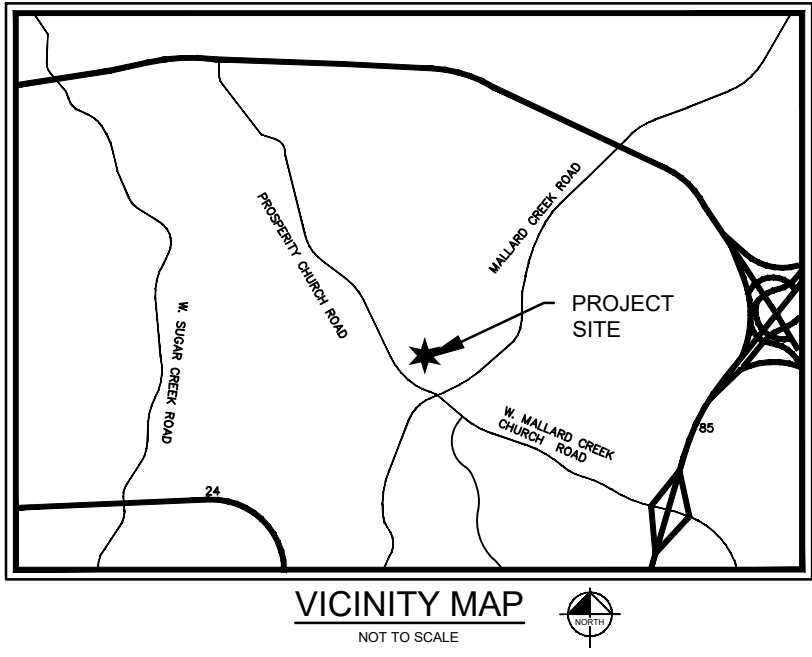
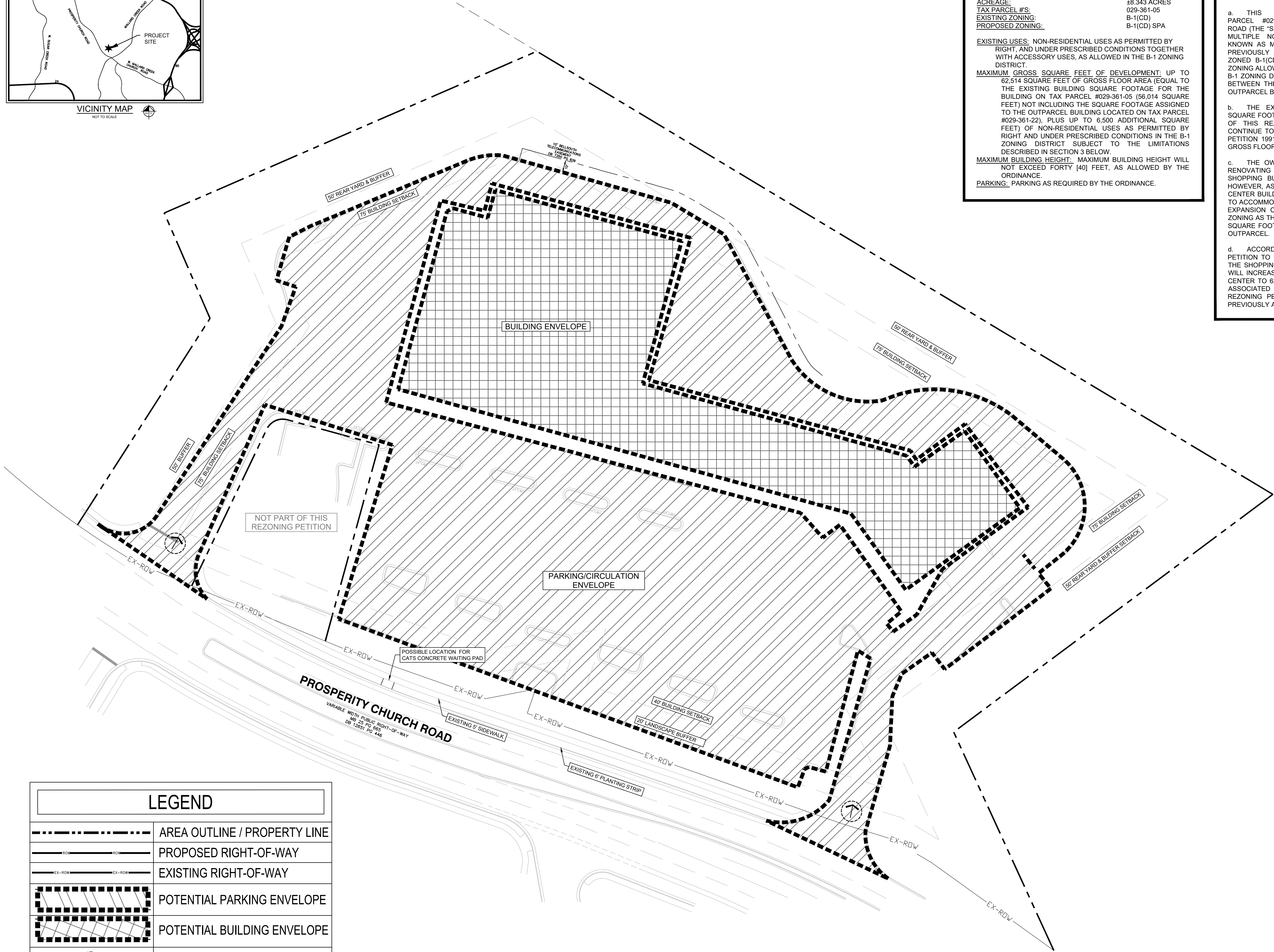


