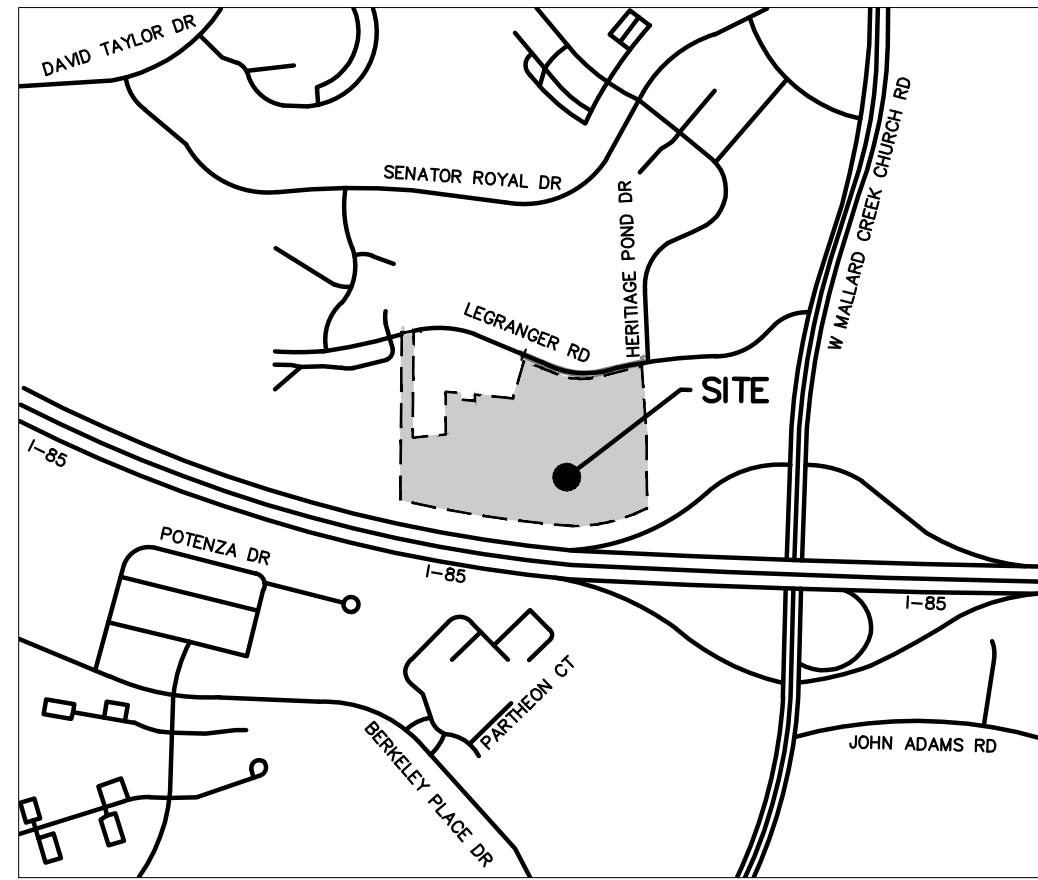
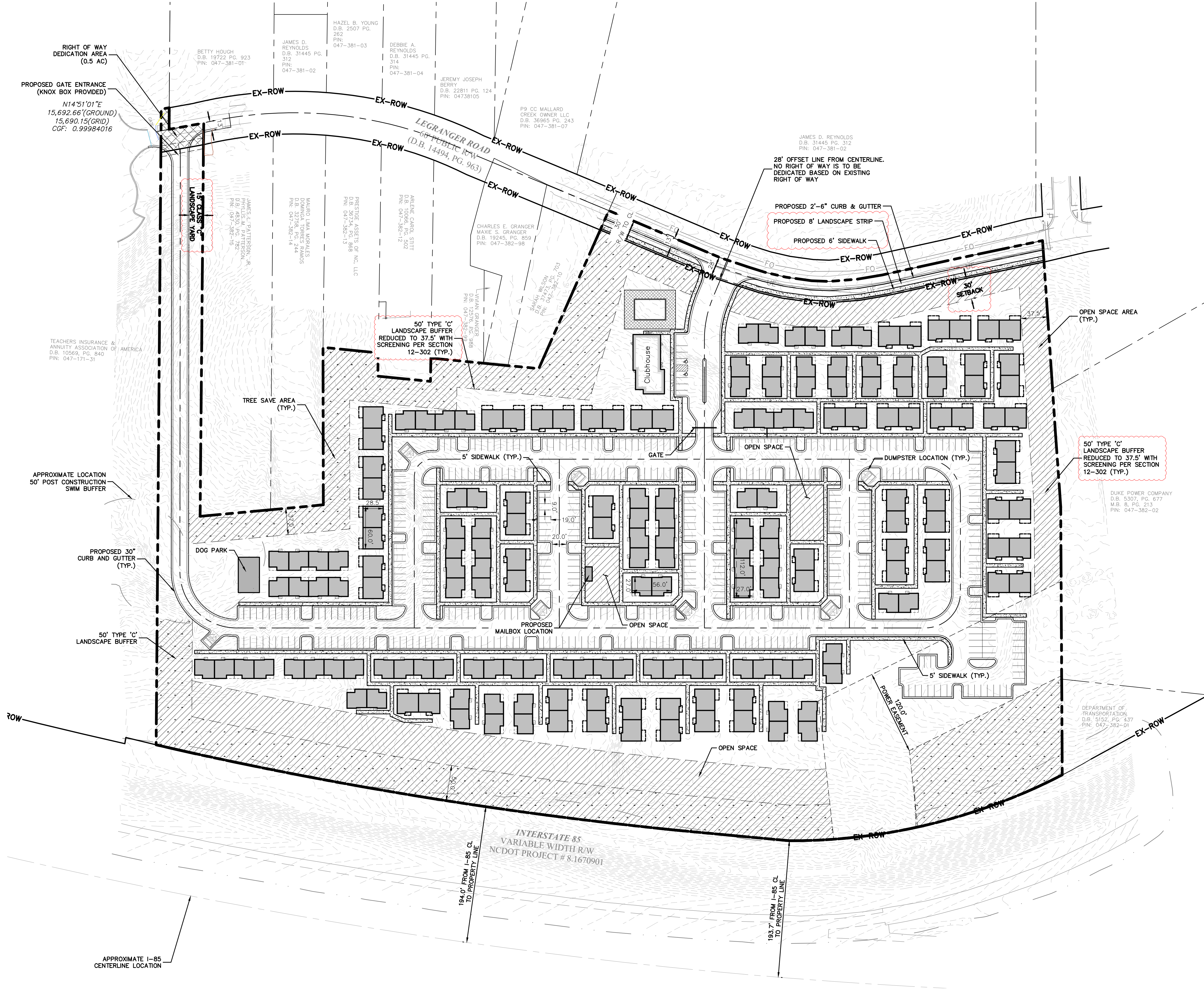


