

**VICINITY MAP**

**ZONING INFORMATION AND NOTES:**

- OWNER/APPLICANT:  
SDP ACQUISITIONS I, LLC  
370 LEKINGTON AVENUE, ST. 700  
NEW YORK, NY 10017  
CONTACT: IAN LEVINE  
EMAIL: ILEVINE@SPANDRELDEVELOPMENT.COM
- THIS PLAN IS BASED ON THE FOLLOWING:  
GIS AND CHARLOTTE EXPLORER
- PARCEL:  
PIN: 077-062-01, 077-063-08, 077-063-09, 077-063-13,  
AND A PORTION OF 077-063-0  
CHARLOTTE, MECKLENBURG COUNTY NC  
PARCEL AREA, 18.84 ACRES
- EXISTING ZONING:  
I-1 (LIGHT INDUSTRIAL), R-22MF (MULTIFAMILY RESIDENTIAL)  
USE: VACANT
- PROPOSED ZONING:  
R-22MF (C2)  
USE: MULTIFAMILY RESIDENTIAL

**REVISIONS**

| REV | DATE    | COMMENT | DRAWN BY | CHECKED BY |
|-----|---------|---------|----------|------------|
| 1   | 1/14/22 |         |          |            |
| 2   | 2/23/22 |         |          |            |
| 3   | 3/21/22 |         |          |            |

  
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 It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

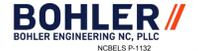
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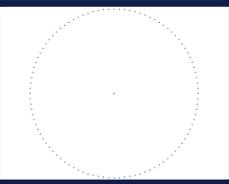
PROJECT No.: NCC212040  
 DRAWN BY: SDS  
 CHECKED BY: MT  
 DATE: 7/6/21  
 CAD ID:

PROJECT:

**REZONING PLAN**

FOR  
**SDP ACQUISITIONS I, LLC**  
 STATESVILLE MF  
 STATESVILLE AVENUE & ATONDO DRIVE  
 CHARLOTTE, NC 28206  
 MECKLENBURG COUNTY

  
**BOHLER**  
 BOHLER ENGINEERING NC, PLLC  
 NCELS P-1132  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
 NC@BohlerEng.com

