



1. GENERAL PROVISIONS

- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY, THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED NINE (9). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- SETBACKS, STREETSCAPE IMPROVEMENTS, AND BUFFERS:

4. SETBACKS, STREETSCAPE IMPROVEMENTS (AND BUFFERS):

- GENERAL AND ARCHITECTURAL DESIGN GUIDELINES:**

5. GENERAL AND ARCHITECTURAL DESIGN GUIDELINES:

- g. PETITIONER SHALL PROVIDE A MINIMUM OF SEVEN (7) VISITOR/GUEST PARKING SPOTS WITHIN THE SITE

b. USABLE PORCHES OR STC

- LIGHTING:**



7. LIGHTING:

- BINDING EFFECT OF THE REZONING APPLICATION:**

9. BINDING EFFECT OF THE REZONING APPLICATION

SITE DATA



<p>REZONING PETITION #2022-032</p> <p>REZONING PLAN</p>	<p>ARROWOOD ROAD</p> <p>720 W ARROWOOD ROAD</p> <p>CHARLOTTE, NC 28217</p>	 <p>CANVAS residential</p> <p>1200 E. MOREHEAD STREET, SUITE 104</p> <p>CHARLOTTE, NC 28204</p>	 <p>1111 METROPOLITAN AVE, SUITE 250</p> <p>CHARLOTTE, NC 28204</p> <p>W. K. BRYANT, JR., PRESIDENT</p> <p>NC LICENSE #C-4387</p> <p>©2022</p>	DESIGNED BY:	WSM	08/15/2022	PER 1ST SUBMITTAL COMMENTS
				DRAWN BY:	WSM		
				REVIEWED BY:	AG		
<p>NOT FOR CONSTRUCTION</p> <p>FILE NUMBER: 8201-11</p> <p>DATE: 08/15/2022</p> <p>RZ-1</p>							



SITE DATA

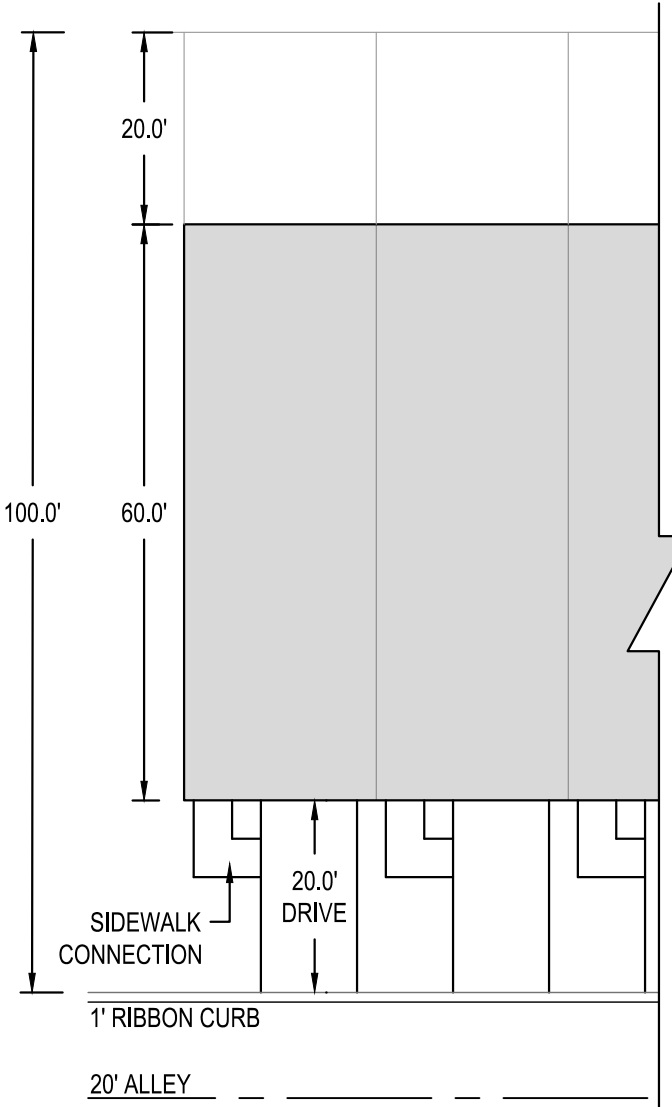
TOTAL ACREAGE: ± 4.18AC
NET ACREAGE: ± 4.16
PARCEL NUMBERS: 16720541
SITE ADDRESS: 720 W ARROWWOOD RD
CHARLOTTE, NORTH CAROLINA 28217
WATERSHED: MALLARD
EXISTING ZONING: R-4
EXISTING USES: SINGLE-FAMILY
PROPOSED ZONING: R-3 MF (CD)
PROPOSED USE: ATTACHED RESIDENTIAL
PROPOSED UNITS: UP TO 33 UNITS
BUILDINGS NOT TO EXCEED: 9 BUILDINGS
MAXIMUM PROPOSED DENSITY: 8 DUA
PROPOSED DENSITY: 7.89 DUA
MAX BUILDING HEIGHT: PER ORDINANCE

