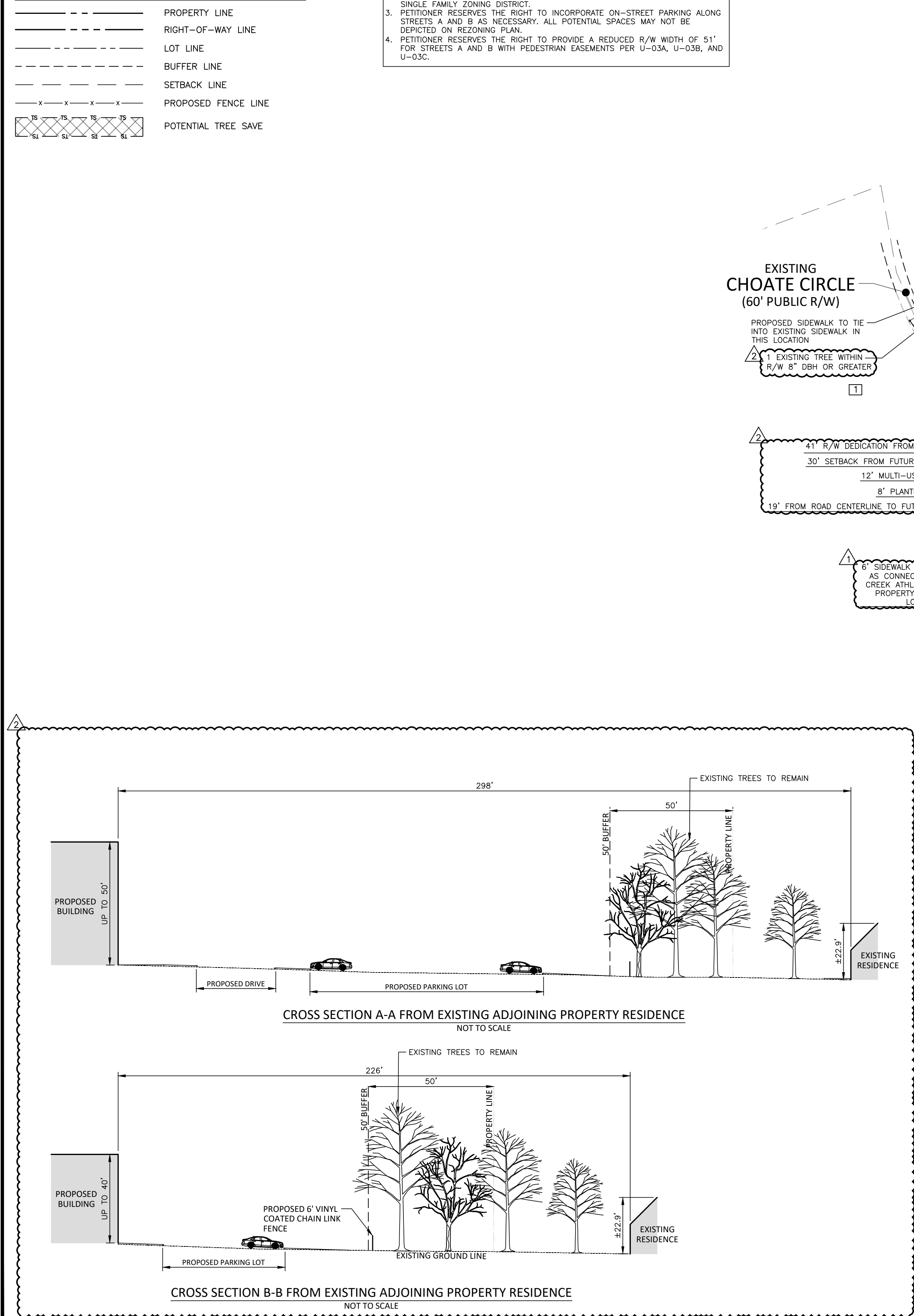


SITE DATA	
PREPARED BY: MCADAMS 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203	
PID:	21917287
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
TOTAL DEVELOPMENT AREA:	132.75 AC (UP TO 350 UNITS)
MULTI-FAMILY:	(MAXIMUM OF 10 ALLOWED)
FLOOR AREA RATIO (NOT TO EXCEED):	UP TO 350 UNITS
MAXIMUM BUILDING HEIGHT (4-STORY):	UP TO 40 FEET (WHEN IN COMPLIANCE WITH R-305(2)(A) OR REFERENCE NOTE #2 BELOW)
MAXIMUM BUILDING HEIGHT (3-STORY):	UP TO 35 FEET
TREE SAVE REQUIRED (15% OF SITE):	19.91 AC
PARKING:	PER ORDINANCE (PETITIONER RESERVES THE RIGHT TO INCORPORATE DETACHED GARAGES WITHIN THE PARKING AREAS OUTLINED ON PLAN)

