



REZONING LEGEND	
---	EXISTING PROPERTY LINE
- - -	EXISTING ROW LINE
---	BUILDING SETBACK LINE
---	BUILD-TO-ZONE
---	LIMIT OF COMMERCIAL USES LINE
---	PUBLIC OPEN SPACE

SITE DATA TABLE	
<b>ZONING SUMMARY</b>	
EXISTING ZONING	NS (NEIGHBORHOOD SERVICE)
PROPOSED ZONING	NC (NEIGHBORHOOD CENTER)
TAX PARCEL ID	02708401
ADDRESS	12918 EASTFIELD RD HUNTERVILLE NC
SITE AREA	2.90 ACRES
PROPOSED USE	CONVENIENCE STORE WITH GAS SERVICES
<b>FRONTAGE SETBACKS</b> (PER CHARLOTTE UDO TABLE 10-1)	
EASTFIELD ROAD SETBACK (4+ LANE AVENUE)	20'
PROSPERITY CHURCH ROAD SETBACK (4+ LANE AVENUE)	20'
BUILD-TO-ZONE (MEASURED FROM SETBACK LINE)	0'-20'
MINIMUM BUILD TO PERCENTAGE (EASTFIELD ROAD & PROSPERITY CHURCH ROAD)	80%
MINIMUM BUILDING LENGTH PERCENTAGE (EASTFIELD ROAD)	60%
MINIMUM BUILDING LENGTH PERCENTAGE (EASTFIELD ROAD)	40%
<b>BUILDING HEIGHT REQUIREMENTS</b> (PER CHARLOTTE UDO 10-2)	
MINIMUM BUILDING HEIGHT	10'
MAXIMUM BUILDING HEIGHT	65'
<b>OPEN SPACE REQUIREMENTS</b> (PER CHARLOTTE UDO TABLE 10-8)	
REQUIRED OPEN SPACE	MINIMUM OF 10% ON-SITE OPEN SPACE 126,324 SF * 10% = 12,632 SF MINIMUM 6,316 SF OF WHICH MUST BE PUBLIC OPEN SPACE (50% OF REQUIRED OPEN SPACE)
OPEN SPACE PROVIDED	PUBLIC OPEN SPACE: 37,107 SF TOTAL OPEN SPACE: 37,107 SF
<b>PARKING REQUIREMENTS</b> (PER CHARLOTTE UDO TABLE 19-1)	
MINIMUM REQUIRED PARKING	1 SPACES PER SERVICE ISLAND + 1/1000 SF OF RETAIL
MAXIMUM PARKING	1 SPACE/250 SF OF RETAIL

DATE

REVISIONS

No.

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BY

PRELIMINARY

KH PROJECT  
116375005

DATE  
06/15/2026

SCALE  
AS SHOWN

DESIGNED BY  
JDH

DRAWN BY  
JDH

CHECKED BY  
AMR

REZONING SITE PLAN

GOLDEN VENTURES

PETITIONER

CITY OF CHARLOTTE

SHEET NUMBER  
RZ-1

Plotted By: Rodriguez, Alex M. Sheet Set: RENAME TO PROJECT DESCRIPTION Layout: C:\01 - SITE OVERALL June 15, 2026 10:31:00am K:\CHL\_P\116375005\_Kurt\_Toyoda\04\_Eastfield (Huntersville)\02 - DWG\Exhibit\_02\_Resoning\02\_RZ-1.dwg

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