



Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-169

Approved: 07/15/2024

ADJACENT PARCELS
ZONED N1-A

SEE SHEET RZ.02 FOR ADJACENT
PROPERTY OWNER INFORMATION

TREE SAVE & GREEN SPACE REQUIREMENTS	
REZONING PETITION 2023-169 SITE AREA:	± 33.95 AC
PORTION OF THE SITE FULFILLING TREE SAVE FOR APPROVED SDRMF-2018-00122:	± 2.07 AC (GENERALLY DEPICTED AS PHASE 1 TREE SAVE)
REMAINING SITE LESS PHASE 1 TREE SAVE:	± 31.88 AC
REZONING PETITION 2023-169 15% GREEN SPACE REQUIRED:	± 4.78 AC (GENERALLY DEPICTED AS PHASE 2 GREEN SPACE)

THIS TABLE SUMMARIZES HOW THE SUBJECT SITE PROVIDES TREE SAVE
REQUIREMENTS FOR APPROVED SET SDRMF-2018-00122 AND GREEN
SPACE FOR PETITION 2023-169.

SITE DATA

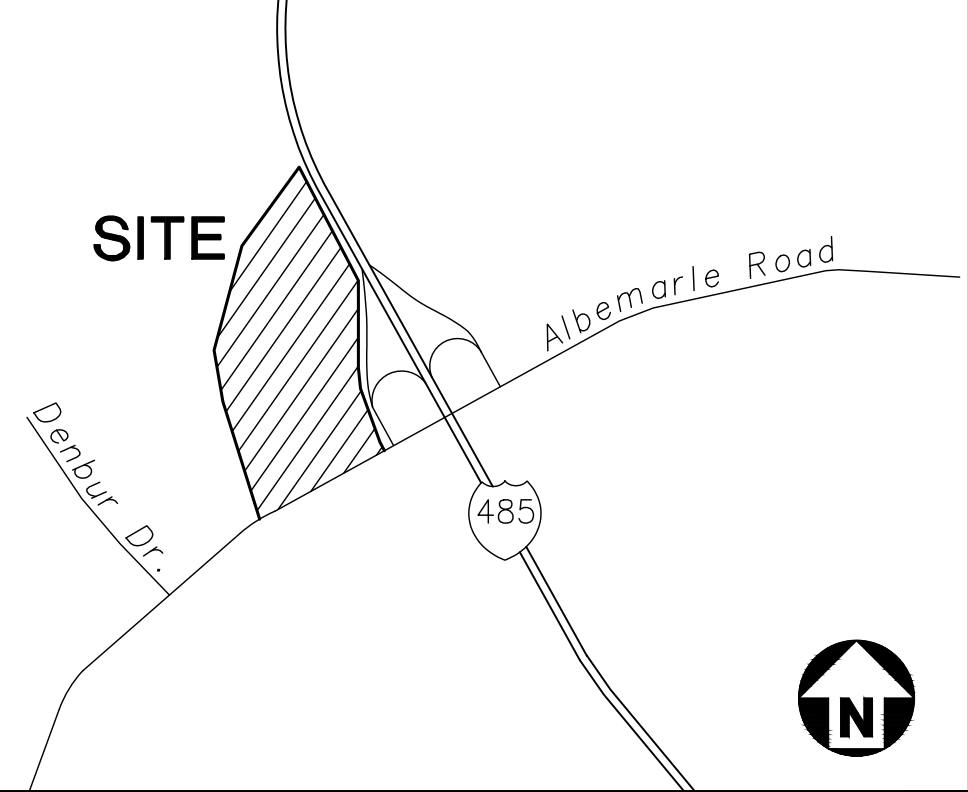
PREPARED BY:

MCADAMS
2100 SOUTH TRYON STREET, SUITE 400
CHARLOTTE, NC 28203

PID:	11146113
EXISTING ZONING:	MX-1
PROPOSED ZONING:	N2-A (CD)
TOTAL DEVELOPMENT AREA:	± 33.95 AC
TOWNHOMES:	
23' X 50'	56 UNITS
22' X 50'	68 UNITS
TOTAL UNIT COUNT:	124 UNITS
MAXIMUM BUILDING HEIGHT:	34 FT
OPEN SPACE REQUIRED:	250 SF PER UNIT = 31,000 SF
OPEN SPACE PROVIDED:	41,910 SF
STORMWATER FACILITIES:	± 0.89 AC

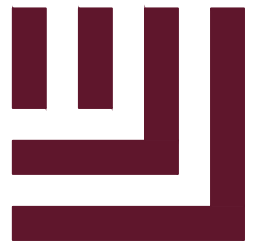
NOTES:
• SOLID WASTE FOR THE SITE SHALL COMPLY WITH CHAPTER 10 OF THE CITY CODE.
• ON-STREET PARKING TO BE PROVIDED ALONG ROAD A AND ROAD B WHERE APPLICABLE.
• FINAL LOCATIONS OF PROVIDED PARKING TO BE DETERMINED DURING CONSTRUCTION
DRAWING PHASE.

VICINITY MAP



SITE LEGEND

---	PROPERTY LINE
---	REZONING PETITION BOUNDARY
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	ROAD CENTERLINE
---	BUFFER LINE
---	SETBACK LINE
---	PHASE 1 TREE SAVE
---	PORTION OF SITE TO FULFILL PHASE 1 TREE SAVE
---	PHASE 2 GREEN SPACE



McAdams

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CLIENT

MR. TIM DERYLAK
D.R. HORTON- CAROLINA DIVISION
8025 ARROWRIDGE BOULEVARD
CHARLOTTE, NORTH CAROLINA 28273

LEMMOND FARM
REZONING PETITION #2023-169
11901 ALBEMARLE ROAD
CHARLOTTE, NORTH CAROLINA 28227

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	02.12.2024	PER CITY COMMENTS
2	03.21.2024	PER CITY COMMENTS
3	04.05.2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	DRH23003
FILENAME	DRH23003-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 100'
DATE	12.18.2023

SHEET

REZONING PLAN

RZ.01

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

