

VICINITY MAP NTS

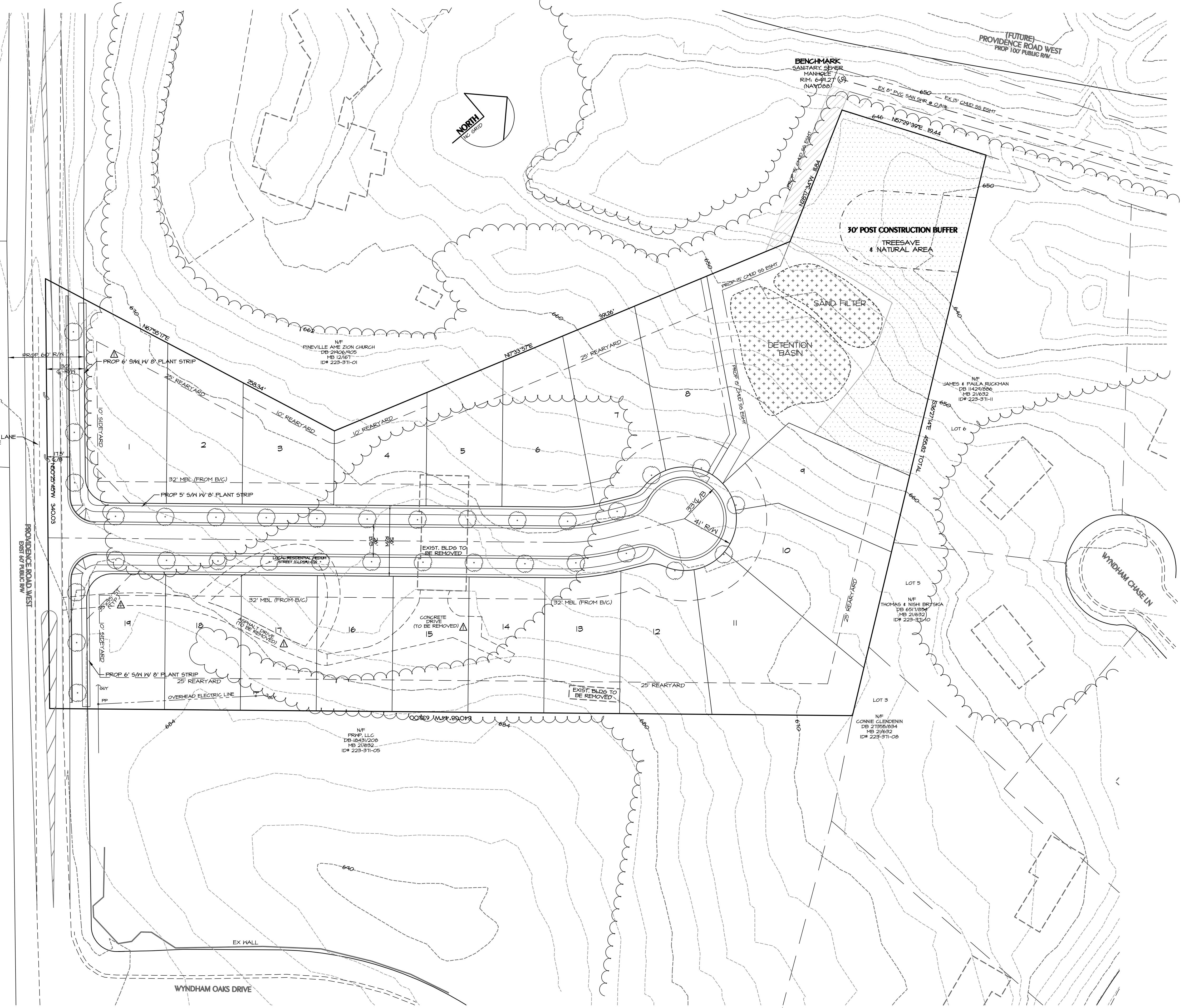
DEVELOPMENT STANDARDS

TAX PARCEL NO.: 223-371-04
 EXIST ZONING CLASSIFICATION: R-3
 PROP. ZONING CLASSIFICATION: UR-1 (GD)
 EXIST # PROP USE: SINGLE FAMILY DETACHED
 SITE ACREAGE: 5.00 AC
 MAX. NO. OF UNITS PROPOSED: 16
 MAX. PROPOSED DENSITY: 4.0 D/A

UR-1 (GD) LOT DATA:
 MIN. LOT SIZE = 3000 SF
 MIN. LOT WIDTH = 50'
 MIN. SETBACK = 32' FROM B/C
 MIN. SIDE YARD = 5'
 MIN. REAR YARD = 10'
 MAX. BUILDING HEIGHT = 40'

