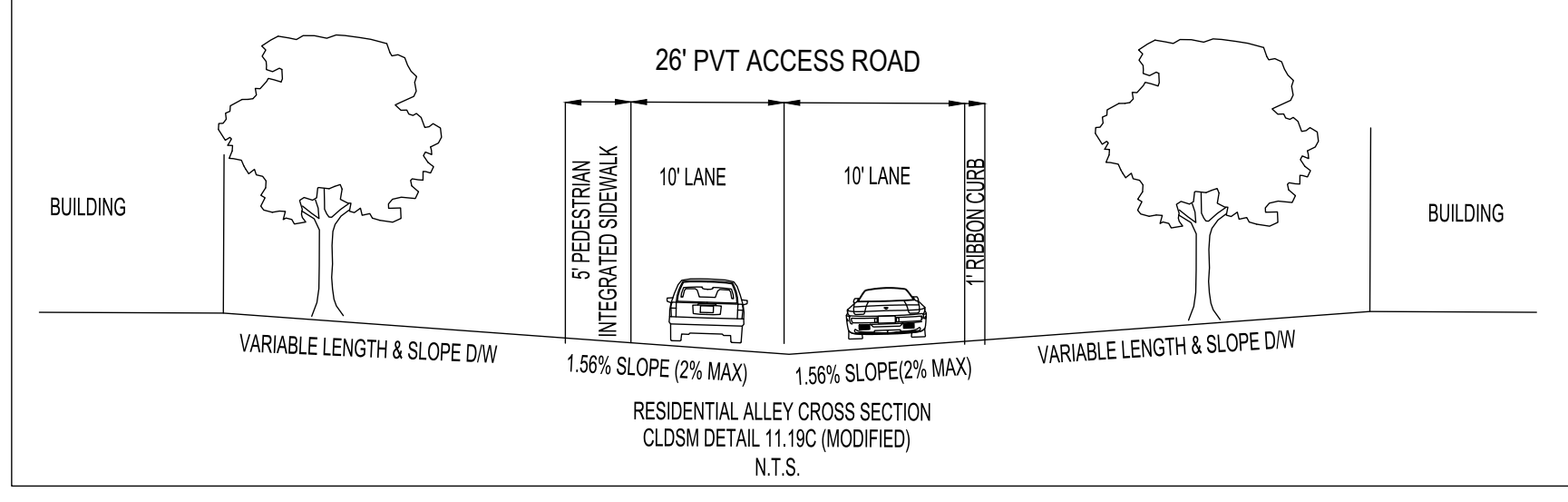
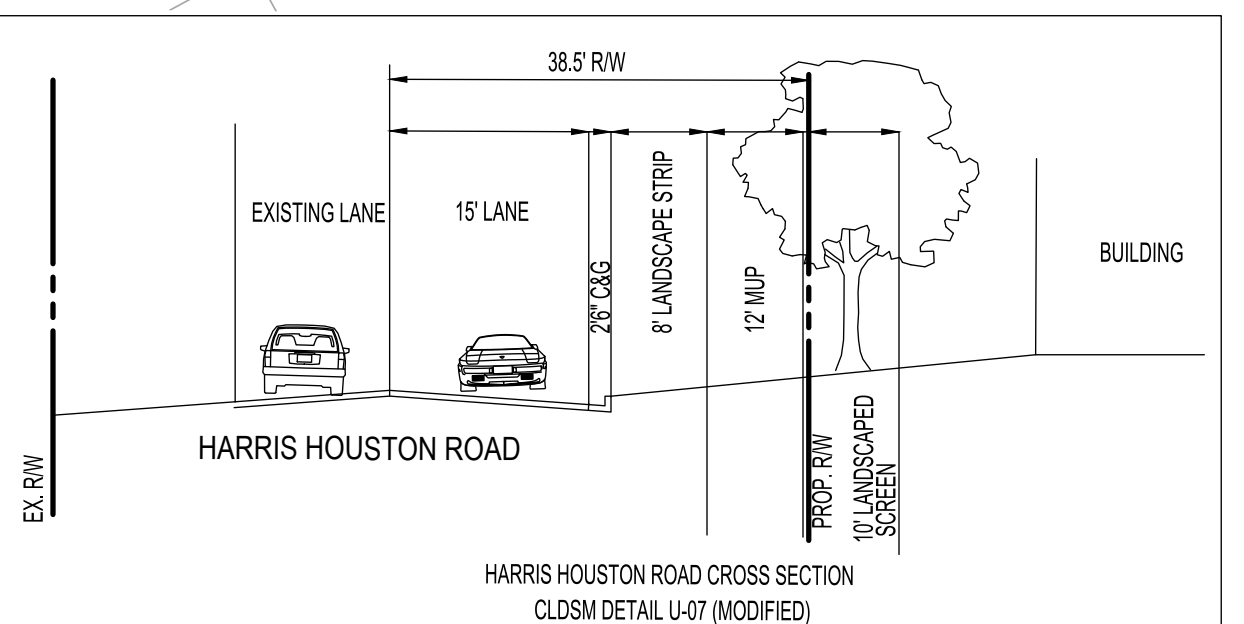


