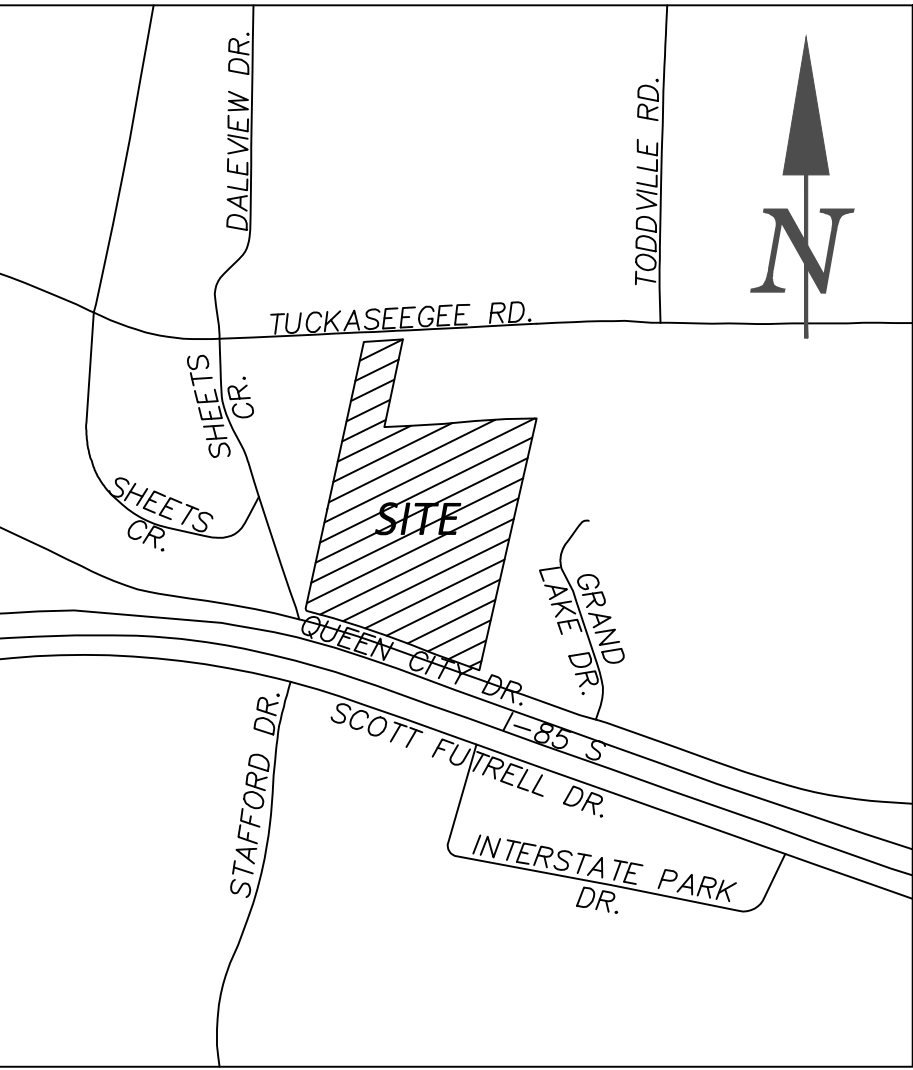
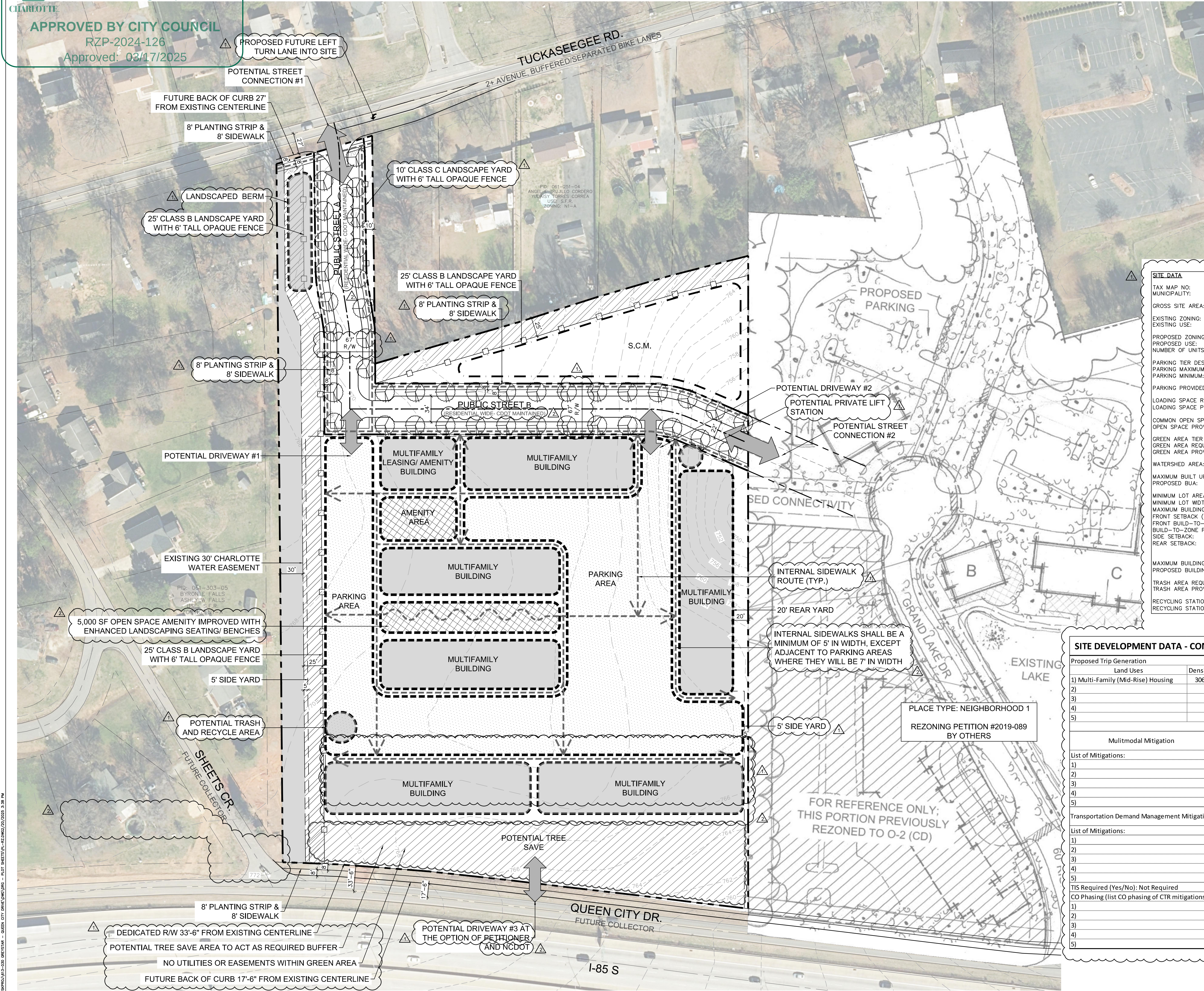
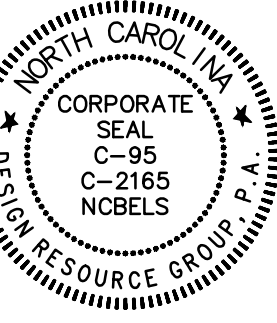




