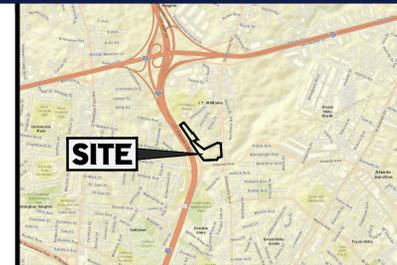


NOTE:
SEE SHEET RZ-3 FOR LARGER
SCALE, ADDED DETAILS AND
NOTES.



VICINITY MAP

ZONING INFORMATION AND NOTES:

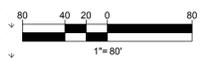
- OWNER/APPLICANT:
SDP ACQUISITIONS I, LLC
370 LEXINGTON AVENUE, ST. 700
NEW YORK, NY 10017
CONTACT: IAN LEVINE
EMAIL: ILEVINE@SPANDRELDEVELOPMENT.COM
- THIS PLAN IS BASED ON THE FOLLOWING:
GIS AND CHARLOTTE EXPLORER
- PARCEL:
PIN: 077-052-01, 077-063-08, 077-063-09, 077-063-13
AND A PORTION OF 077-063-0
CHARLOTTE, MECKLENBURG COUNTY NC
PARCEL AREA: 18.84 ACRES
- EXISTING ZONING:
I-1 (LIGHT INDUSTRIAL), R-22MF (MULTIFAMILY RESIDENTIAL)
USE: VACANT
- PROPOSED ZONING:
R-22MF (CD)
USE: MULTIFAMILY RESIDENTIAL

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3245 STATESVILLE AV
TAX PARCEL ID	07706303, 07706308, 07706309, 07706313, 07755201
CURRENT ZONING/USE	R-22MF, I-1
PROPOSED ZONING/USE	R-22MF (CD) / MULTI-FAMILY
SITE DATA	
TOTAL AREA	15.97 ACRES
OPEN SPACE REQUIRED	6.38 ACRES (40%)
OPEN SPACE PROVIDED	6.38 ACRES (40%)
PROPOSED MAXIMUM DENSITY	350 UNITS/15.97 ACRES = 22.1292 DU/AC
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT ALLOWED	75'
NATURAL AREA/TREE SAVE REQUIRED	2.38 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE / UNIT
BICYCLE PARKING REQUIRED	1 SPACE / 20 UNITS
SETBACKS, BUFFERS	
PERIMETER BUILDING SETBACKS	30' ALONG I-77, ATONDO & STATESVILLE; 27' ALONG ALL OTHER STREETS (LOCAL & COLLECTOR)
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE; REAR YARD: 40' BUFFER; SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED

LEGEND

- EXISTING PROPERTY BOUNDARY: Dashed line
- DEVELOPMENT AREA & PROPERTY BOUNDARY: Thick dashed line
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: Red dashed line
- SITE FEATURE ENVELOPES: Various hatched patterns
- BUILDING ENVELOPE: Solid grey fill
- PARKING ENVELOPE: Diagonal hatching
- POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE: Cross-hatching
- 100' SWIM BUFFER AREA: Dotted pattern



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BOHLER ENGINEERING NC, PLLC

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	1/14/22		

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ALWAYS CALL 811
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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC212040
DRAWN BY: SDS
CHECKED BY: MT
DATE: 7/6/21
CAD ID:

REZONING PLAN

FOR
SDP ACQUISITIONS I, LLC

STATESVILLE MF
STATESVILLE AVENUE & ATONDO DRIVE
CHARLOTTE, NC 28206
MECKLENBURG COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCELS P-1132

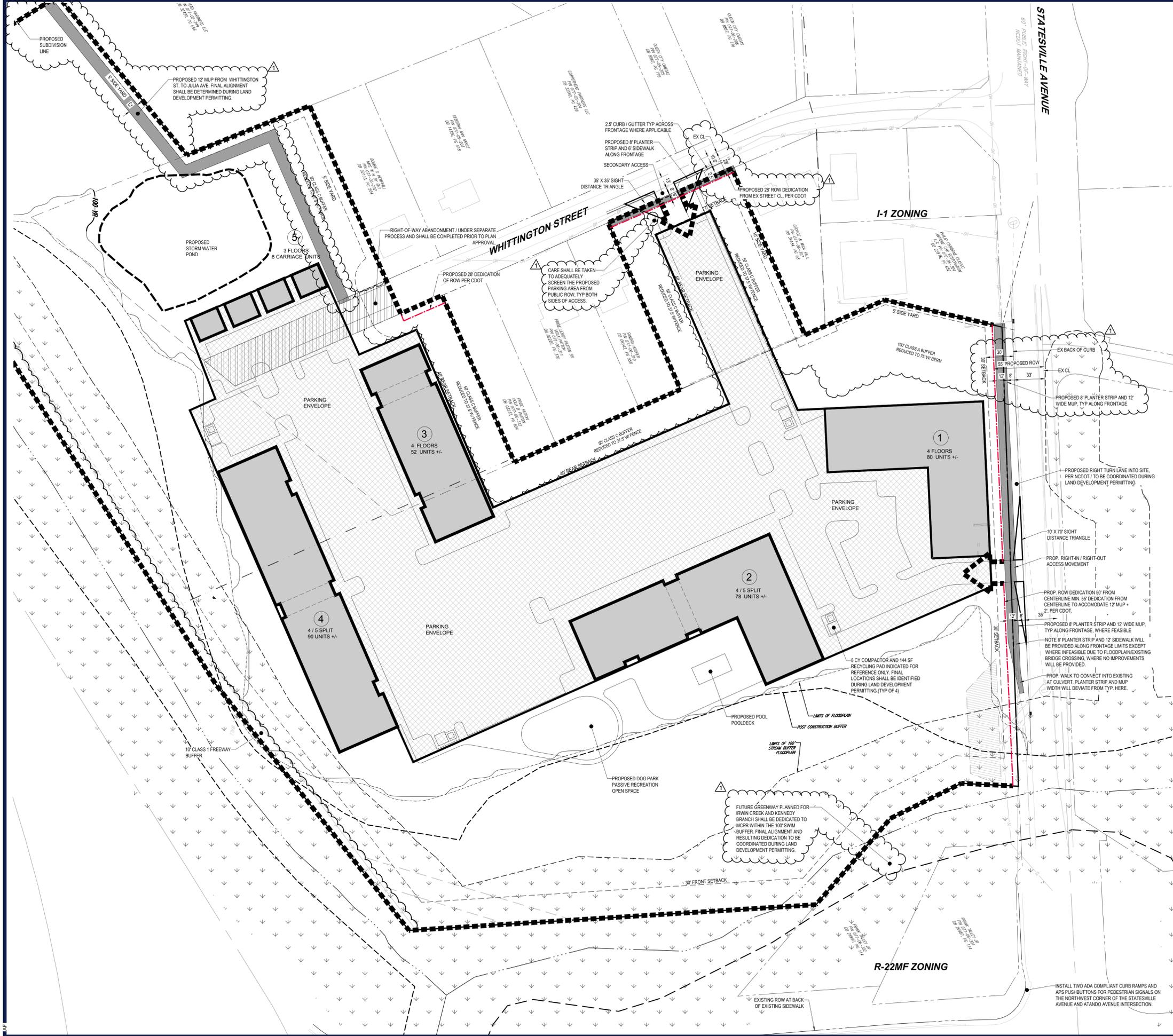
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