VICINITY MAP

10' LANDSCAPED SCREEN TO BE PROVIDED ALONG HARRIS HOUSTON ROAD AS APPLICABLE PER UDO SECTION 12.303(1) (SEE CROSS SECTION)

DEVELOPMENT DATA TABLE:	
PARCEL INFORMATION	
ADDRESS	3223 HARRIS HOUSTON ROAD
TAX PARCEL ID	05107104, 05107106, 05128180
CURRENT ZONING USE	R-3 / VACANT, SINGLE FAMILY
PROPOSED ZONING USE	R-8 MF (CD) / MULTI-FAMILY RESIDENTIAL
SITE DATA	
TOTAL AREA	±21.08 ACRES
OPEN SPACE REQUIRED	10.54 ACRES (50%)
OPEN SPACE PROVIDED	10.54 ACRES (50%)
RESIDENTIAL DWELLINGS	83
PROPOSED MAXIMUM DENSITY	83 UNITS/21.08 ACRES = ±3.920/AC
PROPOSED BUA	±7.88 ACRES (37.3%)
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREATREE SAVE REQUIRED	2.18 ACRES (10%)
NATURAL AREATREE SAVE PROVIDED	2.18 ACRES (10%)
PARKING DATA	
AUTO PARKING REQUIRED	125 (1.5 SPACE/UNIT)
BICYCLE PARKING REQUIRED	5 (SHORT TERM), 0 (LONG TERM)
AUTO PARKING PROVIDED	303 SPACES
GARAGE	166
DRIVEWAY	166
GUEST	21
BICYCLE PARKING PROVIDED	5 (SHORT TERM), 0 (LONG TERM)
SETBACKS, BUFFERS, TREE SAVE	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 27' (ALONG HARRIS HOUSTON ROAD) - REDUCED TO 10' IN AREAS THAT MEET UDO 12.303(1)(F) CRITERIA
PERIMETER BUFFERS/YARDS	SIDE YARD: 20' REAR YARD: 50' BUFFER: CLASS C - 50' (SEE PLANS FOR AREAS REQUIRING BUFFER)



APPROVED BY CITY COUNCIL
October 19 2020

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	8/13/20	CITY COMMENTS	ATZ	DR

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ALWAYS CALL 811
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC203000
DRAWN BY: ATZ
CHECKED BY: DR
DATE: 4/9/20
CAD I.D.:

REZONING PLANS
FOR



REDWOOD HARRIS HOUSTON
3223 HARRIS HOUSTON ROAD
CITY OF CHARLOTTE
CHARLOTTE, NC 28262

BOHLER
BOHLER ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

PURPOSE: THE CONDITIONAL DISTRICT ZONING OF (3) PARCELS TOTALING 21.08 ACRES FOR THE PURPOSES OF MULTI-FAMILY HOUSING.
WORK TO INCLUDE 83 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - TREE SAVE REQUIREMENTS (UDO SEC. 21-93)
 - TREE SAVE AREAS MAY INCLUDE MECKLENBURG COUNTY PARK AND RECREATION GREENWAY AREAS.
 - TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT.
 - TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS.
 - TREE SAVE REQUIREMENTS (UDO SEC. 21-95)
 - SQUARE FOOTAGE FOR EXISTING AND DEDICATED ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS... WILL BE SUBTRACTED FROM THE TOTAL SITE AREA BEFORE THE REQUIRED PERCENT OF TREE SAVE AREA IS CALCULATED.

PROJECT TEAM:

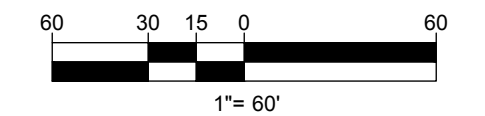
Redwood
7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
Phone: (330) 819-3977

BOHLER
BOHLER ENGINEERING NC, PLLC
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400

MPG
MANN - PARSONS - GRAY
ARCHITECTS
3660 EMBASSY PARKWAY
AKRON, OH 44333
Phone: (330) 666-5770

SHEET TITLE:
CONDITIONAL REZONING: CONCEPTUAL SITE PLAN
SHEET NUMBER:
RZ1.0

REVISION 1 - 8/13/20



H:\3223000\3223000\DRAWING\SP\PLAN SET\REZONING\REDWOOD\HARRIS HOUSTON - REZONING PLANS - 2020.dwg - LAYOUT - RZ1.0

