

STEWART

421 FAYETTEVILLE ST. STE 400
RALEIGH, NC 27601
FIRM LICENSE # C-1051
T 919.380.8750 www.stewartinc.com
PROJECT # 17002.00

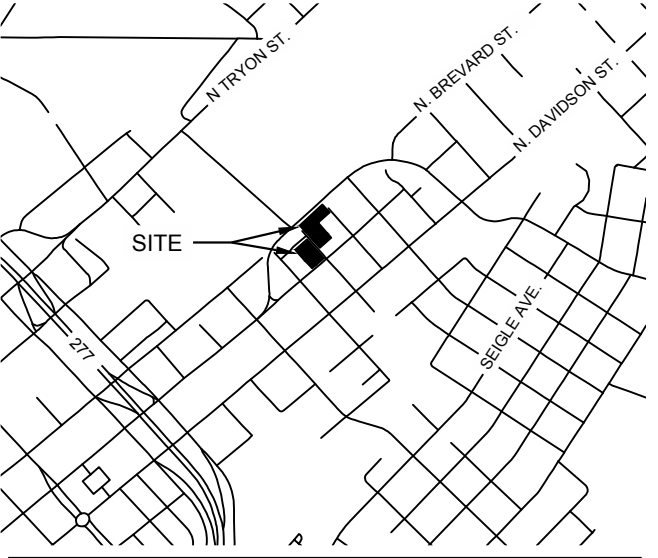
Client:

Beauxwright
623 S Cedar Street
Suite A
Charlotte, NC 28202
T: (678) 642-6206

Project:

300 OPTIMIST PARK
PETITION #XXXX-XXX

Vicinity map:

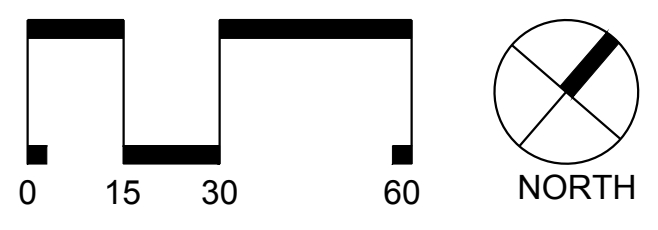


Seal:

Issued for:

