



Site Development Data:

Acreage: +/- 12.3 AC
 Tax Parcel: 105-052-03 & 105-052-01
 Existing Zoning: NS
 Proposed Zoning: N2-A
 Existing Uses: Single Family Residential
 Proposed Uses: Up to (115) Multi-Family Attached Residential Units
 Up to (9,000) sq ft of Non-Residential Uses
 Required Green Area: 1.83 AC (15% of Total Site Area)

HATCH LEGEND

PROP. GREEN AREA
 15% MIN. (OF TOTAL SITE ACREAGE)
 1.83 AC REQUIRED
 1.83 AC PROVIDED

PROP. OPEN SPACE:
 250 SF REQUIRED PER UNIT X 115 UNITS
 28,750 SF REQUIRED
 28,750 SF PROPOSED



1213 W Moorehead St Ste 450
 Charlotte, NC 28208
 P 704.334.3303
 urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044
 PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

Penmth Holdings LLC
 1213 W Moorehead Street, Suite 450
 Charlotte, NC 28208

Baucom Mixed-Use

Rezoning Site Plan

Rocky River Rd Charlotte, NC 28213

NO.	DATE	BY:	REVISIONS:
01	11.13.2023	UDP	REZONING REVISION 1
02	12.11.2023	UDP	REZONING REVISION 2

Project No: 23-CLT-082
 Date: 09.25.2023
 Sheet No:

RZ-1.0

REZONING PETITION #2023-107



