

S:\Projects\00627 Neal Road SITEOPS\Plans\Production DWGs\Rezoning\00627 - Neal Road Townhomes - Rezoning Plan.dwg, 10/14/2019 5:54:51 PM, luke hanna, Bloc Design

ZONING SUMMARY:

OWNER: J.S. & ASSOC., INC. OWNER ADDRESS: 5226 ADDISON DR., CHARLOTTE, NC 28211 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC BLOC DESIGN PHONE #: 704-940-2883 ZONING DESIGNATION (EXISTING): R-3 ZONING DESIGNATION (PROPOSED): R-8MF(CD) PARCEL SIZE: 13.215 ACRES JURISDICTION: CITY OF CHARLOTTE PARCEL NUMBER: 04711202 SETBACK AND YARD REQUIREMENTS FRONT: FACE OF GARAGES MUST BE SET BACK AT LEAST 20' FROM PROPOSED R.O.W. SIDE YARD: 20' REAR YARD:50' BUFFERS REQUIRE 50' TYPE C BUFFER REQUIRED ON ALL SIDES DUE TO SINGLE FAMILY ADJACENT ZONING

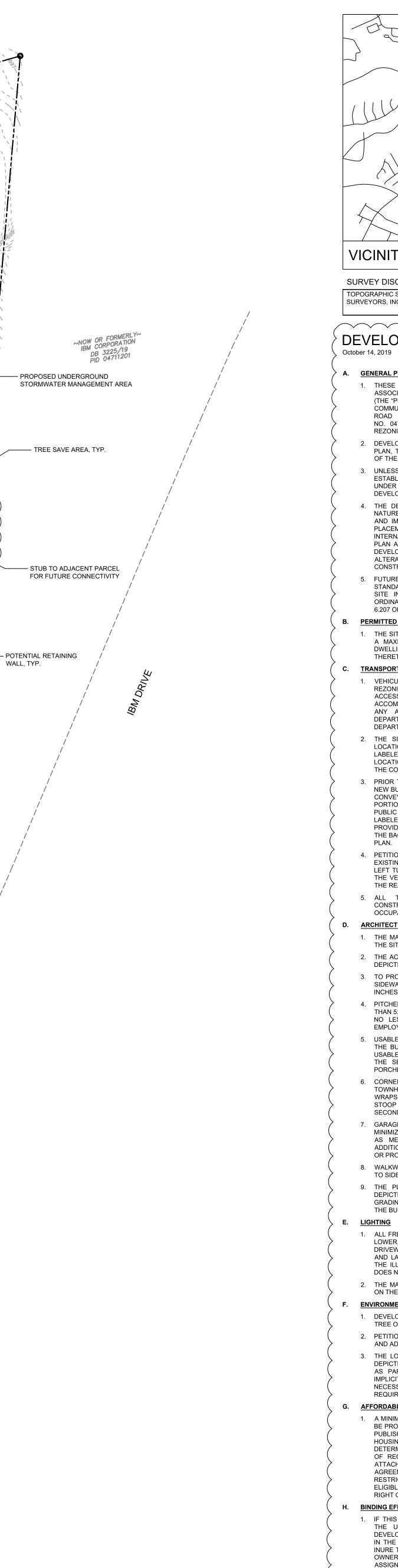
MAY BE REDUCED 25% TO 37.5' WITH INSTALLATION OF FENCE BUILDING SEPARATION MINIMUM 16' BUILDING SEPARATION REQUIRED PARKING SUMMARY REQUIRED: 2 SPACES PER UNIT

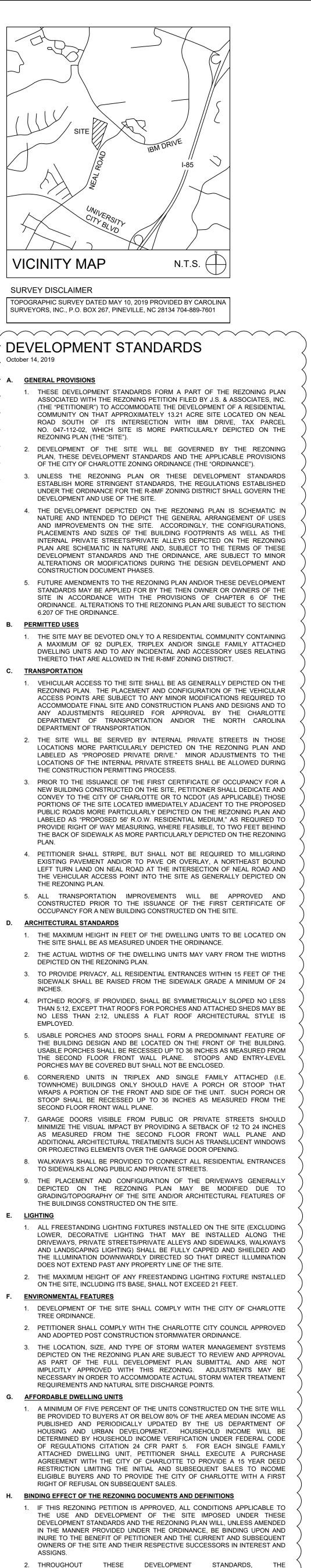
PROVIDED: 2 SPACES PER UNIT TRIPLEX AND TOWNHOMES REQUIRED: 1.5 SPACES PER UNIT PROVIDED: 2 SPACES PER UNIT

 $\sim\!\!\sim\!\!\sim\!\!\sim\!\!\sim\!\!\sim$ DEVELOPMENT SUMMARY: DUPLEX UNITS: 20 UNITS

TRIPLEX UNITS: 9 UNITS TOWNHOMES UNITS: 63 UNITS PROPOSED DENSITY: 6.96 DUA

TREE SAVE AREA: REQUIRED: 15% (.15 X 13.215AC) = 1.98 ACRES PROVIDED: 1.98 ACRES MINIMUM _____





TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF

