

PETITION
NO. 2018-085

SPECTRUM SITE
REZONING

THE SPECTRUM COMPANIES
300 SOUTH TRYON STREET
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1018203

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	09/10/18
2	PER CITY COMMENTS	10/22/2018
3	PER CITY COMMENTS	11/12/2018
4	PER CITY COMMENTS	12/18/2018

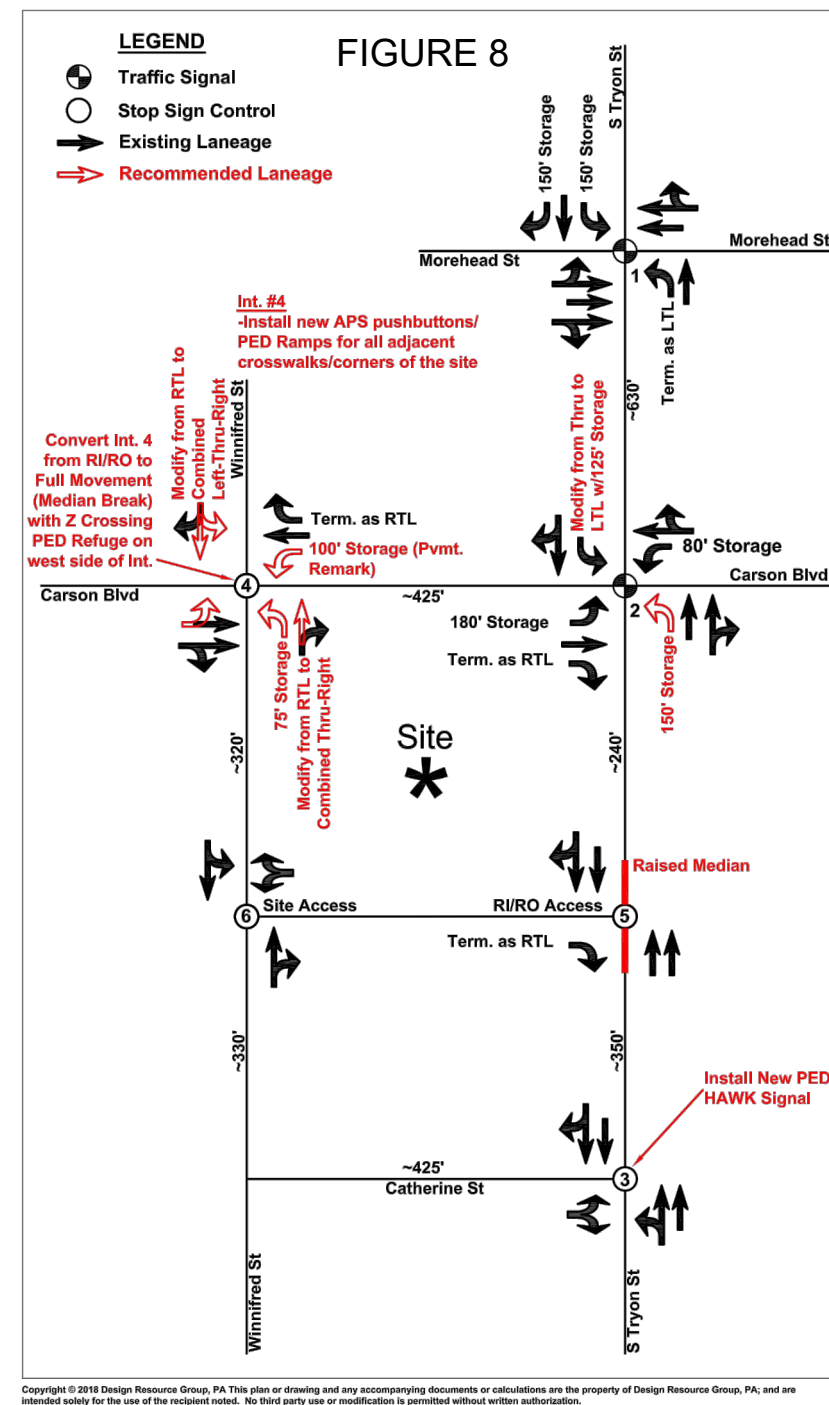
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH
VERT: ---
HORZ: 1"=30'
0 15' 30' 60'
SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

