

VICINITY MAP

2019 PROVIDENCE TOWNS
BALOGH PROPERTIES
 CHARLOTTE, NC

TECHNICAL
DATA SHEET

PETITION NO. RZP-2021-237

CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: ADD

Checked By: MDL

Date: 01/05/2023

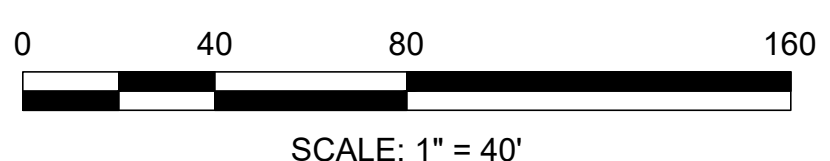
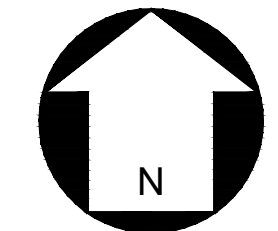
Project Number: 21051

Sheet Number:

RZ-1

SHEET # 1 OF 2

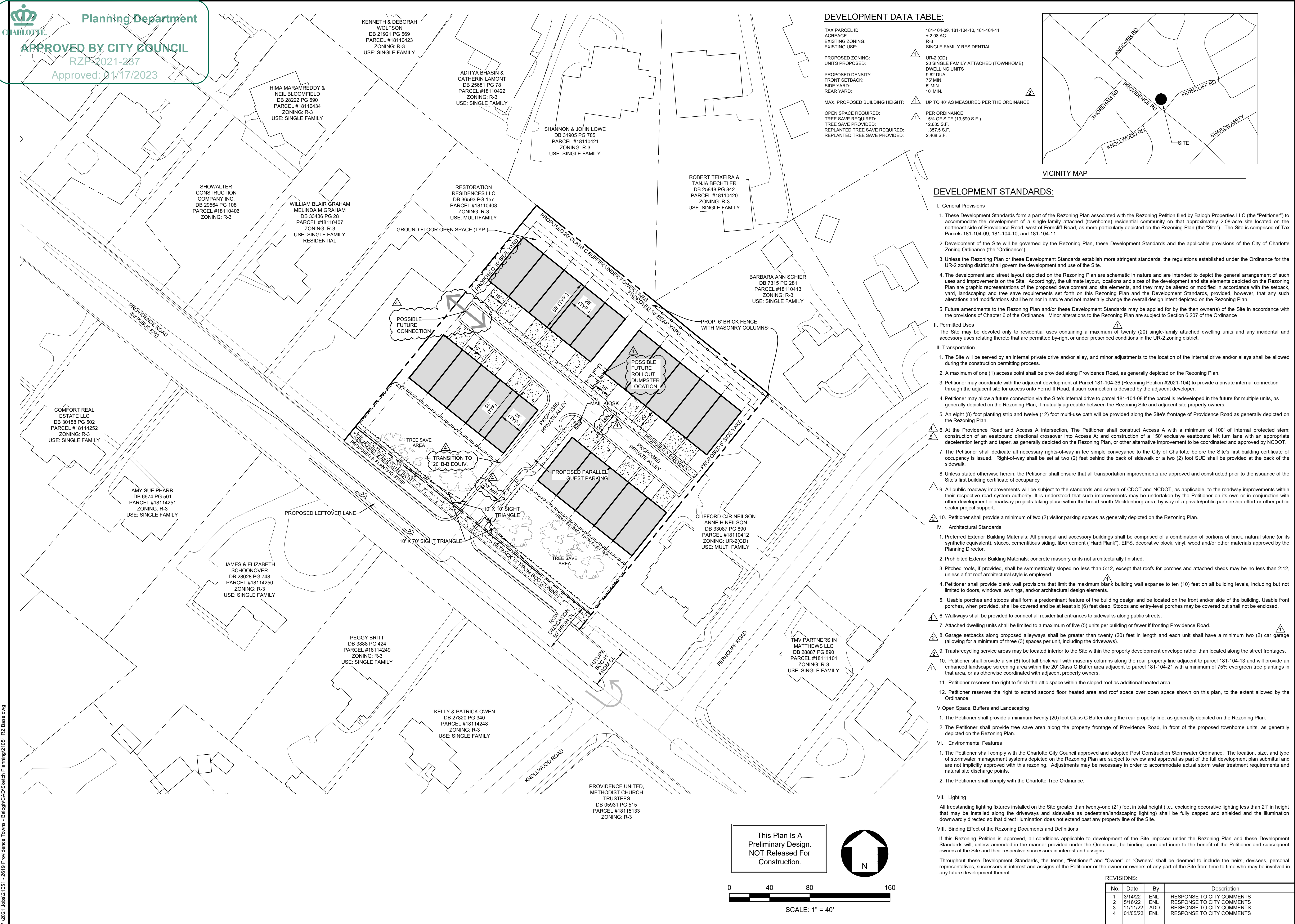
This Plan Is A Preliminary Design. NOT Released For Construction.



