

VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 1.44 ACRES

TAX PARCEL #: 079-042-03

EXISTING ZONING: I-2

PROPOSED ZONING: MUDD (CD)

EXISTING USES: AUTOMOTIVE REPAIR

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 36 ATTACHED DWELLING UNITS (TOWNHOMES FOR SALE) AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: UP TO 46 FEET. HEIGHT TO BE MEASURED PER THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE. A MINIMUM OF SIX (6) INTERNAL GUEST/VISITOR PARKING SPACES WILL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN

NOTE: SITE WILL COMPLY WITH CHARLOTTE TREE SAVE ORDINANCE.

KEY MAP

SEAL

**PRELIMINARY  
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,

XXXXX XXXXXXXX ### 4/11/22  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

PROJECT

**WOODWARD  
AVENUE  
TOWNHOMES**

CAROLINA CAPITAL REAL ESTATE PARTNERS

1022 WOODWARD AVENUE,

CHARLOTTE NC, 28205

1

REZONING # 2021-245  
LANDDESIGN PROJ.# 1021288

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	10.21.2021
2	2ND SUBMITTAL	04.11.2022
3	3RD SUBMITTAL	05.26.2022

1

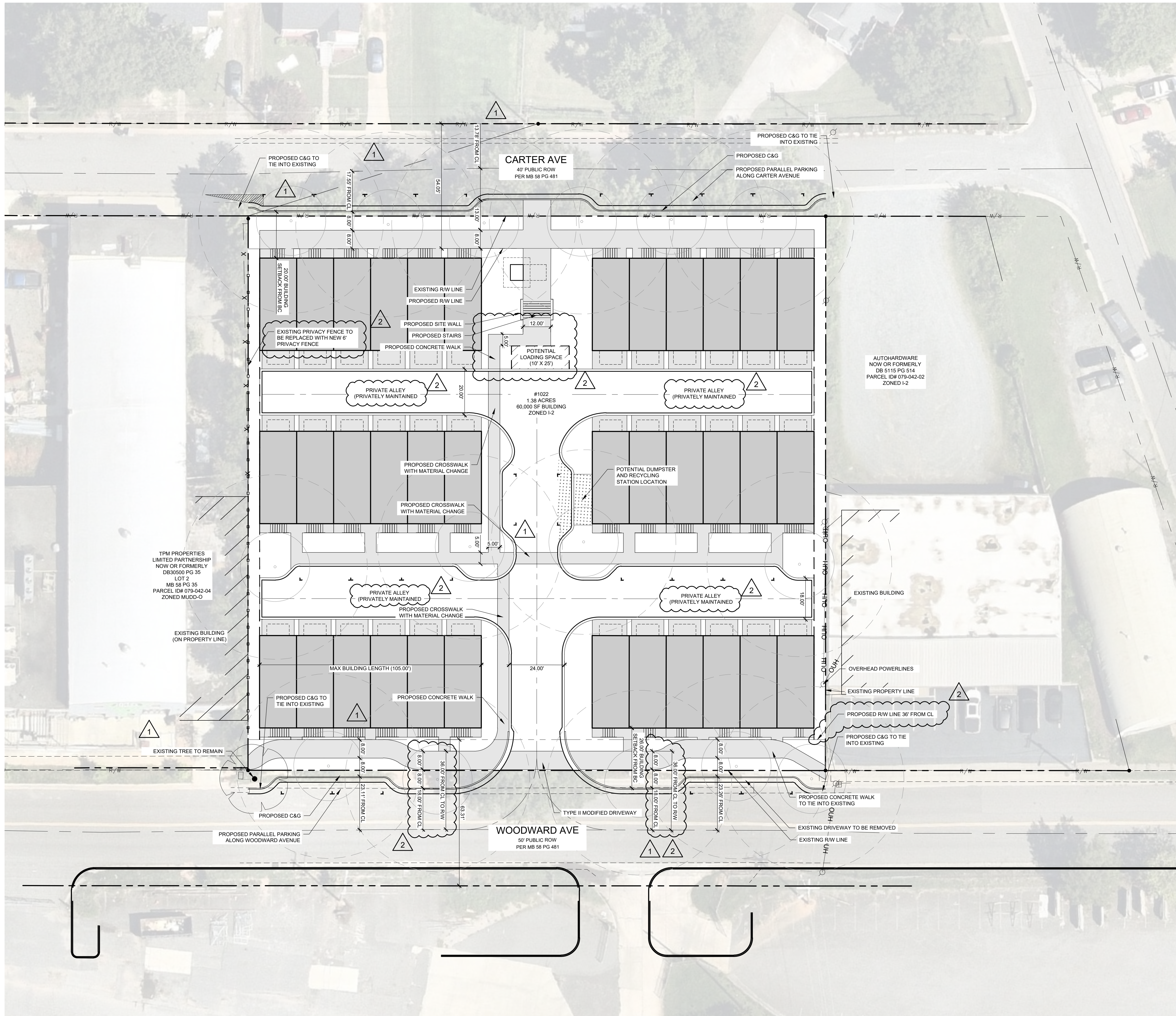
DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE: NORTH  
VERT: N/A  
HORZ: 1"=20'  
0 10 20 40'  
ORIGINAL SHEET SIZE: 24" X 36"