- NOTE:
- SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE
 - BUILDING HEIGHT: 40' MEASURED AT THE REQUIRED SETBACK, SIDE, AND REAR YARD LINES. ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY 2 FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SETBACK, SIDE AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE FAMILY ZONING DISTRICT.
 - PETITIONER RESERVES THE RIGHT TO INCORPORATE ON-STREET PARKING ALONG STREETS A AND B AS NECESSARY. ALL POTENTIAL SPACES MAY NOT BE DEPICTED ON REZONING PLAN.
 - PETITIONER RESERVES THE RIGHT TO PROVIDE A REDUCED R/W WIDTH OF 51' FOR STREETS A AND B WITH PEDESTRIAN EASEMENTS PER U-03A, U-03B, AND U-03C.

PARCEL	DEED	OWNER	ZONING
1	21906107	04438-103 STEELE CREEK ATHLETIC ASSOCIATION INC	N1-A
2	21915186	30291-792 HENRY J BELL & NANCY W BELL	N1-A
3	21915187	09890-557 GREG EDGAR MATTHEWS & JEANNE MATTHEWS	N1-A
4	21915189	07183-783 JOHNNY E GULLETT & DOROTHY E GULLETT	N1-A
5	21915190	31701-403 REAL ESTATE PROPERTIES HOLDING LLC	N1-A
6	21915101	30881-949 SALLY PINKNEY	N1-A
7	21915102	36505-149 HUNTER LEE FISHER	N1-A
8	21917288	33918-129 JOEL CHRISTOPHER DAVIS & ANNA DAVIS	N1-A
9	21917286	33918-129 JOEL CHRISTOPHER DAVIS & ANNA DAVIS	N1-A
10	21917299	33918-129 JOEL CHRISTOPHER DAVIS & ANNA DAVIS	N1-A
11	21917233	09957-164 JOHN J SCHAEFER	R-12 (CD)
12	21917234	18672-484 FERNANDO DOLORES & MARIA A PEREZ	R-12 (CD)
13	21917257	36097-697 MATTHEW BRICE CASEY	R-12 (CD)
14	21917258	36605-314 CHRISTOPHER JAMIE MEEHAN & SUSAN HAYDEN PROPST	R-12 (CD)
15	21917259	33798-530 JEFFERY WESTMORELAND & HEIDI WESTMORELAND	R-12 (CD)
16	21917273	35825-560 DAVID FARWEATHER & EMILY MORGAN	R-12 (CD)
17	21917274	30164-797 MICHAEL P ROGERS & IRENE W ROGERS	R-12 (CD)

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS



STEELE CREEK PROPERTY LLC
PARCEL: 21924379
D.B. 33718 PG. 672
ZONING: R-17MF (CD)

FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

2. VINYL COATED CHAIN LINK FENCE

298' SEE CROSS SECTION A-A THIS SHEET

216' SEE CROSS SECTION B-B THIS SHEET

FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ONTO THE ADJOINING PARCELS.