REVISIONS:

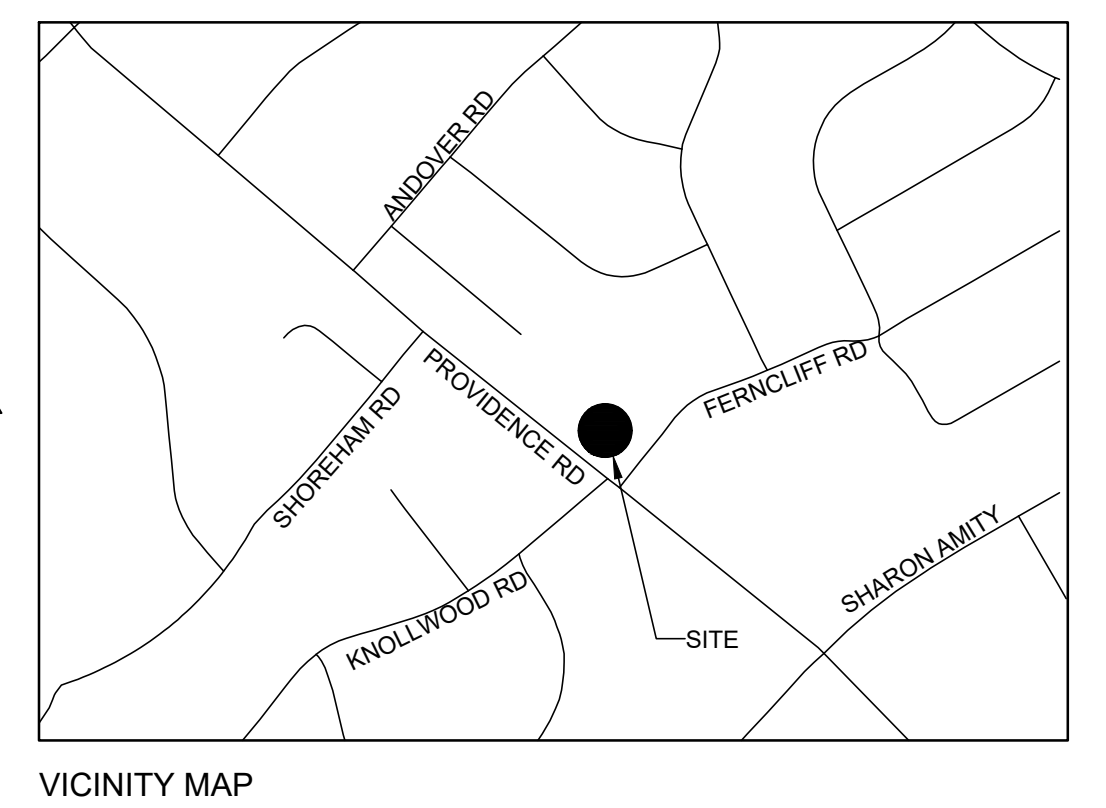
No.	Date	By	Description
1	3/14/22	ENL	RESPONSE TO CITY COMMENTS
2	5/16/22	ENL	RESPONSE TO CITY COMMENTS
3	11/11/22	ADD	RESPONSE TO CITY COMMENTS
4	12/27/22	ENL	RESPONSE TO CITY COMMENTS

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DEVELOPMENT DATA TABLE:

TAX PARCEL ID:	181-104-09, 181-104-10, 181-104-11
ACREAGE:	± 2.08 AC
EXISTING ZONING:	R-3
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	UR-2 (CD)
UNITS PROPOSED:	20 SINGLE FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
PROPOSED DENSITY:	9.62 DUA
FRONT SETBACK:	75' MIN.
SIDE YARD:	5' MIN.
REAR YARD:	10' MIN.
MAX. PROPOSED BUILDING HEIGHT:	UP TO 40' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	PER ORDINANCE
TREE SAVE REQUIRED:	15% OF SITE (13,590 S.F.)
TREE SAVE PROVIDED:	12,685 S.F.
REPLANTED TREE SAVE REQUIRED:	1,357 S.F.
REPLANTED TREE SAVE PROVIDED:	2,468 S.F.



