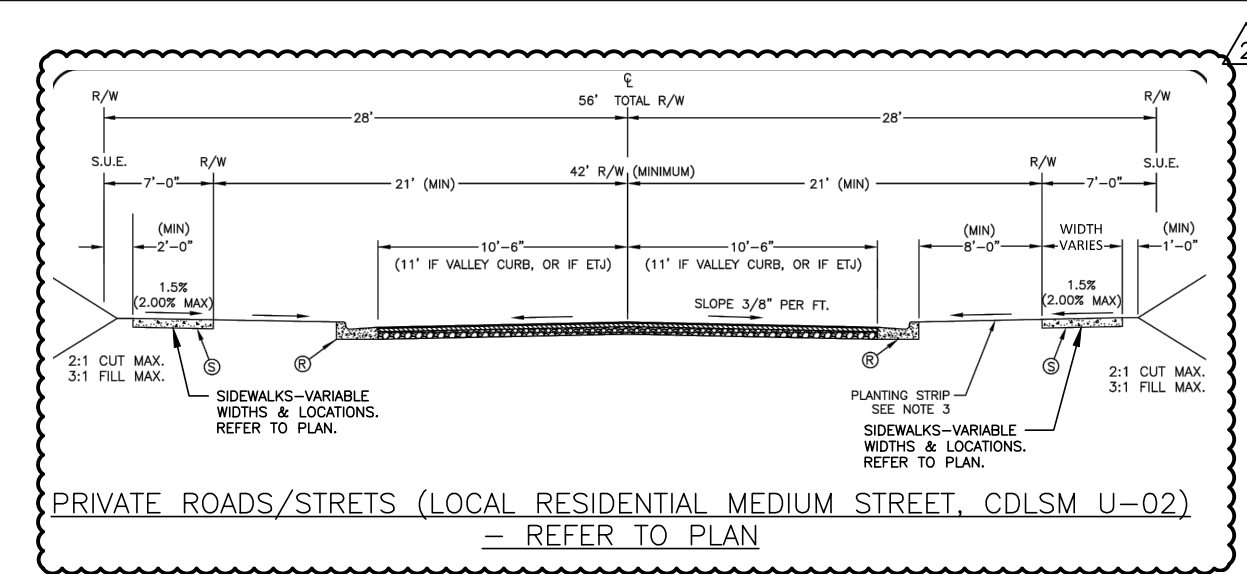


SITE DATA	
DEVELOPER/APPLICANT RD UNIVERSITY OAKS LLC 101 S. TRYON STREET, SUITE 2700 CHARLOTTE, NORTH CAROLINA 28280	
PID:	04739101
EXISTING ZONING:	RE-2
PROPOSED ZONING:	R-12MF (CD)
DEVELOPMENT AREA ± 64.048 AC	
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	
MULTI-FAMILY UNITS: (DEVELOPMENT AREA A)	450 UNITS MAX (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOWNHOMES: (DEVELOPMENT AREA B)	150 UNITS MAX (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOTAL UNITS:	600 UNITS MAX
PROPOSED DENSITY:	+ 9.36 UNITS/AC
PARKING REQUIREMENTS	
PARKING:	1.5 SPACES PER UNIT AS SET FORTH IN THE ORDINANCE
TREE SAVE:	15% OF TOTAL SITE AREA, MINIMUM AS SET FORTH IN THE ORDINANCE
OPEN SPACE REQUIRED:	50% OF TOTAL SITE AREA PER THE ORDINANCE

