

**SITE LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- FULL ACCESS MOVEMENT

**SITE DEVELOPMENT DATA**

ACREAGE: ± 27.97 ACRES  
 TAX PARCEL #: PORTION OF 047-391-09  
 EXISTING ZONING: RE-2  
 PROPOSED ZONING: R-17MF(CD)  
 EXISTING USES: VACANT  
 PROPOSED USES: UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.  
 MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FIVE (5) STORIES OR 72 FEET BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.  
 PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 September 19, 2020

**REZONING PETITION NUMBER 2020-055**

**IBM DRIVE**

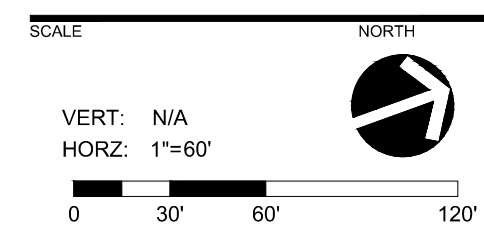
RANGEWATER  
 CHARLOTTE, NC

1019522

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	06.15.20
2	REZONING RESUBMITTAL	08.17.20
3	REZONING RESUBMITTAL	09.28.20
4	REZONING RESUBMITTAL	10.07.2020

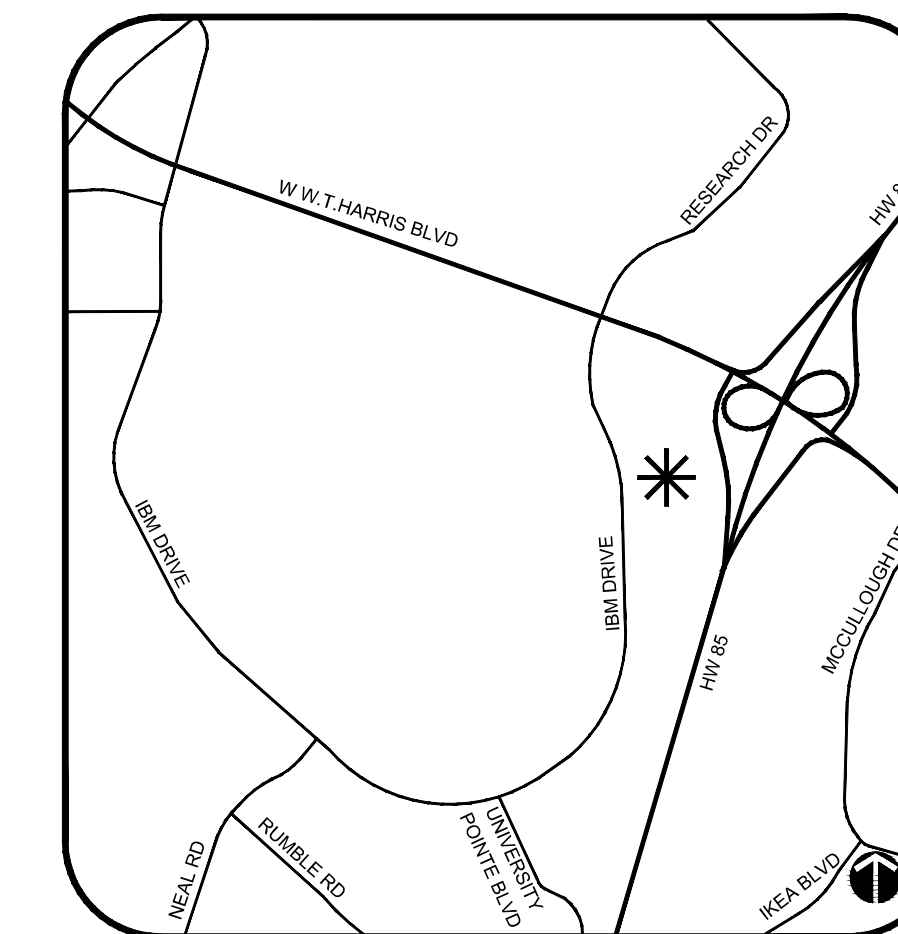
DESIGNED BY: DAW  
 DRAWN BY: SFC  
 CHECKED BY: DAW



