



CROSS-SECTION A-A

SCALE: 1":40'

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	185-014-01, 185-014-02, 185-014-03, 185-014-04, 185-015-04, 185-015-06
REZONING SITE AREA:	5.00 AC
PROPOSED AREA: TRACT A: TRACT B:	0.73 AC 4.27 AC
EXISTING ZONING:	R-3
PROPOSED ZONING: TRACT A: TRACT B:	R-5 (CD) UR-2 (CD)
PROPOSED USE: TRACT A: TRACT B:	SF Residential (Detached) MF Residential (Condominium)
TOTAL UNITS: TRACT A: TRACT B:	3 56 (2 Bldgs, 16 Units Each; 2 Bldgs, 12 Units Each)
DENSITY: TRACT A: TRACT B:	4.11 Units per Acre 13.12 Units per Acre

R-5 SINGLE FAMILY DISTRICT REQUIREMENTS

- | | |
|---|----------|
| (1) MAXIMUM RESIDENTIAL DENSITY: | 5.0 |
| (2) MAXIMUM FLOOR AREA RATIO FOR
NONRESIDENTIAL BUILDINGS: | 0.50 |
| (3) MINIMUM LOT AREA
DETACHED DWELLINGS: | 6,000 SF |
| (4) MINIMUM LOT WIDTH: | 50' |
| (5) MINIMUM SETBACK: | 20' |
| (6) MINIMUM SIDE YARD: | 5' |
| (7) MINIMUM REAR YARD: | 35' |
| (8) MINIMUM OPEN SPACE: | 85% |
| (9) MAXIMUM HEIGHT: | 40' |

UR-2 URBAN RESIDENTIAL DISTRICT REQUIREMENTS

- | | |
|-------------------------------|--|
| (1) MINIMUM LOT AREA**: | 3,000 SF |
| (2) MINIMUM SIDE YARD: | 5' |
| (3) MINIMUM SETBACK: | 14' from back of existing or proposed curb, whichever is greater |
| (4) MINIMUM REAR YARD: | 10' |
| (5) MAXIMUM FLOOR AREA RATIO: | 1.0 |
| (6) MAXIMUM HEIGHT*: | 40' |
| (7) MINIMUM LOT WIDTH: | 20' |

* Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.

“When the sale of the individual dwelling units within a single family attached structure is to include a certain amount of land directly associated with the unit, a subplot having less than 3,000 square feet may be created. In such case, all land associated with the overall development must be either divided into the individual sublots or held in common ownership by an associate of homeowners. For purposes of this Section a “subplot” is a platted parcel of land which is a divided unit or a lot for which zoning approval has been granted for the development of a single family attached structure with the intention of sale of the individual units and associated land. Sublots must include a minimum of 400 square feet of private open space. Sublots do not have to meet the minimum lot width requirements.

**PROVIDENCE
PLAZA SITE
UNDER
CONSTRUCTION**

NF
PEARSON PROPERTIES
CAINHOY 1, LLC
DB 16453 PG 511
ID# 185-014-01

ROMAN CATHOLIC DIOCESE OF CHARLOTTE
P.O. BOX 36776
CHARLOTTE, NC 28236
DB 3387/PG 597
MB 4/PG 165
PARCEL ID: 183-032-22
ZONED: R-3

N/F
ERIC R. & JANET FARRAR
DB 16623 PG 30
MB 12 PG 197
ID# 183-032-21

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3306
urbandesignpartners.com

