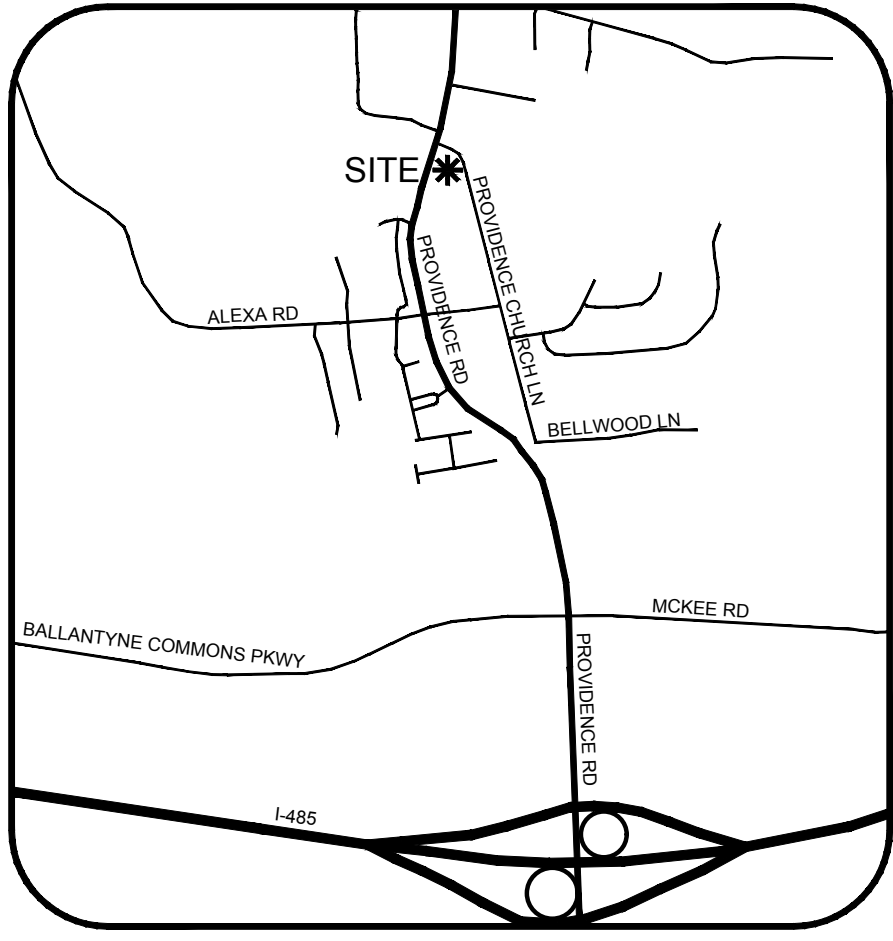
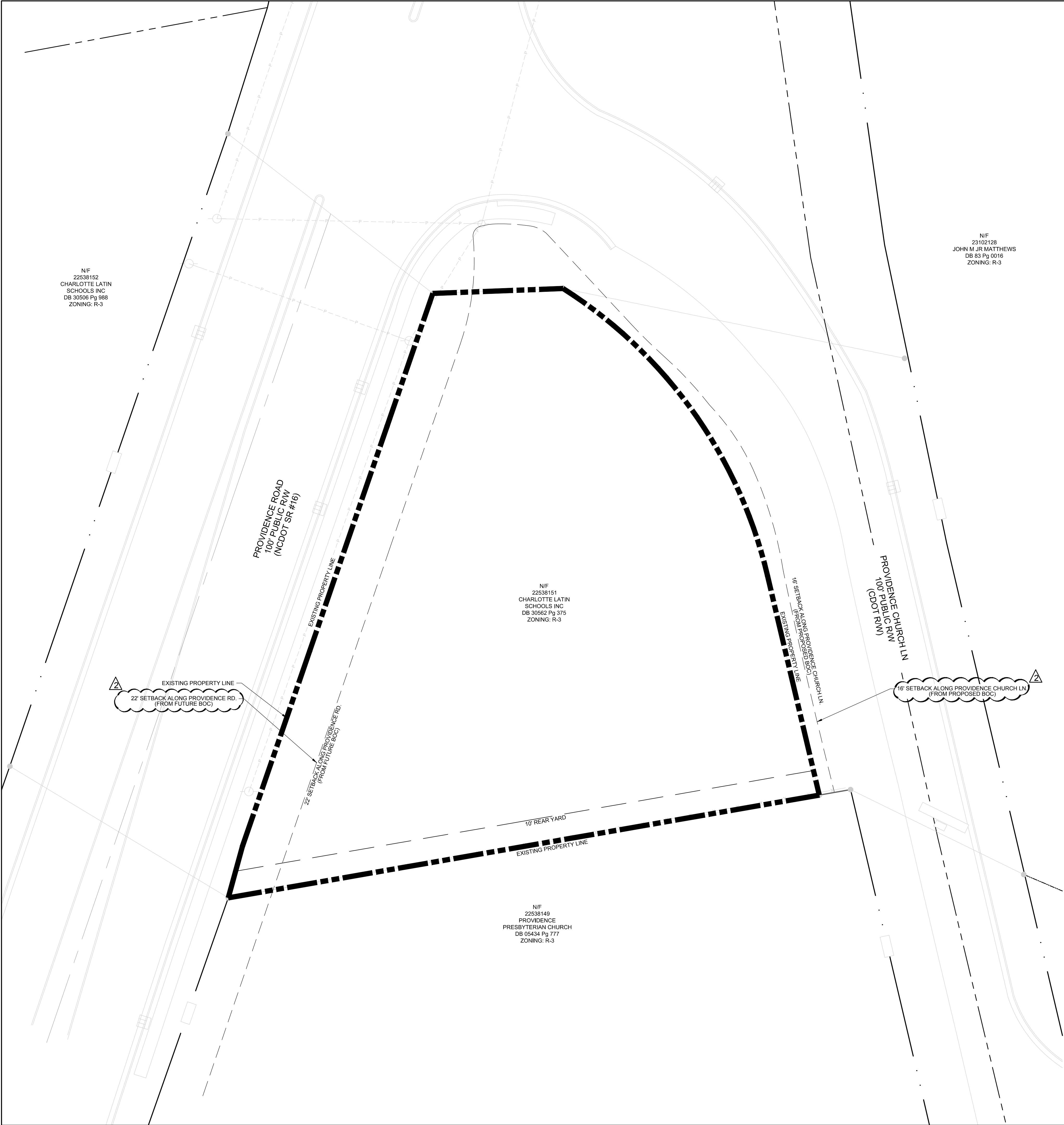