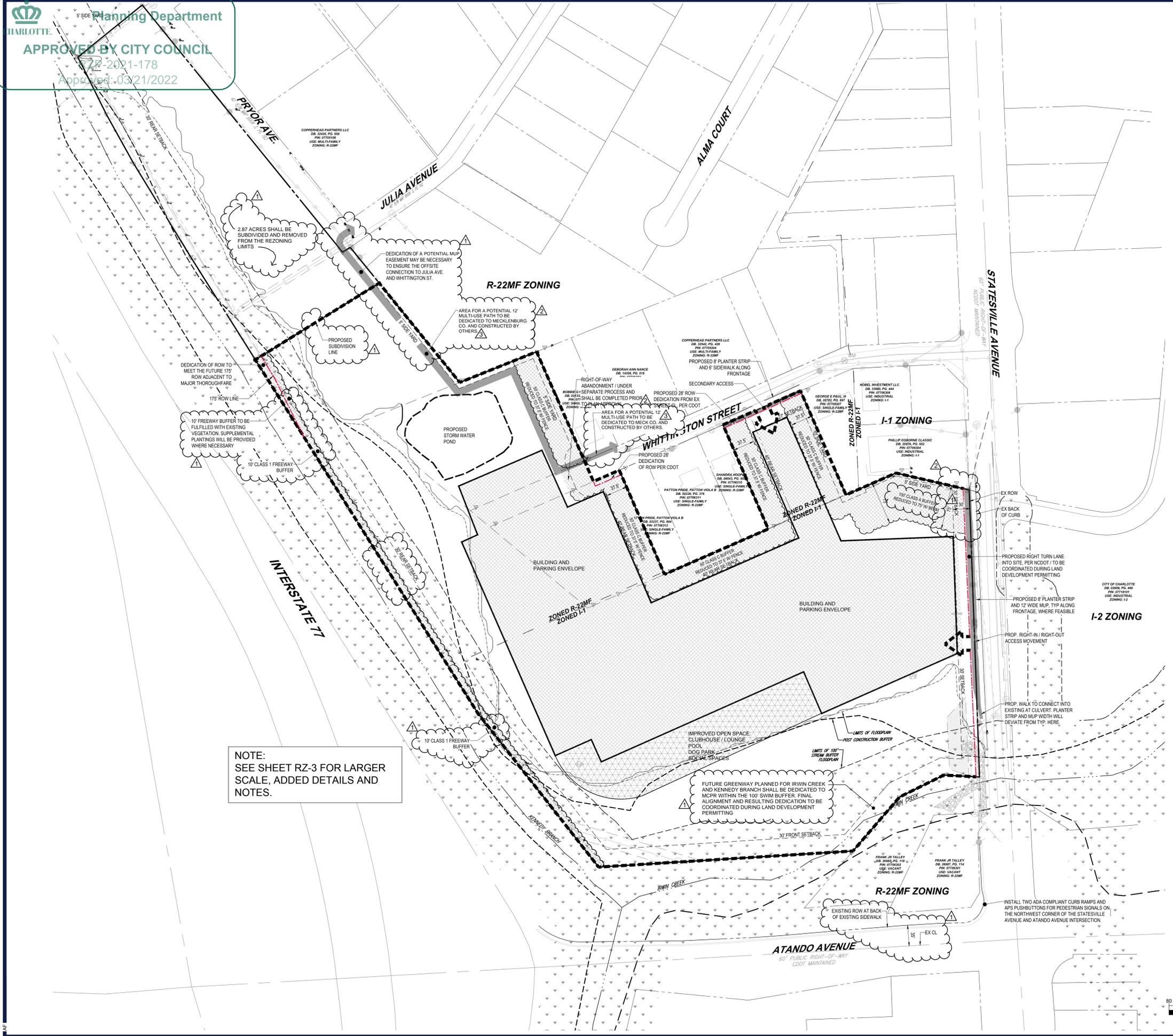


SHEET TITLE:

**TECHNICAL DATA SHEET**

SHEET NUMBER:  
**RZ-1**

ORG. DATE - 7/6/21



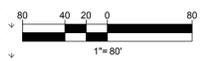
NOTE:  
SEE SHEET RZ-3 FOR LARGER SCALE, ADDED DETAILS AND NOTES.

