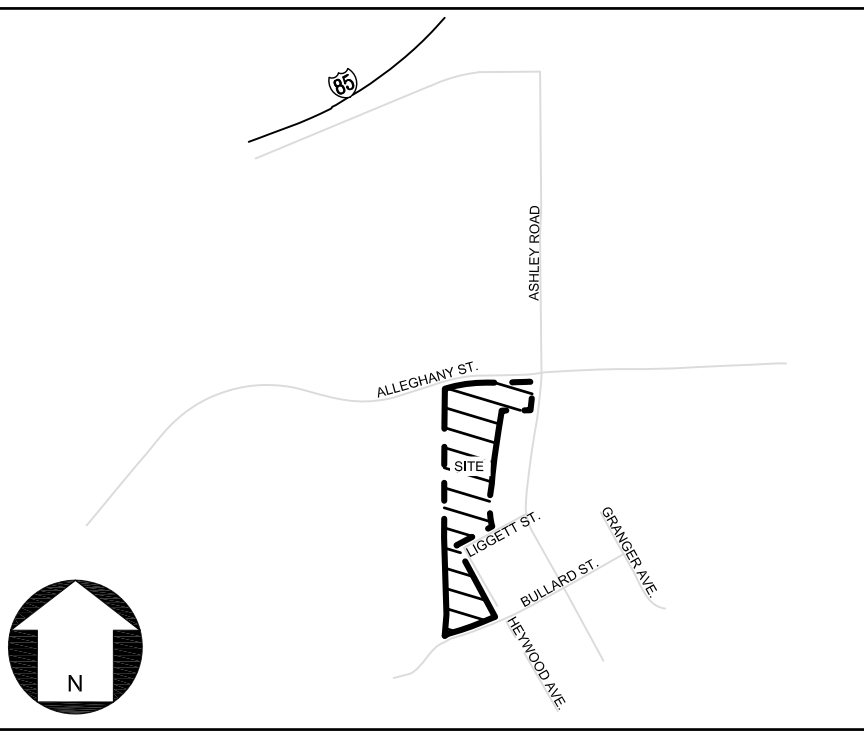


P:\2023\10-19-2023-Ashley Road - DrakefordCAD\Sketch Planning\21033_BASE_new parcel_RZ-1.dwg



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

SITE AREA:	±6.57 ACRES
TAX PARCELS:	061-112-10, 061-112-11, 061-112-12, 061-112-15, 061-113-27, 061-113-28, 061-111-01 (PORTION)
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USES:	UP TO 123 SINGLE-FAMILY ATTACHED
PROPOSED UNIT COUNT:	123 UNITS
MIN. SETBACK:	14' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER, WHERE ROW LINE EXCEEDS THE SETBACK, THE ROW LINE SHALL BECOME THE SETBACK
MIN. SIDE YARD REQUIRED:	5' SIDE YARD
MIN. REAR YARD REQUIRED:	10' REAR YARD
MAXIMUM BUILDING HEIGHT:	50' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	400 SF/UNIT POS OR 10% UCOS
OPEN SPACE PROVIDED:	PETITIONER RESERVES THE RIGHT TO PROVIDE EITHER
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PAY-IN-LIEU (CORRIDOR)
PARKING:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

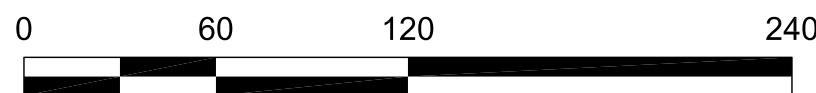
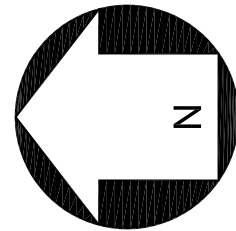
ADJACENT PROPERTY OWNERS

