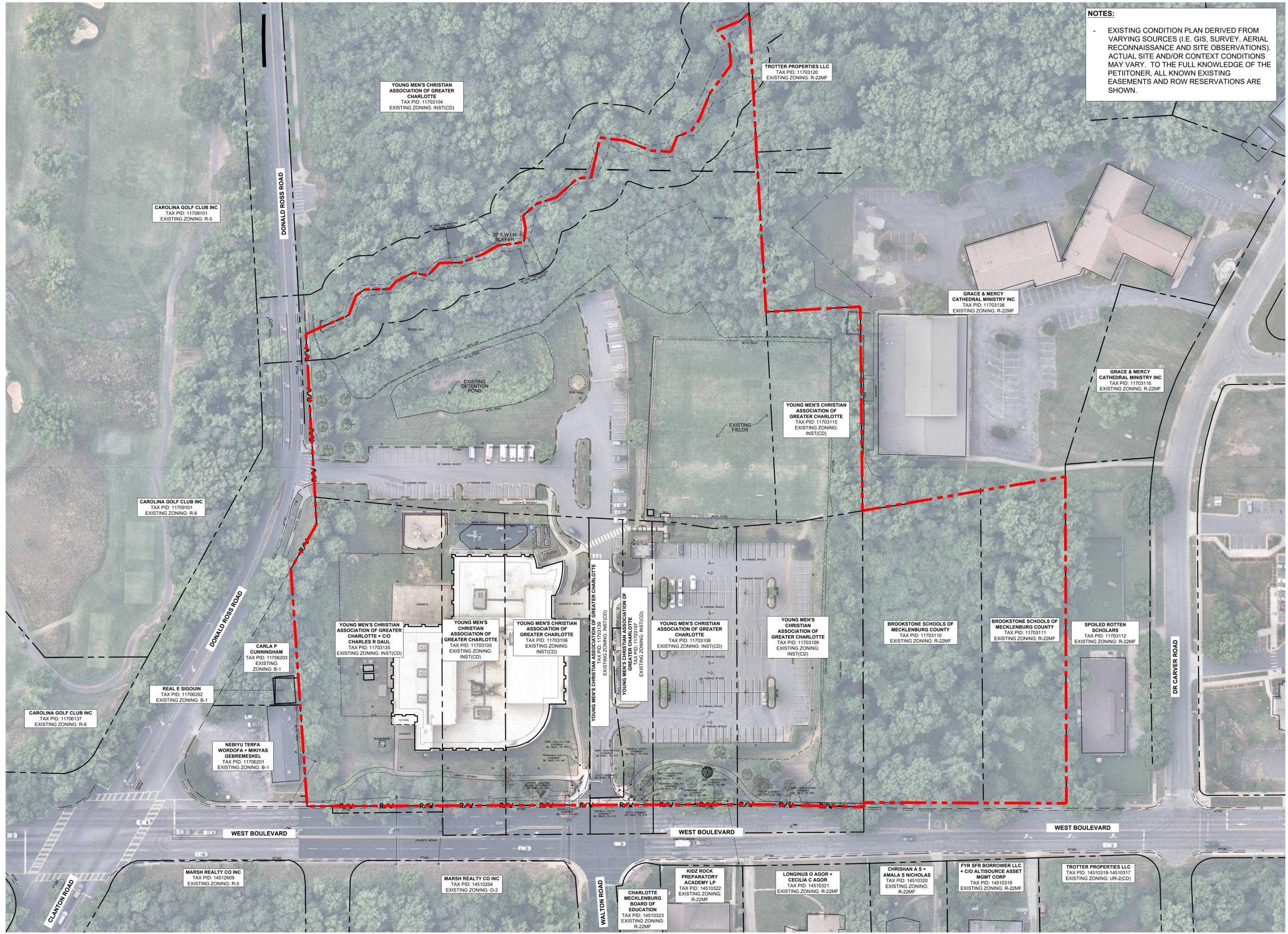


**NOTES:**

- EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

**STRATFORD RICHARDSON YMCA**

YMCA OF GREATER CHARLOTTE  
CHARLOTTE,  
NORTH CAROLINA

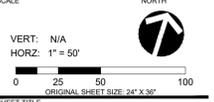
**REZONING PETITION #:**  
2021-267

LANDDESIGN PROJ# 1021129

**REVISION / ISSUANCE**

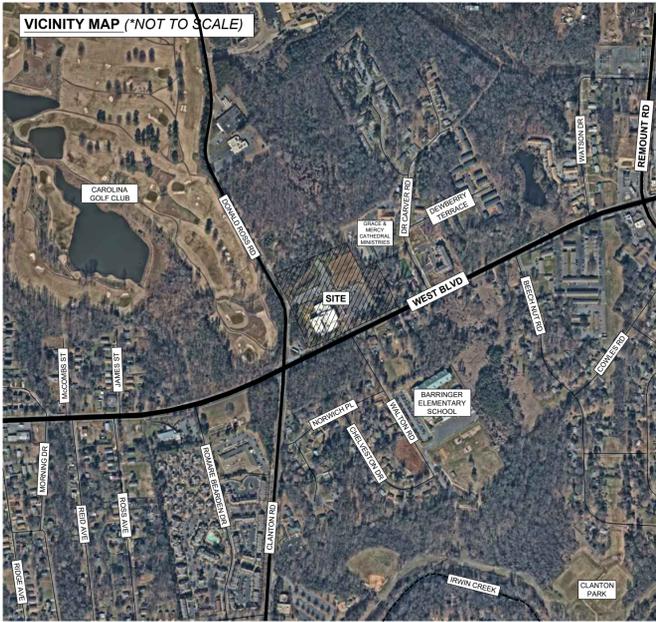
| NO. | DESCRIPTION            | DATE       |
|-----|------------------------|------------|
| 1   | 1ST REZONING SUBMITTAL | 11.22.2021 |
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| 4   | 4TH REZONING SUBMITTAL | 08.15.2022 |
| 5   | 5TH REZONING SUBMITTAL | 09.22.2022 |

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



EXISTING CONDITIONS

SHEET NUMBER  
**RZ-EC**



**DEVELOPMENT DATA TABLE**

--Acreage: ±12.46 acres  
 --Tax Parcel #: 117-031-05, 06, 07, 08, 09, 10 & 11; 117-031-15, 35 & 39; and a portion of 117-031-04.  
 --Existing Zoning: Inst. (CD) & R-22MF  
 --Proposed Zoning: MUDD-O  
 --Existing Uses: YMCA and Vacant

--Proposed Uses: Indoor recreational uses, civic uses, medical clinic and offices uses, a library, a financial institution, and retail uses as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).

