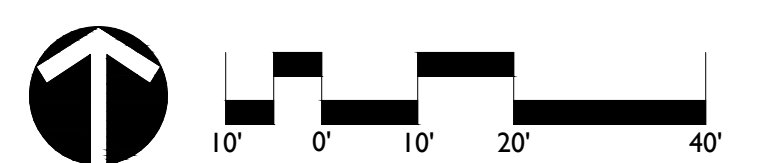


VICINITY MAP  
NTS

**SITE DEVELOPMENT DATA**

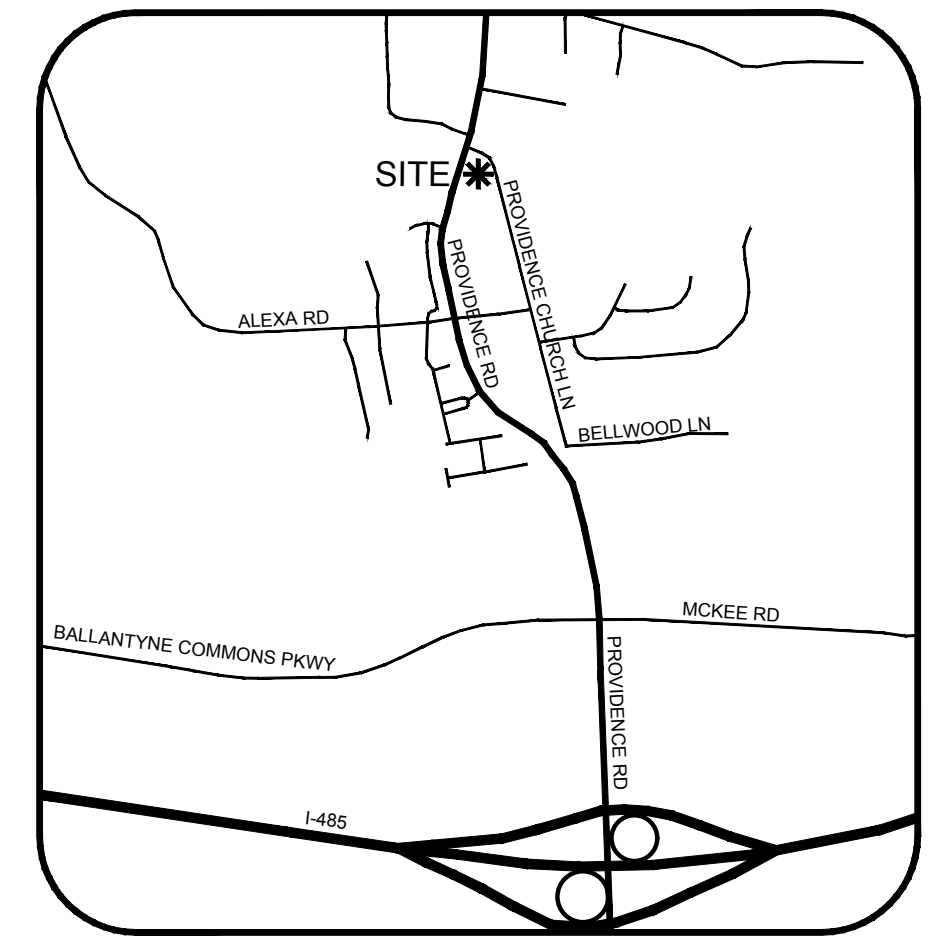
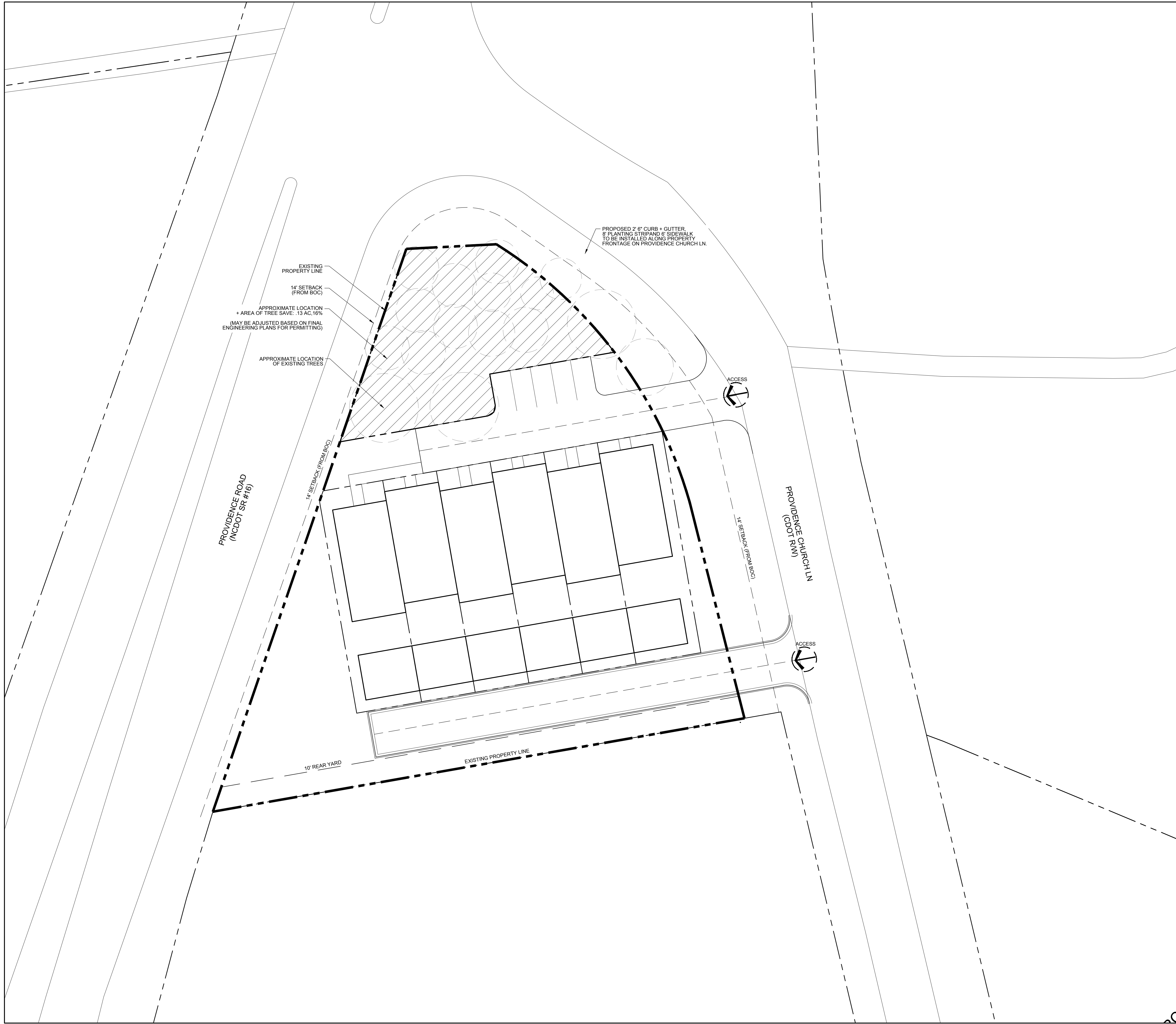
- ACREAGE: ± 0.815 ACRES
- TAX PARCEL #: 22538151
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-2
- EXISTING USES: VACANT
- PROPOSED USES: SINGLE FAMILY ATTACHED
- MIN. LOT AREA: 3,000 SF REQ. (2,375 SF PROPOSED)
- MIN. SIDE YARD: 5'
- MIN. SETBACK: 14' FROM BACK OF CURB
- MIN. REAR YARD: 10'
- MAX. BUILDING HEIGHT: 100'
- TREE SAVE AREA: .13 AC (16%)



