

VICINITY MAP
NOT TO SCALE



DEVELOPMENT DATA TABLE

a. Site Acreage	± 27.47 Ac.
b. Tax Parcels included in Rezoning	10915106 10915107 10915110
c. Existing Zoning:	R20-MF
d. Proposed Zoning:	R12-MF(CD)
e. Number of Residential Units	288
f. Residential Density	10.48 Units/Acre
g. Square Footage of Non-Residential Uses	N/A
h. Floor Area Ratio	TBD
i. Maximum Building Height	40'
j. Maximum Number of Buildings	14
k. Number and/or Ratio of Parking Spaces	To Meet Ordinance Requirements
l. Amount of Open Space	To Meet Ordinance Requirements

Harris Boulevard Development Standards

General Provisions:

- Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this petition is to provide for the development of a multifamily community. To achieve this purpose, the application seeks to rezone the site to the R-12MF(CD) classification.

Permitted Uses:

Uses allowed on the property included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the R-12MF district.

Transportation:

- The Site will have access via a driveway to Harris Boulevard and to Delta Landing Road and possible future connections to adjoining properties as generally identified on the Site Plan.
- Parking areas are generally indicated on the Site Plan for the Site.

Architectural Standards:

The development of the Site will be governed by the district regulations of the Zoning Ordinance for the R-12MF district.

Streetscape and Landscaping:

Reserved

Environmental Features:

Reserved

Parks, Greenways, and Open Space:

Reserved

Fire Protection:

Reserved

Signage:

Reserved

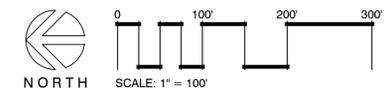
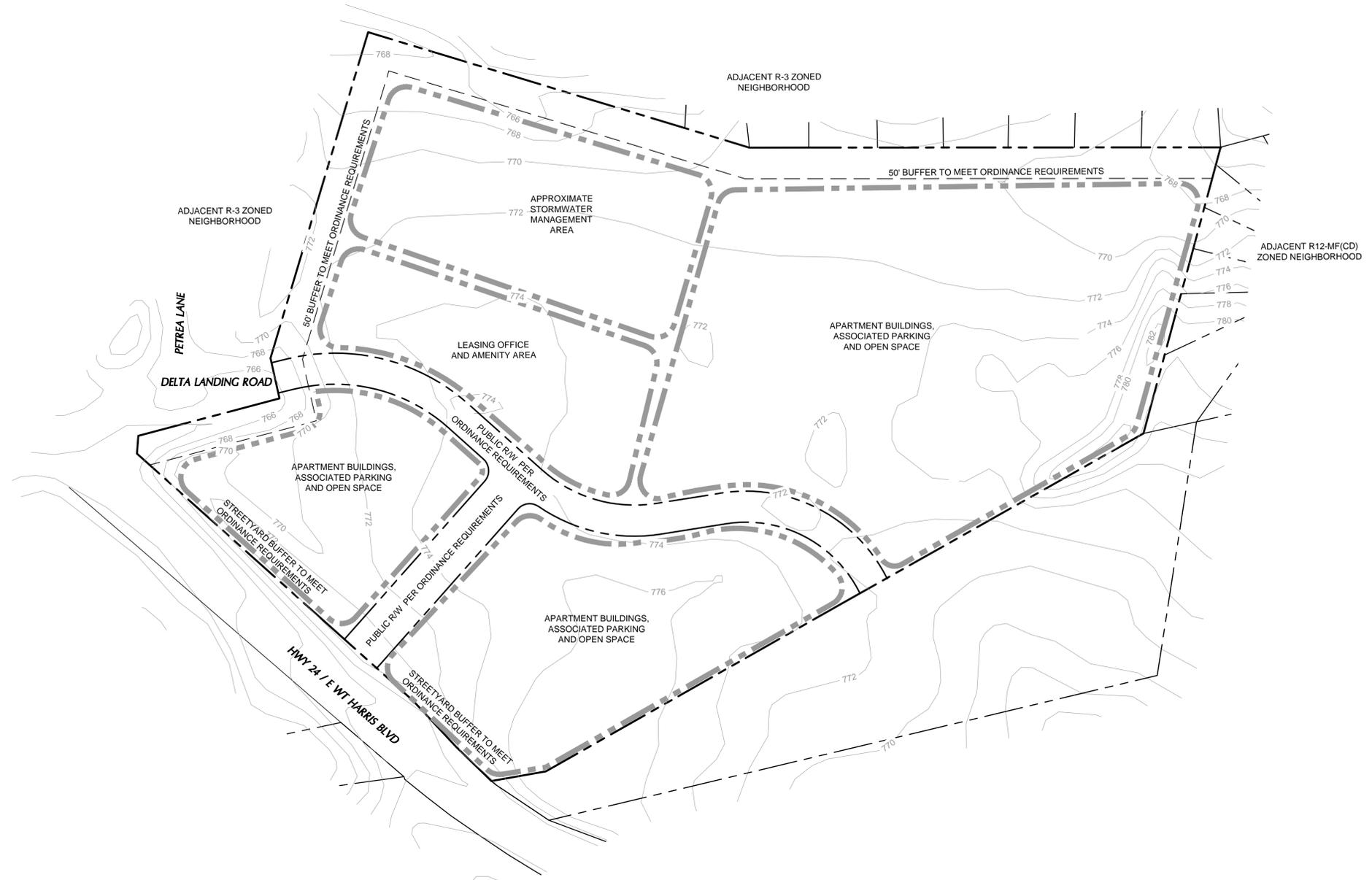
Lighting:

- Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing:

Reserved

Initial Submission- 12-18-17, 1.0



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

PARAMOUNT ENGINEERING

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6700 (F)
NC License #: C-2846

CONDITIONAL REZONING PLAN

7705 E WT HARRIS BLVD
CHARLOTTE
NORTH CAROLINA

PROJECT STATUS	10/27/17
CONCEPTUAL LAYOUT:	
FINAL DESIGN LAYOUT:	
RELEASED FOR CONSTRUCTION:	
DRAWING INFORMATION	
DATE:	12/18/17
SCALE:	1" = 100'
DRAWN BY:	JRC
CHECKED:	JRC

SEAL

CRZ-1

PEI JOB#: 17346.PE