- 1. GENERAL PROVISIONS**
 THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY CELADON DEVELOPMENT LLC TO REZONE AN APPROXIMATELY 5.00 ACRE SITE LOCATED ON PROVIDENCE ROAD WEST, EAST OF PROP. BRYANT FARM INTERSECTION (THE "SITE"). THE PURPOSE OF THIS PETITION IS TO REQUEST REZONING OF THE SITE (THE SITE) TO THE UR-1 (GD) TO REDUCE THE SETBACKS TO ALLOW THE CONSTRUCTION OF SINGLE FAMILY DETACHED HOMES. TAX PARCEL 223-371-04 IS CURRENTLY ZONED R-3. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET. THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE DEVELOPMENT DEPICTED ON THE TECHNICAL DATA SHEET IS INTENDED TO REFLECT THE ROADWAY AND LOT CONFIGURATION PROPOSED FOR THE SITE. AREAS DEPICTED ARE SCHEMATIC AND ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS. THEY MAY, THEREFORE, BE MODIFIED DURING DESIGN SO LONG AS THE MAXIMUM DENSITY OF FOUR HOMES PER ACRE IS NOT VIOLATED.
- 2. PERMITTED USES**
 THE SITE WILL BE DEVOTED TO RESIDENTIAL SINGLE-FAMILY DWELLING UNITS AS PERMITTED UNDER THE ORDINANCE.
- 3. TRANSPORTATION**
 A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE LOCATION OF VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS NECESSARY TO MEET THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) REQUIREMENTS FOR APPROVAL.
 B. DEDICATION OF 30' FROM THE CENTERLINE OF PROVIDENCE ROAD WEST WILL BE PROVIDED WITH THE FINAL PLATTING OF THE SITE.
 C. DRIVEWAY AND PARKING PADS SHALL HAVE A MINIMUM LENGTH OF 20 FT, MEASURED FROM THE BACK OF THE SIDEWALK.
- 4. ARCHITECTURAL STANDARDS**
 EXTERIOR WALLS, EXCLUSIVE OF WINDOWS AND DOORS, SHALL BE CONSTRUCTED WITH MINIMUM OF 30# MASONRY MATERIALS (BRICK, STONE, ARCHITECTURAL BLOCK, OR OTHER SIMILAR MASONRY MATERIALS).
- 5. STREETScape AND LANDSCAPING**
 THE STREETScape TREATMENT ALONG THE NEW PUBLIC STREETS WILL MEET OR EXCEED THE STANDARDS OF THE ORDINANCE AND INCLUDE LARGE MATURING TREES, SIDEWALKS OF AT LEAST FIVE FEET IN WIDTH AND PLANTING STRIPS OF AT LEAST 8 FEET IN WIDTH INTERNALLY AND 6 FOOT SIDEWALK AND 8 FOOT PLANTING STRIP ON PROVIDENCE ROAD WEST, AND OTHER SCREENING AND LANDSCAPING STANDARDS SHALL CONFORM TO THE ORDINANCE. ANY SIDEWALK OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE WITHIN A MIN. 2 FOOT UTILITY EASEMENT FROM BACK OF CURB.
- 6. ENVIRONMENTAL FEATURES**
 (A) THE SITE SHALL COMPLY WITH ALL ENVIRONMENTAL REGULATIONS.
 (B) THE PETITIONER SHALL COMPLY WITH THE ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM AS 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.
- 7. PARKS, GREENWAYS AND OPEN SPACE**
 APPROXIMATELY 0.75 ACRES OF OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.
- 8. AMENDMENTS TO REZONING PLAN**
 FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET, OTHER SHEETS ACCOMPANYING THE PETITION AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6207 OF THE ORDINANCE. ALL MODIFICATIONS OF ANY OF THESE PROVISIONS MUST COMPLY WITH SECTION 6207 OF THE ZONING ORDINANCE.
- 9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
 (A) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 (B) THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONERS" AND "OWNERS" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONERS OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 (C) ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

'TECHNICAL DATA SHEET'
REZONING PETITION # 2013-069



Revisions:
 1. 6/14/13 REVISED PER REVIEW COMMENTS

Scale:	1"=40'
Date:	6/14/13
Drawn By:	MJK
Designed By:	MJK
Job No.:	0613

Public Hearing Map for Rezoning Petition #2013-069
Providence Road West Property
 City of Charlotte, Mecklenburg County, North Carolina
 Celadon Development LLC, PO Box 77001, Charlotte NC 28271

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