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
1	EASTGROUP PROPERTIES, LP C/O JOHN F COLEMAN	06113307	21624-331	R-15(CD)	INDUSTRIAL
2	PC FLP LLC	06113101	37373-566	B-1(CD)	COMMERCIAL
3	BGW ELEVATION GROUP LLC	06113106	33177-341	B-1(CD)	COMMERCIAL
4	COLLEGE TRUSTEES THE CENTRAL PIEDMONT COMMUNITY	06711343	09216-778	INST(CD)	COMMERCIAL
5	MW GROUP PROPOO LLC	06711346	29338-494	R-22MF(CD)	COMMERCIAL
6	ALBERTA ROBERTSON PUGH	06111209	07966-476	N2-B	SINGLE-FAMILY
7	FRANKLIN LEE LEFLER	06111208	04770-571	N2-B	SINGLE-FAMILY
8	SHELTONIA QUENTEZ EVERETT	06111207	26092-191	N2-B	SINGLE-FAMILY
9	HENRY R HELMS	06111206	12472-051	N2-B	SINGLE-FAMILY
10	MATTIE E R JORDAN	06111205	08228-367	N2-B	SINGLE-FAMILY
11	TAFON MAINSAH	06111204	34444-350	N2-B	SINGLE-FAMILY
12	MARLYN KELLY NGUYEN	06111203	36917-915	N2-B	SINGLE-FAMILY
13	RJN HOLDINGS LLC	06111202	33702-692	N2-B	SINGLE-FAMILY
14	JENNIFER J NOCH	06111201	35980-463	N2-B	SINGLE-FAMILY
15	FRANCISCA HERNANDEZ	06111214	27318-464	N2-B	SINGLE-FAMILY

PARCEL	PROPERTY OWNER NAME	PARCEL ID #	DEED BOOK	ZONING	LAND USE
16	KEN MURPHY & XIN YUAN	06111213	37949-506	N2-B	SINGLE-FAMILY
17	BARCELO HOMES LLC	06109120	36394-14	N2-B	SINGLE-FAMILY
18	CARTER WILLIAM REID	06109114	36326-346	N2-B	SINGLE-FAMILY
19	Y MANAGEMENT INC	06109115	37226-633	N2-B	SINGLE-FAMILY
20	KRML INVESTMENT GROUP LLC	06109102	37954-450	N2-B	SINGLE-FAMILY
21	DANITA MCADAMS	06109103	31067-961	N2-B	SINGLE-FAMILY
22	EUREKA E BULLOCK	06109109	31781-239	N2-B	SINGLE-FAMILY
23	MARTIN PEREZ	06109110	30067-965	N2-B	SINGLE-FAMILY
24	MICHAEL J JR BOSSOLINA	06109104	35949-265	N2-B	SINGLE-FAMILY
25	ECG ASHLEY LP	06109202	36015-796	UR-2(CD)	MULTI-FAMILY
26	ESTEFANY LISSETH APARICIO	06111401	32829-848	N2-B	SINGLE-FAMILY
27	RICHARD E RANDLE	06111326	23542-693	N2-B	MULTI-FAMILY
28	RICHARD E RANDLE	06111326	23542-693	N2-B	MULTI-FAMILY
29	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION	06111331	27025-514	N2-B	SCHOOL-PUBLIC
30	SUNNYSIDE PARTNERS & FRANK H CONNER JR	06111329	09546-043	N2-B	MULTI-FAMILY

ROAD CENTERLINE:	---
EXISTING CURBING:	---
EXISTING BUILDINGS:	---
EXISTING LOT LINE:	---
CONTOUR LINE:	---650---
EXISTING FENCE:	✕✕✕
TREE SAVE AREA:	~~~~~

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:			
No.	Date	By	Description
1	10/19/23	CAC	REVISIONS TO DEVELOPMENT STANDARDS

ASHLEY TOWNS
CHARLOTTE, NC
DRAKEFORD COMMUNITIES
CHARLOTTE, NC

EXISTING
CONDITIONS
PLAN AN
TECHNICAL
DATA SHEET
REZONING PETITION:
2023-043

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-293
SC ENG: NO. 3598 SC LA: NO. 211

Project Manager: MDH

Drawn By: CAC

Checked By: MDL

Date: 10/19/2023

Project Number: 21033

Sheet Number:

RZ-1

SHEET # 2 OF 2