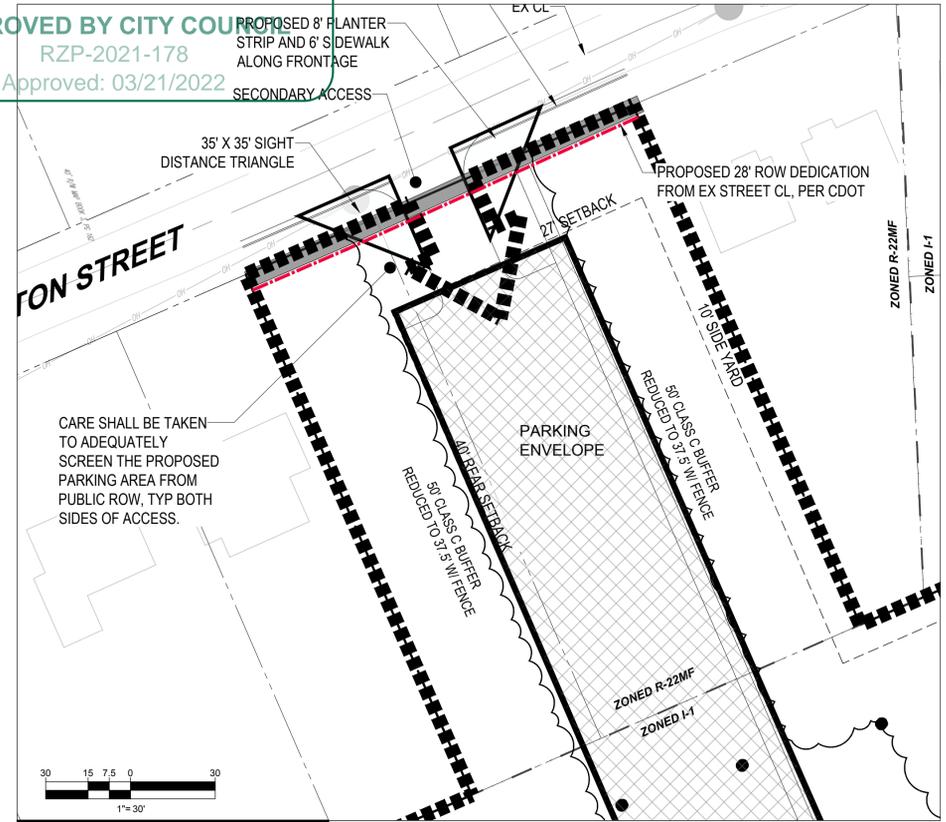
**DEVELOPMENT DATA TABLE:**

| PARCEL INFORMATION                 |  |
|------------------------------------|--|
| ADDRESS                            | 3245 STATESVILLE AV  |
| TAX PARCEL ID                      | 07706303, 07706308, 07706309, 07706313, 07755201   |
| CURRENT ZONING/USE                 | R-22MF, I-1  |
| PROPOSED ZONING/USE                | R-22MF (C2) / MULTI-FAMILY   |
| SITE DATA                          |  |
| TOTAL AREA                         | ±15.97 ACRES   |
| OPEN SPACE REQUIRED                | 6.38 ACRES (40%)   |
| OPEN SPACE PROVIDED                | 6.38 ACRES (40%)   |
| PROPOSED MAXIMUM DENSITY           | 350 UNITS/15.97 ACRES = ±22.92 DU/AC   |
| MINIMUM BUILDING SEPARATION        | 10'  |
| MAXIMUM BUILDING HEIGHT ALLOWED    | 65'  |
| NATURAL AND TREE PRESERVE REQUIRED | 2.38 ACRES (15%)   |
| PARKING DATA                       |  |
| AUTO PARKING REQUIRED              | 1.5 SPACE / UNIT   |
| BICYCLE PARKING REQUIRED           | 1 SPACE / 20 UNITS   |
| SETBACKS, BUFFERS                  |  |
| PERIMETER BUILDING SETBACKS        | 30' ALONG I-77, ATONDO, & STATESVILLE; 27' ALONG ALL OTHER STREETS (LOCAL & COLLECTOR)   |
| PERIMETER BUFFERS/YARDS            | SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE<br>REAR YARD: 40'<br>BUFFER: SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED |

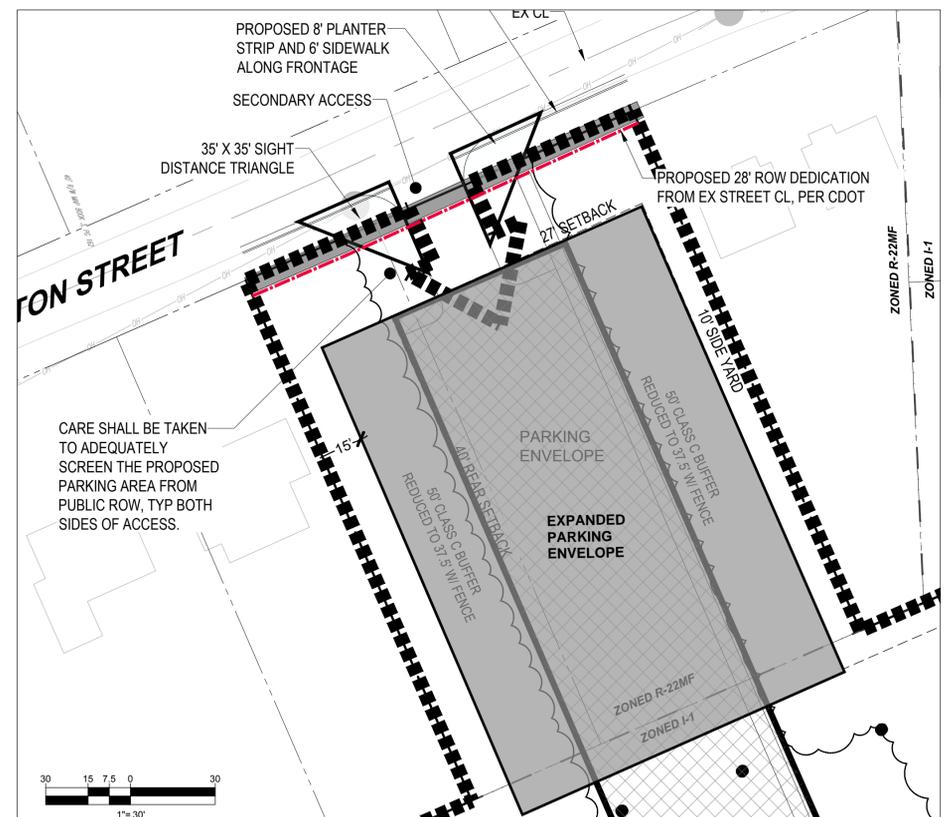
**LEGEND**

- EXISTING PROPERTY BOUNDARY: Dashed line
- DEVELOPMENT AREA & PROPERTY BOUNDARY: Thick solid line
- RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS: Red dashed line
- SITE FEATURE ENVELOPES: Various hatched patterns
- BUILDING ENVELOPE: Solid grey fill
- PARKING ENVELOPE: Diagonal hatching
- POTENTIAL AMENITY / OPEN SPACE AREA ENVELOPE: Cross-hatching
- 100' SWIM BUFFER AREA: Dotted pattern





CURRENT PARKING FIELD



ALTERNATE PARKING FIELD

**DEVELOPMENT DATA TABLE:**

|                                  |   |
|----------------------------------|---|
| SITE AREA:                       | ±15.97 ACRES  |
| TAX PARCELS:                     | 077-063-01, 077-063-02, 077-063-03, 077-063-04, 077-063-05, 077-063-06, 077-063-07, 077-063-08, 077-063-09, 077-063-10, 077-063-11, 077-063-12, 077-063-13, AND A PORTION OF 077-063-03 |
| EXISTING ZONING:                 | R-22MF, I-1   |
| PROPOSED ZONING:                 | R-22MF(CD)  |
| EXISTING USE:                    | VACANT  |
| MAXIMUM DEVELOPMENT:             | 350 MULTI-FAMILY RESIDENTIAL DWELLING UNITS   |
| MAXIMUM BUILDING HEIGHT ALLOWED: | 65' MEASURED PER THE ORDINANCE  |
| PARKING:                         | PER ORDINANCE   |

**I. GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SDP ACQUISITIONS I, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 15.97-ACRE SITE LOCATED NEAR THE NORTHWEST INTERSECTION OF STATESVILLE AVENUE AND ATANDO AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITES COMPRISED OF TAX PARCEL NUMBERS 077-052-01, 077-063-08, 077-063-09, 077-063-13, AND A PORTION OF 077-063-03.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE REZONING FOR THE R-22MF ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

**II. PERMITTED USES**

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF THREE HUNDRED FIFTY (350) MULTI-FAMILY RESIDENTIAL DWELLING UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-22MF ZONING DISTRICT.

**III. TRANSPORTATION & STREETScape**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA/CHARLOTTE DEPARTMENT OF TRANSPORTATION, AS APPLICABLE (NCDOT/CDOT).
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH NCDOT/CDOT.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO NCDOT/CITY OF CHARLOTTE, AS APPLICABLE, PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- 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 NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- PETITIONER SHALL CONSTRUCT A BUS SHELTER PAD AND ADA COMPLIANT WAITING PAD PER LAND DEVELOPMENT STANDARD 60.03A ON THE SITE'S FRONTAGE OF STATESVILLE AVENUE. THE FINAL LOCATION SHALL BE COORDINATED WITH CATS DURING THE PERMITTING PROCESS.
- PETITIONER SHALL INSTALL TWO ADA COMPLIANT CURB RAMPS AND APS PUSHBUTTONS FOR PEDESTRIAN SIGNALS AT THE NORTHWEST CORNER OF THE STATESVILLE AVENUE AND ATANDO AVENUE INTERSECTION.
- PARKING CIRCULATION SHALL COMPLY WITH 9.303(19)(C) OF THE ORDINANCE.

- PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND TWELVE (12) FOOT WIDE MULTI-USE PATH ALONG THE SITE'S FRONTAGE OF STATESVILLE AVENUE. PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND SIX (6) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF WHITTINGTON STREET.
- PETITIONER SHALL RESERVE AN AREA FOR A MINIMUM TWELVE (12) FOOT WIDE MULTI-USE PATH CONNECTING WHITTINGTON STREET TO JULIA AVENUE, AS GENERALLY DEPICTED ON THE REZONING PLAN, TO BE DEDICATED TO MECKLENBURG COUNTY UPON REQUEST FOR A FUTURE GREENWAY.

**IV. ARCHITECTURAL STANDARDS**

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 25% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- PROHIBITED EXTERIOR BUILDING MATERIALS: (A) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM), AND (B) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
  - BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE);

- PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDINGS AND STATESVILLE AVENUE. FOR THE PROPOSED PARKING ENVELOPE ALONG WHITTINGTON STREET, THE PETITIONER SHALL SCREEN THE PARKING AREA FROM STREET VIEW USING FENCING, BERM, LOW WALL, AND/OR LANDSCAPING; AND
- BUILDINGS SHALL FRONT A MINIMUM OF 40% OF STATESVILLE AVENUE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS, SWIM AND OTHER BUFFER AREAS, AND STORM WATER FACILITIES).

- BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING SIDES GREATER THAN 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF SIX (6) FEET EXTENDING THROUGH THE BUILDING.

**5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:**

- BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
  - BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN TWENTY (20) FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
- 6. RESIDENTIAL ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:**
- LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPPS DORMERS OR PARAPETS.
  - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS, EXCEPT SECONDARY ROOF ELEMENTS, LIKE GABLES, DORMERS, OR OTHER ACCENT FEATURES, WHICH MAY HAVE SLOPES OF LESS THAN 4:12.
  - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

- SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGNED TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN TEN (10) FEET IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
- THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
- ALL BUILDINGS SHALL COMPLY WITH SECTION 9.303(19)(E) OF THE ORDINANCE.

**V. AMENITIES**

- THE PETITIONER WILL PROVIDE AMENITY AREAS, AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING AMENITIES: POOL, CLUBHOUSE, PACKAGE ROOM, GRILLS, COMMUNITY GARDEN, SEATING AREA, GYM, CABANA, DOG PARK, PICNIC TABLES, BENCHES, AND/OR ENHANCED LANDSCAPING. INDOOR AMENITY AND LEASING AREA(S) SHALL BE A MINIMUM OF 6,000 SQUARE FEET AND THE OUTDOOR AMENITY AREAS SHALL BE A MINIMUM OF 15,000 SQUARE FEET.

**VI. ENVIRONMENTAL FEATURES & GREENWAY DEDICATION**

- THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.
- PETITIONER SHALL COORDINATE WITH MECKLENBURG COUNTY PARK AND RECREATION (MCPR) TO DEDICATE OR PROVIDE A STORMWATER EASEMENT TO MECKLENBURG COUNTY FOR THE SWIM BUFFER AREA AS GENERALLY DEPICTED IN THE REZONING PLAN. THIS AREA MAY OVERLAP WITH REQUIRED TREE SAVE AREAS.

**VII. LIGHTING**

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

**VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS 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 SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

**BOHLER**  
 BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

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 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
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**REVISIONS**

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| PROJECT No.: | NCC212040 |
| DRAWN BY:    | SDS       |
| CHECKED BY:  | MT        |
| DATE:        | 7/6/21    |
| CAD ID:      |           |

PROJECT:

