

LEGEND	
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	POTENTIAL TREE SAVE AREA

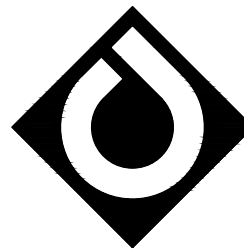
REZONING SUMMARY:

PETITIONER:	PDAN HOLDINGS LLC.
PROPERTY OWNER:	PDAN HOLDINGS LLC.
REZONING SITE AREA:	2.466± AC
TAX PARCEL#:	029-621-01
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-BMF (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	DEVELOPMENT OF UP TO NINETEEN (19) ATTACHED MULTI-FAMILY RESIDENTIAL UNITS
BUILDING SETBACK:	30' FROM THE RIGHT-OF-WAY ALONG JOHNSTON OEHLER AND 30' FROM THE RIGHT-OF-WAY ALONG I-485
MIN. SIDE YARD:	20'
MIN. REAR YARD:	50'
MAX. HEIGHT:	40'
MAX. NO. OF RESIDENTIAL UNITS:	UP TO 19
RESIDENTIAL DENSITY:	8 DWELLING UNITS/ACRE
REQUIRED PARKING:	PER ORDINANCE
OPEN SPACE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
POTENTIAL TREE SAVE AREA (TYP.) 15% MIN (+0.37 ACRES) OF 2.466 ACRE SITE TO BE PRESERVED. FINAL LIMITS OF 15% MAY VARY FROM WHAT IS DEPICTED ON REZONING PLAN. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.	

GENERAL REZONING NOTES:

- SEE SHEET RZ-3 FOR DEVELOPMENT STANDARDS

REZONING PETITION 2022-086



ColeJenest
& Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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OEHLER REZONING

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TECHNICAL
DATA SHEET

Project No.
4815

Issued
05/16/22

Revised

01/08/23- REVISED PER CITY COMMENTS
02/22/23 - REVISED PER CITY COMMENTS

SCALE: 1"=30'

0 15' 30' 60'

RZ-2

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