



VICINITY MAP

**SITE LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- PROPOSED OPEN SPACE ENVELOPE
- PROPOSED UNDISTURBED LANDSCAPE BUFFER
- PROPOSED REPLANTED LANDSCAPE BUFFER
- PROPOSED FUTURE DEVELOPMENT, TREE SAVE, OR STORMWATER FACILITY
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED FUTURE ROAD CONNECTION
- FULL ACCESS MOVEMENT

**SITE DEVELOPMENT DATA**

- ACREAGE: ± 27.41 ACRES
- TAX PARCEL #: 049-242-07
- EXISTING ZONING: UR-2(CD)
- PROPOSED ZONING: UR-2(CD) SPA
- EXISTING USES: VACANT AND RESIDENTIAL
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 405 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT AND AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW.
- MAXIMUM BUILDING HEIGHT: UP TO FOUR (4) STORIES (AND NOT TO EXCEED 68 FEET WITHIN DEVELOPMENT AREA A AND A1, UP TO FOUR (4) STORIES AND NOT TO EXCEED 48 FEET WITHIN DEVELOPMENT AREA B. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE. SOME OF THE BUILDINGS MAY HAVE BASEMENTS, A BASEMENT AS DEFINED BY THE NORTH CAROLINA BUILDING CODE, 2012 EDITION, WILL NOT BE CONSIDERED A STORY FOR THE PURPOSES OF THE HEIGHT LIMIT INDICATED ABOVE.
- MINIMUM BUILDING HEIGHT: THE PROPOSED MULTI-FAMILY UNITS (BUILDINGS) WILL HAVE A MINIMUM OF THREE (3) STORIES (SOME PARTS OF THE BUILDINGS MAY HAVE TWO (2) STORY PORTIONS) THE PROPOSED ATTACHED DWELLING UNITS MAY BE TWO (2) OR THREE (3) STORY BUILDINGS WILL HAVE A MAXIMUM HEIGHT OF 48 FEET. THE MINIMUM BUILDING HEIGHT DOES NOT APPLY TO ACCESSORY STRUCTURES, INCLUDING A DETACHED CLUB HOUSE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

KEY MAP

SCALE

**REZONING PETITION NUMBER 2021-047**

PROJECT

**CAROLYN**

CHARLOTTE, NC  
REZONING  
PETITION #2021-047

LANDDESIGN PROJ.# 1019380

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	02.11.2021
2	REZONING RE-SUBMITTAL	05.14.2021

DESIGNED BY: DW  
DRAWN BY: SC  
CHECKED BY: DW

SCALE: NORTH  
VERT: N/A  
HORZ: 1"=100'

TECHNICAL DATA SHEET

SHEET NUMBER

**RZ-1**