DEVELOPMENT STANDARDS:

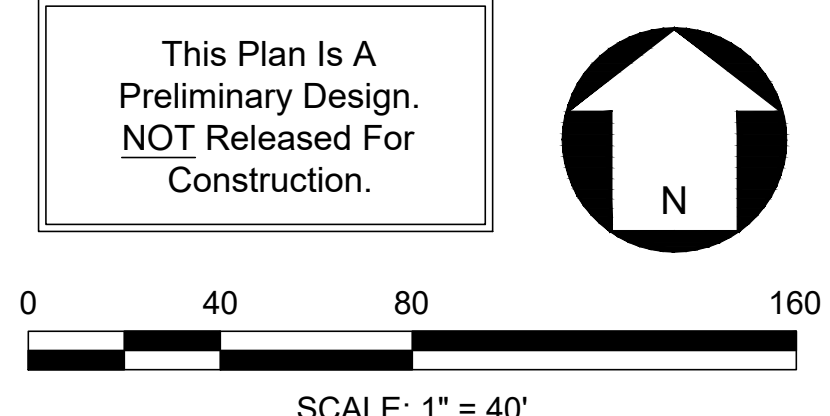
- I. General Provisions
 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Balogh Properties LLC (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 2.08-acre site located on the northeast side of Providence Road, west of Fernicliff Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcels 181-104-09, 181-104-10, and 181-104-11.
 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
 4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses

The Site may be devoted only to residential uses containing a maximum of twenty (20) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- III. Transportation
 1. The Site will be served by an internal private drive and/or alley, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.
 2. A maximum of one (1) access point shall be provided along Providence Road, as generally depicted on the Rezoning Plan.
 3. Petitioner may coordinate with the adjacent development at Parcel 181-104-36 (Rezoning Petition #2021-104) to provide a private internal connection through the adjacent site for access onto Fernicliff Road, if such connection is desired by the adjacent developer.
 4. Petitioner may allow a future connection via the Site's internal drive to parcel 181-104-08 if the parcel is redeveloped in the future for multiple units, as generally depicted on the Rezoning Plan, if mutually agreeable between the Rezoning Site and adjacent site property owners.
 5. An eight (8) foot planting strip and twelve (12) foot multi-use path will be provided along the Site's frontage of Providence Road as generally depicted on the Rezoning Plan.
 6. At the Providence Road and Access A intersection, The Petitioner shall construct Access A with a minimum of 100' of internal protected stem; construction of an eastbound directional crossover into Access A; and construction of a 150' exclusive eastbound left turn lane with an appropriate deceleration length and taper, as generally depicted on the Rezoning Plan, or other alternative improvement to be coordinated and approved by NCDOT.
 7. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind the back of sidewalk or a two (2) foot SUE shall be provided at the back of the sidewalk.
 8. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy.
 9. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 10. Petitioner shall provide a minimum of two (2) visitor parking spaces as generally depicted on the Rezoning Plan.
- IV. Architectural Standards
 1. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), EIFS, decorative block, vinyl, wood and/or other materials approved by the Planning Director.
 2. Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 4. Petitioner shall provide blank wall provisions that limit the maximum blank building wall expanse to ten (10) feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 5. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
 6. Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
 7. Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer if fronting Providence Road.
 8. Garage setbacks along proposed alleyways shall be greater than twenty (20) feet in length and each unit shall have a minimum two (2) car garage (allowing for a minimum of three (3) spaces per unit, including the driveways).
 9. Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.
 10. Petitioner shall provide a six (6) foot tall brick wall with masonry columns along the rear property line adjacent to parcel 181-104-13 and will provide an enhanced landscape screening area within the 20' Class C Buffer area adjacent to parcel 181-104-21 with a minimum of 75% evergreen tree plantings in that area, or as otherwise coordinated with adjacent property owners.
 11. Petitioner reserves the right to finish the attic space within the sloped roof as additional heated area.
 12. Petitioner reserves the right to extend second floor heated area and roof space over open space shown on this plan, to the extent allowed by the Ordinance.
- V. Open Space, Buffers and Landscaping
 1. The Petitioner shall provide a minimum twenty (20) foot Class C Buffer along the rear property line, as generally depicted on the Rezoning Plan.
 2. The Petitioner shall provide tree save area along the property frontage of Providence Road, in front of the proposed townhome units, as generally depicted on the Rezoning Plan.
- VI. Environmental Features
 1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 2. The Petitioner shall comply with the Charlotte Tree Ordinance.
- VII. Lighting

All freestanding lighting fixtures installed on the Site greater than twenty-one (21) feet in total height (i.e., excluding decorative lighting less than 21' in height that may be installed along the driveways and sidewalks as pedestrian/landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- VIII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



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