

SITE DATA	
PARCEL NUMBERS:	22901110, 22901106, 22901105, 22901116, 22901104, 22901103, 22901115
EXISTING ZONING:	R-3
TO BE DEVELOPED AS	MX-2
MUNICIPALITY	CHARLOTTE
SITE ACREAGE	±17.81
ROAD FRONTAGE	±1,111' (PROVIDENCE RD. WEST) ±636' (OLD ARDREY KELL RD)
TOTAL UNITS	147 UNITS (7 ADDITIONAL POSSIBLE)
TOTAL DENSITY	±8.64 UN/AC
OPEN SPACE	±6.4 ACRES (36%)
SETBACKS	30'
BUILDING HEIGHT	40' MAX

**DEVELOPMENT DATA**

DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT AND APPROXIMATE CONFIGURATION OF PROPOSED USES ON THE SITE BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS OF THE ORDINANCE AND THE RESTRICTIONS NOTED ON THIS PLAN DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PEDESTRIAN LIGHTING WILL BE PROVIDED AS REQUIRED BY THE CHARLOTTE ZONING ORDINANCE SHALL COMPLY WITH SECTION 12.402.

SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH THE CHARLOTTE ZONING ORDINANCE.

ALL BUILDING SHALL BE LOCATED WITHIN 750 FEET OF A FIRE HYDRANT AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT.


OPEN SPACE AND PLANTING ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MAY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL YIELD, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS DETENTION, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED. TREES ON THIS PLAN ARE ILLUSTRATIVE IN NATURE AND DO NOT REPRESENT ACTUAL TREE PLANTINGS OR TREE SAVE AREAS.

ACCESS WILL BE PROVIDED VIA ENTRANCES FROM OLD ARDREY KELL RD. AND PROVIDENCE RD. WEST.



# SCHEMATIC SITE PLAN

MX-2 PROPOSED RE-ZONING  
PROVIDENCE RD WEST & OLD ARDREY KELL RD IN BALLANTYNE, CHARLOTTE, NC  
REZONING PETITION NUMBER - 2007-17



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