



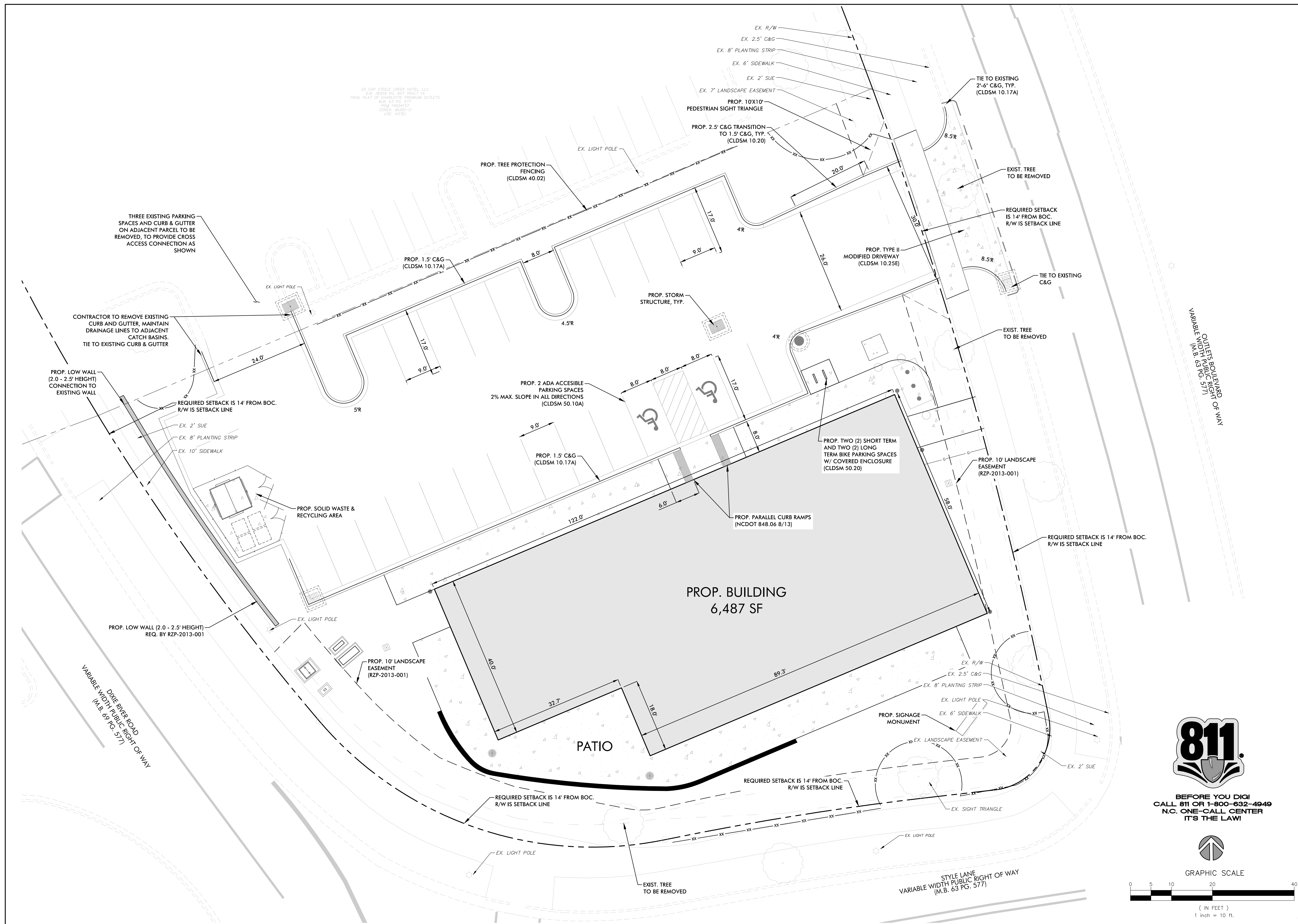
Waxhaw, NC 28173

Rezoning Plan

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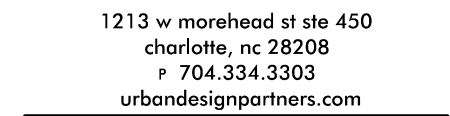
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- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED BELOW)
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 7,000 SQUARE FEET 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.