BROOKCHASE
PROPERTIES
BOP

Garry D. Smith
P.O. Box 578
Matthews, NC 28106

QueensBrooke

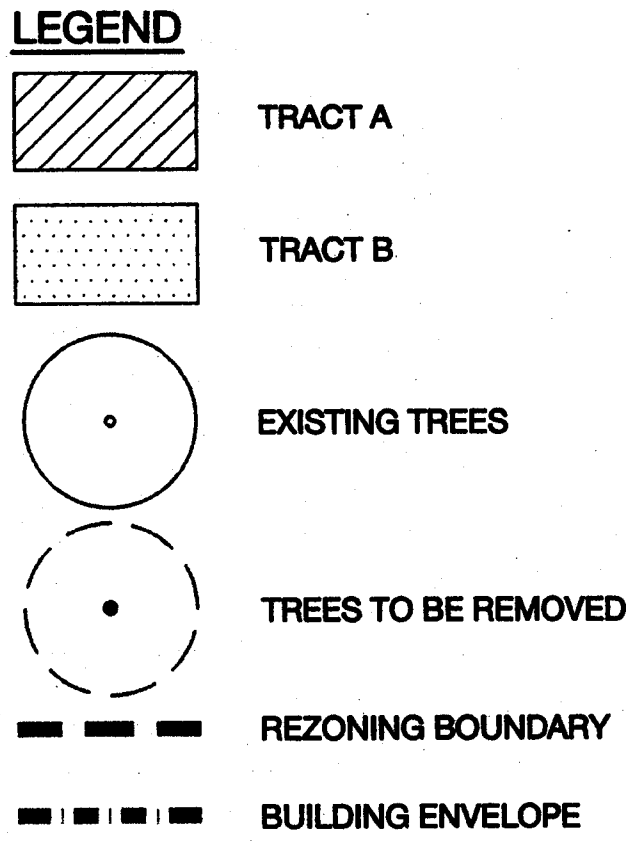
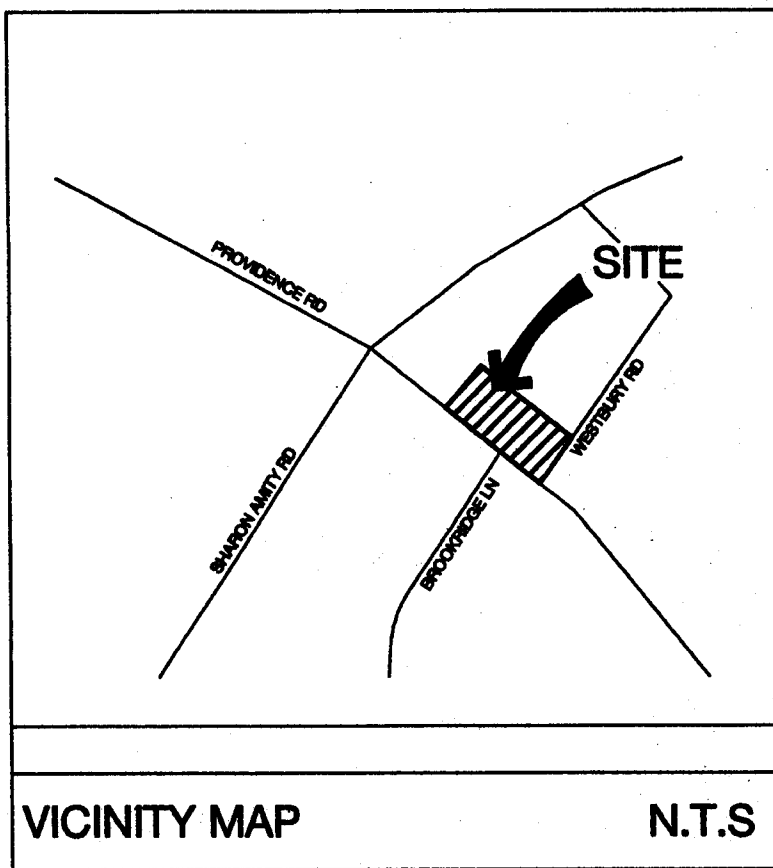
Rezoning Petition #07-118 Site Plan

Providence Road at Westbury Road, Charlotte, NC

[illegible]

Project No: 07-059
Date: June 21, 2007
Designed by: mek
Drawn By: mek
Scale: 1"=30'
Sheet No:

BEZ-1



DEVELOPMENT STANDARDS

1. 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 within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
2. The use of the site will be for multifamily condominium units and single-family detached homes along with related accessory uses under the UR-2 and R-5 district standards and the conditions of this site plan.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
5. Access will be provided by driveway connections to Bermuda Rd. as generally indicated on the site plan.
6. The Petitioner will dedicate and convey 50 feet from the centerline of Providence Road for future right-of-way if the existing right-of-way is inadequate. The Petitioner reserves the right to seek abandonment of portions of the Bermuda Road right-of-way through the normal review process as generally depicted on the site plan. The Petitioner reserves the right to pursue a driveway connection to Providence Rd. as suggested by the Planning Staff and the community, that would be located generally in the center of the site between buildings 1 and 2 and which would be limited to right in/right out in its operation.
7. An eight foot planting strip with street trees and six foot sidewalk will be installed along the site's frontage on Providence Road and Westbury Road.
8. All outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas. Site lighting, if provided, will be limited to 20 feet in height and will be shielded or capped. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
9. The site plan shows a number of large trees that the Petitioner intends to preserve. Several trees that exist within the areas that may be used to meet storm water requirements and may be impacted depending on the exact design of the storm water facilities that the City may approve.
10. The Petitioner has provided illustrative building elevations for the structure to be constructed on the site. The building illustrations that are included on this application are intended to reflect the general mass, scale, configuration, and character of the building. The Petitioner may make revisions to the design details, materials, and architectural style of the building so long as the general mass, scale, configuration, and character of the building is maintained. The parking on the site will be screened as required by the ordinance and may use walls, fences, vegetation or any combination thereof that effectively screens the parking as required by the ordinance.
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
12. 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.

PROVIDENCE PLAZA SITE UNDER CONSTRUCTION

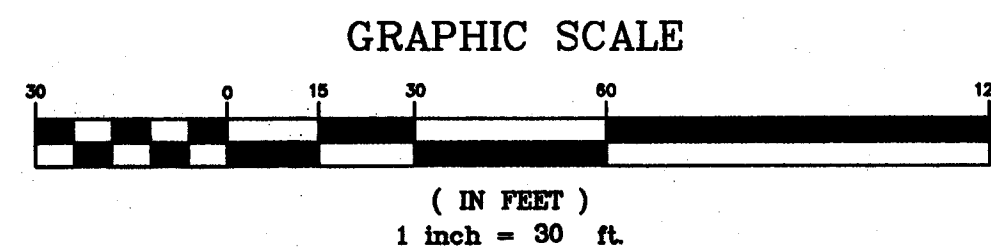
N/F PEARSON PROPERTIES GAINHOY 1, LLC DB 16463 PG 611 ID# 185-014-01

PROVIDENCE ROAD PUBLIC R/W VARIES

ROMAN CATHOLIC DIOCESE OF CHARLOTTE P.O. BOX 36776 CHARLOTTE, NC 28236 DB 5357/PG 697 MB 4/PG 185 PARCEL ID: 183-032-02 ZONED: R-3

N/F ERIC R. & JANET FARRAR DB 16823 PG 50 DB 5357/PG 697 MB 12 PG 107 ID# 183-032-21

BROOKBRIDGE LANE EX. 60' PUBLIC R/W



NO.	DATE	BY:	REVISIONS:
1	11/19/07	EV	PER COMMENTS
2	11/29/07	EV	PER COMMENTS



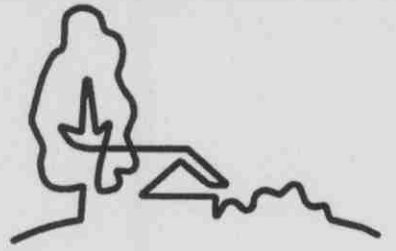
12 UNIT CONDOMINIUM

3 FLOORS OF LIVING UNITS ABOVE PARKING GARAGE



16 UNIT CONDOMINIUM

4 FLOORS OF LIVING UNITS ABOVE PARKING GARAGE



**URBAN
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PARTNERS**

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charlotte, no 28205 f 704.334.3305
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**BROOKCHASE
PROPERTIES**

Garry D. Smith
P.O. Box 578
Matthews, NC 28106

QueensBrooke

**Rezoning Petition #07-118
Illustrative Perspective**
Providence Road at Westbury Road, Charlotte, NC

NO.	DATE	BY	REVISIONS:
1	11/19/07	EV	PER COMMENTS
2	11/28/07	EV	PER COMMENTS

Project No: 07-059
Date: June 21, 2007
Designed by: mek
Drawn By: mek
Scale: rts
Sheet No:

REZ-3