

**Providence Road  
Development Standards**  
January 22, 2007

**1. General Provision**

1.1 This petition relates to approx 1.8194 acres of land at 4934 Providence Road in Charlotte, NC. The site is currently zoned R-3.

1.2 The purpose of this petition is to rezone the site to UR-2.

1.3 Unless more stringent standards are established by The Technical Data Sheet or these Development Standards, all applicable development standards established by the Charlotte-Mecklenburg Planning Commission for Multi-Family Development under UR-2 Zoning shall be followed with respect to the site.

**2. Building Limitations**

2.1 This proposal is intended to accommodate a development of a multi-family development not to exceed a maximum floor area ratio of 1.0. The current total area of the site is 1.8194 acres or 79,253,064 sf. The 50' future R.O.W. will reduce the total area by 4,007,212 sf (20 feet from the front property line). The total net area is 75,245,852 sf. The resulting maximum floor area for the building footprint is 37,622,932 sf.

2.2 Maximum building height shall be 40 feet. The maximum height may be increased above 40 feet provided the side and rear yards are increased one foot for every 10' of building height increase over 40 feet.

2.3 The minimum setback from the future curb is 14 feet. The petitioner will provide a minimum of 20 feet from the future curb line (40 feet from current curb line).

2.4 The minimum rear yards shall be 10 feet.

**3. Access Point**

3.1 The access point will be located in line with the intersection of Shalom Drive. The exact locations may vary somewhat from those depicted based on the final design and review as regulated by CDOT and where applicable, NCDOT.

**4. Screening, Landscaping and Existing Natural Environment**

4.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes and to retain as much existing landscaping as feasible.

4.2 A class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 18 feet wide and/or 13.5 feet wide with screen fence.

**5. Vehicular Parking**

5.1 Off street parking shall meet the standards set forth in the UR-2 standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit.

**6. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet**

6.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

**7. Plan Review**

7.1 The development shall satisfy the requirements for plan review imposed by Section 9.401 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for Multi-Family Developments.

**8. Amendments to Rezoning Plan**

8.1 Future amendments to the Technical Data Sheet and the Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

**9. Binding Effect**

9.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

9.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners" shall, with respect to each parcel within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