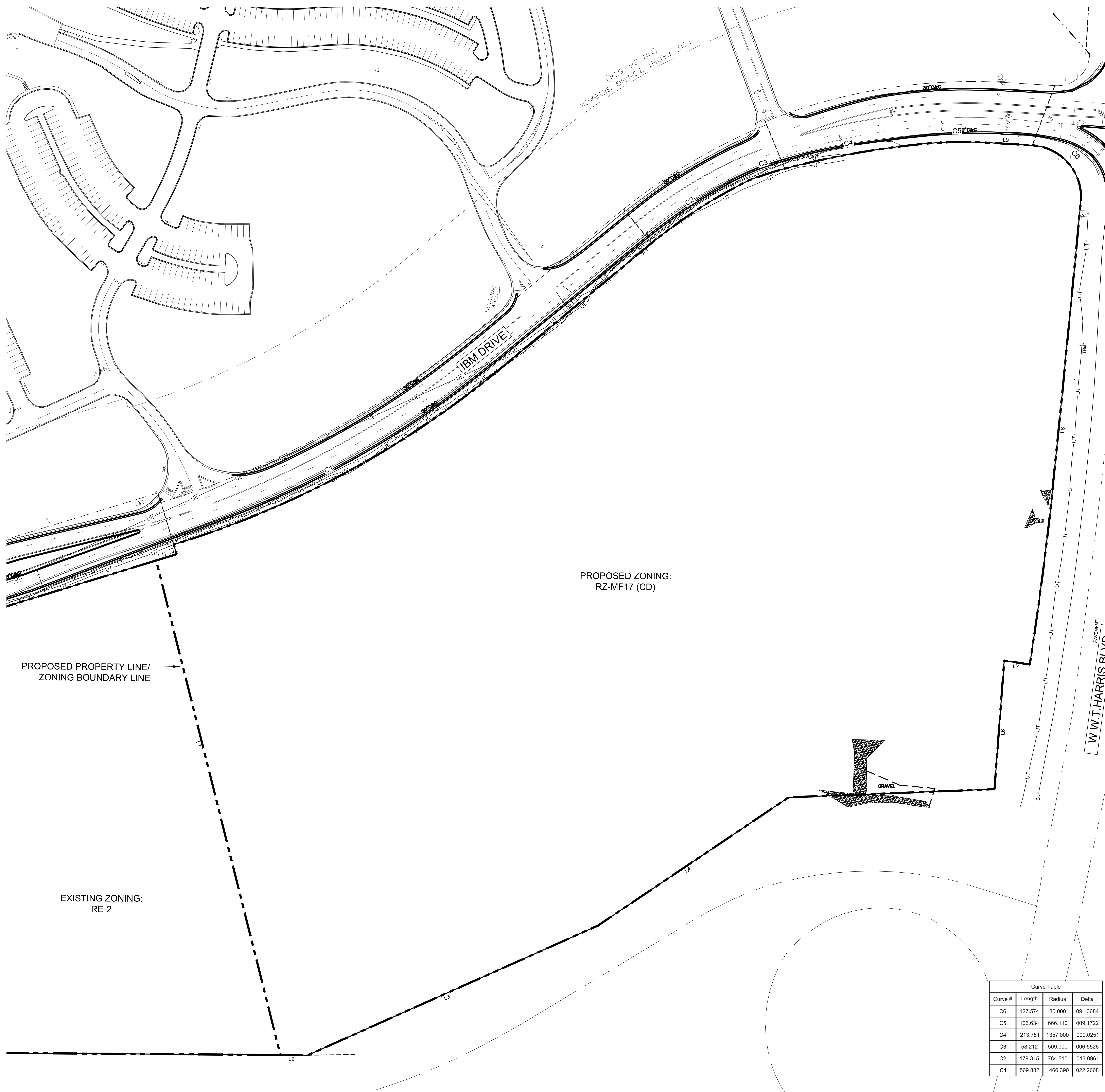
TECHNICAL DATA SHEET

SHEET NUMBER **RZ-1**





NTS  
VICINITY MAP



PROPOSED ZONING:  
RZ-MF17 (CD)

PROPOSED PROPERTY LINE/  
ZONING BOUNDARY LINE

EXISTING ZONING:  
RE-2

Curve Table

Curve #	Length	Radius	Delta
C6	127.574	80.000	091.3684
C5	106.634	666.110	009.1722
C4	213.751	1357.000	009.0251
C3	58.212	509.000	006.5526
C2	179.315	784.510	013.0961
C1	569.882	1466.390	022.2668

Line Table

Line #	Length	Direction
L12	33.083	N00° 04' 50.43"E
L11	11.790	N89° 55' 53.66"W
L10	310.640	N22° 36' 11.62"W
L9	65.880	N20° 34' 53.22"E
L8	198.834	S67° 02' 12.97"E
L7	40.000	S25° 58' 38.36"W
L6	199.330	S68° 34' 35.27"E
L5	318.136	S14° 51' 33.04"W
L4	355.420	S16° 48' 06.13"E
L3	490.453	S06° 56' 56.13"E
L2	42.412	S17° 31' 14.38"W
L1	787.733	N86° 58' 29.88"W

KEY MAP

SCALE

**REZONING PETITION**  
NUMBER 2020-055

PROJECT

**IBM DRIVE**

RANGEWATER  
CHARLOTTE, NC

LANDDESIGN PROJECT #

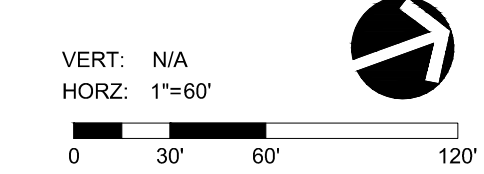
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DESIGNED BY: DAW  
DRAWN BY: SFC  
CHECKED BY: DAW

SCALE



ZONING BOUNDARY

SHEET NUMBER

**RZ-3**

