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REVISION DESCRIPTION	DATE	CITY COMMENTS
	07/12/2024	

DATE  
15 NOV 2023

DRAWN BY  
B. CRUTCHFIELD

DESIGNED BY  
B. CRUTCHFIELD

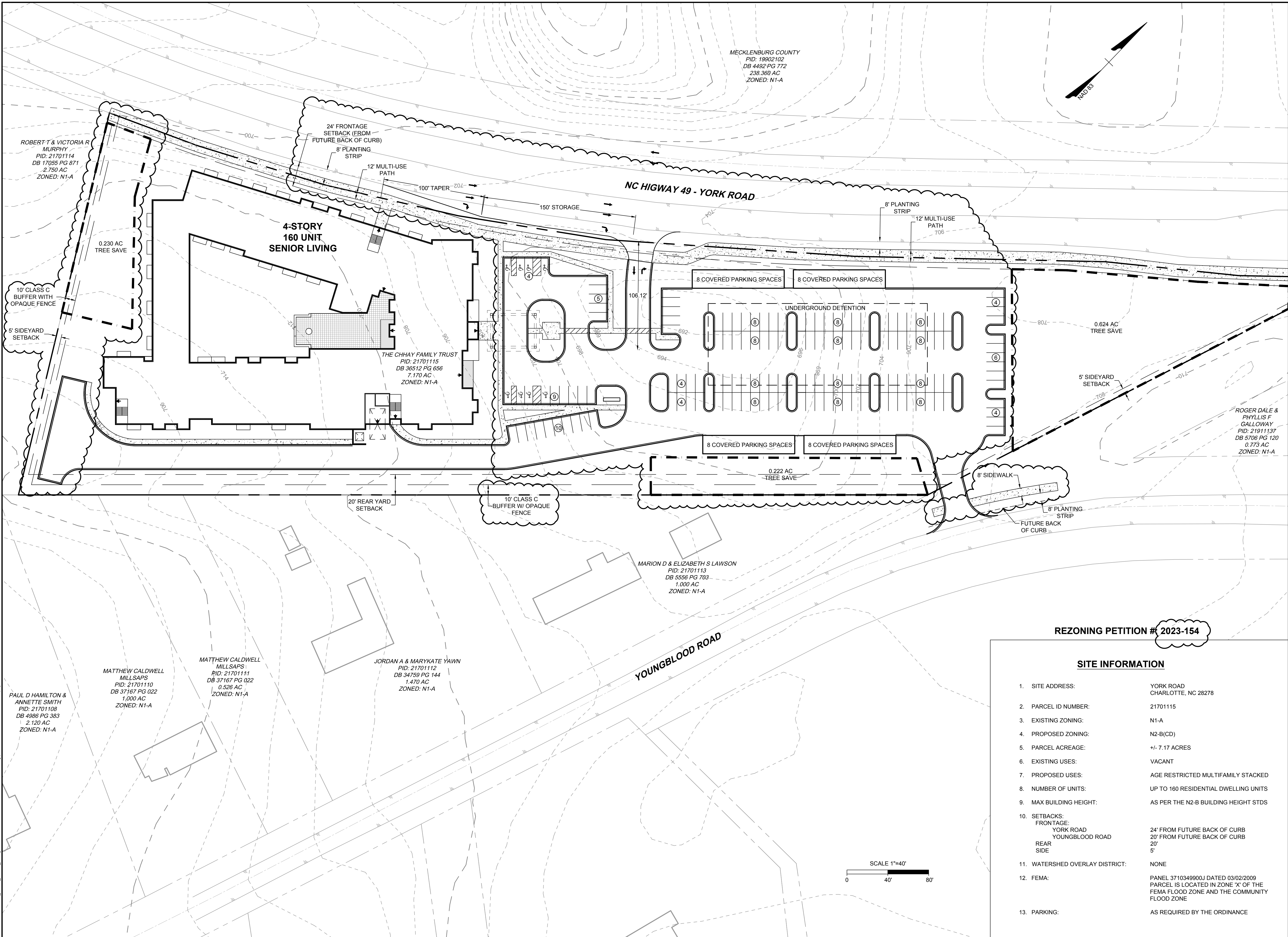
CHECKED BY

SCALE  
1"=40'

**TIMMONS GROUP**  
STEELE CREEK SENIOR LIVING DEVELOPMENT  
MECKLENBURG COUNTY, NORTH CAROLINA  
REZONING SITE PLAN

JOB NO.  
**62387**  
SHEET NO.  
**RZ-1**

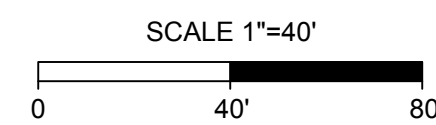
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**REZONING PETITION # 2023-154**

**SITE INFORMATION**

- |                                 |   |
|---------------------------------|---|
| 1. SITE ADDRESS:                | YORK ROAD<br>CHARLOTTE, NC 28278  |
| 2. PARCEL ID NUMBER:            | 21701115  |
| 3. EXISTING ZONING:             | N1-A  |
| 4. PROPOSED ZONING:             | N2-B(CD)  |
| 5. PARCEL ACREAGE:              | +/- 7.17 ACRES  |
| 6. EXISTING USES:               | VACANT  |
| 7. PROPOSED USES:               | AGE RESTRICTED MULTIFAMILY STACKED  |
| 8. NUMBER OF UNITS:             | UP TO 160 RESIDENTIAL DWELLING UNITS  |
| 9. MAX BUILDING HEIGHT:         | AS PER THE N2-B BUILDING HEIGHT STDS  |
| 10. SETBACKS:                   | FRONTAGE:<br>YORK ROAD 24' FROM FUTURE BACK OF CURB<br>YOUNGBLOOD ROAD 20' FROM FUTURE BACK OF CURB<br>REAR SIDE 5'           |
| 11. WATERSHED OVERLAY DISTRICT: | NONE  |
| 12. FEMA:                       | PANEL 3710349900J DATED 03/02/2009<br>PARCEL IS LOCATED IN ZONE 'X' OF THE<br>FEMA FLOOD ZONE AND THE COMMUNITY<br>FLOOD ZONE |
| 13. PARKING:                    | AS REQUIRED BY THE ORDINANCE  |



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