SITE DATA	
TAX MAP NO:	06125107 & 06125108
MUNICIPALITY:	CHARLOTTE
GROSS SITE AREA:	11.532 ACRES (±502,334 SF)
EXISTING ZONING:	N1-A, N2-B, & MUDD-0
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL & COMMERCIAL
PROPOSED ZONING:	N2-C (CD)
PROPOSED USE:	MULTI-FAMILY STACKED RESIDENTIAL
NUMBER OF UNITS PROPOSED:	306 (26.53 DUA)
PARKING TIER DESIGNATION:	TIER 2
PARKING MAXIMUM:	1 PER BEDROOM/STUDIO
PARKING MINIMUM:	1 PER UNIT
PARKING PROVIDED:	306 SPACES
LOADING SPACE REQUIRED:	1 (10'X25') SPACE
LOADING SPACE PROVIDED:	1 (10'X25') SPACE
COMMON OPEN SPACE REQUIRED:	10% = 1.15 ACRES (50,233 SF)
OPEN SPACE PROVIDED:	10%
GREEN AREA TIER DESIGNATION:	TIER 2
GREEN AREA REQUIRED:	15% = 1.72 ACRES (75,350 SF)
GREEN AREA PROVIDED:	15%
WATERSHED AREA:	PARCEL 06125107 WITHIN THE LOWER LAKE WYLIE WATERSHED PA
MAXIMUM BUILT UPON AREA (BUA):	70% = 2.39 ACRES x 0.70 = 1.67 ACRES (72,745 SF)
PROPOSED BUA:	70% OF PARCEL 06125107
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
MAXIMUM BUILDING COVERAGE:	N/A
FRONT SETBACK (PERIMETER):	20' FROM BOC
FRONT BUILD-TO-ZONE:	0-20' FROM SETBACK LINE
BUILD-TO-ZONE PERCENTAGE:	80%
SIDE SETBACK:	5'
REAR SETBACK:	10' NOT ABUTTING N1 PLACE TYPES 20' ABUTTING N1 PLACE TYPES
MAXIMUM BUILDING HEIGHT:	65'
PROPOSED BUILDING HEIGHT:	48'
TRASH AREA REQUIRED:	1 8CY COMPACTOR PER 90 UNITS
TRASH AREA PROVIDED:	4 8CY COMPACTORS
RECYCLING STATIONS REQUIRED:	4x144 SF (576 SF TOTAL)
RECYCLING STATIONS PROVIDED:	4x144 SF (576 SF TOTAL)

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multi-Family (Mid-Rise) Housing	306	1413 Daily/123 AM Peak Hour/120 PM Peak Hour
2)		
3)		
4)		
5)		
		Total: 1413 Daily/123 AM Peak Hour/120 PM Peak Hour
Multimodal Mitigation		Tier: Tier 1
		Required Points: 3 Mitigation Points
List of Mitigations:		
1)		
2)		
3)		
4)		
5)		
Transportation Demand Management Mitigation		Tier: Not Required
		Required Points: N/A
List of Mitigations:		
1)		
2)		
3)		
4)		
5)		
TIS Required (Yes/No): Not Required		
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):		
1)		
2)		
3)		
4)		
5)		



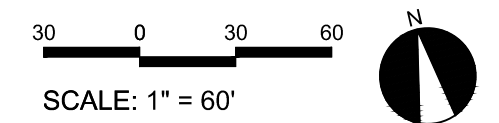
REZONING PETITION
FOR PUBLIC HEARING
2024-126

REZONING DOCUMENTS

QUEEN CITY DRIVE
CHARLOTTE, NORTH CAROLINA

GREYSTAR DEVELOPMENT EAST, LLC
521 E MOREHEAD STREET, SUITE 400
CHARLOTTE, NC 28202
704.332.0404

SCHEMATIC
SITE PLAN



PROJECT #: 613-030
DRAWN BY: SG
CHECKED BY: BG

OCTOBER 15, 2024

REVISIONS:
PER REVIEW COMMENTS-12.16.24
PER REVIEW COMMENTS-01.13.25

