



EXISTING PROPERTY LINE

PROPOSED BUILDING ENVELOPE

PROPOSED PARKING ENVELOPE

PROPOSED GREENWAY DEDICATION

FULL ACCESS MOVEMENT

RIGHT-IN/RIGHT-OUT ACCESS

ACREAGE: ± 18.45 ACRES

TAX PARCEL #: PORTION OF 047-391-42

EXISTING ZONING: RE-2

PROPOSED ZONING: R-17MF(CD)

EXISTING USES: VACANT

PROPOSED USES: UP TO 300 MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.

MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 72 FEET, BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED.

NUMBER RZP-2022-012

ORANGE WATER
CHARLOTTE, NC

LAND DESIGN PROJ.A 1022007

REVISION / ISSUANCE



NO.	DESCRIPTION	DATE
1	REZONING RESUBMITTAL	07.11.2022
2	REZONING RESUBMITTAL 2	08.18.2022

DESIGNED BY: DAW
DRAWN BY: JTA
CHECKED BY: DAW

SCALE

NORTH

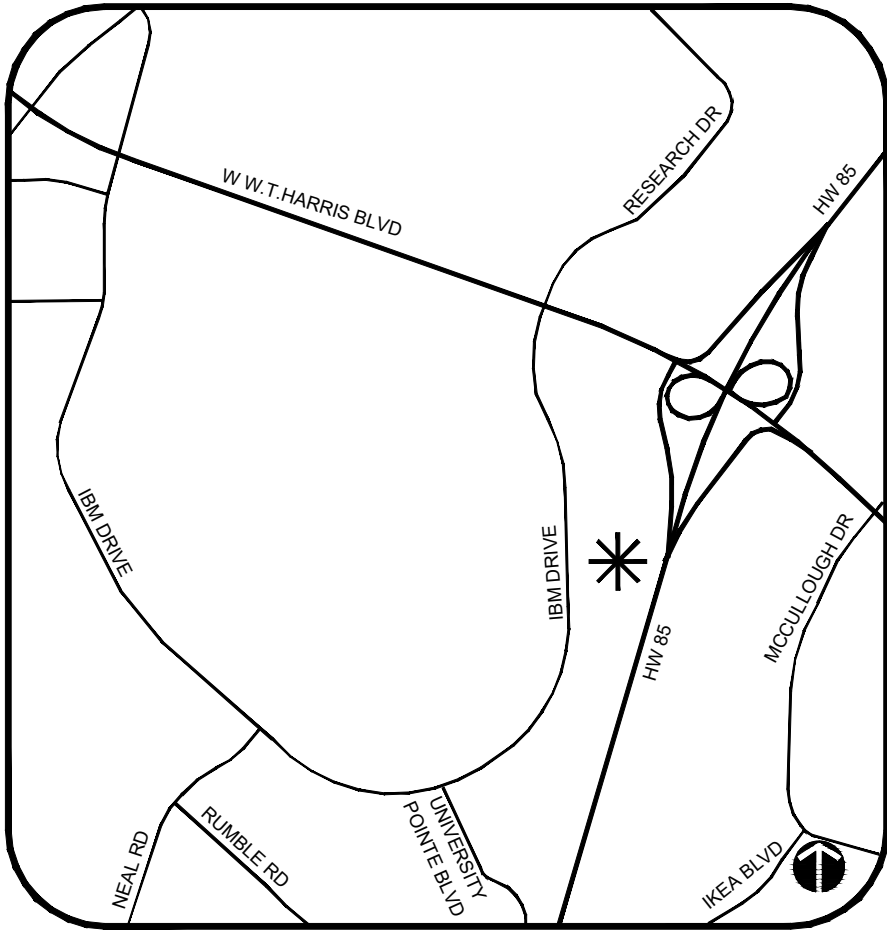
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HORZ: 1" = 60'



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



KEY MAP

SEAL

REZONING PETITION
NUMBER RZP-2022-012

PROJECT

IBM DRIVE
DEVELOPMENT

RANGE WATER
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LANDDESIGN PROJ# 1022007