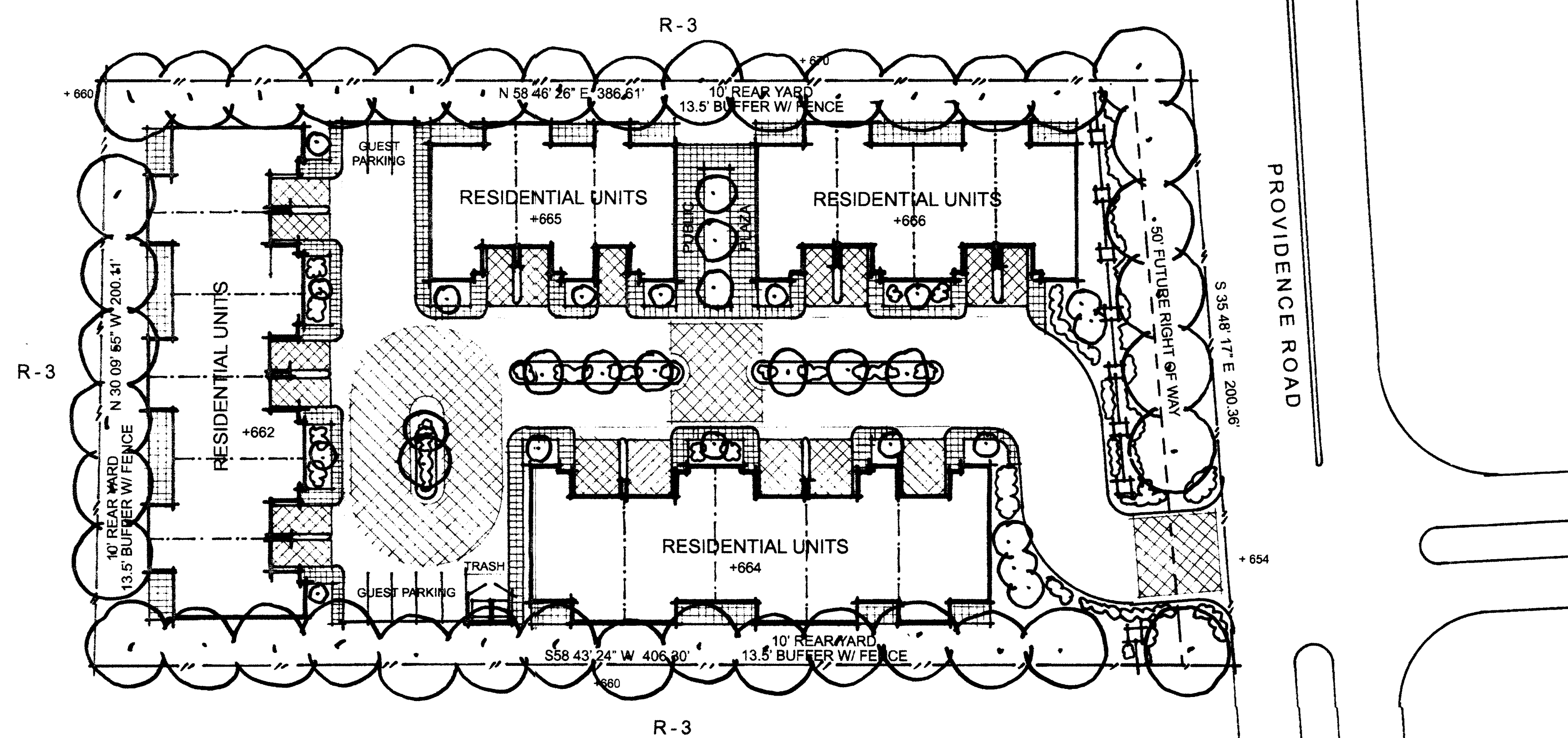
**SITE DATA:**

CURRENT ZONING: R-3  
PROPOSED ZONING: UR-2

SITE AREA: 1.8194 ACRES  
MAX. FLOOR AREA RATIO: 1.0  
MAXIMUM HEIGHT: 40'

MIN PARKING PROVIDED: 1 SPACE / UNIT  
MAX PARKING PROVIDED: 2 SPACES / UNIT

2007-055



PROVIDENCE ROAD

+654

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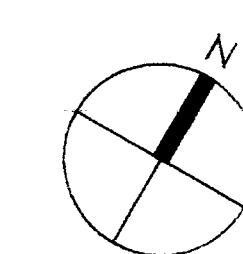
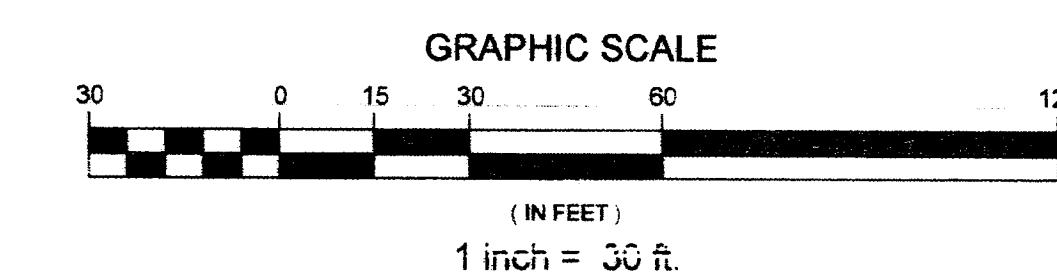
+660

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**SITE PLAN**

SCALE 1" = 30'-0"