- i. IMPROVE PRIVATE STREET & PROPOSED ACCESS "L" (INTERSECTION 10U) AS FOLLOWS:
 - a. WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON TROJAN DRIVE WITH A TWO-WAY LEFT-TURN LANE (TWLTU) (THREE-LANE SECTION) COMMENCING AT STEELE CREEK ROAD AND TERMINATING AT SHOPTON ROAD (THE TWLTU WILL BE USED AS WESTBOUND LEFT-TURN LANE AT PROPOSED ACCESS "L" AND AS EASTBOUND LEFT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE BEHIND THE TWLTU AND TWLTU); AND
 - b. PROPOSED ACCESS "L" WITH 150 FEET OF STEM LENGTH WITH ONE SOUTHBOUND ENTERING LANE AND TWO NORTHBOUND EXIT LANES (SEPARATE LEFT AND RIGHT LANES).
 - ii. IMPROVE PRIVATE STREET & PROPOSED ACCESS "N" (INTERSECTION 10N) AS FOLLOWS:
 - a. WITH ONE EASTBOUND AND WESTBOUND THROUGH LANE ON PRIVATE STREET WITH A TWO-WAY LEFT-TURN LANE (TWLTU) (THREE-LANE SECTION) COMMENCING AT STEELE CREEK ROAD AND TERMINATING AT PROPOSED ACCESS "N" (MARK FOR 100 FEET OF STORAGE); AND
 - b. PROPOSED ACCESS "N" WITH 150 FEET OF STEM LENGTH WITH ONE SOUTHBOUND ENTERING LANE AND TWO NORTHBOUND EXIT LANES (SEPARATE LEFT AND RIGHT LANES).
 - iii. IMPROVE STEELE CREEK ROAD & PROPOSED ACCESS "R" (INTERSECTION 10R) AS FOLLOWS:
 - i. CONSTRUCT PROPOSED ACCESS "R" WITH ONE WESTBOUND INGRESS LANE (RIGHT-IN ONLY).
 - ii. STANDARDS, PHASING AND OTHER PROVISIONS.
 - iii. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE CDOT/NCDOT, AS APPLICABLE, FOR IMPROVEMENTS WITHIN THE JURISDICTION OF THE RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHWEST MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
 - iv. SUBMITTANCE REQUIREMENTS TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 5.11 ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 5.11.A AS ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS ARE GENERALLY DETERMINED BY CDOT/NCOT ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SUBMITS THE CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT, THE PETITIONER SHALL BE REQUIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY FROM THE LOCAL DEVELOPMENT PHASING DESCRIBED ABOVE. THE CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
6. ARCHITECTURAL STANDARDS:
 - a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, SIMULATED STONE, PRE-CAST CONCRETE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, EPS OR WOOD. BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN THE SITE WILL BE LIMITED TO THE APPEARANCE OF THE SITES BUILDING-ARCHITECTURE. LANDSCAPING PLAZAS AS INDICATED BELOW IN SECTION 6.2 (THE PORTIONS OF THE BUILDINGS LOCATED BEHIND THE LOADING AREA SCREEN WALLS WILL NOT BE INCLUDED WHEN CALCULATING THE PERCENTAGE OF ALLOWED DFS). BUILDING MATERIALS FOR THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN ALL THE OTHER DEVELOPMENT AREAS WILL BE LIMITED TO 40% DFS. THE BUILDING MATERIALS WILL BE LIMITED TO THE APPEARANCE OF THE SITES BUILDING-ARCHITECTURE. LANDSCAPING, SIGNAGE AND STREETSCAPE ELEMENTS WITH THE BREEKWEED DEVELOPMENT BY UTILIZING GENERALLY SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL DETAILS, STREETSCAPES, LANDSCAPE MATERIALS AND LANDSCAPE DESIGNS.

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



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**Avatar Holdings:
Srinivas Macha**

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Waxhaw, NC 28173

Dixie River
RZP-2016-013

Development Standards

Outlets Blvd, Charlotte NC 28278

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