--Maximum Development Amounts: Up to 53,000 square feet of gross floor area of indoor recreational, and Civic uses (existing YMCA has 42,813 sqft.), up to 7,000 square feet of gross floor area of Medical Clinics and Office uses, a library with up to 22,000 square feet of gross floor area, and retail uses, or a financial institution with up to 5,000 square feet of gross floor area as allowed by right and under prescribed conditions in the MUDD zoning district.

--Maximum Building Height: Up to 65 feet. The minimum average building height for the building façades fronting West Blvd. will be 16 feet. Building height to be measured per the Ordinance.

--Parking: As required by the Ordinance. The Petitioner will provide a minimum of two (2) EV ready parking spaces within Envelope A & B, and a minimum of two (2) within Envelope C (an EV-Ready space is defined as: Installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt accessible to a parking space).

--Urban Open Space: Urban Open Space as required by the Ordinance will be provided.

**NOTES:**

1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
2. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

KEY MAP

SEAL

**NOT FOR CONSTRUCTION**

**STRATFORD RICHARDSON YMCA**

YMCA OF GREATER CHARLOTTE  
CHARLOTTE,  
NORTH CAROLINA

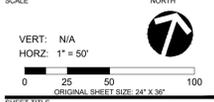
**REZONING PETITION #:**  
2021-267

LANDDESIGN PROJ.# 1021129

**REVISION / ISSUANCE**

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DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