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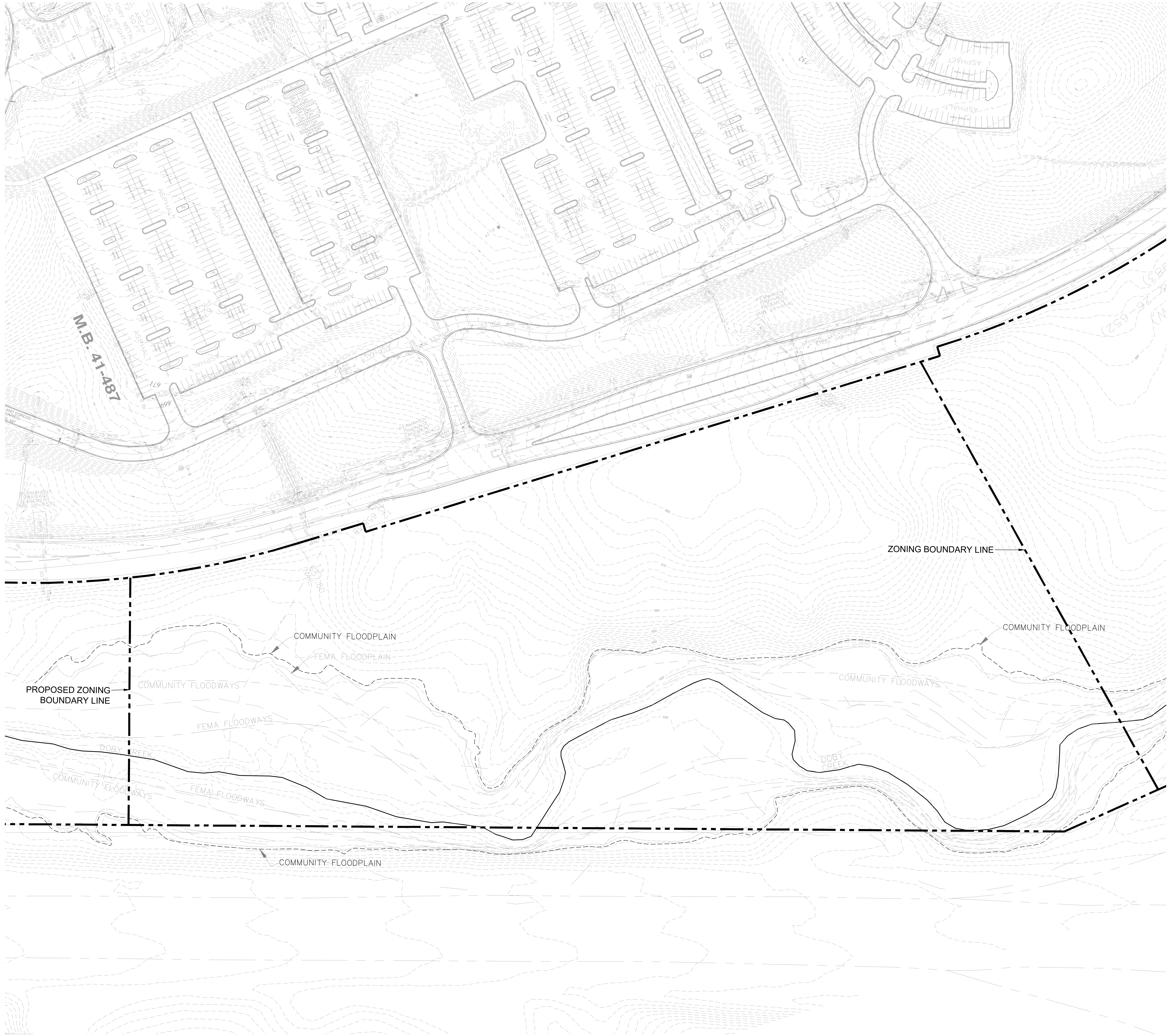
SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-3



KEY MAP

SEAL

REZONING PETITION
NUMBER RZP-2022-012

PROJECT

IBM DRIVE
DEVELOPMENT

RANGE WATER
CHARLOTTE, NC

LANDDESIGN PROJ# 1022007

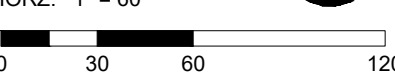
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SCALE

VERT: N/A
HORZ: 1" = 60'



SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-4