



SITE DEVELOPMENT DATA

ACREAGE: ± 16.43 ACRES

TAX PARCEL #S: PORTION OF 157-041-04 & 157-041-27; AND
157-041-26, 157-034-17

EXISTING ZONING: O-1, O-1(CD), AND R-5

PROPOSED ZONING: UR-2(CD) & UR-1(CD)

EXISTING USES: OFFICE BUILDING AND VACANT

PROPOSED USES: RESIDENTIAL DWELLINGS UNITS AND GENERAL OR MEDICAL OFFICE USES, AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 AND UR-1 ZONING DISTRICTS (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 160 MULTI-FAMILY RESIDENTIAL DWELLING UNITS; AN INDEPENDENT LIVING FACILITY WITH UP TO 80 AGE RESTRICTED INDEPENDENT LIVING UNITS; UP TO 38 ATTACHED DWELLING UNITS; UP TO 30 UNITS COMPOSED OF SINGLE-FAMILY DETACHED AND DUPLEX RESIDENTIAL DWELLING UNITS; AND ONE (1) DUPLEX AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 AND UR-1 ZONING DISTRICTS; UP TO 2,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OR MEDICAL OFFICE USES AS ALLOWED IN THE UR-2 ZONING DISTRICT AND AS RESTRICTED BELOW.

MAXIMUM BUILDING HEIGHT: UP TO 69 FEET FOR MULTI-FAMILY BUILDINGS (AGE AND NON-AGE RESTRICTED MF BUILDINGS); UP TO 52 FEET FOR ONE-FAMILY ATTACHED UNITS; AND UP TO 42 FEET FOR THE DETACHED HOMES AND THE PROPOSED DUPLEX. HEIGHT TO BE MEASURED PER THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE, THE PETITIONER WILL INSTALL A MINIMUM OF FOUR (4) EV-READY PARKING SPACES WITHIN THE NON-AGE RESTRICTED MULTI-FAMILY RESIDENTIAL COMMUNITY. EV-READY SPACES ARE THOSE THAT HAVE PRE-INSTALLED ELECTRICAL PANEL CAPACITY WITH A DEDICATED CIRCUIT, RACEWAY WITH CONDUIT, AND EITHER A JUNCTION BOX OR 240V OUTLET.

①	157-041-27	MECKLENBURG COUNTY	19079-431	O-1(CD)
②	157-041-04	MECKLENBURG COUNTY	N/A	O-1
③	157-041-53	AUTH. CHARLOTTE-MECK. HOSPITAL	28476-21	O-1
④	157-041-52	MECKLENBURG COUNTY	28476-35	O-1
⑤	157-036-06	BRIGHT FUTURE FUNDING LLC	28216-387	R-5
⑥	157-034-14	LACEY BOARON	36700-754	R-5
⑦	157-034-13	LILIYA KOCHERGINA	36351-673	R-5
⑧	157-034-15	LILIYA KOCHERGINA	36351-673	R-5
⑨	157-034-16	LACEY BOARON	36700-754	R-5
⑩	157-034-18	METH EPISCOPAL ZION CH TR WEEPING WILLOW AFRICAN	04600-922	R-5
⑪	157-033-05	VANTAGE 78 PRESERVATION LP	25766-70	R-22MF
⑫	157-033-08	METH EPISCOPAL ZION CH TR WEEPING WILLOW AFRICAN	04600-922	R-22MF
⑬	157-033-09	ANDREI DENES	27403-404	R-22MF
⑭	157-031-03	VANTAGE 78 PRESERVATION LP	25766-70	R-22MF
⑮	157-031-09	RFPJY LLC	32139-693	R-5
⑯	157-031-10	RFPJY LLC	32139-693	R-5
⑰	157-031-11	WOMEN WITH DEVINE DESTINY TRANSITIONAL CENTER	298575-929	R-5
⑱	157-031-12	VANTAGE 78 PRESERVATION LP	25766-70	R-22MF
⑲	157-041-54	LASHIKA TILLMAN	33620-681	R-5
⑳	157-041-35	KLUL SIU	25539-215	R-5
㉑	157-041-50	HABITAT FOR HUMANITY OF THE CHARLOTTE REGION INC	36679-824	R-5
㉒	157-041-51	OMAR YUSSUF	25125-686	R-5
㉓	157-041-24	MELVIN NICHOLS	18779-352	R-5
㉔	157-041-36	BERTHA SCOTT	13121-417	R-5
㉕	157-041-37	LORENA MCVAY	36339-68	R-5