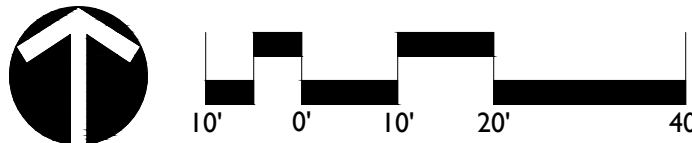
VICINITY MAP
NTS

SITE LEGEND

- PROPOSED PROPERTY LINE
- 16' SETBACK FROM PROPOSED BOC
- 20' SETBACK FROM FUTURE BOC
- 10' REAR YARD

SITE DEVELOPMENT DATA

- ACREAGE: ± 0.83 ACRES
- TAX PARCEL #: 22538151
- 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: 16' 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 3 STORIES (PER TABLE 9.406(2)(A) OF CHARLOTTE CODE)
- TREE SAVE AREA: 0.12 AC (15%)
- OPEN SPACE AREA: 0.33 AC (40%)



DATE: 12/18/17
DESIGNED BY: ST
DRAWN BY: AE
CHECKED BY: ST
SCALE: 1"=20'
PROJECT #: 1017313
SHEET #:
REVISIONS:
1. 04/16/2018: PER STAFF COMMENTS
2. 06/01/2018: REVISED PER STAFF ANALYSIS
3. 06/01/2018: PUBLIC HEARING

PROVIDENCE ROAD TOWNHOMES
REZONING PETITION No. 2017-202
CHARLOTTE

TECHNICAL DATA SHEET

General Provisions.

- a. 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 exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner” or “Petitioners,” shall, with respect to 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.

Purpose

The purpose of this Rezoning application is to provide for the development of a small townhome community limited to 5 units. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be single family attached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

- a. The site will have access via one driveway to Providence Church Lane as generally identified on the concept plan for the site.
- b. Parking areas are generally indicated on the concept plan for the site.
- c. A minimum of 5 visitor parking spaces will be provided on or adjacent to the site. Each unit will have two parking spaces in front of the garage. In addition, public on street parking will be provided as part of the street improvements for Providence Church Lane.
- d. The proposed internal drive will be designed to accommodate multi-modal access for cars, bicycles and pedestrians and will utilize varied pavers to distinguish between travel lanes and pedestrian zones. Alternate paving materials or colors will be prominent; however, asphalt and/or concrete may be used for vehicular areas. The driveway will provide flush pavement transitions from vehicular areas to pedestrian areas within the field of pavers. No curb transitions shall be permitted within the paver field.
- e. The Petitioner will construct a bus waiting pad in a location to be agreed upon by the Petitioner and CATS and subject to the approval of NCDOT.
- f. The future back of curb for Providence Road will be 44' from the centerline of the right of way unless a lesser dimension is required or allowed by NCDOT.
- g. 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.
- h. The Petitioner will dedicate and convey rights of way to NCDOT or to the City of Charlotte, which ever has jurisdiction, before the site's first certificate of occupancy is issued.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed. Garage doors visible from public or private streets will minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane. Walkways or pedestrian pathways will be provided to connect all residential entrances to sidewalks along public streets. All end unit facades that face public streets will not have blank walls that exceed 20 feet in length on any floor through the use of multiple windows and other architectural elements such as changes of materials, building articulation, building modulation or combination thereof.

Streetscape and Landscaping.

Prior to the issuance of the first certificate or occupancy for the site, the Petitioner will construct, curb, gutter, planting strip, and sidewalk along Providence Church Lane.

The Petitioner, in an effort to create a more pleasing edge relationship with the adjoining church property, will provide planting materials that would 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 within the first 26' measured from the property line. These plantings, along with additional plantings that will be installed on the Petitioners site will constitute a 36' area devoted to buffer plantings. These plantings will be installed 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.

Environmental FeaturesA tree survey will be submitted for all trees two-inches in diameter at breast height (DBH) or larger located in the public right-of-way. In addition, the survey shall include all trees eight-inches (DBH) or larger in the setback. Tree survey may be completed by landscape architect, surveyor, or other land development professional.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries limited to 21' in height

Phasing

Reserved

Initial Submission- 12-12-17, 1.0

Revised per staff and community comments- 4-16-18, 1.3

Revised per staff analysis and public hearing- 6-1-18, 1.4