



Planning Department

APPROVED BY CITY COUNCIL

RZP-2022-136

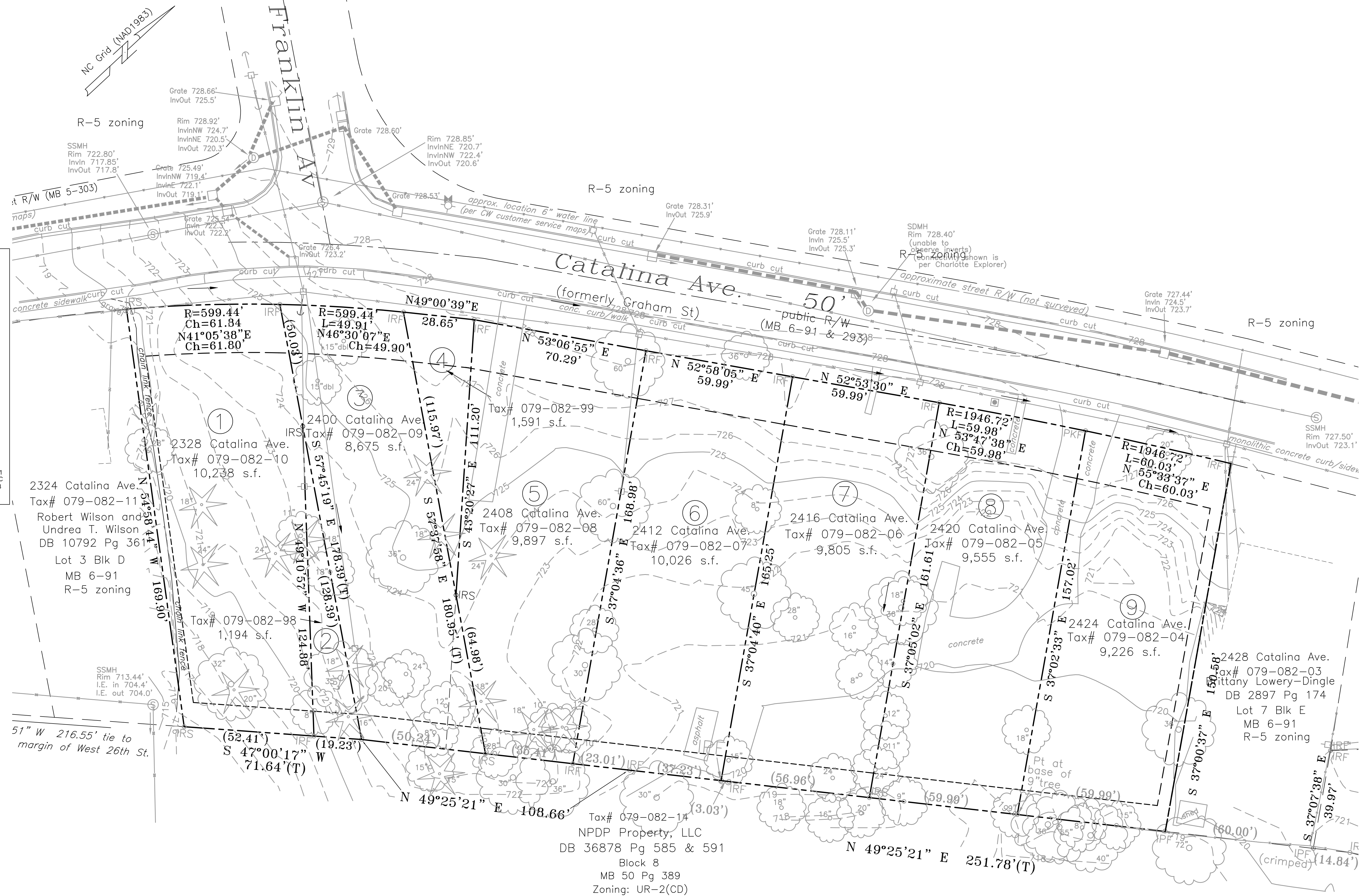
Approved: 06/26/2023

SYMBOL LEGEND

- ch. chord
- C.M.P. corrugated metal pipe
- IPF/IRF iron pipe/rebor found
- RS record map, deed references
- MB, DB reinforced concrete pipe
- R.C.P. square feet (by coordinates)
- s.f. square feet (by coordinates)
- guy anchor
- power pole
- light pole
- pad transformer
- power meter
- water valve
- water vault
- fire hydrant
- sanitary sewer manhole
- sanitary sewer clean-out
- storm sewer manhole
- storm catch basin
- storm yard inlet
- storm curb inlet
- deciduous tree
- evergreen tree
- vehicular barrier
- approximate sanitary sewer line
- approximate underground gas line
- approximate underground water line
- approximate overhead utilities line
- approximate underground water line

Subject Parcels Information:

- | | |
|--|---|
| #1 2328 Catalina Ave.
Tax# 079-082-10
Vision Northend LLC
DB 35640-321
Part Lot 4 Blk D
MB 6-91 | #6 2412 Catalina Ave.
Tax# 079-082-07
Vision Northend LLC
DB 35641-108
Lot 3 Blk E
MB 6-91 |
| #2 Tax# 079-082-98
Vision Northend LLC
DB 35640-321 | #7 2418 Catalina Ave.
Tax# 079-082-06
Vision Northend LLC
DB 35641-108
Lot 4 Blk E
MB 6-91 |
| #3 2400 Catalina Ave.
Tax# 079-082-09
Vision Northend LLC
DB 35640-321
Pt Lot 1 Blk E
MB 6-91 | #8 2420 Catalina Ave.
Tax# 079-082-05
Vision Northend LLC
DB 35641-108
Lot 5 Blk E
MB 6-91 |
| #4 Tax# 079-082-99
Vision Northend LLC
DB 35640-321 | #9 2424 Catalina Ave.
Tax# 079-082-04
Vision Northend LLC
DB 35641-108
Lot 6 Blk E
MB 6-91 |
| #5 2408 Catalina Ave.
Tax# 079-082-08
Vision Northend LLC
DB 35640-321
Pt Lot 2 Blk E
MB 6-91 | #10 417 W. 28th St.
Tax# 079-082-01
Vision Northend LLC
DB 35641 Pg 108
Lot 9 Blk E
MB 6 Pg 91 |

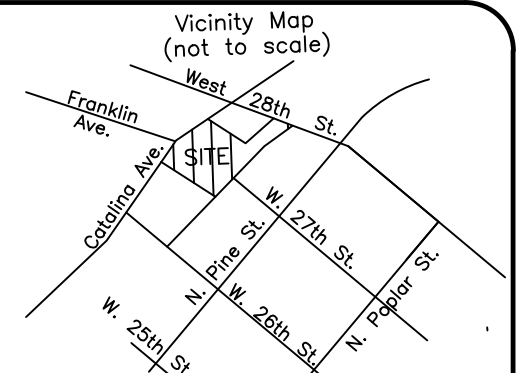


REZONING PETITION # 2022-136
SUBMITTAL MAY 18, 2023

BOUNDARY AND TOPOGRAPHIC SURVEY BASE MAP TAKEN FROM A SURVEY PREPARED BY
A.G. ZOUTEWELLE SURVEYORS, DATED MARCH 31, 2022



SCALE: 1" = 20'



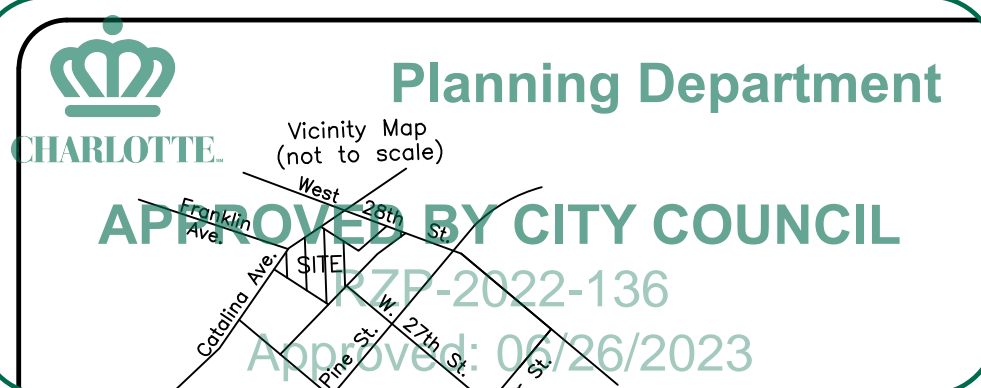
DATE	
REV.	
PROJECT MANAGER	
DESIGNED BY	
APPROVED BY	
FILE NAME	

REVISIONS
500-K Clinton Road
Charlotte, NC 28217
(704) 525-2003
NO. FIRM LICENSE: 27984(C)

CATALINA TOWNHOMES
CHARLOTTE, NC

TECHNICAL DATA SHEET

RZ1



Vision Ventures
Development Standards
04/10/2023
Rezoning Petition No. 2022-136

Site Development Data:
-Acreage: a 1.64 acres
-Tax Parcel: 079-082-04, 079-082-05, 079-082-06, 079-082-07, 079-082-08, 079-082-09, 079-082-10, 079-082-98 and 079-082-99.
-Existing Zoning: R-3
-Proposed Zoning: UR-2(CD)
-Existing Uses: Vacant
-Proposed Uses: Residential dwellings units as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the UR-2 zoning district (all of more specifically described and restricted below in Section 3).
-Maximum Number of Residential Dwelling Units: Up to 26 attached dwelling units as allowed by right and under prescribed conditions in the UR-2 zoning district.
-Maximum Building Height: Up to 38 feet for the units that front on Catalina, and up to 46 feet for the units that do not front on Catalina. Height to be measured per the Ordinance.
-Parking: As required by the Ordinance. (A minimum of 9) internal guest/visitor parking spaces will be provided on the Site as generally depicted on the Rezoning Plan.

