

NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
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North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	CITY COMMENTS
01/12/2024	
03/21/2024	
04/05/2024	

DATE: 15 NOV 2023

DRAWN BY: B. CRUTCHFIELD

DESIGNED BY: B. CRUTCHFIELD

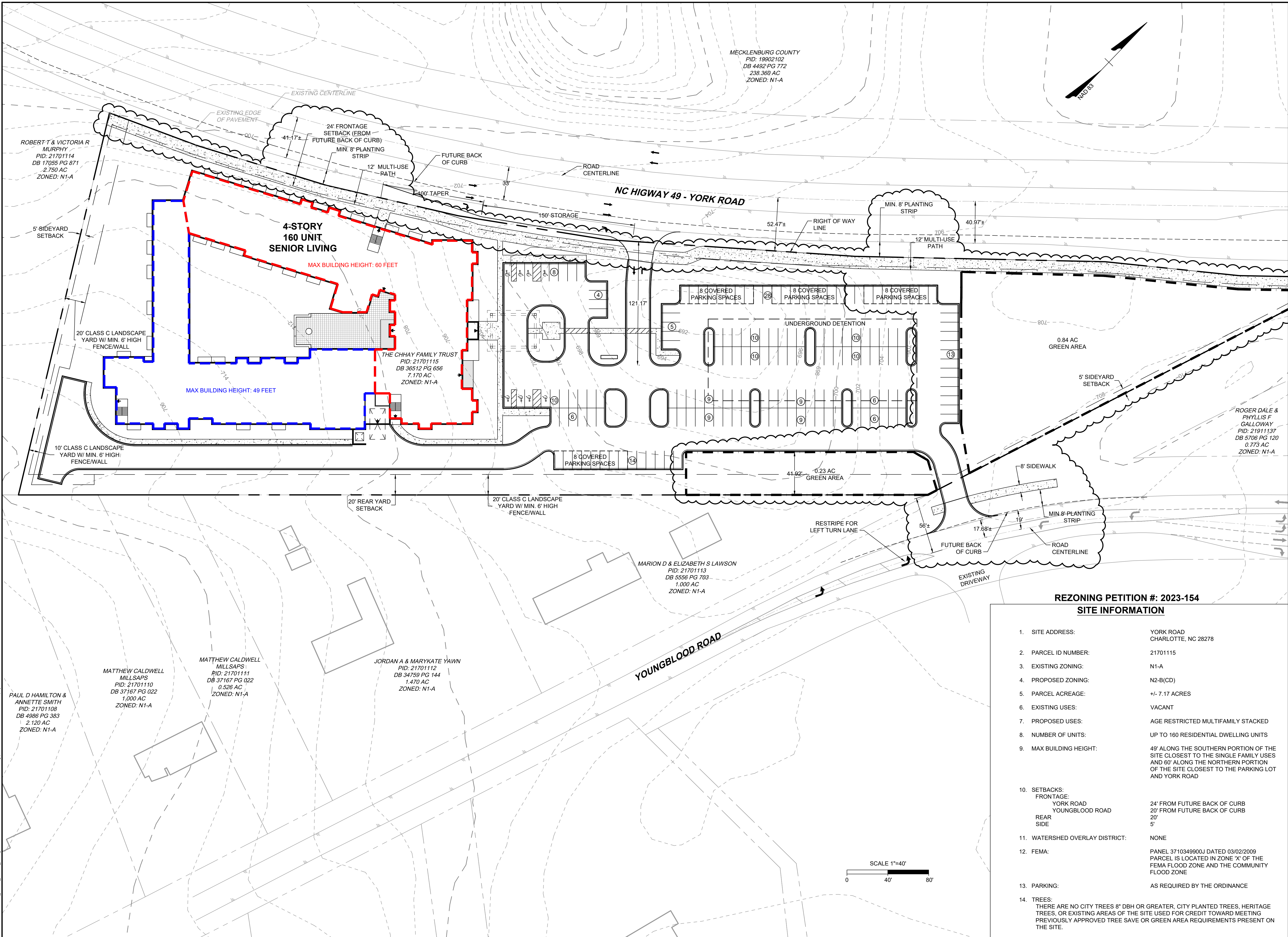
CHECKED BY:

SCALE: 1"=40'

TIMMONS GROUP

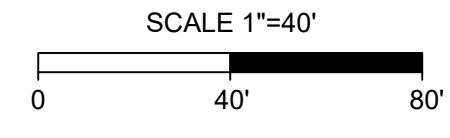
STEELE CREEK SENIOR LIVING DEVELOPMENT
MECKLENBURG COUNTY, NORTH CAROLINA
REZONING SITE PLAN

JOB NO. 62387
SHEET NO. RZ-1



REZONING PETITION #: 2023-154
SITE INFORMATION

1. SITE ADDRESS:	YORK ROAD 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:	49' ALONG THE SOUTHERN PORTION OF THE SITE CLOSEST TO THE SINGLE FAMILY USES AND 60' ALONG THE NORTHERN PORTION OF THE SITE CLOSEST TO THE PARKING LOT AND YORK ROAD
10. SETBACKS:	
FRONTAGE:	YORK ROAD 24' FROM FUTURE BACK OF CURB YOUNGBLOOD ROAD 20' FROM FUTURE BACK OF CURB
REAR SIDE:	5'
11. WATERSHED OVERLAY DISTRICT:	NONE
12. FEMA:	PANEL 3710349900J DATED 03/02/2009 PARCEL IS LOCATED IN ZONE 'X' OF THE FEMA FLOOD ZONE AND THE COMMUNITY FLOOD ZONE
13. PARKING:	AS REQUIRED BY THE ORDINANCE
14. TREES:	THERE ARE NO CITY TREES 8" DBH OR GREATER, CITY PLANTED TREES, HERITAGE TREES, OR EXISTING AREAS OF THE SITE USED FOR CREDIT TOWARD MEETING PREVIOUSLY APPROVED TREE SAVE OR GREEN AREA REQUIREMENTS PRESENT ON THE SITE.



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