REVISIONS:

DATE: 12/18/17  
 DESIGNED BY: ST  
 DRAWN BY: AE  
 CHECKED BY: ST  
 SCALE: 1/8"=20'  
 PROJECT #: 1017313  
 SHEET #:

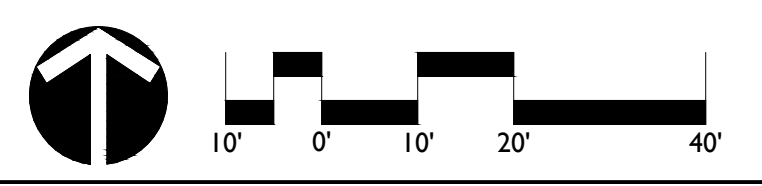
**PROVIDENCE ROAD TOWNHOMES**  
 REZONING PETITION No. 2017-XXX  
 CHARLOTTE  
 TECHNICAL DATA SHEET



VICINITY MAP  
NTS

**SITE LEGEND**

- PROPOSED PROPERTY LINE
- 14' SETBACK FROM BOC
- 10' REAR YARD
- PROPOSED TREE SAVE
- PROPOSED ACCESS



REVISIONS:

DATE: 12/18/17  
 DESIGNED BY: ST  
 DRAWN BY: AE  
 CHECKED BY: ST  
 SCALE: 1/4"=20'  
 PROJECT #: 1017313  
 SHEET #:

**RZ-2**

**PROVIDENCE ROAD TOWNHOMES**  
 REZONING PETITION No. 2017-XXX  
 CHARLOTTE  
 SCHEMATIC SITE PLAN

**Providence Road  
Development Standards  
12/18/17  
Rezoning Petition No. 2017-XXX**

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. 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 two driveways 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.

Architectural Standards

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

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries.

Phasing

Reserved

Initial Submission- 12-18-17, 1.0

REVISIONS:

DATE: 12/18/17  
DESIGNED BY: ST  
DRAWN BY: AE  
CHECKED BY: ST  
SCALE: 1/8"=1'-0"  
PROJECT #: 1017313

SHEET #:  
**RZ-3**