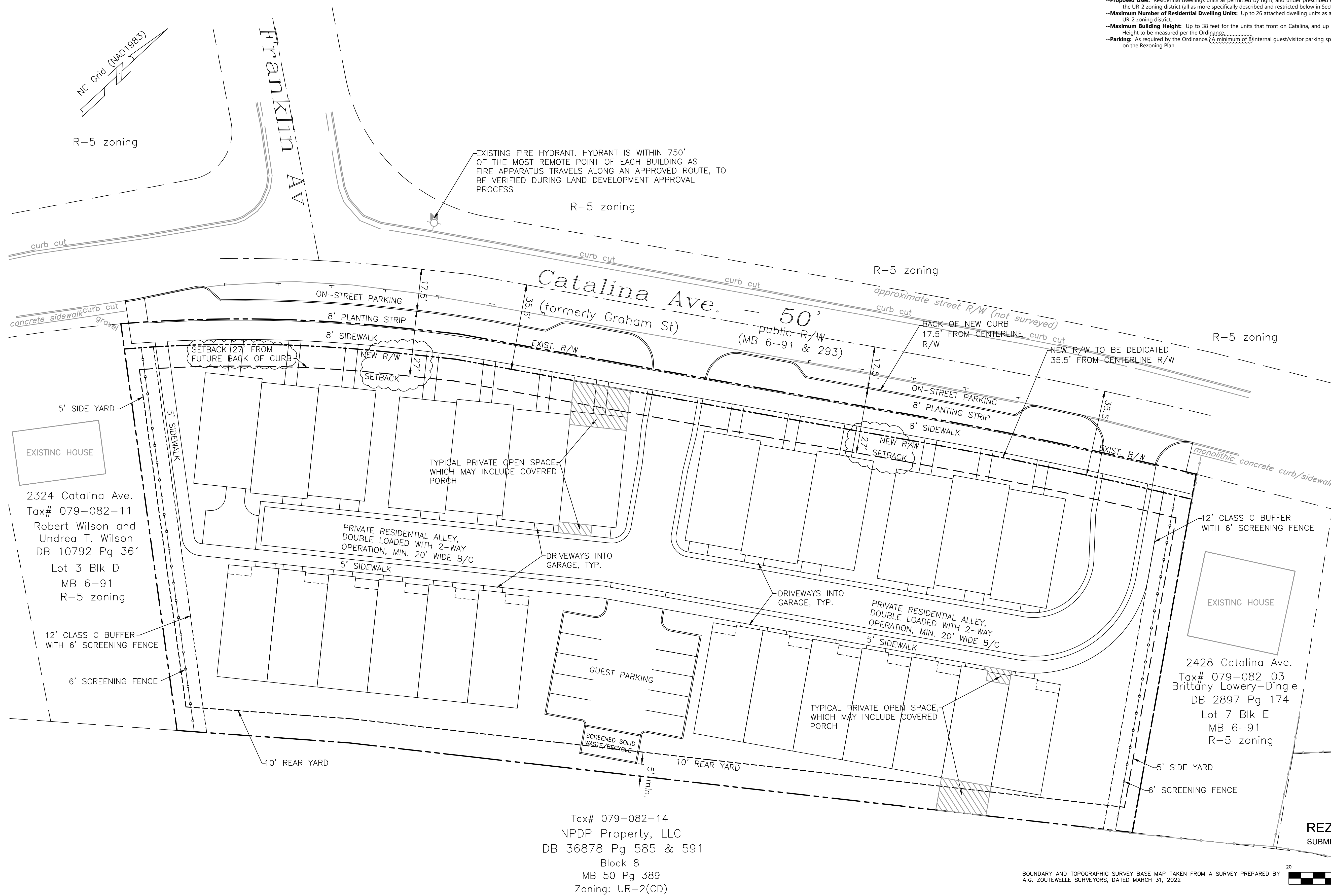
PROJECT MANAGER	DRAWING SCALE	REV.	DATE
KMG	1"=20'		
DESIGN BY	PROJECT DATE		
KMG	2-13-23		
APPROVED BY	PROJECT NUMBER		
	TASK		
	PHASE		
FILE NAME	PLOT DATE		

GEOSCIENCE GROUP
incorporated
1500-K Clanton Road
Charlotte, NC 28217
(704) 525-2003
NC FIRM LICENSE: F-0585(ENG)

CATALINA TOWNHOMES
CHARLOTTE, NC

SITE PLAN

RZ2





SCALE: 1" = 20'