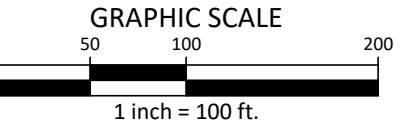
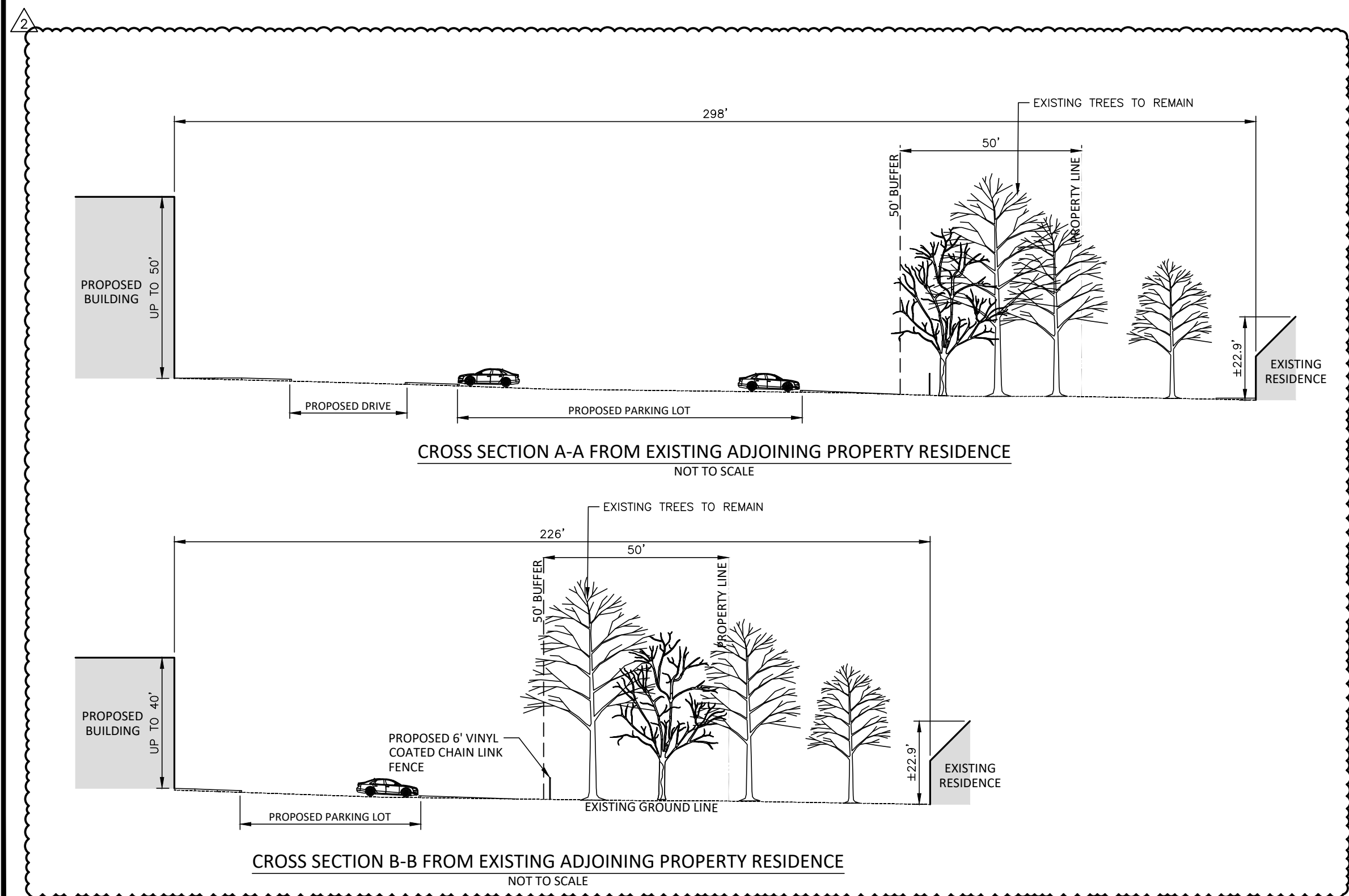
PUBLIC STREET 'A'
(71' R/W)
LOCAL RESIDENTIAL WIDE STREET
U-03A, U-03B, & U-03C (REFER TO NOTE #4)

PUBLIC PARK
(52' / 750' 50')

35' LANDSCAPE BUFFER. PETITIONER TO COORDINATE WITH URBAN FORESTER TO PROVIDE SUPPLEMENTAL LARGE EVERGREEN SHRUBS TO FILL IN GAPS ALONG PARCELS 21917288 & 21917289

EXISTING WALKERS CREEK DR
(86' PUBLIC R/W)

PROPOSED SIDEWALK TO TIE INTO EXISTING SIDEWALK ALONG WALKERS CREEK DRIVE



McADAMS

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Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MR. CORY BACHSTEIN
TOLL BROTHERS APARTMENT LIVING
900 PERIMETER PARK DRIVE, SUITE B3
MORRISVILLE, NORTH CAROLINA 27560

Toll Brothers
APARTMENT LIVING

CHOATE CIRCLE
REZONING PETITION # 2023-013
13607 CHOATE CIRCLE
CHARLOTTE, NORTH CAROLINA 28273

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	07.17.2023	PER CITY COMMENTS
2	08.24.2023	PER CITY COMMENTS
3	09.21.2023	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TLA-22002
FILENAME	TLA-22002-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	04.21.2023

SHEET

REZONING PLAN

RZ.01

M:\Projects\TLA\TLA22002\04-Production\Engineering\Rezoning\TLA22002-RZ1.dwg, 9/21/2023 10:10:16 AM, Drew Singleton