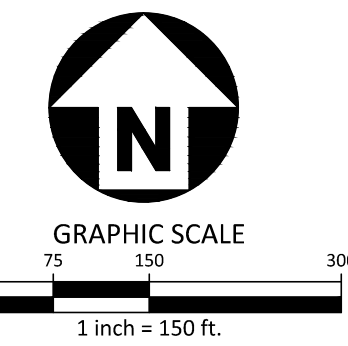
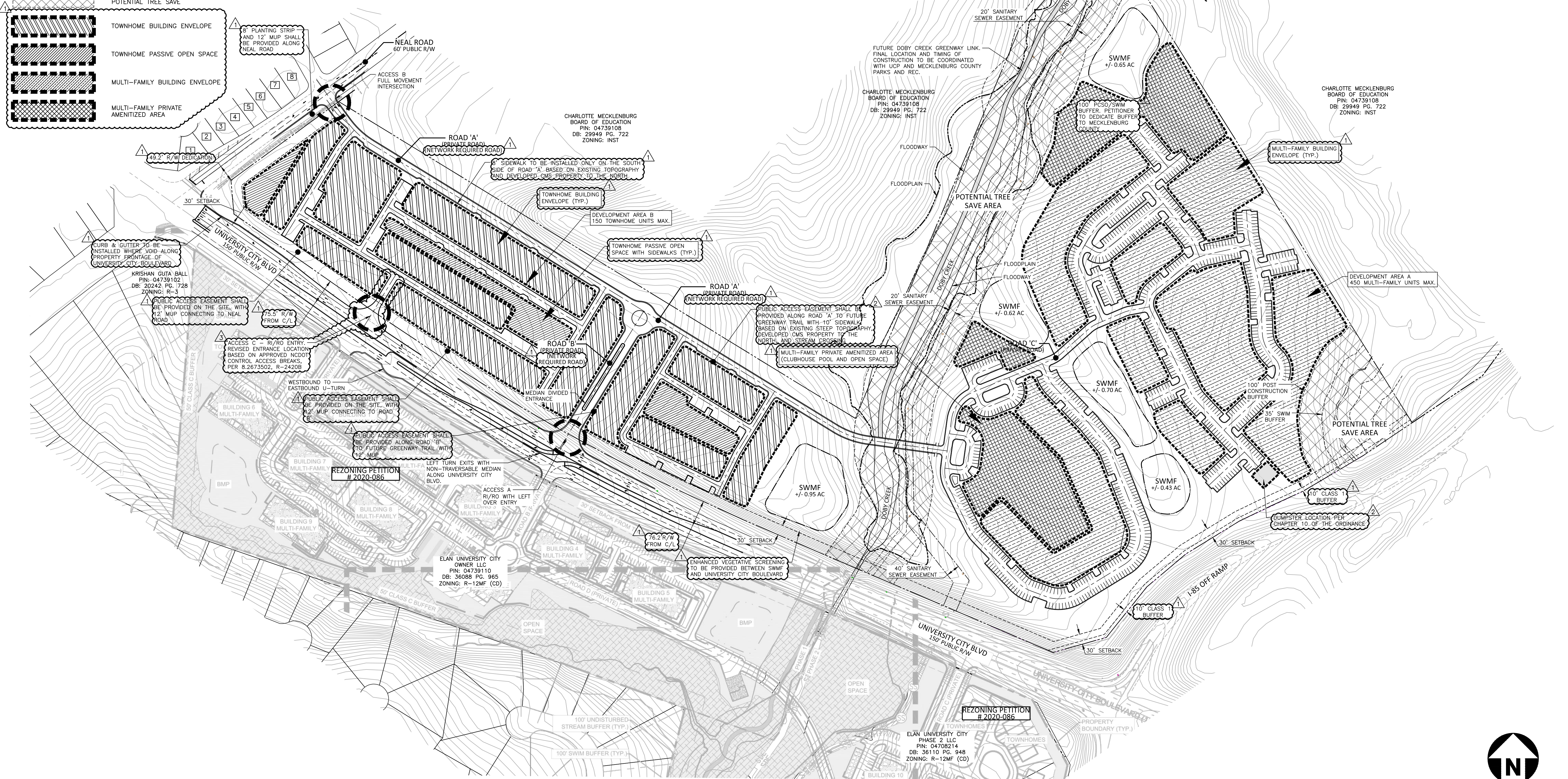
ADJACENT PROPERTY OWNERS			
PARCEL	DEED	OWNER	ZONING
1	04707208	33883-578 SONIA ELIZABETH GARCIA DE RECINOS	R-6
2	04707207	21867-782 CAROLYN BULLOCK	R-6
3	04707206	20824-210 CASSANDRA CUNNINGHAM	R-6
4	04707205	33304-591 RON & KATHY NORRIS	R-6
5	04707204	19564-475 DWIGHT L TOLLIVER	R-6
6	04707203	29320-828 SPRING PARK REALTY LLC	R-6
7	04707202	34373-900 CRAIG BROWN & MARY H RIGGINS	R-6
8	04707201	17450-963 EYEISHA LENNARD	R-6

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS



SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	FUTURE GREENWAY LINK
	POTENTIAL TREE SAVE
	TOWNHOME BUILDING ENVELOPE
	TOWNHOME PASSIVE OPEN SPACE
	MULTI-FAMILY BUILDING ENVELOPE
	MULTI-FAMILY PRIVATE AMENITIZED AREA

- NOTES:
- ALL BUILDINGS WILL MEET THE REQUIRED SETBACK AND YARDS AS DESCRIBED IN THE ORDINANCE FOR THE R-12MF DISTRICT FOR PLANNED MULTIFAMILY.
 - SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE.
 - ALL DWELLINGS TO MEET SECTION 9.303.19(c).
 - PETITIONER TO COORDINATE LOCATION OF ADA COMPLIANT CATS BUS WAITING PAD ALONG NEAL ROAD PER LAND DEVELOPMENT STANDARD 60.10B. FINAL LOCATION OF THE PAD WILL BE COORDINATED WITH THE DEVELOPER THROUGH THE PERMITTING PROCESS.



McADAMS
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Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
RD UNIVERSITY OAKS, LLC
101 S. TRYON ST, SUITE 2700
CHARLOTTE, NORTH CAROLINA 28280

UNIVERSITY OAKS
REZONING PETITION # 2021-258
CORNER OF UNIVERSITY CITY BLVD AND
NEAL RD
CHARLOTTE, NORTH CAROLINA, 28262

REVISIONS

NO.	DATE	PER CITY/CDOT COMMENTS
1	05.16.2022	PER CITY/CDOT COMMENTS
2	06.23.2022	PER CITY/CDOT COMMENTS
3	07.06.2022	PER CITY/CDOT COMMENTS

PLAN INFORMATION

PROJECT NO.	RLG-21001
FILENAME	RLG21001-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=150'
DATE	03.28.2022

REZONING SITE PLAN

RZ.01

M:\Projects\RLG21001\04-Production\Engineering\Construction Drawing\Concept Plan\RLG21001-R21.dwg, 7/6/2022 8:37:20 AM, Drew Singleton

