






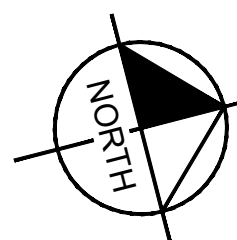
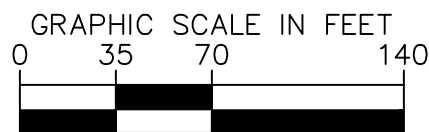


SITE DATA TABLE		
<u>DEVELOPMENT DATA:</u>		
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209	
LAND USE:	RESIDENTIAL AND VACANT	
TOTAL SITE AREA:	±19.79 ACRES	
TOTAL R.O.W. AREA:	± 0 ACRES	
TOTAL DISTURBED AREA	±16.41 ACRES	
PROPOSED USES:	184 TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES	
<u>ZONING DATA:</u>		
FEMA FLOOD PANEL:	37104577700K	
WATERSHED:	MALLARD	
PC DISTRICT:	YADKIN – SOUTHEAST CATAWBA	
TAXING DISTRICT:		
	CURRENT: RE-1, R-4 PROPOSED: RE-3	
<u>ZONING STANDARDS</u>		
MIN. BLDG SEPARATION:	10 FT	
MAX. BUILDING HEIGHT PER ORDINANCE		
PROPOSED DENSITY: 9.30 DUA		
SETBACK:	30'	
SIDE YARD:	MIN. 35'	
REAR YARD:	MIN. 35'	
<u>OPEN SPACE:</u>		
REQUIRED:	1.98 AC (10%)	
IMPERVIOUS AREA		
PROPOSED:	±9.15 AC	
EXISTING:	0.04 AC	
TREE SAVE:		
REQUIRED:	2.92 AC (15.0%)	

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.97 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

- |   |        |                                     |
|---|--------|-------------------------------------|
|  | EX-ROW | R/W LINE                            |
|  |        | PROPERTY LINE/<br>REZONING BOUNDARY |
|  |        | COMMON OPEN SPACE                   |
|  |        | COMMON OPEN SPACE<br>& TREE SAVE    |
|  |        | PROPOSED DWELLING<br>UNIT           |
|  |        | PROPOSED SIDEWALK                   |
|  |        | PROPOSED RIGH OF WAY<br>DEDICATION  |



Know what's below.  
Call before you dig.

**THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS**

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
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**NOT FOR  
CONSTRUCTION**

KH PROJECT	DATE
014364000	05/17/2023
SCALE AS SHOWN	
DESIGNED BY JJS	
DRAWN BY JJS	
CHECKED BY JEH	

# REZONING PLAN

# LEGRANGER

PREPARED FOR  
BROWN GROUP, INC

CHARLOTTE NORTH CAROLINA

SHEET NUMBER  
**RZ-01**



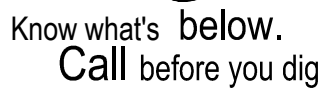
# REZONING PETITION NO. 2022-193

--ACREAGE: ± 19.79  
 --TAX PARCEL #S: 047-171-18, 047-382-05, 047-382-06, 047-382-07, 047-382-08 AND 047-382-09  
 --EXISTING ZONING: RE-1 & R-4  
 --PROPOSED ZONING: RE-3 (CD)  
 --EXISTING USES: RESIDENTIAL AND VACANT  
 --PROPOSED USES: UP TO ONE HUNDRED EIGHTY-FOUR (184) TOWNHOME STYLE MULTI-FAMILY RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RE-3 DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
 --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE.  
 --PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

iii. BUILDINGS ON THE SITE MAY BE CONSTRUCTED WITH THE FOLLOWING MATERIALS: BRICK, STONE, SYNTHETIC STONE, PRECAST STONE AND/OR VINYL.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



SHEET NUMBER  
**RZ-02**