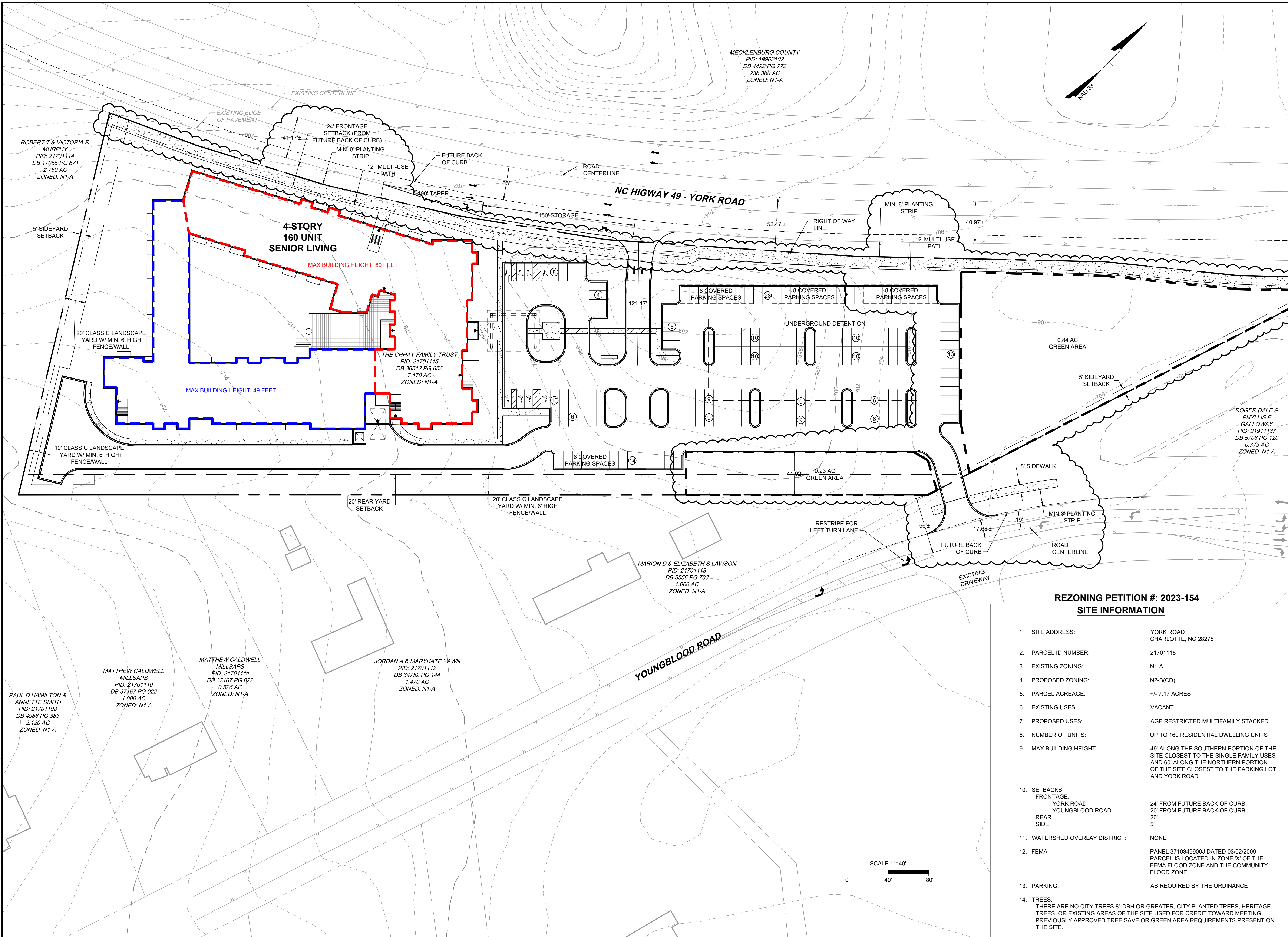


S:\10402387-Steele Creek_Senior Living\DWG\Sheet\Exhibit\2387C-RZ-1-ZONE.dwg | Plotted on 4/5/2024 1:29 PM | by Brian Crutchfield



REZONING PETITION #: 2023-154
SITE INFORMATION

- | | |
|---|--|
| 1. SITE ADDRESS: | YORK ROAD
CHARLOTTE, NC 28278 |
| 2. PARCEL ID NUMBER: | 21701115 |
| 3. EXISTING ZONING: | N1-A |
| 4. PROPOSED ZONING: | N2-B(CD) |
| 5. PARCEL ACREAGE: | +/- 7.17 ACRES |
| 6. EXISTING USES: | VACANT |
| 7. PROPOSED USES: | AGE RESTRICTED MULTIFAMILY STACKED |
| 8. NUMBER OF UNITS: | UP TO 160 RESIDENTIAL DWELLING UNITS |
| 9. MAX BUILDING HEIGHT: | 49' ALONG THE SOUTHERN PORTION OF THE SITE CLOSEST TO THE SINGLE FAMILY USES AND 60' ALONG THE NORTHERN PORTION OF THE SITE CLOSEST TO THE PARKING LOT AND YORK ROAD |
| 10. SETBACKS:
FRONTAGE:
YORK ROAD
YOUNGBLOOD ROAD
REAR
SIDE | 24' FROM FUTURE BACK OF CURB
20' FROM FUTURE BACK OF CURB
20'
5' |
| 11. WATERSHED OVERLAY DISTRICT: | NONE |
| 12. FEMA: | PANEL 3710349900J DATED 03/02/2009
PARCEL IS LOCATED IN ZONE 'X' OF THE FEMA FLOOD ZONE AND THE COMMUNITY FLOOD ZONE |
| 13. PARKING: | AS REQUIRED BY THE ORDINANCE |
| 14. TREES:
THERE ARE NO CITY TREES 8" DBH OR GREATER, CITY PLANTED TREES, HERITAGE TREES, OR EXISTING AREAS OF THE SITE USED FOR CREDIT TOWARD MEETING PREVIOUSLY APPROVED TREE SAVE OR GREEN AREA REQUIREMENTS PRESENT ON THE SITE. | |

NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Wackerdr. Charlotte, NC 28202
TEL 704.603.8800 FAX 704.376.1015
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	
DATE	CITY COMMENTS
03/12/2024	03/21/2024
03/21/2024	04/05/2024
04/05/2024	

DATE	
15 NOV 2023	
DRAWN BY	
B. CRUTCHFIELD	
DESIGNED BY	
B. CRUTCHFIELD	
CHECKED BY	
SCALE	
1"=40'	

TIMMONS GROUP

STEELE CREEK SENIOR LIVING DEVELOPMENT
MECKLENBURG COUNTY, NORTH CAROLINA
REZONING SITE PLAN

JOB NO.	62387
SHEET NO.	RZ-1

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Rezoning Petition No. 2023-154

--**Proposed Uses:** Age restricted multi-family stacked development with up to one hundred sixty (160) residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.

--**Maximum Building Height:** As per the N2-B building height standards and as more specifically indicated in Section 5 below.

--**Parking:** As required by the Ordinance.

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