**REZONING PLAN**

FOR

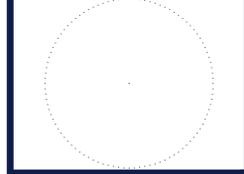
**SDP ACQUISITIONS I, LLC**

STATESVILLE MF

STATESVILLE AVENUE & ATONDO DRIVE  
 CHARLOTTE, NC 28206  
 MECKLENBURG COUNTY

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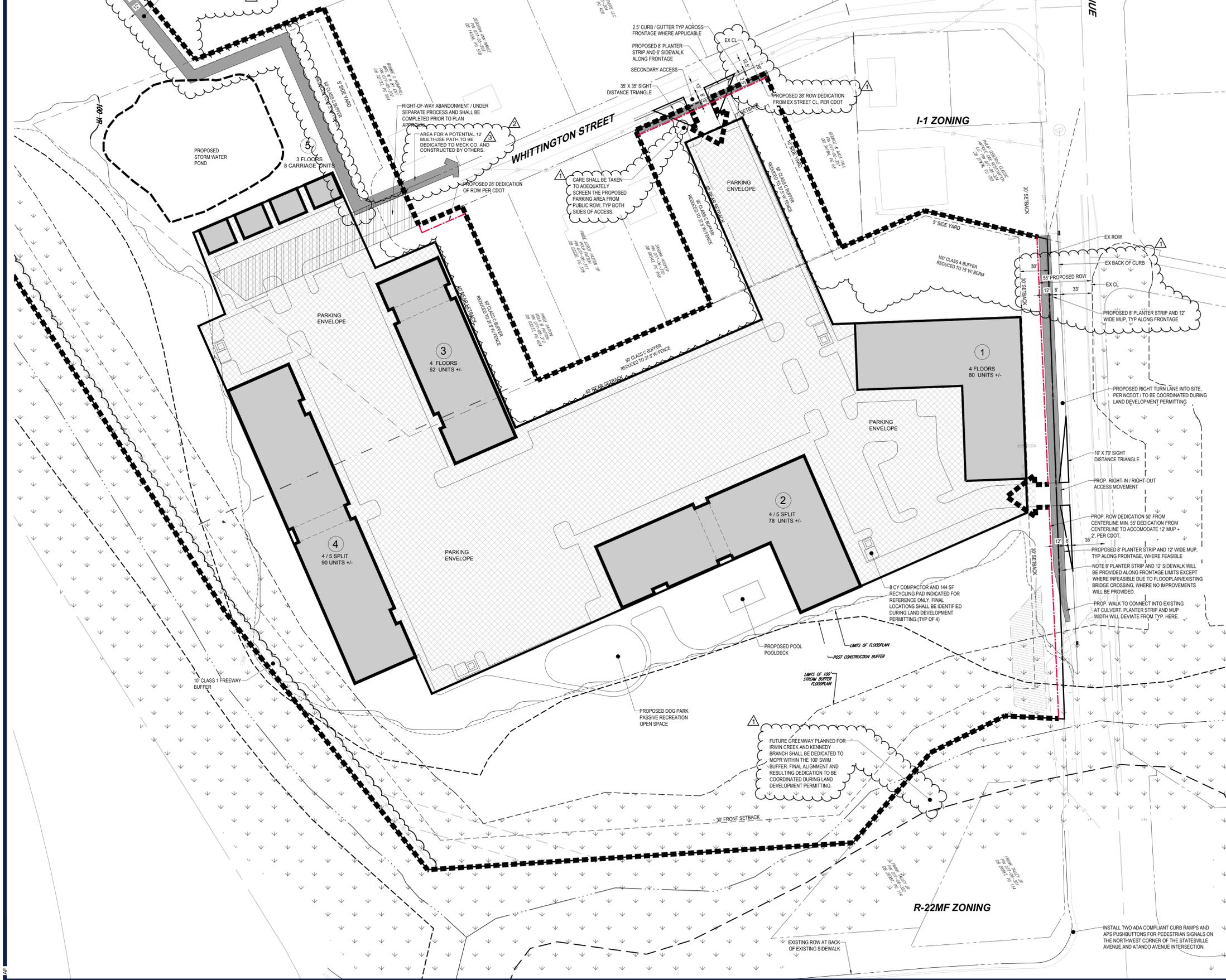


SHEET TITLE:  
**DEVELOPMENT NOTES**

SHEET NUMBER:  
**RZ-2**

ORG. DATE - 7/6/21


**Planning Department**  
**APPROVED BY CITY COUNCIL**  
 RZP-2024-178  
 Approved 2/21/2024  
 AREA FOR A POTENTIAL 12' MULTI-USE PATH TO BE DEDICATED TO MECK CO. AND CONSTRUCTED BY OTHERS.



