

DEVELOPMENT SUMMARY

PARCEL # : 20318905 & 20318902 (PORTION OF)

DEVELOPER: DR HORTON
8025 ARROWRIDGE BLVD.
CHARLOTTE, NC 28273
CONTACT: TROY KARSKI, PE
PHONE NUMBER: 704-574-4579
TAKARSKI@DRHORTON.COM

DESIGN ENGINEER: ARDURRA - EDWIN SUDDRETH, PE
1213 W. MOREHEAD STREET, SUITE 300
CHARLOTTE, NC 28208
PHONE NUMBER: (704)-334-5348
ESUDDRETH@ARDURRA.COM

EXISTING ZONING: B-D(CD), IC-1 & OFC
PROPOSED ZONING: N2-A (CD)
PROPOSED USE: MULTI FAMILY ATTACHED ON SUB-LOT

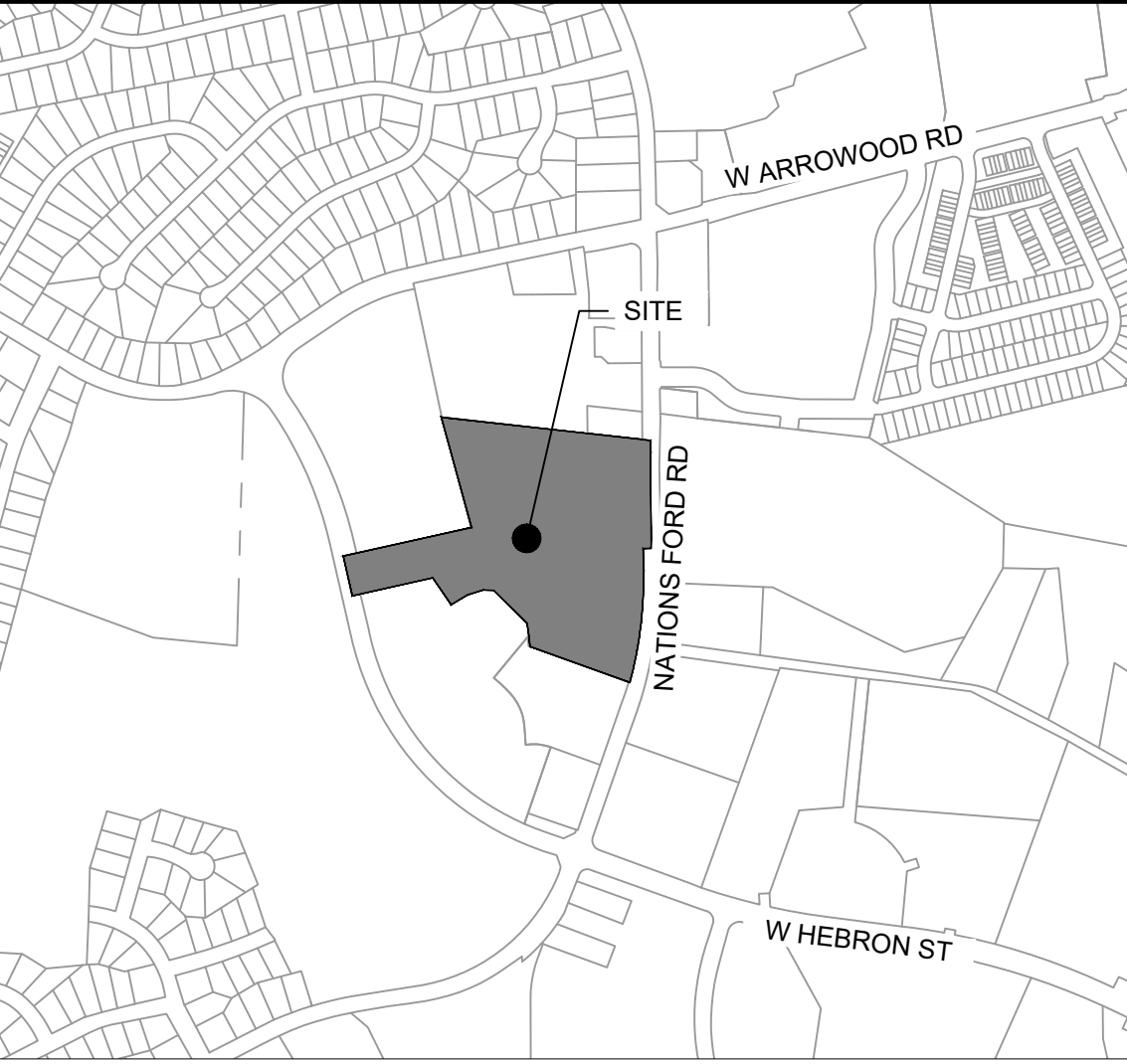
BUILDING HEIGHT: 2 STORIES

PARCEL ACREAGE: ≈14.90 AC
R/W DEDICATION: ≈0.74 AC
PROJECT AREA: ≈14.16 AC
TOTAL NUMBER OF UNITS: 130 UNITS
PROPOSED DENSITY: 9.18 D.U.A

SETBACK:
FRONT: 20'
SIDE: 5'
REAR: 20'

GREEN AREA (TREE PROTECTION):
GREEN AREA REQUIRED: ≈2.12 AC. (15%)
GREEN AREA PROVIDED: >2.12 AC. (>15%)

OPEN SPACE AREA:
OPEN SPACE REQUIRED: ≈0.746 AC. (250 SQFT/UNIT X 130)
OPEN SPACE PROVIDED: >0.746 AC.



ARDURRA
ARDURRA GROUP NORTH CAROLINA

1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(704)-334-5348
WWW.ARDURRA.COM
NC LICENSE NO. F-0374

CLIENT:

D·R·HORTON
America's Builder

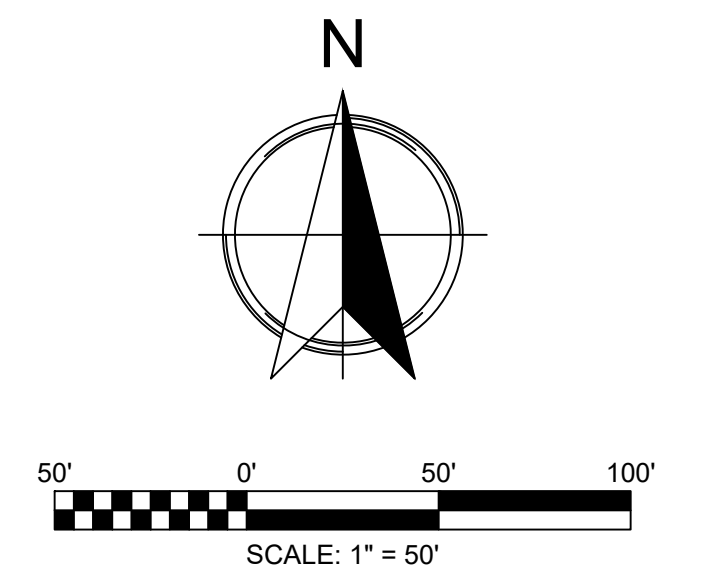
PROJECT:

**Nations Ford Rd.
CPCC**

SHEET TITLE:

**Rezoning Plan
2025-XXX**

SEAL:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUG. 2025
DRAWING NUMBER:	RZ1.0
PROJ. NO.:	2025053700WK
REVISED:	
DATE:	COMMENT:

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