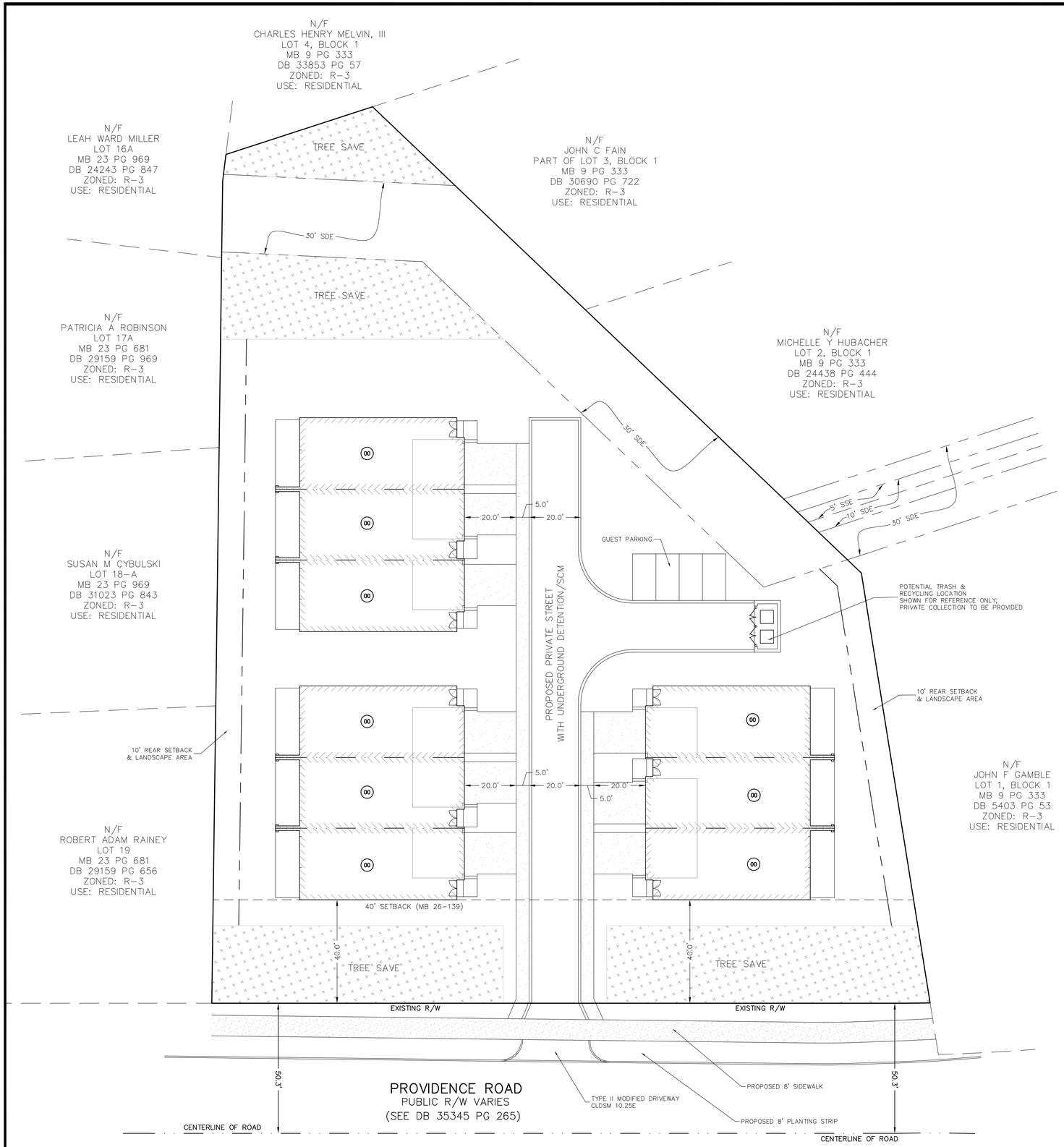

DEVELOPMENT DATA:

SITE AREA:	1.626 ACRES / 70,826 SF
TAX PARCELS:	18304127 & 18304128
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	RESIDENTIAL & VACANT
PROPOSED USE:	UP TO 9 SINGLE FAMILY ATTACHED (TOWNHOME FOR SALE) DWELLING UNITS
MIN. SETBACK:	14' FROM BACK OF CURB
MIN. SIDE YARD:	5'
MIN. REAR YARD:	10'
MIN. BUILDING SEPARATION:	10'
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE
TREE SAVE REQUIRED:	15%: 70,826 SF = 10,624 SF
PARKING REQUIRED:	MIN. 1 SPACES PER UNIT/MAX. 2 SPACES PER UNIT
PARKING PROVIDED:	PER ORDINANCE REQUIREMENT

Providence Road Development Standards

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 residential community composed of townhomes. 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 townhome units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a new private driveway connection to Providence Road 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 theUR-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- 1.0

VICINITY MAP
n.t.s.

0 10 20 40

1 inch = 20 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION

SEAL

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

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PROJECT NAME

3200 PROVIDENCE ROAD

SHEET NAME

REZONING SITE PLAN

SURVEYED BY	DESIGNED BY	DRAWN BY
	JTE	JTE
JOB NUMBER	DATE	SHEET NUMBER
22156	01/23/2023	RZ-1
FILE NUMBER	DWG FILE NAME	
	22156	