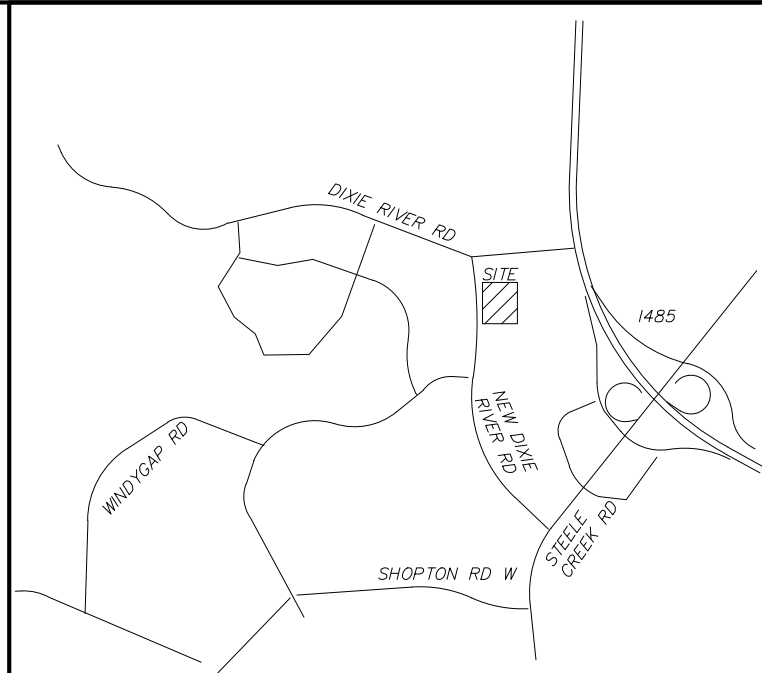
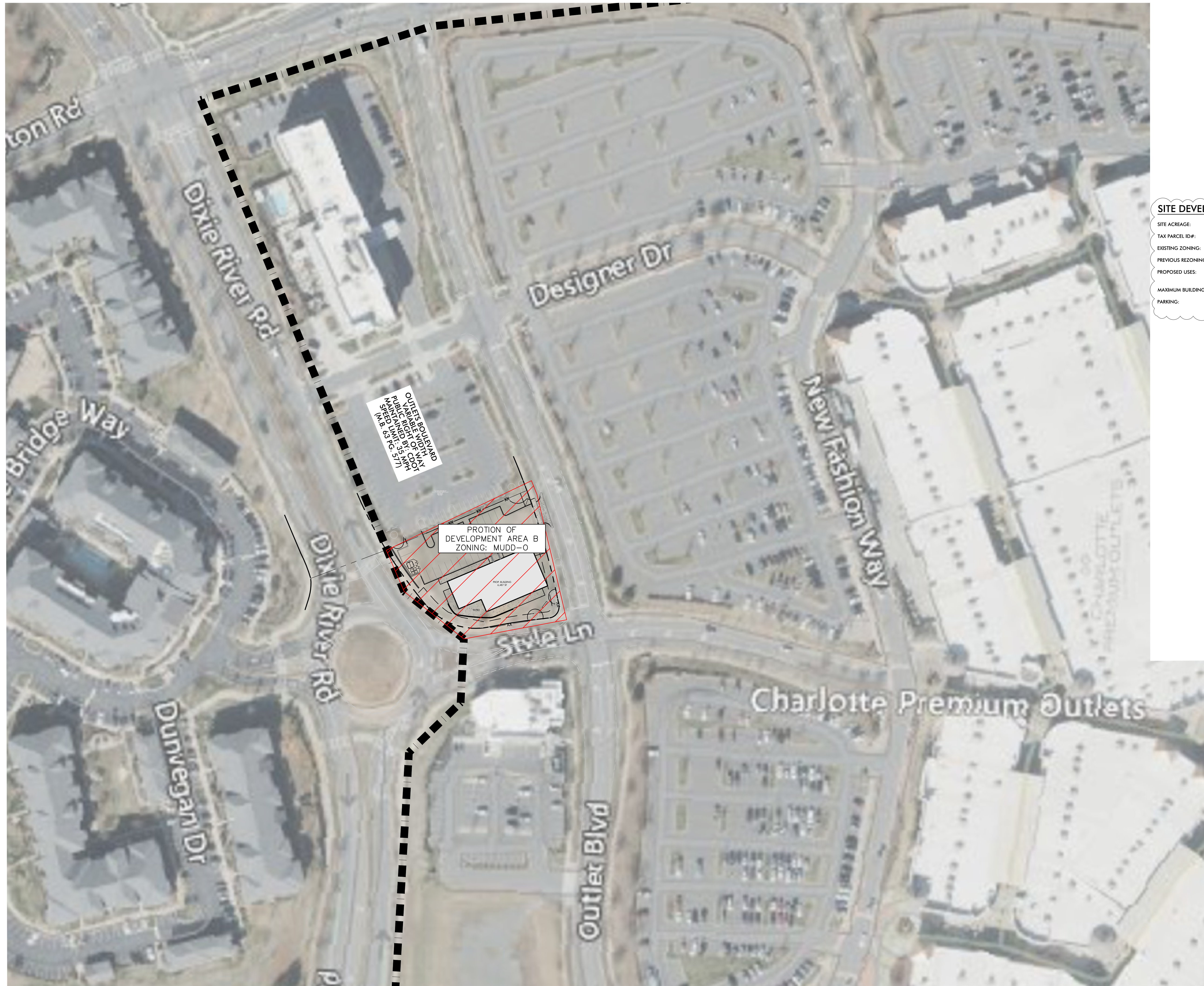