REZONING SITE PLAN

No.	Date	Description

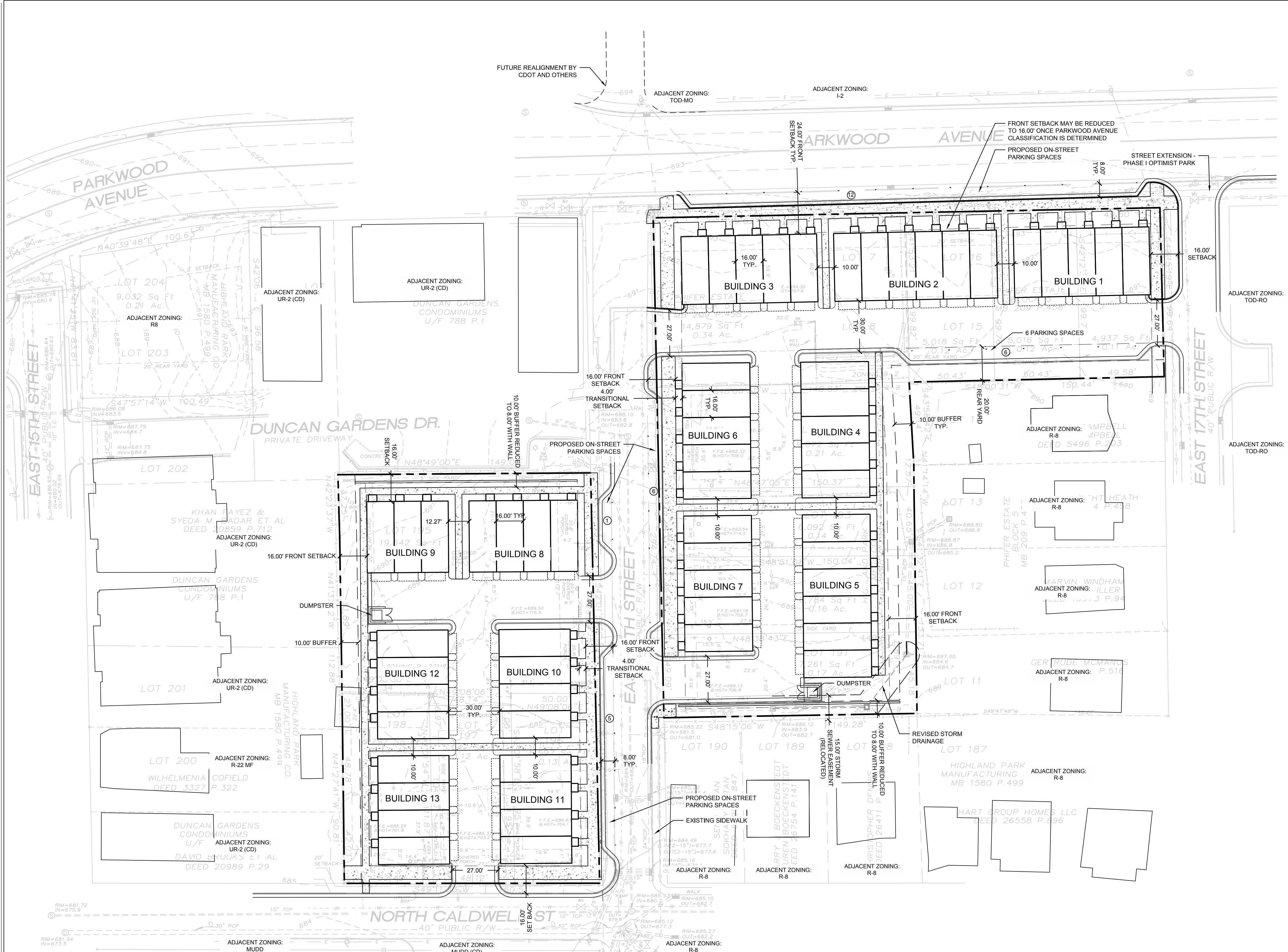


Title:

SITE PLAN

Project number: X17002 Sheet:
Date: 06.09.2017
Drawn by: SL/CR
Approved by: TD

RZ1.00



PARCEL DATA	
Parcel #	Address
8107716	238 PARKWOOD AVE
8107717	234 PARKWOOD AVE
8107718	230 PARKWOOD AVE
8107701	220 & 226 PARKWOOD AVE
8107702	411 E 16TH ST
8107703	413 E 16TH ST
8107704	417 E 16TH ST
8107705	421 E 16TH ST
8106112	412 E 16TH ST
8106111	1221 N CALDWELL ST
8106110	1217 N CALDWELL ST
8106109	1215 N CALDWELL ST
Total	

Parcel #	Address	Current Zoning	Proposed Zoning	Acres	Front Setback	Transitional Setback	Side Yard Setback	Rear Yard Setback	Buffer
8107716	238 PARKWOOD AVE								
8107717	234 PARKWOOD AVE	B-1/B-2	TOD-RO	0.69	24'	NA	5'	20'	10'
8107718	230 PARKWOOD AVE								
8107701	220 & 226 PARKWOOD AVE								
8107702	411 E 16TH ST	R-8	TOD-RO	0.65	16'	4'	5'	20'	10'
8107703	413 E 16TH ST								
8107704	417 E 16TH ST								
8107705	421 E 16TH ST								
8106112	412 E 16TH ST								
8106111	1221 N CALDWELL ST	R-22MF	TOD-RO	0.83	16'	4'	5'	20'	10'
8106110	1217 N CALDWELL ST								
8106109	1215 N CALDWELL ST								
Total				2.17					

DEVELOPMENT DATA TABLE:

A. SITE ACREAGE: 2.17
 B. TAX PARCELS INCLUDED IN REZONING: SEE PARCEL DATA CHART
 C. EXISTING ZONING: SEE PARCEL DATA CHART
 D. PROPOSED ZONING: TOD-RO
 E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: 60
 F. RESIDENTIAL DENSITY: 29.49
 G. SF OF NON-RESIDENTIAL USES: 0
 H. FAR: 0.81
 I. MAXIMUM BUILDING HEIGHT: 44'
 J. MAXIMUM NUMBER OF BUILDINGS: 13
 K. NUMBER AND/OR RATIO OF PARKING SPACES: 1 PER UNIT + 30 SPACES
 L. AMOUNT OF OPEN SPACE: NA

