



ACREAGE:	± 5.58 ACRES
TAX PARCEL:	119-061-01
EXISTING ZONING:	I-2(CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USES:	COMMERCIAL/INDUSTRIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED
SETBACKS:	16' FROM BACK OF FUTURE CURB
SIDEYARDS:	5'
REARYARDS:	10'
MAX BLDG. HEIGHT:	48' MAX. or AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
F.A.R REQ:	0.81 (1.0 MAX)
REQ. PARKING:	AS REQUIRED BY THE ORDINANCE FOR THE ZONING DISTRICT.
MAX. UNITS:	103
PROPOSED DENSITY:	19 UNITS/ACRE
REQ. OPEN SPACE:	THE SITE SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE ZONING DISTRICT. (PROVIDE A MIN. 7,000 SQ.FT. OF OPEN SPACE)

THE ARDENT COMPANIES
527 TREMONT AVE
CHARLOTTE, NC, 28203

DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

REZONING PLAN

RZ-1.0



DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: LDB

SHEET TITLE

EXISTING SITE AND TREE
SURVEY

RZ-3.0