



REZONING PETITION

FOR PUBLIC HEARING

2020-XXX

REZONING DOCUMENT

WILORA LAKE RD SITE

CHARLOTTE, NC
HOPPER COMMUNITIES
1616 CLEVELAND AVENUE
CHARLOTTE, NC 28203
704.805.4810

SCHEMATIC
SITE PLAN

15 0 15 30 N
SCALE: 1" = 30'

PROJECT #: 598-022
DRAWN BY: JG
CHECKED BY: NB

NOVEMBER 30, 2020

REVISIONS:



SITE DATA

TAX MAP NO:	10304112 & 10304114
SITE AREA:	±4.57 AC (198,957 SF)
EXISTING ZONING:	R-4
PROPOSED ZONING:	MUDD-0
EXISTING USE:	VACANT (WOODED LOT)
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	89 UNITS
PROPOSED DENSITY:	19.47 DU/A
PARKING REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS (LOCATED IN CENTER)
MAX BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS

ATTN: OZ COHEN
6000 REGAL ESTATE LANE LP
DB/PG: 32082-150
TAX #: 10311117
ZONING: R-17MF(CD)

8" PLANTER STRIP AND
8" SIDEWALK

WILORA LAKE ROAD
CDOT 60' PUBLIC RIGHT OF WAY

SEE DEVELOPMENT
STANDARDS FOR SIDE
FACING UNITS (TYP.)

EX. WILORA LAKE
ROAD R/W TO REMAIN

ATTN: OZ COHEN
6000 REGAL ESTATE
LANE LP
DB/PG: 32082-150
TAX #: 10311121
ZONING: R-17MF(CD)

MARY LOU OLANO
FREDDY OLANO
DB/PG: 23336-71
TAX #: 10304115
ZONING: R-4

ICBNC INC
DB/PG: 23017-637
TAX #: 10304110
ZONING: R-4

ATTN: CHIEF OPERATING OFFICER BOARD
OF EDUCATION CHARLOTTE-MECKLENBURG
DB/PG: 31503-146
TAX #: 10304142
ZONING: R-4

CITY OF CHARLOTTE
DB/PG: 27628-851
TAX #: 10304199
ZONING: MUDD-0

SITE PLAN IS SCHEMATIC IN NATURE. SOME
VARIATION TO PLAN MAY OCCUR IN FINAL
DESIGN BUT SHALL MEET THE OVERALL INTENT
OF THIS PLAN AND SHALL COMPLY WITH THE
APPLICABLE ORDINANCE REQUIREMENTS

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