

SITE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED PARKING ENVELOPE
- PROPOSED OPEN SPACE ENVELOPE
- PROPOSED UNDISTURBED LANDSCAPE BUFFER
- PROPOSED REPLANTED LANDSCAPE BUFFER
- PROPOSED FUTURE DEVELOPMENT, TREE SAVE, OR STORMWATER FACILITY
- PROPOSED ROAD
- EXISTING ROAD
- PROPOSED FUTURE ROAD CONNECTION
- FULL ACCESS MOVEMENT

SITE DEVELOPMENT DATA

ACREAGE: ± 27.410 ACRES

TAX PARCEL #s: 049-242-11, 049-242-10, 049-242-09, 049-242-08, 049-242-15, 049-242-07, 049-242-22, 049-242-19

EXISTING ZONING: R-3

PROPOSED ZONING: UR-2(CD)

EXISTING USES: VACANT AND RESIDENTIAL

PROPOSED USES: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT, AND AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3.

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 405 RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT, AND AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW.

MAXIMUM BUILDING HEIGHT: UP TO FOUR (4) STORIES NOT TO EXCEED 68 FEET WITHIN DEVELOPMENT AREA A (AND A1, UP TO FOUR (4) STORIES AND NOT TO EXCEED 48 FEET WITHIN DEVELOPMENT AREA B. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE. (SOME OF THE BUILDINGS MAY HAVE BASEMENTS. A BASEMENT AS DEFINED BY THE NORTH CAROLINA BUILDING CODE, 2012 EDITION, WILL NOT BE CONSIDERED A STORY FOR THE PURPOSES OF THE HEIGHT LIMIT INDICATED ABOVE.

PARKING: AS REQUIRED BY THE ORDINANCE.

KEY MAP

SCALE

REZONING PETITION NUMBER 2019-152

PROJECT

CAROLYN LANE

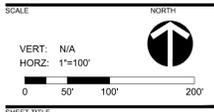
THE SPECTRUM COMPANIES
 CHARLOTTE, NC

LANDDESIGN PROJ.# 1019380

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	09.30.19
2	REZONING RE-SUBMITTAL	12.17.2019

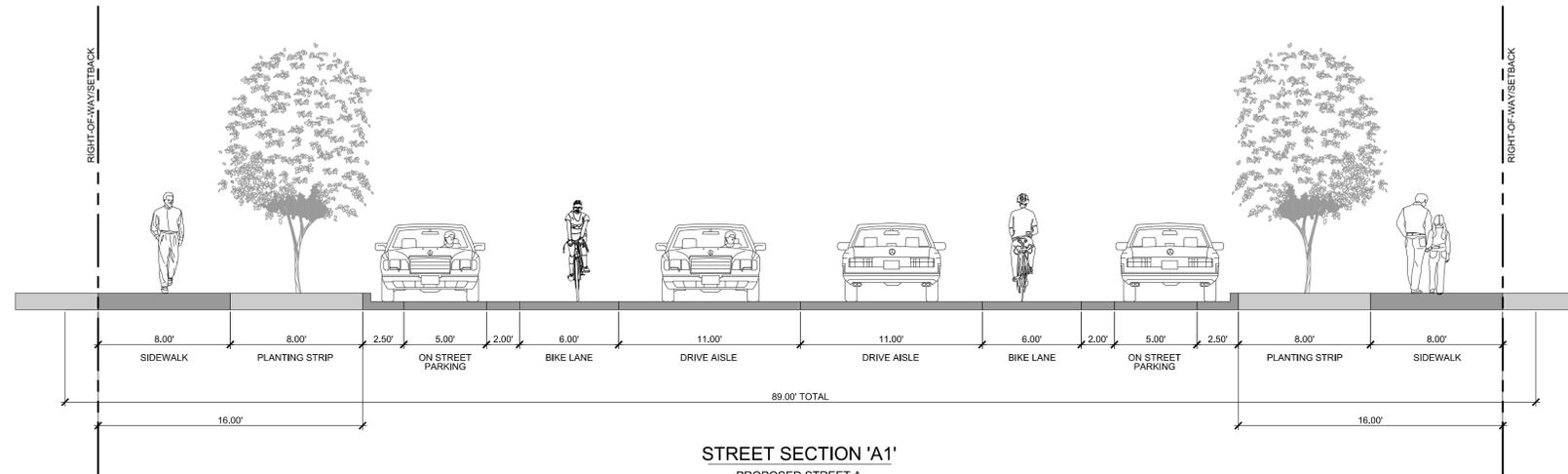
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 DRAWN BY: SC
 CHECKED BY: DW



