

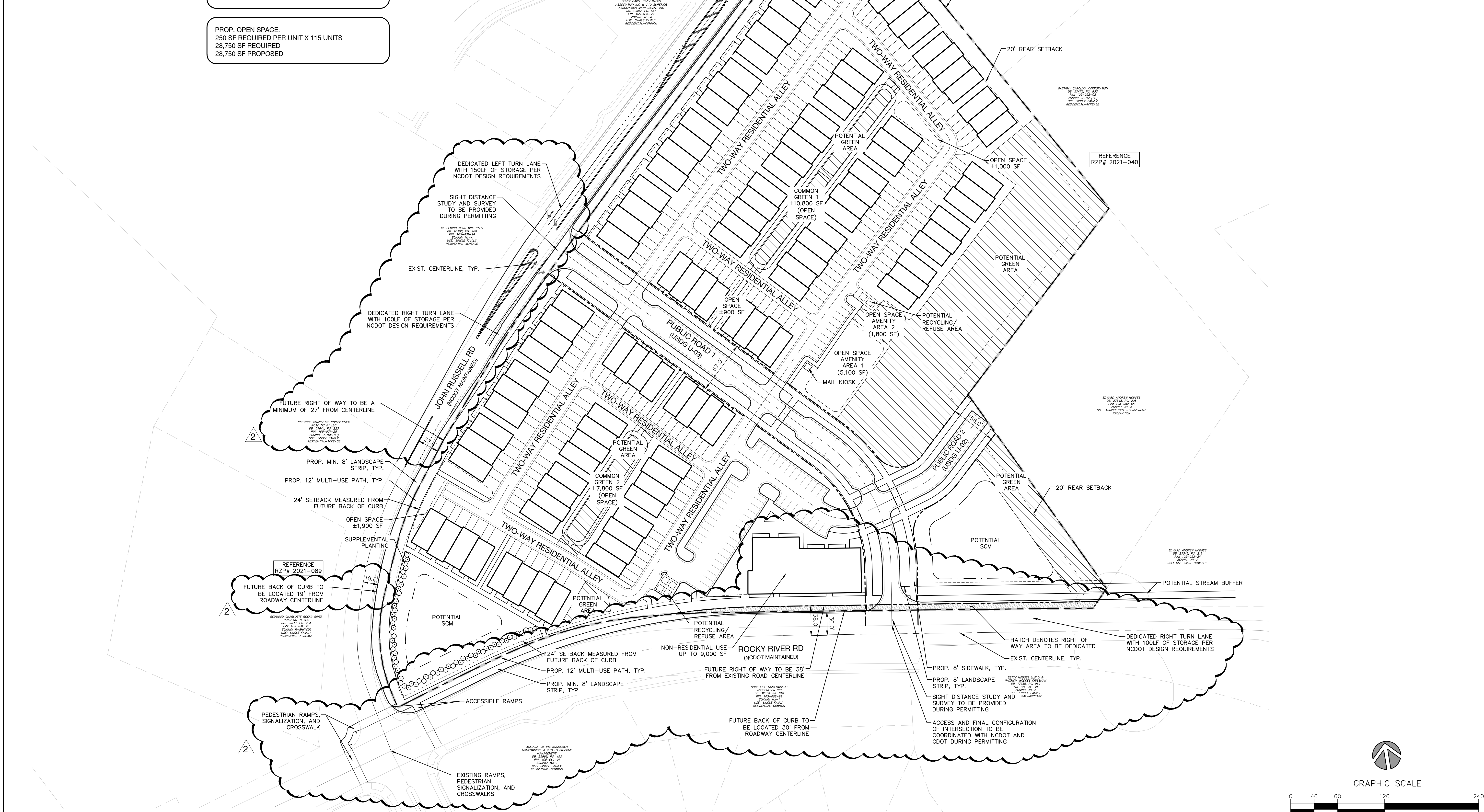
**Site Development Data:**

Acreage: +/- 12.3 AC  
 Tax Parcel: 105-052-03 & 105-052-01  
 Existing Zoning: NS  
 Proposed Zoning: N2-A  
 Existing Uses: Single Family Residential  
 Proposed Uses: Up to (115) Multi-Family Attached Residential Units  
 Up to (9,000) sq ft of Non-Residential Uses  
 Required Green Area: 1.83 AC (15% of Total Site Area)

**HATCH LEGEND**

PROP. GREEN AREA  
 15% MIN. (OF TOTAL SITE ACREAGE)  
 1.83 AC REQUIRED  
 1.83 AC PROVIDED

**PROP. OPEN SPACE:**  
 250 SF REQUIRED PER UNIT X 115 UNITS  
 28,750 SF REQUIRED  
 28,750 SF PROPOSED



1213 W Moorehead St Ste 450  
 Charlotte, NC 28208  
 P 704.334.3303  
 urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044  
 PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY

Penmith Holdings LLC  
 1213 W Moorehead Street, Suite 450  
 Charlotte, NC 28208

# Baucom Mixed-Use

## Rezoning Site Plan

Rocky River Rd Charlotte, NC 28213

NO.	DATE	BY:	REVISIONS:
01	11.13.2023	UDP	REZONING REVISION 1
02	12.11.2023	UDP	REZONING REVISION 2

Project No: 23-CLT-082  
 Date: 09.25.2023  
 Sheet No:

# RZ-1.0

REZONING PETITION #2023-107