ORG. DATE - 7/6/21

Jan 17, 2022
H:\2021\NCC212040\CADD\DRAWINGS\PLAN SET\REZONING\NCC212040 - RZP - 0 - KAY\OUT\ RZ-1.dwg



VICINITY MAP

DEVELOPMENT DATA TABLE:

PARCEL INFORMATION	
ADDRESS	3245 STATESVILLE AV
TAX PARCEL ID	07706303, 07706308, 07706309, 07706313, 07706311
CURRENT ZONING USE	R-22MF, I-1
PROPOSED ZONING USE	R-22MF (CD) / MULTI-FAMILY
SITE DATA	
TOTAL AREA	±15.97 ACRES
OPEN SPACE REQUIRED	6.38 ACRES (40%)
OPEN SPACE PROVIDED	6.38 ACRES (40%)
PROPOSED MAXIMUM DENSITY	350 UNITS/15.97 ACRES = ±21.92 DU/AC
MINIMUM BUILDING SEPARATION	10'
MAXIMUM BUILDING HEIGHT ALLOWED	75'
MINIMUM LOT AREA REQUIRED	2.39 ACRES (15%)
PARKING DATA	
AUTO PARKING REQUIRED	1.5 SPACE / UNIT
BICYCLE PARKING REQUIRED	1 SPACE / 20 UNITS
SETBACKS, BUFFERS	
PERIMETER BUILDING SETBACKS	30' ALONG I-17, ATONDO, & STATESVILLE; 27' ALONG ALL OTHER STREETS (LOCAL & COLLECTOR)
PERIMETER BUFFERS/YARDS	SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE. REAR YARD: 40'. BUFFER: SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED

LEGEND

- EXISTING PROPERTY BOUNDARY: - - - - -
- DEVELOPMENT AREA & PROPERTY BOUNDARY: - - - - -
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: - - - - -
- SITE FEATURE ENVELOPES: [Symbol]
- BUILDING ENVELOPE: [Symbol]
- PARKING ENVELOPE: [Symbol]
- PROPOSED SIDEWALK OR MUP: [Symbol]
- 100' SWIM BUFFER AREA: [Symbol]

SITE NOTES:

- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY. PETITIONER RESERVES THE RIGHT TO PHASE THE TRANSPORTATION IMPROVEMENTS AND SHALL BE COORDINATED ONCE TRANSPORTATION SCOPE IS CONFIRMED, DURING THE LAND DEVELOPMENT PERMIT PROCESS.
- CDOT REQUESTS RIGHTS-OF-WAY SHALL BE SET 2' BEHIND BACK OF SIDEWALKS WHERE FEASIBLE.
- FUTURE GREENWAY PLANNED FOR IRWIN CREEK AND KENNEDY BRANCH SHALL BE DEDICATED TO MCRP WITHIN THE 100' SWIM BUFFER. FINAL ALIGNMENT AND RESULTING DEDICATION TO BE COORDINATED DURING LAND DEVELOPMENT PERMITTING.
- THE PARKING CIRCULATION WILL COMPLY WITH 9.303(19)(C).
- ALL BUILDINGS WILL COMPLY WITH 9.303(19)(E).



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC212040
DRAWN BY: SDS
DATE: 7/6/21
CAD ID:

REZONING PLAN

FOR
SDP
ACQUISITIONS
I, LLC

STATESVILLE MF
STATESVILLE AVENUE & ATONDO DRIVE
CHARLOTTE, NC 28206
MECKLENBURG COUNTY

BOHLER
BOHLER ENGINEERING NC, PLLC
NCELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
RZ-3

ORG. DATE - 7/6/21