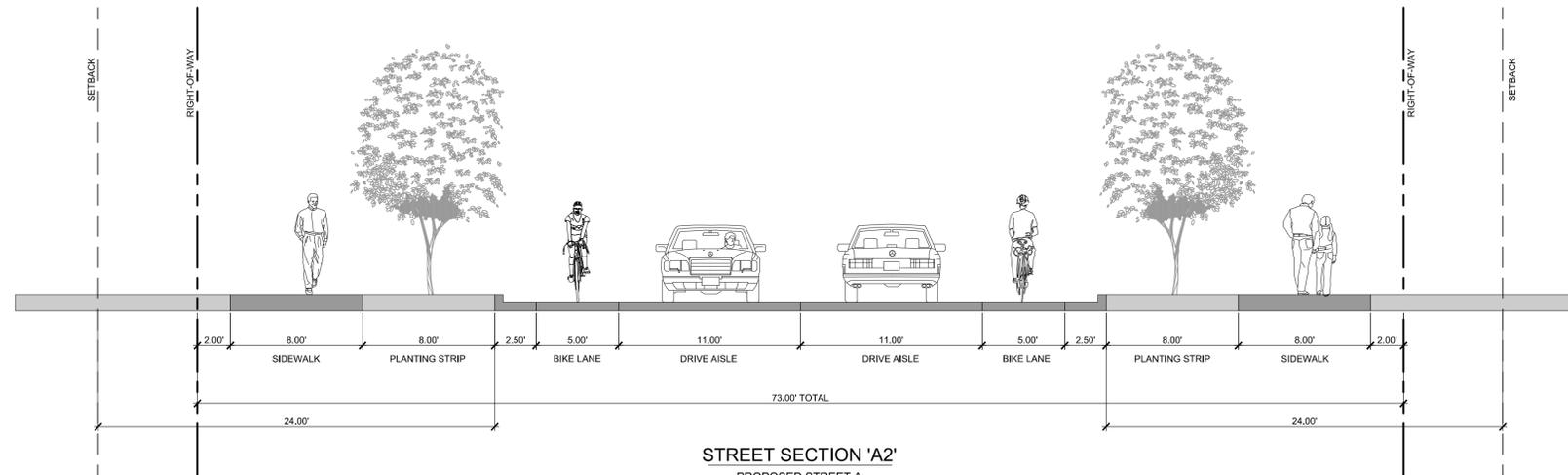
TECHNICAL DATA SHEET

SHEET NUMBER

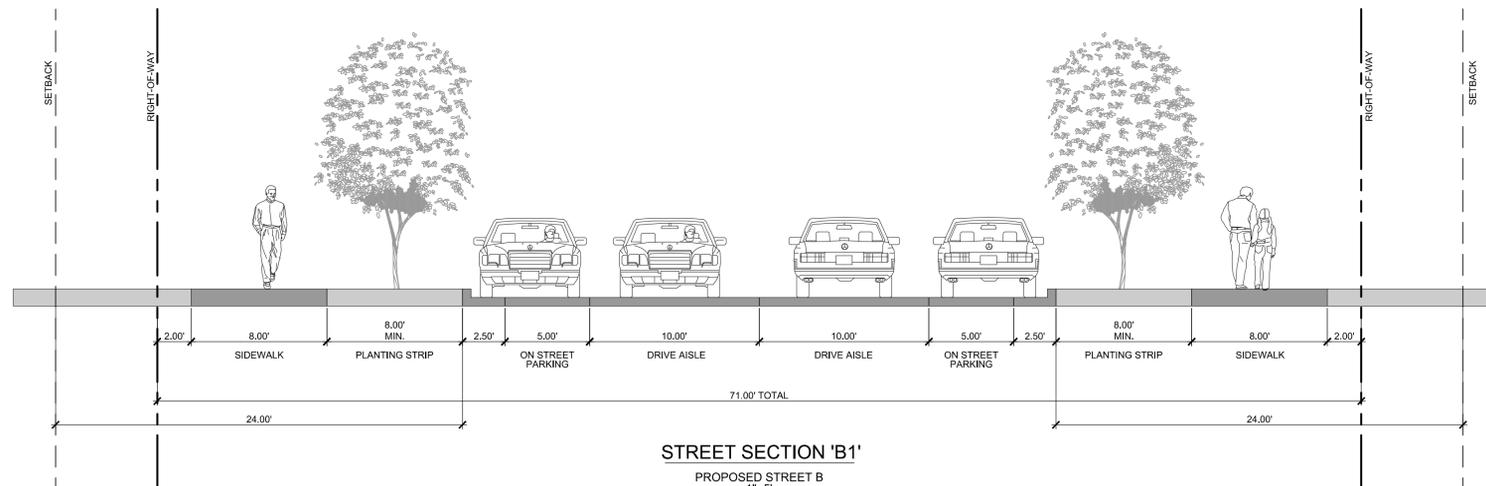
RZ-1



STREET SECTION 'A1'
 PROPOSED STREET A
 1"=5'
 (MODIFIED-BASED ON SECTION A15 OF THE
 UNIVERSITY CITY ADOPTED AREA PLAN)



STREET SECTION 'A2'
 PROPOSED STREET A
 1"=5'
 (MODIFIED-BASED ON SECTION A15 OF THE
 UNIVERSITY CITY ADOPTED AREA PLAN)



STREET SECTION 'B1'
 PROPOSED STREET B
 1"=5'
 (LOCAL RESIDENTIAL WIDE STREET)

KEY MAP

SEAL

**REZONING
 PETITION
 NUMBER 2019-152**

PROJECT

CAROLYN

CHARLOTTE, NC
 REZONING
 #2019-XXX

LANDDESIGN PROJ.# 1019380

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SCALE

VERT: N/A
 HORZ: 1"=5'



SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-3