01

Residential  
**PROVIDENCE  
ROAD  
TOWNHOMES**

**THE GHAZI COMPANY**

4934 Providence Road  
Charlotte, NC

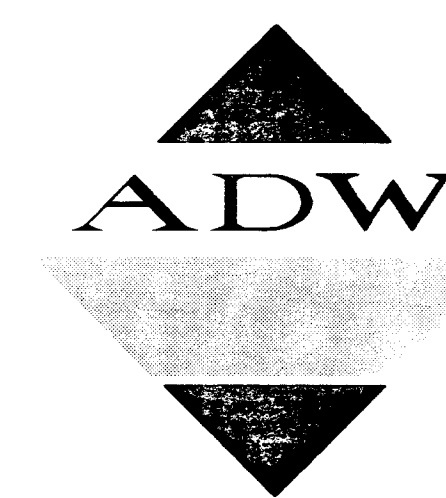
**TECHNICAL  
DATA SHEET**

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:  
NO. DATE DESCRIPTION:

SHEET NUMBER

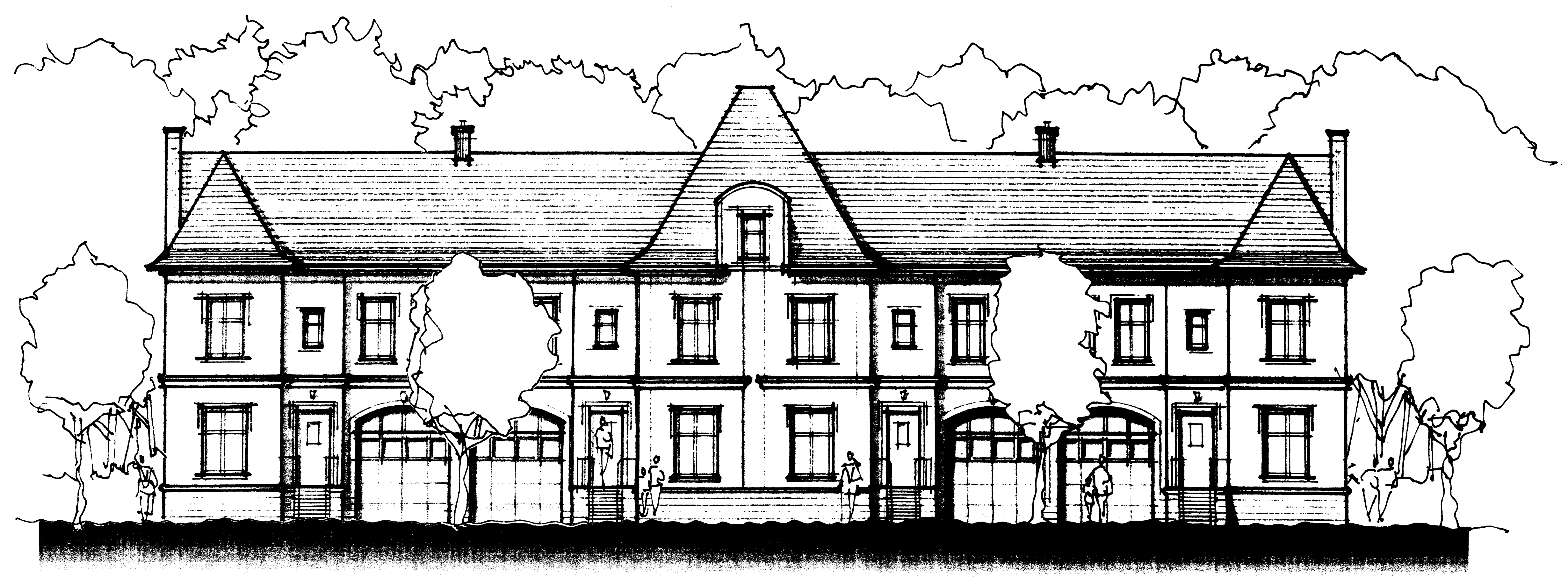
**RZ-1**



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2007-035



Residential  
**PROVIDENCE  
ROAD  
TOWNHOMES**

**THE GHAZI COMPANY**

4934 Providence Road  
Charlotte, NC

CONCEPTUAL  
IMAGERY

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:  
NO. DATE DESCRIPTION:

SHEET NUMBER  
**RZ-2**



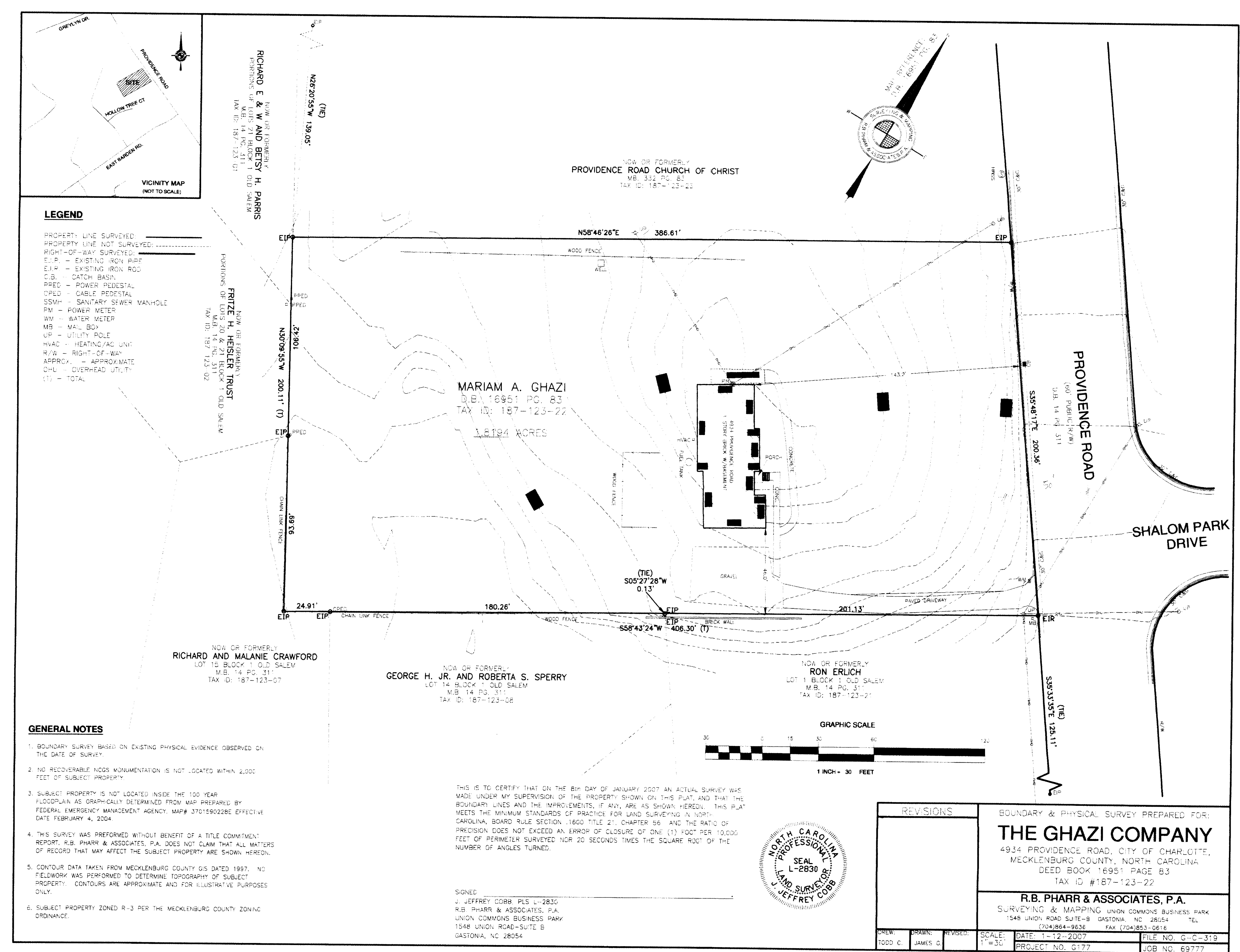
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Residential  
**PROVIDENCE ROAD TOWNHOMES**

**THE GHAZI COMPANY**

4934 Providence Road  
Charlotte, NC



**SURVEY INFO**

DATE: 01/22/07 JOB NO: 06136-00

| REVISIONS: |                   |
|------------|-------------------|
| NO.        | DATE DESCRIPTION: |
|            |                   |
|            |                   |

SHEET NUMBER  
**RZ-3**