PROVIDENCE ROAD TOWNHOMES
REZONING PETITION No. 2017-202

TECHNICAL DATA SHEET

SITE DEVELOPMENT DATA

ACREAGE: ± 0.83 ACRES

TAX PARCEL #: 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 OR 40'
(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:

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 street configuration, placement, and use of setbacks, the size and location of streets, and the treatment of streets (as determined by theington during the design phase or in the field during construction).

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those regulating streets, utilities lines, bicycle parking, and site development, may apply to the development of the site. These are not shown on this plan and are not controlled by the Zoning Ordinance, and are not subject to review or comment by the site plan. Unless specifically noted to the contrary for this site, these other standard development requirements will be applied to the development of this site as so defined by those agencies.

c. The location of the proposed Providence Road, in terms of “Through,” “Closeout,” or “Residents” – shall, with respect to the site, be deemed to include the site, the street, commercial representatives, access to and from the site, if the site may be developed to development from the site.

d. The Petitioner will construct a free standing sign in a location to be agreed upon by the Petitioner and the City and subject to the approval of NCDOT.

e. The future layout of both Providence Road will be 41 from the centerline of the right of way unless a lesser dimension is required by NCDOT.

f. The Petitioner shall provide a site plan to determine the availability of utility connections and rights of way to NCDOT in the City of Charlotte, which will not be provided before the site plan is approved.

General Provisions:

Architectural Standards:

a. The development of any building or site to 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, placement, and use of setbacks, the size and location of streets, and the treatment of streets (as determined by theington during the design phase or in the field during construction).

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c. Through this Rezoning Petition, the terms “Closeout,” or “Residents” shall, with respect to the site, be deemed to include the site, the street, commercial representatives, access to and from the site, if the site may be developed to development from the site.

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