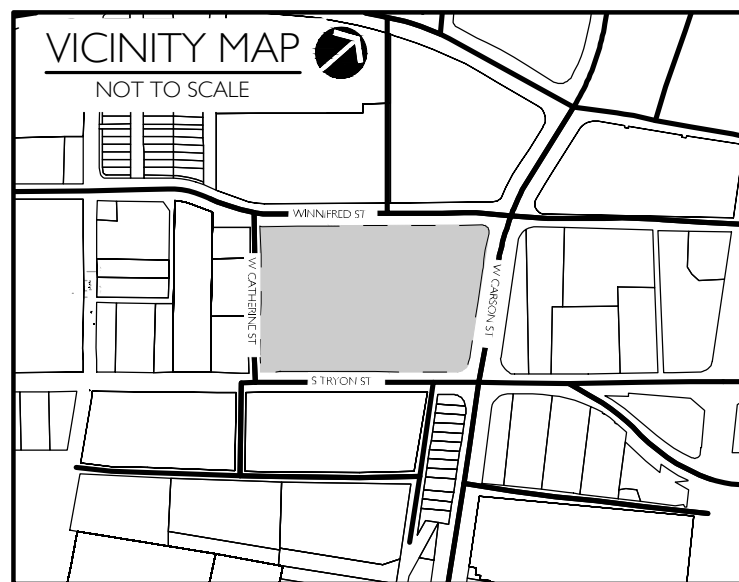


INSTALL HIGH VISIBILITY CROSSWALK ACROSS WEST CARSON BLVD WITH A "Z" CROSSING PEDESTRIAN REFUGE ISLAND (WEST SIDE OF INTERSECTION) AND INSTALL NEW APS PUSH BUTTONS/PED RAMPS FOR THIS CROSSING