VICINITY MAP

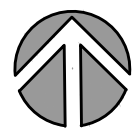


SITE DEVELOPEMENT DATA:

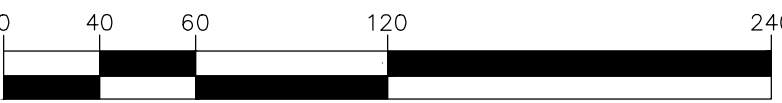
SITE ACREAGE:	+/- 0.63 AC
TAX PARCEL ID#:	199-241-58
EXISTING ZONING:	MUDD-0 SPA (LLW-PA)
PREVIOUS REZONING:	2016-127 SPA
PROPOSED USES:	7,000 SQUARE FEET OF GROSS FLOOR AREA
MAXIMUM BUILDING HEIGHT:	65 FEET
PARKING:	1 SPACE PER 250 SQUARE FEET OF BUILDING AREA



**BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-0304

Avatar Holdings, LLC
Srinivas Macha

Srinivas Macha

1005 Ladera Drive
Waxhaw, NC 28173

Waxhaw, NC 28173

Dixie River Retail
RZP-2026-013

RZP-2026-013

Rezoning Site Amendment

Outlets Blvd, Charlotte NC 28278

NO. **DATE:** **BY:** **REVISIONS:**

Project No: 24-CLT-159

Date: 12.02.2025

Sheet No:

RZ-1.0



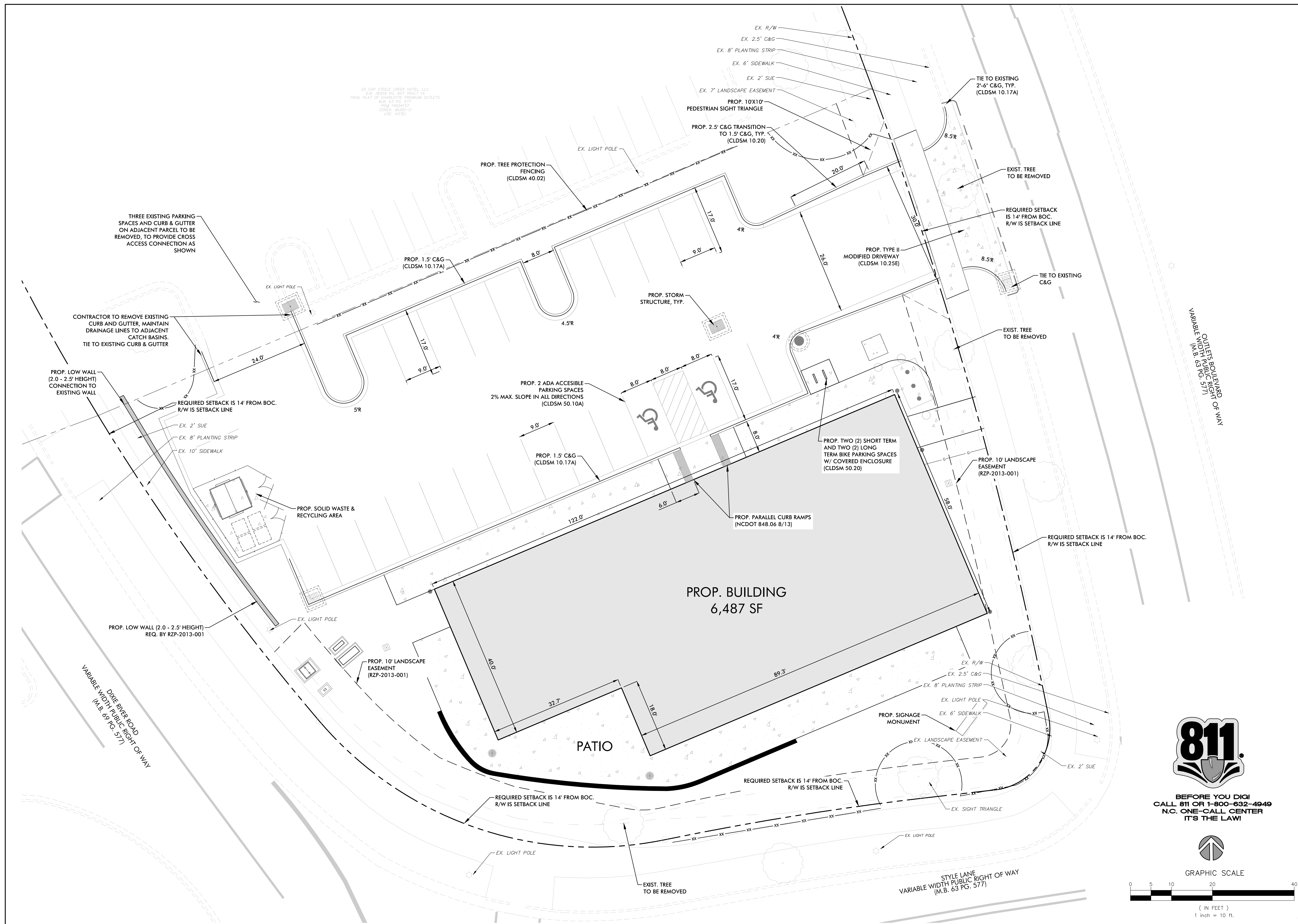
Waxhaw, NC 28173

Rezoning Plan
Outlets Blvd, Charlotte NC 28278

[illegible]

Sheet No:

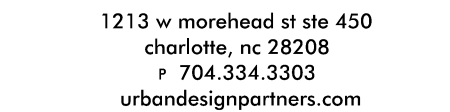
RZ-2.0



- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED BELOW)
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 7,000 SQUARE FEET OF GROSS FLOOR AREA AND A HOTEL WITH UP TO 125 ROOMS ON DEVELOPMENT AREA B; UP TO 6,000 SQUARE FEET OF GROSS FLOOR AREA ON DEVELOPMENT AREA A
- MAXIMUM BUILDINGS HEIGHT: IN THE AREA ZONED MUDD-O BUILDING HEIGHT WILL BE LIMITED TO 85 FEET ON DEVELOPMENT AREA B. HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: A MINIMUM OF ONE SPACE PER 250 GROSS SQUARE FEET OF BUILDING AREA FOR THE PORTION OF THE SITE ZONED MUDD-O.

- d. IMPROVE PRIVATE STREET & PROPOSED ACCESS "L" (INTERSECTION 10L) AS FOLLOWS:
WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON TROJAN DRIVE WITH A TWO-WAY LEFT-TURN LANE (TWLTL) AND TWO THROUGH LANES IN EACH DIRECTION. THE NORTHBOUND THROUGH LANE (TWLTL) WILL BE 100 FEET WIDE AND TERMINATE AS A WESTBOUND LEFT TURN LANE AT PROPOSED ACCESS "N". A WESTBOUND LEFT TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE SHOULD BE MARKED WITHIN THE TWLTL; AND
PROPOSED ACCESS "L" WITH A 100 FEET OF STEAM LENGTH AND ONE SOUTHBOUND ENTERING LANE AND TWO NORTHBOUND EXIT LANES (SEPARATE LEFT AND RIGHT LANES);
- e. IMPROVE PRIVATE STREET & PROPOSED ACCESS "N" (INTERSECTION 10N) AS FOLLOWS:
WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON PRIVATE STREET WITH A TWO-WAY LEFT-TURN LANE (TWLTL) AND TWO THROUGH LANES IN EACH DIRECTION. THE NORTHBOUND THROUGH LANE (TWLTL) WILL BE 100 FEET WIDE AND TERMINATING AT PROPOSED ACCESS "N" (MARK FOR 100 FEET OF STORAGE); AND

Parcels	199-241-03, 199-241-13, 199-241-15, 199-241-34, 199-241-44, 199-251-01	199-241-57, 199-241-58, & 199-241-61	199-241-57 & 199-241-58
Maximum Height	AS ALLOWED BY ORDINANCE IN CC, 65' IN MUDD-O	65' ON DEV. AREA B 50' ON DEV. AREA F	65' ON DEV. AREA B
Existing Approved Baseline Maximum Entitlement	USES PERMITTED BY RIGHT UNDER CC & MUDD-O	6,000 SF OF GROSS FLOOR AREA HOTEL WITH UP TO 125 ROOMS	N/A
Existing Approved Transfer Rights	NONE	NONE	N/A
Existing Approved Conversion Rights	NONE	NONE	N/A
Existing Approved Maximum Entitlement with Conversions and/or Transfers	UP TO 525,000SF OF GROSS FLOOR AREA & HOTEL WITH UP TO 125 ROOMS	6,000 SF OF GROSS FLOOR AREA HOTEL WITH UP TO 125 ROOMS	N/A
SPA Proposed Baseline Maximum Entitlement			HOTEL WITH UP TO 125 ROOMS & 7,000 SF OF GROSS FLOOR AREA ON DEV. AREA B
SPA Proposed Transfer Rights		NONE	NONE
SPA Proposed Conversion Rights		NONE	NONE



nc firm no: P-0418 sc coa no: C-0304

**Avatar Holdings:
Srinivas Macha**

1005 Ladera Drive
Waxhaw, NC 28173

Dixie River
RZP-2016-013

Development Standards

Outlets Blvd, Charlotte NC 28278

[illegible]

Project No: 24-CLT-159

Date: 12.02.2025

Sheet No:

RZ-3.0