Plotted By: Houston, Justin Sheet Set: LA Fitness Prosperity Layout: C3-0 SITE PLAN December 23, 2019 06:48:16am K:\CHL\PRN\017337 Studio 222\002 - LA Fitness Prosperity\12 - Rezoning Mallard Crossing 013455000\CAD\Plansheets\RZ-1 TECHNICAL DATA SHEET.dwg
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LEGEND	
	AREA OUTLINE / PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



SITE DEVELOPMENT DATA

ACREAGE: ±8.343 ACRES
TAX PARCEL #S: 029-361-05
EXISTING ZONING: B-1(CD)
PROPOSED ZONING: B-1(CD) SPA

EXISTING USES: NON-RESIDENTIAL USES AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE B-1 ZONING DISTRICT.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 62,514 SQUARE FEET OF GROSS FLOOR AREA (EQUAL TO THE EXISTING BUILDING SQUARE FOOTAGE FOR THE BUILDING ON TAX PARCEL #029-361-05 (56,014 SQUARE FEET) NOT INCLUDING THE SQUARE FOOTAGE ASSIGNED TO THE OUTPARCEL BUILDING LOCATED ON TAX PARCEL #029-361-22), PLUS UP TO 6,500 ADDITIONAL SQUARE FEET) OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT SUBJECT TO THE LIMITATIONS DESCRIBED IN SECTION 3 BELOW.

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT WILL NOT EXCEED FORTY [40] FEET, AS ALLOWED BY THE ORDINANCE.

PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

OVERVIEW/BACKGROUND/PURPOSE OF REZONING:

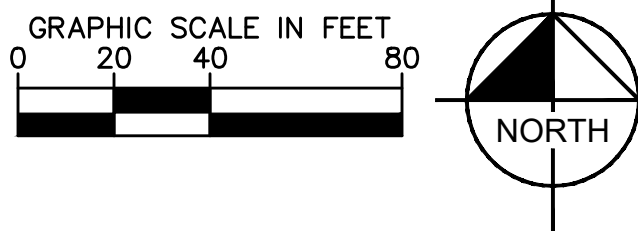
a. THIS REZONING PETITION RELATES TO TAX PARCEL #029-361-05 LOCATED AT 3020 PROSPERITY CHURCH ROAD (THE "SITE"), ON WHICH IS LOCATED AN EXISTING BUILDING WITH MULTIPLE NON-RESIDENTIAL/COMMERCIAL TENANTS COLLECTIVELY KNOWN AS MALLARD CROSSING, A SHOPPING CENTER, WHICH WAS PREVIOUSLY APPROVED BY REZONING PETITION NO. 1991-03(C) AND ZONED B-1(CD) (THE "EXISTING SITE ZONING"). THE EXISTING SITE ZONING ALLOWED UP TO 63,000 SQUARE FEET OF USES ALLOWED IN THE B-1 ZONING DISTRICT. THE ALLOWED SQUARE FOOTAGE WAS DIVIDED BETWEEN THE MAIN SHOPPING CENTER BUILDING AND AN ALLOWED OUTPARCEL BUILDING.

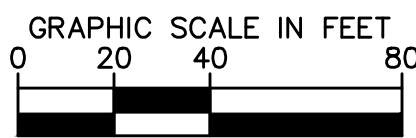
b. THE EXISTING OUTPARCEL BUILDING, AND ITS ASSOCIATED SQUARE FOOTAGE, LOCATED ON TAX PARCEL # 029-361-22, IS NOT PART OF THIS REZONING PETITION. THE EXISTING OUTPARCEL WILL CONTINUE TO BE SUBJECT TO THE PREVIOUSLY APPROVED REZONING PETITION 1991-03(C), WHICH ASSIGNED UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA TO THE BUILDING ALLOWED ON THE OUTPARCEL.

c. THE OWNER OF MALLARD CROSSING IS IN THE PROCESS OF RENOVATING AND ESTABLISHING NEW TENANTS IN THE EXITING SHOPPING BUILDING AS ALLOWED BY THE EXISTING SITE ZONING. HOWEVER, AS PART OF THE RENOVATION OF THE EXISTING SHOPPING CENTER BUILDING WITH A NEW TENANT A MINOR BUILDING EXPANSION TO ACCOMMODATE THE NEW TENANT IS NEEDED. THIS MINOR BUILDING EXPANSION CANNOT BE ACCOMPLISHED UNDER THE EXISTING SITE ZONING AS THE PROPOSED BUILDING ADDITION EXCEEDS THE ALLOWED SQUARE FOOTAGE FOR THE SHOPPING CENTER AND THE ASSOCIATED OUTPARCEL.

d. ACCORDINGLY, THE PETITIONER HAS FILED THIS REZONING PETITION TO INCREASE THE ALLOW BUILDING SQUARE FOOTAGE FOR THE SHOPPING CENTER BUILDING ONLY BY 6,500 SQUARE FEET. THIS WILL INCREASE THE ALLOWED SQUARE FOOTAGE FOR THE SHOPPING CENTER TO 62,514 SQUARE FEET. THE EXISTING OUTPARCEL AND ITS ASSOCIATED SQUARE FOOTAGE WILL NOT BE EFFECTED BY THIS REZONING PETITION AND WILL CONTINUE TO BE SUBJECT TO THE PREVIOUSLY APPROVED CONDITIONAL PLAN.

KHA PROJECT 017337002		DATE 11/7/19		SCALE AS SHOWN DESIGNED BY KMS		DRAWN BY KMS		CHECKED BY JMH	
TECHNICAL DATA SHEET									
MALLARD CROSSING PREPARED FOR SOUTH CENTRAL PROPERTIES, LLC									
CITY OF CHARLOTTE NC									
REZONING PETITION NO. 2019-125									
PRELIMINARY DOCUMENT									
Kimley»Horn									
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BY									





NC

REZONING PETITION NO. 2019-125

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