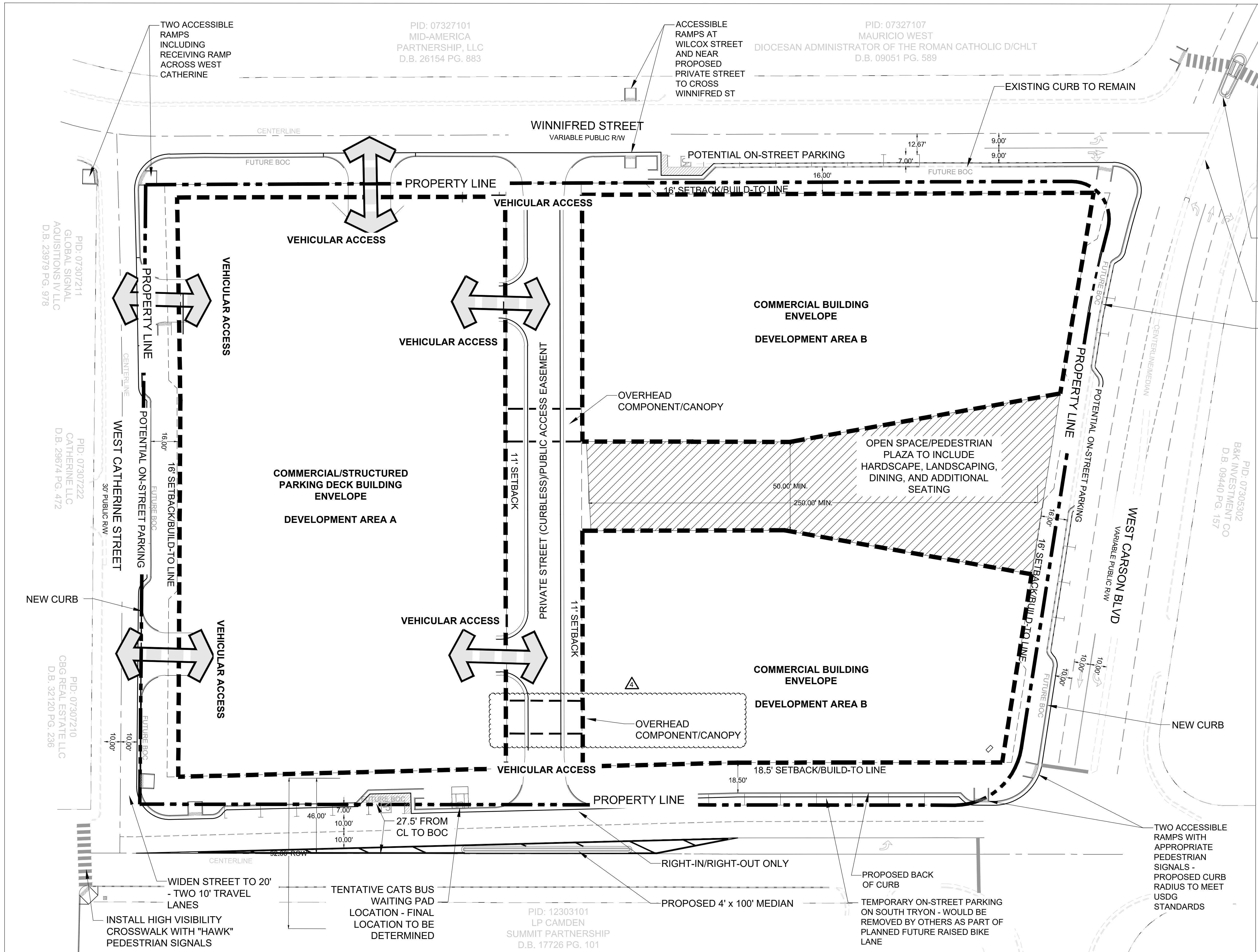
PROPOSED FULL MOVEMENT INTERSECTION (MEDIAN BREAK)
EXISTING CURB TO REMAIN

SITE DEVELOPMENT AREA

-ACREAGE: +/- 4.94 ACRES
- TAX PARCEL #S: 073-073-01, 073-073-07, 073-073-08, 073-073-09, 073-073-10, 073-073-11
-EXISTING ZONING: I-2, TOD-M
-PROPOSED ZONING: TOD-M(O)
-EXISTING USES: OFFICE/PARKING/VACANT
-PROPOSED USES: OFFICE, HOTEL, RETAIL/EDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.
-MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: NON-RESIDENTIAL AND RESIDENTIAL SQUARE FOOTAGE, OR UNITS AS ALLOWED AND REQUIRED BY THE TOD-M ZONING DISTRICT.
-MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 250 FEET WITHIN DEVELOPMENT AREA A AND A MAXIMUM BUILDING HEIGHT OF 180 FEET WITHIN DEVELOPMENT AREA B AS ALLOWED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS BELOW. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
-OPEN SPACE: A MINIMUM OF 20,000 SQUARE FEET OF OPEN SPACE (A COMBINATION OF ± 15,000 SQUARE FEET OF PUBLIC URBAN OPEN SPACE (AS DEFINED BY THE TOD-M ZONING DISTRICT) PLUS AN ADDITIONAL ±5,000 SQUARE FEET OF IMPROVED URBAN OPEN SPACE (AS DEFINED BELOW) WILL BE PROVIDED. THE RATIO OF PUBLIC OPEN SPACE AND IMPROVED URBAN OPEN SPACE MAY VARY FROM WHAT IS INDICATED ABOVE AS LONG AS THE TOTAL PROVIDED SQUARE FOOTAGE EQUALS 20,000 SQUARE FEET, AND NO LESS THAN 10,000 SQUARE FEET OF PUBLIC URBAN OPEN SPACE IS PROVIDED.
-PARKING: PARKING AS REQUIRED BY THE ORDINANCE.



PETITION #: 2018-085
CITY OF CHARLOTTE
PETITIONER: THE SPECTRUM COMPANIES



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RZ-2