PROVIDENCE ROAD TOWNHOMES
REZONING PETITION No. 2017-202
CHARLOTTE
12.18.17
1017313

TECHNICAL DATA SHEET

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%)
Providence Road Development Standards

Ground Provisions:

- 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, plan, size, and use shall be determined in conformance with the terms and conditions prescribed by the administrator during the design development phase of the project. The administrator shall be authorized to make any changes at any time in response to the best interests of the public or to balance the administration of an issue.

- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, signs, lighting, and landscaping, will apply to the development of this site. There are not zoning regulations, are not administered by the Zoning Administrator, and are not open to public review. The site plan and any property lines that may be discussed in development plans are in approximate locations.

- Throughout this Rezoning Petition, the terms "Owner," "Petitioner," or "Petitioners" shall, with respect to the site, be deemed to include the heirs, successors, personal representatives, transferees in trust and assigns of the owner or owners listed in the site plan, unless a flat roof architectural style is employed. Garage doors visible from public or private streets will minimize the visual impact by the proposed designs. The Petitioner will coordinate with NCDOT and the City of Charlotte to work with the proposed designs. The Petitioner will provide planting materials that would be composed of 14 trees and 40 shrubs. The Petitioner will provide planting materials that would be composed of 14 trees and 40 shrubs.

- 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 Petitioner will dedicate and survey right of way to the City of Charlotte, which has no jurisdiction, before the site is located. The Petitioner will dedicate and survey right of way to the City of Charlotte, which has no jurisdiction, before the site is located.

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

- Prior to the issuance of the first certificate or occupancy for the site, the Petitioner will construct, curb, gutter, planting strip, and sidewalk along the property within the first 26’ measured from the property line. These plantings, along with additional plantings that will be installed on the Petitioner’s property, will constitute a 36’ area devoted to buffer plantings. These materials which would be composed of 14 trees and 40 shrubs, will be installed on the church property only with the permission of the church, superintendent, or other land development professional. These plantings, along with additional plantings that will be installed on the Petitioner’s property, will constitute a 36’ area devoted to buffer plantings. These plantings, along with additional plantings that will be installed on the church property only with the permission of the church, superintendent, or other land development professional. These plantings, along with additional plantings that will be installed on the Petitioner’s property, will constitute a 36’ area devoted to buffer plantings. These plantings, along with additional plantings that will be installed on the church property only with the permission of the church, superintendent, or other land development professional.