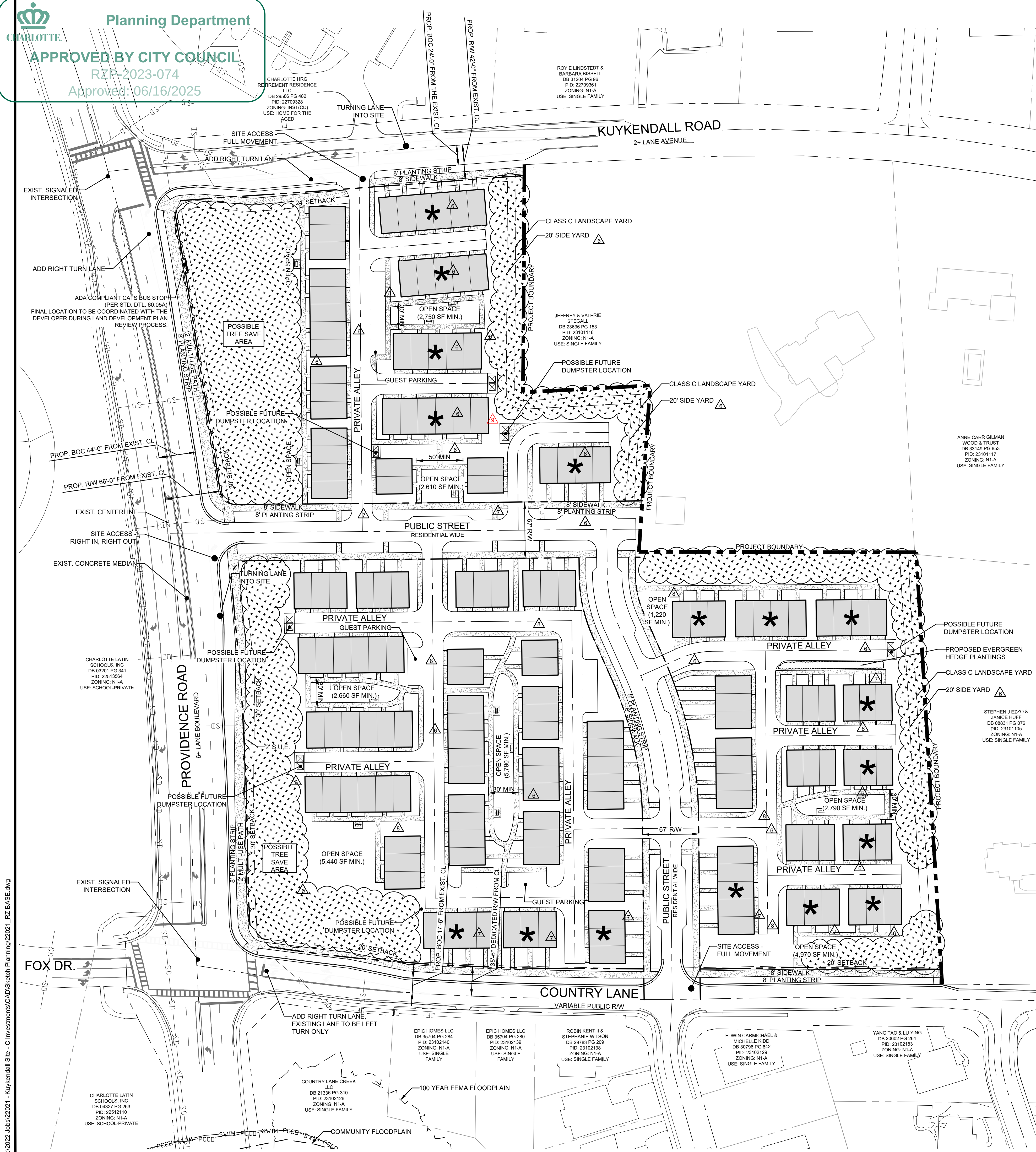




DEVELOPMENT DATA:	
SITE AREA:	± 14.0 ACRES
TAX PARCELS:	23101102, 23101103, 23101104, 23101119, 23101121, 23101122, 23101123
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	MULTI-DWELLING DEVELOPMENT, INCLUDING UP TO 210 MULTI FAMILY ATTACHED, DUPLEX, TRIPLEX, & QUADRAPLEX UNITS
MIN. FRONT SETBACK:	30' FROM FUTURE BOC (6+ LANE BOULEVARD - PROVIDENCE RD) 24' FROM FUTURE BOC (2+ LANE AVENUE 20' FROM FUTURE BOC - KUYKENDALL RD & COUNTRY LANE)
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
PROPOSED BUILDING HEIGHT:	48' (BUILDINGS MARKED WITH ASTERISK TO BE 45')
RESIDENTIAL OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PER ORDINANCE
GUEST PARKING:	60 MIN. (COMBINED GUEST PARKING & ON STREET PARALLEL PARKING)
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE
UNIT COUNT PER BUILDING:	15 MAX 6-UNIT BUILDINGS, 4 MIN 2-UNIT BUILDINGS

WHERE PLANTING STRIP IS PROVIDED ADJACENT TO PRIVATE ALLEYS, TREES ARE TO BE PROVIDED SPACED AT 40' WHERE FEASIBLE

LEGEND:	
PROPERTY BOUNDARY:	---
EXISTING R.O.W.:	---
PROPOSED R.O.W.:	---
ROAD CENTERLINE:	---
EXISTING CURBING:	---
EXISTING LOT LINE:	---
CONTOUR LINE:	--- 760 ---
EXISTING OVERHEAD LINES:	---
OVERHEAD LINES TO BE REMOVED:	---
EXISTING STORM PIPES:	---
TREE SAVE AREA:	---

This Plan Is A Preliminary Design. NOT Released For Construction.

0 60 120 240

SCALE: 1"=60'

REVISIONS:			
No.	Date	By	Description
1	1/15/24	CAC	REVISIONS PER STAFF COMMENTS
2	4/15/24	CAC	REVISIONS PER STAFF COMMENTS
3	5/13/24	CAC	REVISIONS PER STAFF COMMENTS
4	7/15/24	ADD	REVISIONS PER STAFF COMMENTS
5	2/10/25	LJP	SITE PLAN & LAND USE CHANGES
6	3/17/25	LJP	REVISIONS PER STAFF COMMENTS
7	4/24/25	LJP	REVISIONS PER STAFF & NEIGHBOR COMMENTS
8	5/22/25	ENLS	REVISIONS PER STAFF COMMENTS
9	6/6/25	ENLS	REVISIONS PER STAFF COMMENTS
10	6/13/25	MDL	REVISIONS PER STAFF COMMENTS

CYgni
Charlotte, NC
C INVESTMENTS 2, LLC
Charlotte, NC

REZONING
SITE PLAN
WEST
REZONING PETITION:
2023-074

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: LJP
Checked By: MDL
Date: 06/06/2025
Project Number: 22021
Sheet Number: