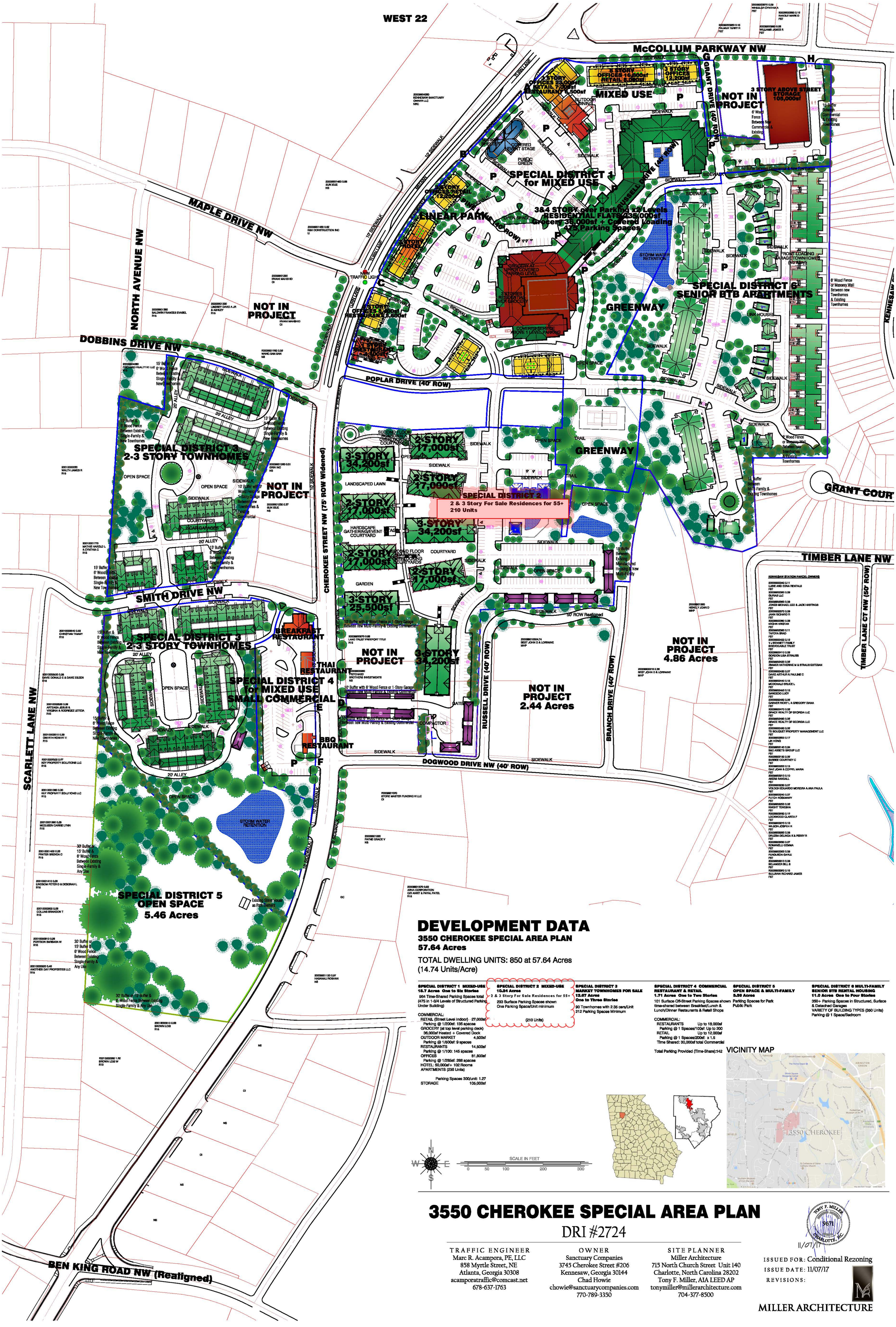

DEVELOPMENT DATA

3550 CHEROKEE SPECIAL AREA PLAN

57.64 Acres

TOTAL DWELLING UNITS: 850 at 57.64 Acres
(14.74 Units/Acre)

SPECIAL DISTRICT 1 MIXED-USE
18.7 Acres One to Six Stories

984 Time-Shared Parking Spaces total
(475 in 1-3/4 Levels of Structured Parking Under Building)

COMMERCIAL:
RETAIL (Street Level Indoor) 27,000sf
Parking @ 1/200sf: 135 spaces
GROCERY (at top level parking deck)
36,000sf Heated + Covered Dock
OUTDOOR MARKET 4,500sf
Parking @ 1/500sf: 9 spaces
RESTAURANTS 14,500sf
Parking @ 1/100: 145 spaces
OFFICES 81,800sf
Parking @ 1/285sf: 288 spaces
HOTEL: 50,000sf+ 102 Rooms
APARTMENTS (235 Units)

Parking Spaces 300/unit: 1.27
STORAGE 105,000sf

SPECIAL DISTRICT 2 MIXED-USE
10.24 Acres
2 & 3 Story For Sale Residences for 55+
233 Surface Parking Spaces shown
One Parking Space/Unit minimum

(210 Units)

SPECIAL DISTRICT 3
MARKET TOWNHOMES FOR SALE
12.67 Acres
One to Three Stories

90 Townhomes with 2.35 cars/Unit
212 Parking Spaces Minimum

SPECIAL DISTRICT 4 COMMERCIAL RESTAURANT & RETAIL
1.71 Acres One to Two Stories

101 Surface Off-Street Parking Spaces shown time-shared between Breakfast/Lunch & Lunch/Dinner Restaurants & Retail Shops

COMMERCIAL:
RESTAURANTS Up to 18,000sf
Parking @ 1 Spaces/100sf: Up to 200
RETAIL Up to 12,000sf
Parking @ 1 Spaces/200sf: x 1.5
Time Shared: 30,000sf total Commercial

Total Parking Provided (Time-Share):142

SPECIAL DISTRICT 5
OPEN SPACE & MULTI-FAMILY
5.56 Acres

Parking Spaces for Park
Public Park

SPECIAL DISTRICT 6 MULTI-FAMILY SENIOR BTB RENTAL HOUSING
11.0 Acres One to Four Stories

350+ Parking Spaces in Structured, Surface & Detached Garages
VARIETY OF BUILDING TYPES (350 Units)
Parking @ 1 Space/Bedroom

VICINITY MAP

3550 CHEROKEE SPECIAL AREA PLAN

DRI #2724

TRAFFIC ENGINEER
Marc R. Acampora, PE, LLC
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OWNER
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Miller Architecture
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TONY F. MILLER 9671 CHARLOTTE, NC 11/07/17

ISSUED FOR: Conditional Rezoning
ISSUE DATE: 11/07/17
REVISIONS:

MILLER ARCHITECTURE