SETBACKS AND BUFFERS
THOROUGHFARE SETBACK: 30' (ARROWWOOD ROAD)
FRONT SETBACK: 17' / 27' PER SECTION 9.303.(19)(F) OF THE ORDINANCE
REAR YARD: 30'
SIDE YARD: 5'
SINGLE-FAMILY BUFFER: 28' C CLASS BUFFER
(REDUCED 25% TO 21.0' WITH FENCE)

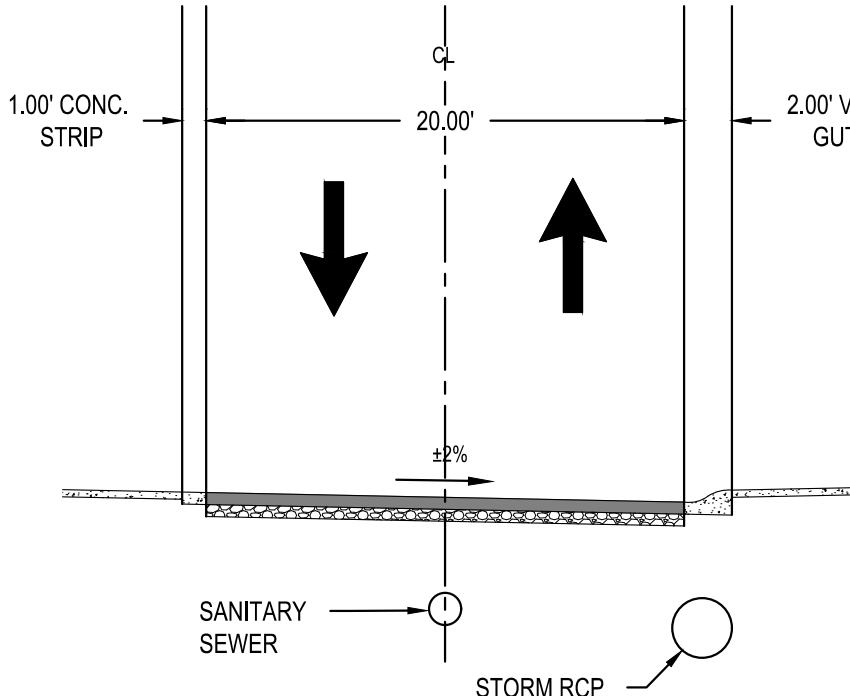
TREE SAVE
PROJECT LOCATED IN A CORRIDOR
REQUIRED TREE SAVE AREA: PER ORDINANCE
PROPOSED TREE SAVE AREA: PER ORDINANCE

OPEN SPACE
PRIVATE OPEN SPACE REQUIRED: 400 SF PER UNIT
PRIVATE OPEN SPACE PROVIDED: 400 SF PER UNIT

PARKING
REQUIRED OFF-STREET PARKING: PER ORDINANCE
PROPOSED OFF-STREET PARKING: PER ORDINANCE



TYPICAL UNIT LAYOUT
SCALE: 1" = 20'



TYPICAL ALLEY
SCALE: NOT TO SCALE



DESIGNED BY: WSM		PER 1ST SUBMITTAL COMMENTS	
DRAWN BY: WSM		DATE	
REVIEWED BY: AG		REV	
1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 WWW.BCEINC.COM NC LICENSE #C-4397		©2022	
CANVAS residential 1200 E. MOREHEAD STREET, SUITE 104 CHARLOTTE, NC 28204			
ARROWWOOD ROAD 720 W ARROWWOOD ROAD CHARLOTTE, NC 28217			
REZONING PETITION #2022-032 SCHEMATIC SITE PLAN			
NOT FOR CONSTRUCTION			
FILE NUMBER: 8201-11			
DATE: 08/15/2022			
RZ-2			