KEY MAP

SEAL

PROJECT

**BILLINGSLEY
AFFORDABLE**

CHARLOTTE, NC

REZONING

#2022-045

LANDDESIGN PROJ.# 1019255

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	03.04.22
1	PER STAFF COMMENTS	09.12.22

DESIGNED BY: JYK
DRAWN BY: CKS
CHECKED BY: FJM

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

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1



SEAL

PROJECT

**BILLINGSLEY
AFFORDABLE**

CHARLOTTE, NC

REZONING

#2022-045

LANDDESIGN PROJ.# 1019255

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL SUBMITTAL	03.04.22
1	PER STAFF COMMENTS	09.12.22

DESIGNED BY: JYK
DRAWN BY: CKS
CHECKED BY: FJM

SCALE NOR

10

VERT: N/A

HORZ: 1"=60'

	0	30'	60'
1	0.00	0.00	0.00
2	0.00	0.00	0.00
3	0.00	0.00	0.00
4	0.00	0.00	0.00
5	0.00	0.00	0.00
6	0.00	0.00	0.00
7	0.00	0.00	0.00
8	0.00	0.00	0.00
9	0.00	0.00	0.00
10	0.00	0.00	0.00
11	0.00	0.00	0.00
12	0.00	0.00	0.00
13	0.00	0.00	0.00
14	0.00	0.00	0.00
15	0.00	0.00	0.00
16	0.00	0.00	0.00
17	0.00	0.00	0.00
18	0.00	0.00	0.00
19	0.00	0.00	0.00
20	0.00	0.00	0.00
21	0.00	0.00	0.00
22	0.00	0.00	0.00
23	0.00	0.00	0.00
24	0.00	0.00	0.00
25	0.00	0.00	0.00
26	0.00	0.00	0.00
27	0.00	0.00	0.00
28	0.00	0.00	0.00
29	0.00	0.00	0.00
30	0.00	0.00	0.00
31	0.00	0.00	0.00
32	0.00	0.00	0.00
33	0.00	0.00	0.00
34	0.00	0.00	0.00
35	0.00	0.00	0.00
36	0.00	0.00	0.00
37	0.00	0.00	0.00
38	0.00	0.00	0.00
39	0.00	0.00	0.00
40	0.00	0.00	0.00
41	0.00	0.00	0.00
42	0.00	0.00	0.00
43	0.00	0.00	0.00
44	0.00	0.00	0.00
45	0.00	0.00	0.00
46	0.00	0.00	0.00
47	0.00	0.00	0.00
48	0.00	0.00	0.00
49	0.00	0.00	0.00
50	0.00	0.00	0.00
51	0.00	0.00	0.00
52	0.00	0.00	0.00
53	0.00	0.00	0.00
54	0.00	0.00	0.00
55	0.00	0.00	0.00
56	0.00	0.00	0.00
57	0.00	0.00	0.00
58	0.00	0.00	0.00
59	0.00	0.00	0.00
60	0.00	0.00	0.00
61	0.00	0.00	0.00
62	0.00	0.00	0.00
63	0.00	0.00	0.00
64	0.00	0.00	0.00
65	0.00	0.00	0.00
66	0.00	0.00	0.00
67	0.00	0.00	0.00
68	0.00	0.00	0.00
69	0.00	0.00	0.00
70	0.00	0.00	0.00
71	0.00	0.00	0.00
72	0.00	0.00	0.00
73	0.00	0.00	0.00
74	0.00	0.00	0.00
75	0.00	0.00	0.00
76	0.00	0.00	0.00
77	0.00	0.00	0.00
78	0.00	0.00	0.00
79	0.00	0.00	0.00
80	0.00	0.00	0.00
81	0.00	0.00	0.00
82	0.00	0.00	0.00
83	0.00	0.00	0.00
84	0.00	0.00	0.00
85	0.00	0.00	0.00
86	0.00	0.00	0.00
87	0.00	0.00	0.00
88	0.00	0.00	0.00
89	0.00	0.00	0.00
90	0.00	0.00	0.00

SHEET TITLE

SCHEMATIC SITE P

SCHEMATIC SITE P

SHEET NUMBER

R7.2

142-2