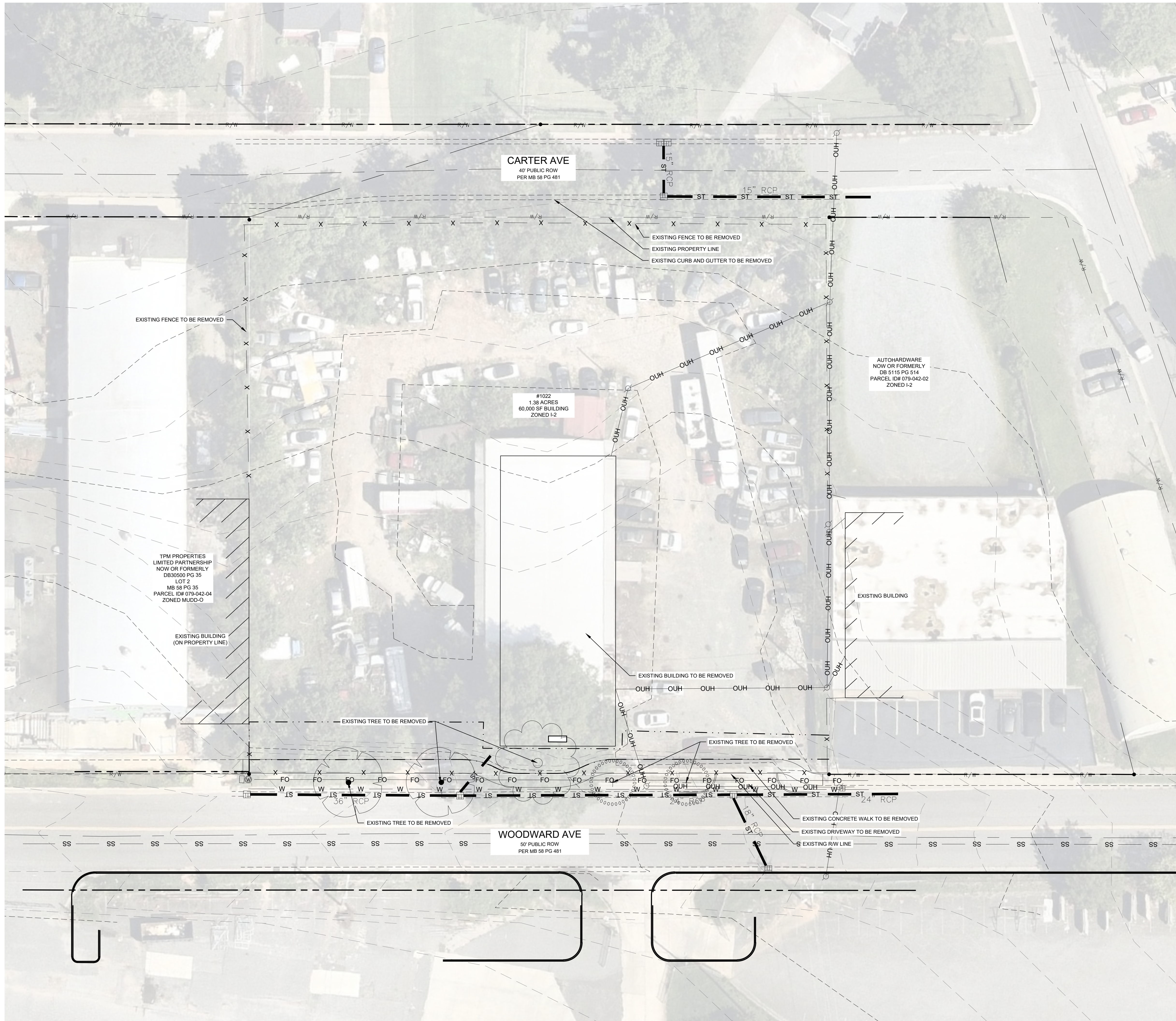
SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-1







KEY MAP

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EXISTING CONDITIONS

SHEET NUMBER

**RZ-3**