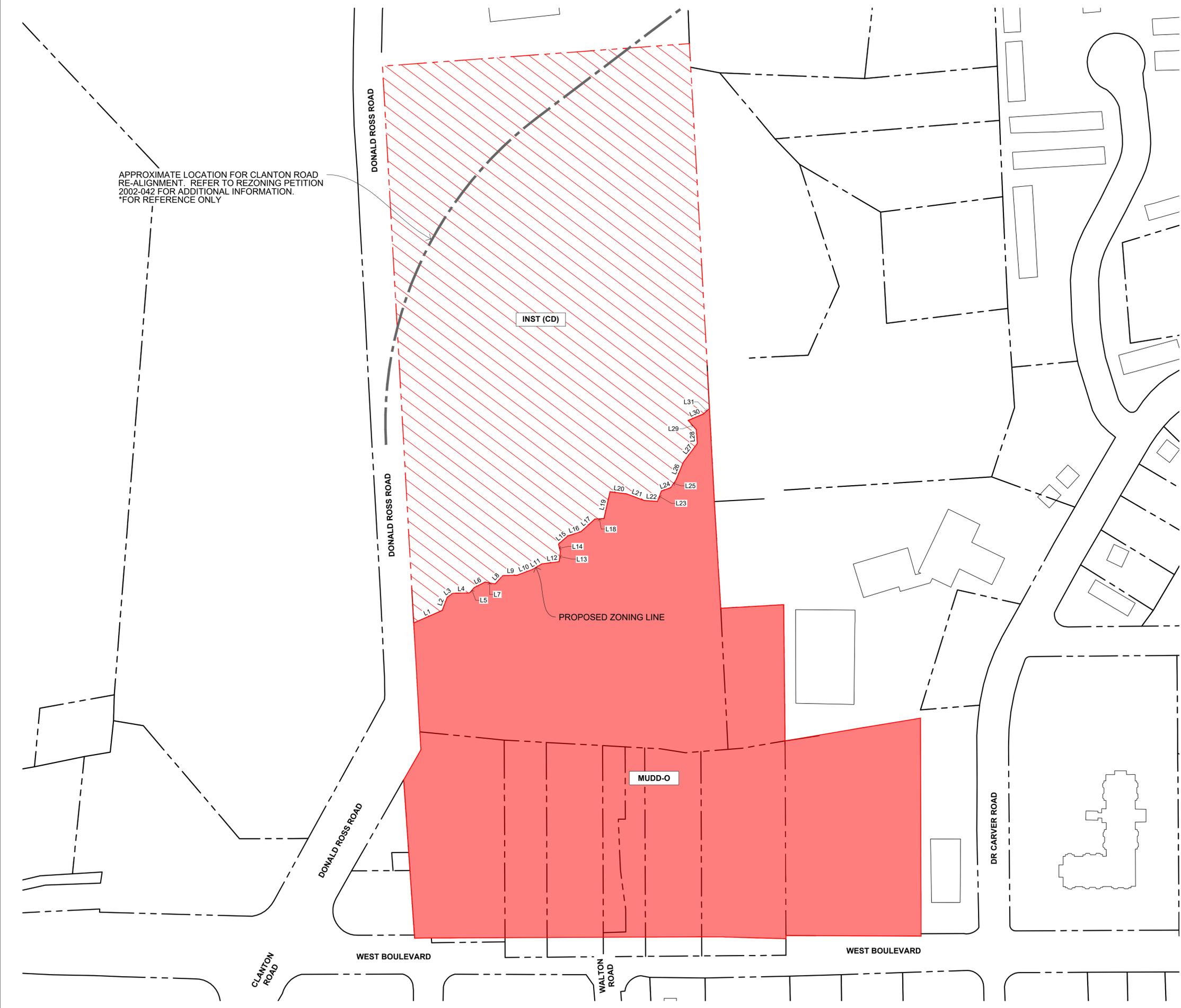


TECHNICAL DATA SHEET

SHEET NUMBER **RZ-01**

| Line Table |        |                  |
|------------|--------|------------------|
| Line #     | Length | Direction        |
| L1         | 55.477 | N41° 35' 04.28"E |
| L2         | 24.635 | N04° 09' 08.16"W |
| L3         | 12.393 | N29° 42' 02.75"E |
| L4         | 29.813 | N63° 45' 45.12"E |
| L5         | 12.405 | N16° 44' 06.85"E |
| L6         | 21.829 | N38° 38' 02.75"E |
| L7         | 18.035 | N75° 35' 05.93"E |
| L8         | 20.355 | N18° 16' 39.40"E |
| L9         | 25.188 | N64° 05' 19.15"E |
| L10        | 28.912 | N44° 34' 02.61"E |
| L11        | 19.780 | N34° 55' 56.08"E |
| L12        | 31.102 | N57° 57' 19.21"E |
| L13        | 17.557 | N18° 24' 24.52"W |
| L14        | 14.102 | N37° 54' 27.81"W |
| L15        | 22.313 | N24° 31' 35.97"E |
| L16        | 24.052 | N47° 45' 21.28"E |
| L17        | 33.735 | N23° 04' 28.93"E |
| L18        | 16.056 | N62° 43' 05.17"E |
| L19        | 48.623 | N11° 59' 26.28"W |
| L20        | 29.851 | N72° 09' 52.73"E |
| L21        | 33.403 | N85° 58' 47.64"E |
| L22        | 23.539 | N68° 44' 02.41"E |
| L23        | 19.595 | N03° 44' 46.74"W |
| L24        | 17.614 | N45° 29' 04.39"E |
| L25        | 17.119 | N10° 09' 08.20"E |
| L26        | 33.858 | N02° 24' 01.63"W |
| L27        | 41.211 | N12° 04' 05.71"E |
| L28        | 24.357 | N28° 33' 42.67"W |
| L29        | 22.082 | N66° 10' 43.59"W |
| L30        | 28.799 | N42° 28' 48.05"E |
| L31        | 14.894 | N24° 26' 28.46"E |

