SITE DEVELOPMENT DATA

ACREAGE: ± 11.442 ACRES
EXISTING ZONING: I-1, R-22MF and R-5
EXISTING USES: VACANT
PROPOSED ZONING: UR-2(CD)
PROPOSED USES: RESIDENTIAL DWELLINGS UNITS

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Site Development Data:

- Proposed Zoning:
  Development Areas A, B, B.1, C, C.1 and D (each a "Development Area" and collectively the "Development Areas").

- Residential dwelling units: 

   b. by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

- Orient buildings towards Public Streets to reinforce the street scape.

- The remainder of the Site may be developed with residential dwelling units as allowed by the UR-2 Zoning District.

- The catalina avenue would be rezoned from r-3 to ur-2. any future rezonings of public streets will be governed by the ur-2 zoning district.

- As required and allowed by the Ordinance for the UR-2 zoning district.

- The catalina avenue was considered a building entrance.

- This site is adjacent to the catalina avenue.

- Alterations to the public streets will be governed by the ur-2 zoning district.

- As required and allowed by the Ordinance for the UR-2 zoning district.

- This site is adjacent to the catalina avenue.

- As required and allowed by the Ordinance for the UR-2 zoning district.

- The catalina road would be rezoned from r-3 to ur-2. any future rezonings of public streets will be governed by the ur-2 zoning district.

- As required and allowed by the Ordinance for the UR-2 zoning district.

- Additional Design Standards:

   a. No parking or maneuvering for parking will be allowed between the proposed buildings located on the site and the adjoining public streets.

   b. Parking area may be located adjusted and between the allowed residential buildings on the site at the allowed residential buildings.

   c. The parking areas are not located toward the existing or proposed public streets, except where the parking area is beyond the proposed residences.

- Environmental Features:

   a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size and type of storm water management system depicted on the Rezoning Plan are subject to the approval of the Director of Environmental Services and are subject to the approval of the Rezoning Petition.

- Site Planning Data:


- Existing Uses: Vacant.

- Zoning Districts/Ordinance:

   - The catalina avenue will be rezoned from r-3 to ur-2. any future rezonings of public streets will be governed by the ur-2 zoning district.

   - As required and allowed by the Ordinance for the UR-2 zoning district.

- Topography:

   - Topography is described.

- Dimensions (in feet):

   - The catalina avenue is approximately 1016414 feet in length.

- Post-Construction Controls:

   - As required and allowed by the Ordinance for the UR-2 zoning district.

- Building setbacks and restrictions:

   - As required and allowed by the Ordinance for the UR-2 zoning district.

- Other:

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- Building setbacks and restrictions:

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