Vicinity Map

Site Development Data

Acreage: ± 0.83 Acres
Tax Parcel: B: 22538151 + Portion of 22538152
Existing Zoning: R-3
Proposed Zoning: UR-2 (CD)
Existing Uses: Vacant
Proposed Uses: Single Family Attached

- Min. Lot Area: 3,000 SF Req. (+3,000 SF Proposed)
- Min. Side Yard: 5'
- Min. Setback: 14' Setback from Proposed Back of Curb (Providence Church Lane)
  22' Setback from Future Back of Curb (Providence Road)
- Min. Rear Yard: 10'
- Max. Building Height: PER ORDINANCE, NOT TO EXCEED 2 STORIES AND 40' (PER TABLE 9.406(2)(A) OF CHARLOTTE CODE)
- Tree Save Area: 0.12 AC (15%)
- Open Space Area: 0.33 AC (40%)
Provident Road Development Standards

Ground Cover

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the street configuration, open space, and other design elements are subject to change based on the discretion of the City, as determined by the planning and development departments.

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate noise, traffic, and waste disposal, are not controlled by this ordinance. The city may, at its sole discretion, relocate or remove plantings on its property at any time. If the city does not maintain the plantings after the complete development of the site is as approved without the buffer plantings defined above on the property, the city may, at its sole discretion, relocate or remove plantings on its property at any time.

- If the Petitioner fails to give permission for the planting to occur in a timely manner so that the planting schedule can be met, the Petitioner will be allowed to plant the trees, shrubs, and other landscape materials on the church property only with the permission of the church and will be installed at the first planting season after the first building permit for the site has been issued. If the church fails to give permission for the planting to occur in a timely manner so that the planting schedule can be met, the Petitioner will be allowed to plant the trees, shrubs, and other landscape materials on the church property only with the permission of the church and will be installed at the first planting season after the first building permit for the site has been issued. If the church fails to give permission for the planting to occur in a timely manner so that the planting schedule can be met, the Petitioner will be allowed to plant the trees, shrubs, and other landscape materials on the church property only with the permission of the church and will be installed at the first planting season after the first building permit for the site has been issued.

- The Petitioner will be required for a traditional suburban buffer. These materials which would be composed of 14 trees and 40 shrubs, will be installed on the church property.

- The location of the back of the proposed shared use path will be 64' from the center line of the right of way if approved by NCDOT. The location of the back of the proposed shared use path will be 64' from the center line of the right of way if approved by NCDOT. The location of the back of the proposed shared use path will be 64' from the center line of the right of way if approved by NCDOT. The location of the back of the proposed shared use path will be 64' from the center line of the right of way if approved by NCDOT. The location of the back of the proposed shared use path will be 64' from the center line of the right of way if approved by NCDOT.

- Building heights will be limited to two stories. And no more than 40' feet in height.

- Walkways or pedestrian pathways will be provided to connect all residential entrances to sidewalks along public streets.

- All external материалы will be used to provide the visual impact of a traditional suburban buffer. These materials which would be composed of 14 trees and 40 shrubs, will be installed on the church property.

- The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following:

  a. Picklefield

  b. Basketball court

  c. Tennis court

  d. Play area

  e. Children's play area

  f. Picnic area

  g. Restrooms

- Transportation

  a. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  b. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  c. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  d. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  e. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  f. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  g. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

- Environmental Features

  a. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  b. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.

  c. The site will have access via one driveway to Providence Church Lane as generally described on the concept plan for the site.