APPROXIMATE LOCATION FOR CLANTON ROAD RE-ALIGNMENT. REFER TO REZONING PETITION 2002-042 FOR ADDITIONAL INFORMATION. \*FOR REFERENCE ONLY



KEY MAP

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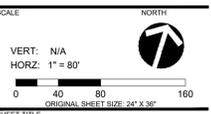
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2021-267

LANDDESIGN PROJ.# 1021129

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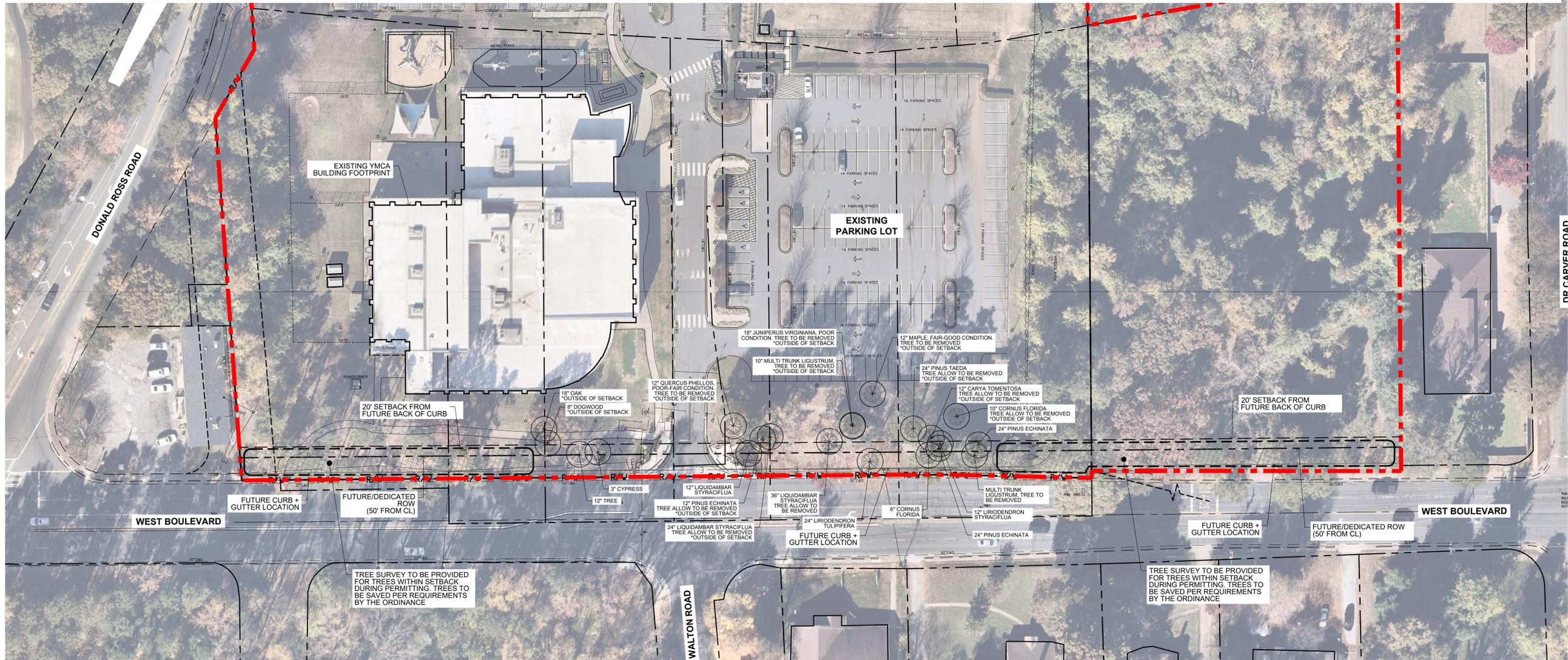
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CHECKED BY: LD



ZONING BOUNDARY

SHEET NUMBER

**RZ-02**



KEY MAP

SEAL

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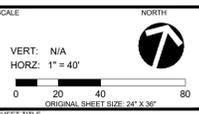
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DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



EXISTING TREES

SHEET NUMBER

**RZ-03**