Plotted By Shirley, Sara Sheet Set: CLT-ID, SSM, TEMPLATE, Layout: RZ-01 May 18, 2023 05:03:39pm \\kimley-horn.com\G:_CHL_PRA\14364_BrownGroup\000 - Charlotte - LeGranger\02 - DWG\Exhibit\Rezoning\REZONING PLAN - 2023.05.17.dwg

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209
LAND USE:	RESIDENTIAL AND VACANT
TOTAL SITE AREA:	±19.79 ACRES
TOTAL R.O.W. AREA:	±0 ACRES
TOTAL DISTURBED AREA:	±16.41 ACRES
PROPOSED USES:	184 TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES
ZONING DATA:	
FEMA FLOOD PANEL:	3710457700K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN - SOUTHEAST CATAWBA
ZONING DISTRICT:	
CURRENT: RE-1, R-4	
PROPOSED: RE-3	
ZONING STANDARDS:	
MIN. BLDG SEPARATION:	10 FT
MAX. BUILDING HEIGHT PER ORDINANCE	
PROPOSED DENSITY:	
9.30 DUA	
SETBACK:	
SIDE YARD:	MIN. 35'
REAR YARD:	MIN. 35'
OPEN SPACE:	
REQUIRED:	1.98 AC (10%)
IMPERVIOUS AREA:	
PROPOSED:	±9.15 AC
EXISTING:	0.04 AC
TREE SAVE:	
REQUIRED:	2.97 AC (15.0%)

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.97 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

- EX-ROW

PROPERTY LINE/ REZONING BOUNDARY

COMMON OPEN SPACE

COMMON OPEN SPACE & TREE SAVE

PROPOSED DWELLING UNIT

PROPOSED SIDEWALK

PROPOSED RIGH T OF WAY DEDICATION
- R/W LINE

PROPERTY LINE/ REZONING BOUNDARY

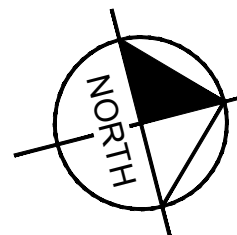
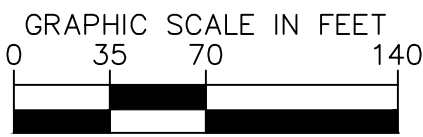
COMMON OPEN SPACE

COMMON OPEN SPACE & TREE SAVE

PROPOSED DWELLING UNIT

PROPOSED SIDEWALK

PROPOSED RIGH T OF WAY DEDICATION



Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

REZONING PLAN

LEGGRANGER
PREPARED FOR
BROWN GROUP, INC
NORTH CAROLINA

SHEET NUMBER
RZ-01

KH PROJECT
D14364000

DATE
05/17/2023

SCALE AS SHOWN

DESIGNED BY
JJS

DRAWN BY
JJS

CHECKED BY
JEH

NOT FOR
CONSTRUCTION

REVISIONS

BY

DATE

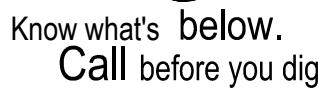
REZONING PETITION NO. 2022-193

--ACREAGE: ± 19.79
 --TAX PARCEL #S: 047-171-18, 047-382-05, 047-382-06, 047-382-07, 047-382-08 AND 047-382-09
 --EXISTING ZONING: RE-1 & R-4
 --PROPOSED ZONING: RE-3 (CD)
 --EXISTING USES: RESIDENTIAL AND VACANT
 --PROPOSED USES: UP TO ONE HUNDRED EIGHTY-FOUR (184) TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RE-3 DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
 --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE.
 --PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

iii. BUILDINGS ON THE SITE MAY BE CONSTRUCTED WITH THE FOLLOWING MATERIALS: BRICK, STONE, SYNTHETIC STONE, PRECAST STONE AND/OR VINYL.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



SHEET NUMBER
RZ-02