

VICINITY MAP
SCALE: 1" = 500'

DEVELOPMENT DATA TABLE:	
PARCEL INFORMATION	
ADDRESS	7221 BEATTIES FORD ROAD
TAX PARCEL ID	03709205, 03709204
CURRENT ZONING/USE:	R-3 (SINGLE FAMILY RESIDENTIAL WITH MAX 3 UNITS PER ACRE)
PROPOSED ZONING/USE:	R8-MF CD (MULTI FAMILY RESIDENTIAL WITH MAX 8 UNITS PER ACRE)
SITE DATA	
TOTAL AREA	±21.16 AC
OPEN SPACE REQUIRED	10.58 AC (50%)
OPEN SPACE PROVIDED	10.6 AC (50%)
RESIDENTIAL DWELLINGS	UP TO 123
PROPOSED DENSITY	123 UNITS/21.16 AC = ±5.81DUA
PROPOSED BUA	±9.75AC (46%)
MINIMUM BUILDING SEPARATION	16'
MAXIMUM BUILDING HEIGHT	ALLOWED - 40'
NATURAL AREA/TREE SAVE REQUIRED	3.17 AC (15%)
NATURAL AREA/TREE SAVE PROVIDED	7.15 (34%)
PARKING DATA	
AUTO PARKING REQUIRED	185 SPACES (1.5 SPACE/UNIT)
AUTO PARKING PROVIDED	250 SPACES
GARAGE	123
DRIVEWAY	123
GUEST	4
BICYCLE PARKING REQUIRED	5 (SHORT TERM), 0 (LONG TERM)
BICYCLE PARKING PROVIDED	6 (SHORT TERM), 0 (LONG TERM)
LANDSCAPE BUFFERS	
WEST (R-3)	50 FT (CLASS C)
EAST (BEATTIES FORD RD)	N/A
NORTH (COWBOY LANE)	N/A
SOUTH (KIDD LANE)	N/A
BUILDING SETBACKS	
FRONT	30 FT
REAR	50 FT
SIDE	20 FT

PURPOSE:
THE CONDITIONAL DISTRICT ZONING OF (2) PARCELS TOTALING 21.16 ACRES FOR THE PURPOSES OF MULTI-FAMILY APARTMENT HOUSING.

WORK TO INCLUDE 123 SINGLE-STORY MULTI-FAMILY APARTMENT DWELLINGS.

- NOTES:**
- SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY AND NCDOT SHALL BE PROVIDED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE. ALL BUILDINGS ON SITE SHALL BE SPRINKLERED WITH 130 SPRINKLER SYSTEM. PER IFC APPENDIX D107 EXCEPTION 1, PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC).
 - SITE IS LOCATED IN THE CITY OF CHARLOTTE'S ETJ. DEVELOPER WILL VOLUNTARILY ANNEX BOTH PARCELS INTO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. ALL PUBLIC ROADS PROPOSED WITH THIS PROJECT WILL BE DEDICATED TO THE CITY OF CHARLOTTE WITH THIS DEVELOPMENT. TREE SAVE REQUIREMENTS (UDO SEC. 21-93).
 - "TREE SAVE AREAS MAY INCLUDE THE PLANTING OF SMALL MATURING TREES IN ACCORDANCE WITH DUKE ENERGY'S APPROVED PLANTING LIST AND WITHIN 20 FEET OF THE CENTERLINE OF POWER DISTRIBUTION EASEMENTS THAT ARE ACCESSIBLE FOR MAINTENANCE BY MECHANICAL EQUIPMENT."
 - "TREE SAVE AREAS MAY INCLUDE EXISTING TREE CANOPY WHICH OVERHANGS EXISTING UNDERGROUND UTILITY EASEMENTS..."
 - TREE SAVE REQUIREMENTS (UDO SEC. 21-95)
 - "SQUARE FOOTAGE FOR EXISTING ROAD RIGHTS-OF-WAY WILL BE SUBTRACTED FROM THE TOTAL SITE AREA BEFORE THE REQUIRED PERCENT OF TREE SAVE AREA IS CALCULATED."
 - PROPOSED DWELLINGS WILL BE EQUIPPED WITH NFPA 13D AUTOMATIC SPRINKLER SYSTEMS (MEETING ALL REQUIREMENTS OF IFC). THIS PER APPENDIX D107 EXCEPTION 1 OF IFC, (1) PRIMARY PUBLIC ACCESS INTO SITE IS ALLOWED.

