

VICINITY MAP

ZONING INFORMATION AND NOTES:

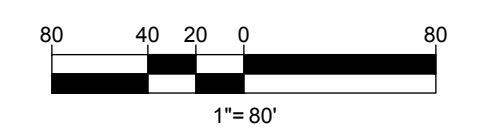
- OWNER/APPLICANT:  
SDP ACQUISITIONS I, LLC  
370 LEXINGTON AVENUE, ST. 700  
NEW YORK, NY 10017  
CONTACT: IAN LEVINE  
EMAIL: ILEVINE@SPANDRELDVELOPMENT.COM
- THIS PLAN IS BASED ON THE FOLLOWING:  
GIS AND CHARLOTTE EXPLORER
- PARCEL:  
PIN: 077-063-03, 077-052-01, 077-063-08, 077-063-09, 077-063-13  
CHARLOTTE, MECKLENBURG COUNTY NC  
PARCEL AREA: 18.84 ACRES
- EXISTING ZONING:  
I-1 (LIGHT INDUSTRIAL), R-22MF (MULTIFAMILY RESIDENTIAL)  
USE: VACANT
- PROPOSED ZONING:  
R-22MF (CD)  
USE: MULTIFAMILY RESIDENTIAL

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3245 STATESVILLE AV
TAX PARCEL ID	07706303, 07706308, 07706309, 07706313, 07705201
CURRENT ZONING/USE	R-22MF, I-1
PROPOSED ZONING/USE	R-22MF (CD) / MULTI-FAMILY
SITE DATA	
TOTAL AREA:	18.84 ACRES
OPEN SPACE REQUIRED	7.54 ACRES (40%)
OPEN SPACE PROVIDED	7.54 ACRES (40%)
PROPOSED MAXIMUM DENSITY	350 UNITS/18.84 ACRES = ±18.58 DU/AC
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	100'
NATURAL AREA/TREE SAVE REQUIRED	2.83 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	525 (1.5 SPACE/UNIT)
BICYCLE PARKING REQUIRED	26 (SHORT TERM), 0 (LONG TERM)
SETBACKS, BUFFERS	
PERIMETER BUILDING SETBACKS	FRONT SETBACK: 30' (ALONG STATESVILLE AV)
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' REAR YARD: 40' BUFFER CLASS A - 100' (SEE PLANS FOR AREAS REQUIRING BUFFER)

LEGEND

- EXISTING PROPERTY BOUNDARY: Dashed line
- DEVELOPMENT AREA & PROPERTY BOUNDARY: Thick dashed line
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: Dotted line
- SITE FEATURE ENVELOPES: Solid line
- BUILDING ENVELOPE: Solid grey fill
- PARKING ENVELOPE: Diagonal hatching
- POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE: Cross-hatching



**BOHLER**  
BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC202012  
DRAWN BY: SDS  
CHECKED BY: MT  
DATE: 7/6/21  
CAD ID:

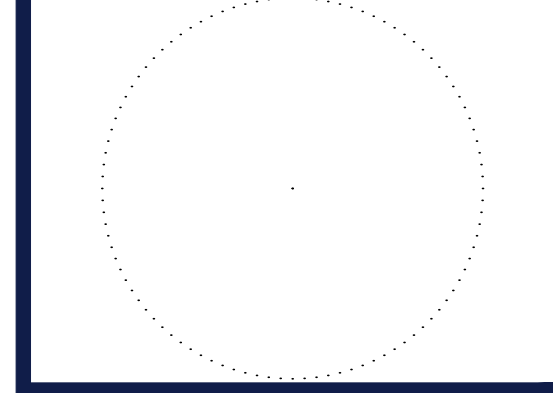
**REZONING PLAN**

FOR  
SDP ACQUISITIONS I, LLC

STATESVILLE MF  
STATESVILLE AVENUE & ATONDO DRIVE  
CHARLOTTE, NC 28206  
MECKLENBURG COUNTY

**BOHLER**  
BOHLER ENGINEERING NC, PLLC  
NCBELS P-1132

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SHEET TITLE:  
**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**

ORG. DATE - 7/6/21







