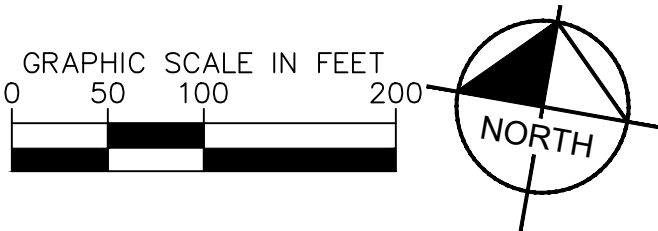


SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	03324105, 03324111, 03324116, 03324124, 03324125, & 03324126
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	±43.72 ACRES
TOTAL BUILDING AREA:	7.10 ACRES
MINIMUM GROSS OPEN SPACE AREA:	4.37 ACRES
TOTAL DISTURBED AREA:	±43.72 ACRES
TOTAL IMPERVIOUS AREA:	±16.11 ACRES
TOTAL NUMBER OF UNITS:	320
- SINGLE:	102 (31.9 %)
- DUPLEX:	66 (20.6 %)
- QUADRUPLEX:	152 (47.5 %)
STREET PARKING PROVIDED:	496
GARAGE AND DRIVEWAY PARKING PROVIDED:	152
TOTAL NUMBER OF PARKING PROVIDED:	648
MINIMUM PARKING RATIO PER UNITS:	1.0
ZONING DATA:	
FEMA FLOOD PANEL:	3710152800L
STREAM WATERSHED:	LONG
PC DISTRICT:	WESTERN CATAWBA
EXISTING ZONING DISTRICT:	R-3 (SINGLE FAMILY)
PROPOSED ZONING DISTRICT:	MX-2 (INNOV)
BUFFER ALONG NEIGHBORING:	25' MIN (TYPE C BUFFER)
RESIDENTIALLY ZONED PARCELS (UTILITY USE):	
BUFFER ALONG NEIGHBORING:	50' OR 37.5' MIN (TYPE C BUFFER)
RESIDENTIALLY ZONED PARCELS (RESIDENTIAL USE):	
DEVELOPMENT STANDARDS	
MAX HEIGHT:	50'
MINIMUM BUILDING SEPARATION:	10'
PROPOSED DENSITY:	7.32 DUA
MINIMUM SETBACK FROM BACK OF CURB:	10' MIN.

LEGEND	
	SINGLE BUILDING
	DUPLEX BUILDING
	QUADRUPLEX BUILDING
	COMMON OPEN SPACE
	TREE SAVE AREA
	RIGHT OF WAY LINE
	SETBACK LINE
	PROPOSED 25% BUFFER REDUCTION

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±43.72 AC
TREE SAVE CALCULATIONS:	
TOTAL TREE SAVE REQUIRED (15% OF 43.72 AC):	6.56 AC
TOTAL TREE SAVE PROVIDED:	6.77 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (15% OF 43.72 AC):	6.56 AC
COMMON OPEN SPACE PROVIDED:	17.36 AC



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REZONING PETITION
RZP-2022-XXX

REZONING PLAN

TM - OAKDALE

PREPARED FOR
TAYLOR MORRISON
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-1

[illegible]