PROJECT TEAM:

Redwood
APARTMENT NEIGHBORHOODS

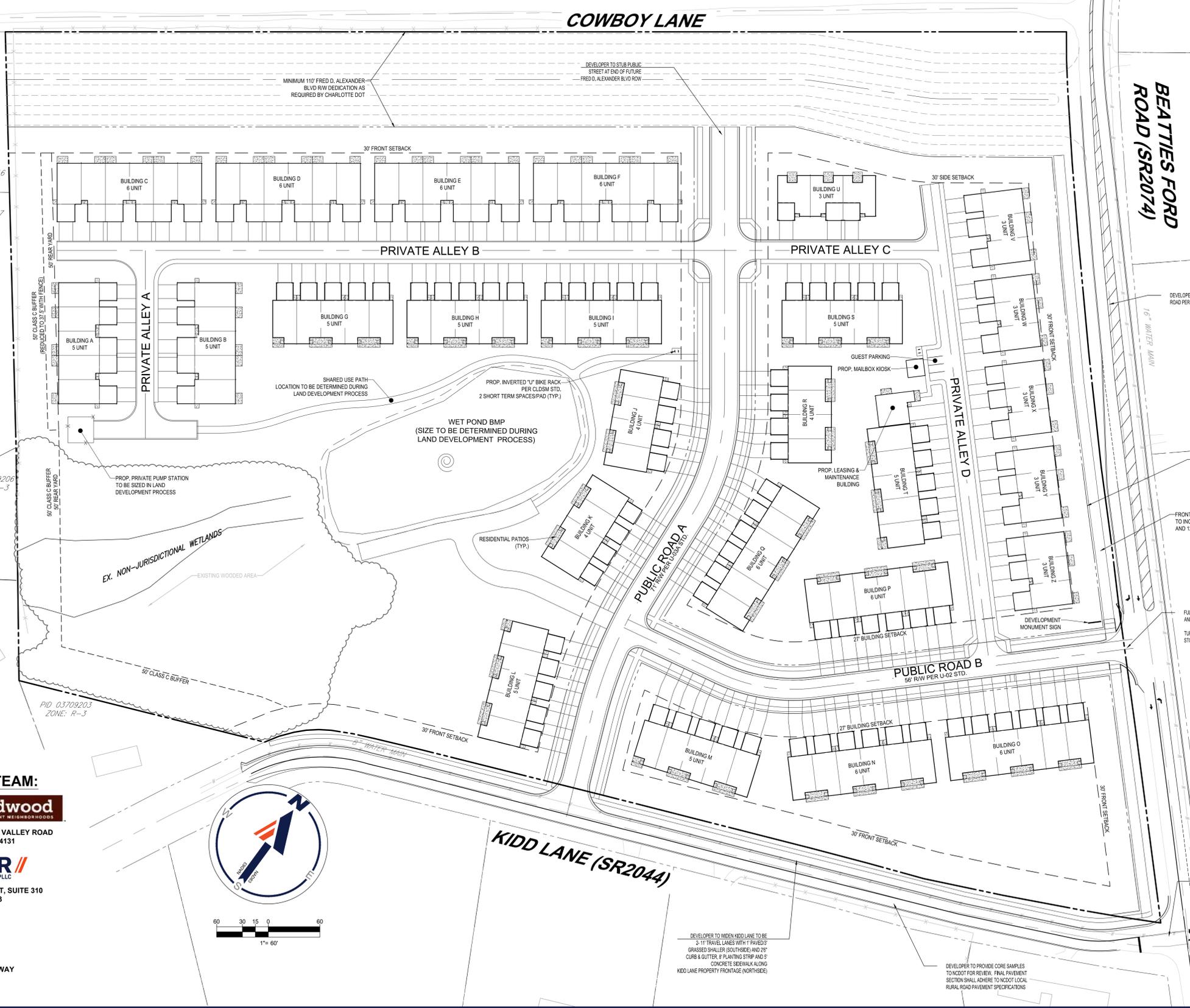
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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC203013
DRAWN BY: AF
CHECKED BY: SS
DATE: 3/14/22
CAD ID: CPT

REZONING PLANS

FOR

Redwood
APARTMENT NEIGHBORHOODS

REDWOOD BEATTIES FORD RD
7221 BEATTIES FORD ROAD
CITY OF CHARLOTTE
CHARLOTTE, NC 28216

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NCELS P-1132

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SHEET TITLE:
CONDITIONAL REZONING: CONCEPTUAL SITE PLAN

SHEET NUMBER:
RZ1.0

ORG. DATE - 12/03/21

BOHLER ENGINEERING NC, PROJECT 2020010303, REZONING PLAN, 03/14/22, LAYOUT: RZ1.0 - REZONING CONCEPTUAL SITE PLAN

