

SITE DATA TABLE	
<b>DEVELOPMENT DATA:</b>	
TAX PARCEL ID:	A PORTION OF 059-061-14 & 059-104-16
LAND USE:	RESIDENTIAL
TOTAL SITE AREA:	31.51 ACRES
TOTAL LOT AREA:	±8.20 ACRES
TOTAL R.O.W. AREA:	±8.46 ACRES
TOTAL OPEN SPACE AREA:	±6.75 ACRES
TOTAL DISTURBED AREA:	±24.61 ACRES
TOTAL NUMBER OF LOTS:	152
-MULTIFAMILY LOTS:	152
<b>ZONING DATA:</b>	
FEMA FLOOD PANEL:	3710452500K
WATERSHED:	LOWER LAKE WYLLIE
PC DISTRICT:	WESTERN CATAWBA
ZONING DISTRICT:	CURRENT: R-3, INST. & MX-2 (INNOV.) PROPOSED: MX-2 (INNOV.) LUPA AND MX-2 (INNOV.) SPA
BUFFER ALONG NEIGHBORING RESIDENTIALLY USED PARCELS*	MIN. 50'
BUFFER ALONG NEIGHBORING EXISTING NON-RESIDENTIAL USES*	MIN. 25'
<b>INNOVATIVE STANDARDS:</b>	
MIN. LOT SIZE:	1,200 SF
-MIN. MULTIFAMILY SUBLOT SIZE:	1,200 SF
MIN. LOT WIDTH:	22'
-MIN. MULTIFAMILY LOT WIDTH:	12'
MIN. BLDG SEPARATION:	12'
MAX. HEIGHT:	48'
PROPOSED DENSITY:	4.82 DUA
MINIMUM SETBACK FROM BACK OF CURB (EXISTING OR PROPOSED, WHICHEVER IS GREATER)	MIN. 14'
FRONT SETBACK:	MIN. 14'
-FROM BACK OF EXISTING OR PROPOSED CURB	MIN. 6'
SIDE YARD:	MIN. 6'
REAR YARD:	MIN. 6'
<b>OPEN SPACE:</b>	
PROVIDED:	±6.75 AC
REQUIRED:	3.15 AC
IMPERVIOUS AREA	±10.90 AC
PROPOSED**:	0.00 AC
EXISTING:	0.00 AC
*BUFFERS REDUCED BY 25% WITH SCREENING WHERE NOTED ON PLAN	
**EXCLUDES WOODFORD LANE IMPROVEMENTS BY OTHERS	

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

REZONING PETITION  
RZP-2021-119

KH PROJECT	013594000
DATE	04/18/2022
SCALE	AS SHOWN
DESIGNED BY	CJW
DRAWN BY	CJW
CHECKED BY	JEH

REZONING PLAN

FREEDOM GREENE TOWNHOMES

PREPARED FOR  
PROFILE HOMES

CITY OF CHARLOTTE  
NORTH CAROLINA

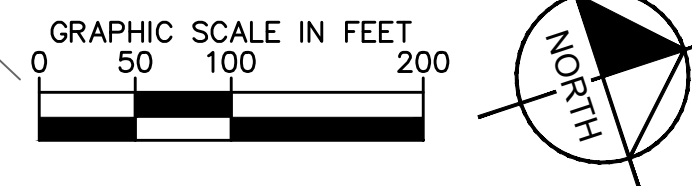
SHEET NUMBER  
**RZ-1**

**SITE PLAN KEYNOTES**

- STREET & SIDEWALK TO EXTEND TO TODDVILLE ROAD/LEAF TREE DRIVE CONNECTION WITH APPROPRIATE PROWAG AND ADA CURB RAMP AT THE TODDVILLE ROAD/LEAF TREE DRIVE INTERSECTION.
- DEVELOPER TO COORDINATE WITH NCDOT, DURING PERMITTING, TO CONSTRUCT A LEFT-TURN LANE ON NORTHBOND FREEDOM DRIVE TO TURN ONTO WOODFORD LANE. THE TURN-LANE WILL BE SUBJECT TO NCDOT APPROVAL.
- ARCHITECTURAL TREATMENTS AND/OR WINDOWS TO BE PROVIDED TO AVOID BLANK WALL EXPANSES GREATER THAN 10'.
- ANY REQUIRED ROADWAY IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE. SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, THE PETITIONER WILL ALSO WORK WITH NCDOT AND CDOT TO DETERMINE THE TIMING OF THE COMPLETION OF THE LEFT TURN LANE AND THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS DESCRIBED ABOVE. NCDOT AND CDOT MAY ALLOW CERTIFICATES OF OCCUPANCY TO BE ISSUED PRIOR TO THE COMPLETION OF THE LEFT TURN LANE.

	FRONT-LOADED		TREE SAVE AREA
	REAR-LOADED		FLEXIBLE AMENITY/TOWNHOME SPACE
	COMMON OPEN SPACE		PROPOSED BUFFER LINE
			PROPOSED 25% BUFFER REDUCTION

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±31.51 AC
TREE SAVE CALCULATIONS:	
MULTIFAMILY AREA (17.5% REQUIRED)	±31.51 AC
TOTAL TREE SAVE REQUIRED:	5.51 AC
TOTAL TREE SAVE PROVIDED:	7.11 AC
COMMON OPEN SPACE	
COMMON OPEN SPACE REQUIRED (10% OF 31.51 AC):	3.15 AC
COMMON OPEN SPACE PROVIDED:	6.75 AC



Know what's below.  
Call before you dig.

