



SITE DATA			
PARCELS:	03328104, 03328103, 03328102, 03328105		
AREA:	486,191 SF (11.16 AC)		
WATERSHED:	WESTERN CATAWBA		
	LAKE WYLIE PROTECTED AREA		
EXISTING ZONING:	R-3		
PROPOSED ZONING:	R-8MF (CD)		
PROPOSED USE:	SINGLE FAMILY ATTACHED OR MULTI-FAMILY IN A TOWNHOME STYLE RESIDENTIAL COMMUNITY, TO BE INDIVIDUALLY PLATTED		
PROPOSED UNITS:	88 UNITS		
BUILDING NOT TO EXCEED:	21		
MAXIMUM DENSITY:	8 DUA		
PROPOSED DENSITY:	7.89 DUA		
MAX BUILDING HEIGHT:	PER ORDINANCE		
SETBACKS AND BUFFERS			
FRONT SETBACK:	27' / 15' (PER SECTION 9.303(19)(F))		
SIDE YARD:	10'		
REAR YARD:	40'		
THOROUGHFARE SETBACK:	30'		

TREE SAVE			
REQUIRED TREE SAVE:	PER ORDINANCE		
PROPOSED TREE SAVE:	PER ORDINANCE		
PARKING			
SPACES PER UNIT:	PER ORDINANCE		
OFF-STREET PARKING:	PER ORDINANCE		

DESIGNED BY:	AH
DRAWN BY:	AP
REVIEWED BY:	JN

03.13.2023	PER CITY OF CHARLOTTE REZONING COMMENTS
01.23.2023	ADDITIONAL PARCEL ADDED
REV	DATE

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