VICINITY MAP

| DEVELOPMENT DATA TABLE:             |   |
|-------------------------------------|---|
| PARCEL INFORMATION                  |   |
| ADDRESS                             | 3245 STATESVILLE AV   |
| TAX PARCEL ID                       | 07706303, 07706308, 07706309, 07706315, 07706311  |
| CURRENT ZONING/USE                  | R-22MF, I-1   |
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| OPEN SPACE PROVIDED                 | 6.38 ACRES (40%)  |
| PROPOSED MAXIMUM DENSITY            | 350 UNITS/15.97 ACRES = ±21.92 DU/AC  |
| MINIMUM BUILDING SEPARATION ALLOWED | 16'   |
| MAXIMUM BUILDING HEIGHT REQUIRED    | 65'   |
| MINIMUM OPEN SPACE REQUIRED         | 2.39 ACRES (15%)  |
| PARKING DATA                        |   |
| AUTO PARKING REQUIRED               | 1.5 SPACE / UNIT  |
| BICYCLE PARKING REQUIRED            | 1 SPACE / 20 UNITS  |
| SETBACKS, BUFFERS                   |   |
| PERIMETER BUILDING SETBACKS         | 30' ALONG I-177, ATONDO, & STATESVILLE; 27' ALONG ALL OTHER STREETS (LOCAL & COLLECTOR)   |
| PERIMETER BUFFERS/YARDS             | SIDE YARD: 5' OR 10' WHERE ADJOINING SF RESIDENTIAL ZONING OR USE.<br>REAR YARD: 40'<br>BUFFER: SEE PLANS AS MULTIPLE CLASSES & WIDTHS ARE REQUIRED |

**LEGEND**

|   |     |
|---|-----|
| EXISTING PROPERTY BOUNDARY                  | --- |
| DEVELOPMENT AREA & PROPERTY BOUNDARY        | --- |
| RIGHT OF WAY REQUIRED PER ROAD IMPROVEMENTS | --- |
| SITE FEATURE ENVELOPES                      |     |
| BUILDING ENVELOPE                           | ■   |
| PARKING ENVELOPE                            | ▨   |
| PROPOSED SIDEWALK OR MUP                    | ▬   |
| 100' SWIM BUFFER AREA                       | ▽   |

- SITE NOTES:**
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
  - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY. PETITIONER RESERVES THE RIGHT TO PHASE THE TRANSPORTATION IMPROVEMENTS AND SHALL BE COORDINATED ONCE TRANSPORTATION SCOPE IS CONFIRMED, DURING THE LAND DEVELOPMENT PERMIT PROCESS.
  - CDOT REQUESTS RIGHTS-OF-WAY SHALL BE SET 2' BEHIND BACK OF SIDEWALKS WHERE FEASIBLE.
  - FUTURE GREENWAY PLANNED FOR IRWIN CREEK AND KENNEDY BRANCH SHALL BE DEDICATED TO MCRP WITHIN THE 100' SWIM BUFFER. FINAL ALIGNMENT AND RESULTING DEDICATION TO BE COORDINATED DURING LAND DEVELOPMENT PERMITTING.
  - THE PARKING CIRCULATION WILL COMPLY WITH 9.303(19)(C).
  - ALL BUILDINGS WILL COMPLY WITH 9.303(19)(E).




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 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE    | COMMENT | DRAWN BY | CHECKED BY |
|-----|---------|---------|----------|------------|
| 1   | 1/14/22 |         |          |            |
| 2   | 2/23/22 |         |          |            |
| 3   | 3/21/22 |         |          |            |


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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: NCC212040  
 DRAWN BY: SDS  
 CHECKED BY: MT  
 DATE: 7/6/21  
 CAD ID:

**REZONING PLAN**  
 FOR  
**SDP ACQUISITIONS I, LLC**  
 STATESVILLE MF  
 STATESVILLE AVENUE & ATONDO DRIVE  
 CHARLOTTE, NC 28206  
 MECKLENBURG COUNTY


**BOHLER**  
 BOHLER ENGINEERING NC, PLLC  
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 Fax: (980) 272-3401  
 NC@BohlerEng.com



SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SHEET NUMBER:  
**RZ-3**

ORG. DATE - 7/6/21