

VICINITY MAP

DEVELOPMENT DATA TABLE:

TAX PARCEL ID:	181-104-09, 181-104-10, 181-104-11
ACREAGE:	± 2.07 AC (90,092.5 S.F.)
EXISTING ZONING:	R-3
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	UR-2 (CD), WITH 5 YEAR VESTED RIGHTS
UNITS PROPOSED:	UP TO 22 SINGLE FAMILY ATTACHED (TOWNHOME) DWELLING UNITS
PROPOSED DENSITY:	10.63 UNITS/AC
FRONT SETBACK:	75' MIN.
SIDE YARD:	5' MIN.
REAR YARD:	10' MIN.
MAX. PROPOSED BUILDING HEIGHT:	UP TO 45' AS MEASURED PER THE ORDINANCE
OPEN SPACE REQUIRED:	400 S.F. PRIVATE OPEN SPACE/UNIT OR 10% USEABLE COMMON OPEN SPACE
TREE SAVE REQUIRED:	15% OF SITE (13,451.43 S.F.)
TREE SAVE PROPOSED:	± 14,000 S.F.

DEVELOPMENT STANDARDS:

- I. General Provisions**
 - 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 Fernciff 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.
 - 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").
 - 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.
 - 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.
 - 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.
 - Five Year Vested Rights. Per Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, this Petition includes vesting of the Rezoning Plan and the Rezoning Site for a five (5) year period, but such provisions shall not limit any other vested rights at common law or otherwise.
- II. Permitted Uses**

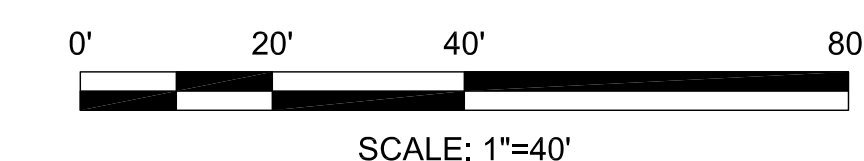
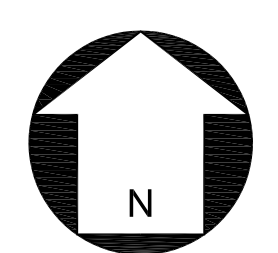
The Site may be devoted only to residential uses containing a maximum of twenty-two (22) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2 zoning district.
- III. Transportation**
 - The 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.
 - A maximum of one (1) access point shall be provided along Providence Road, as generally depicted on the Rezoning Plan.
 - 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 Fernciff Road, if such connection is desired by the adjacent developer.
 - An eight (8) foot planting strip and eight (8) foot sidewalk will be provided along the Site's frontage of Providence Road as generally depicted on the Rezoning Plan.
 - 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.
 - 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.
- IV. Architectural Standards**
 - 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.
 - Prohibited Exterior Building Materials: concrete masonry units not architecturally finished.
 - 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.
 - Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public streets.
 - Attached dwelling units shall be limited to a maximum of five (5) units per building or fewer if fronting Providence Road.
 - Garage setbacks along proposed alleyways shall be either a minimum of five (5) to seven (7) feet or greater than twenty (20) feet in length.
 - Trash/recycling service areas may be located interior to the Site within the property development envelope rather than located along the street frontages.
- V. Open Space, Buffers and Landscaping**
 - The Petitioner shall provide a minimum twenty (20) foot Class C Buffer along the rear property line, as generally depicted on the Rezoning Plan.
 - 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.
 - The Petitioner shall provide either a minimum of 400 square feet of private open space per subplot or 10% of the Site shall be useable common open space, as applicable under Ordinance standards.
- VI. Environmental Features**
 - 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.
 - 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.

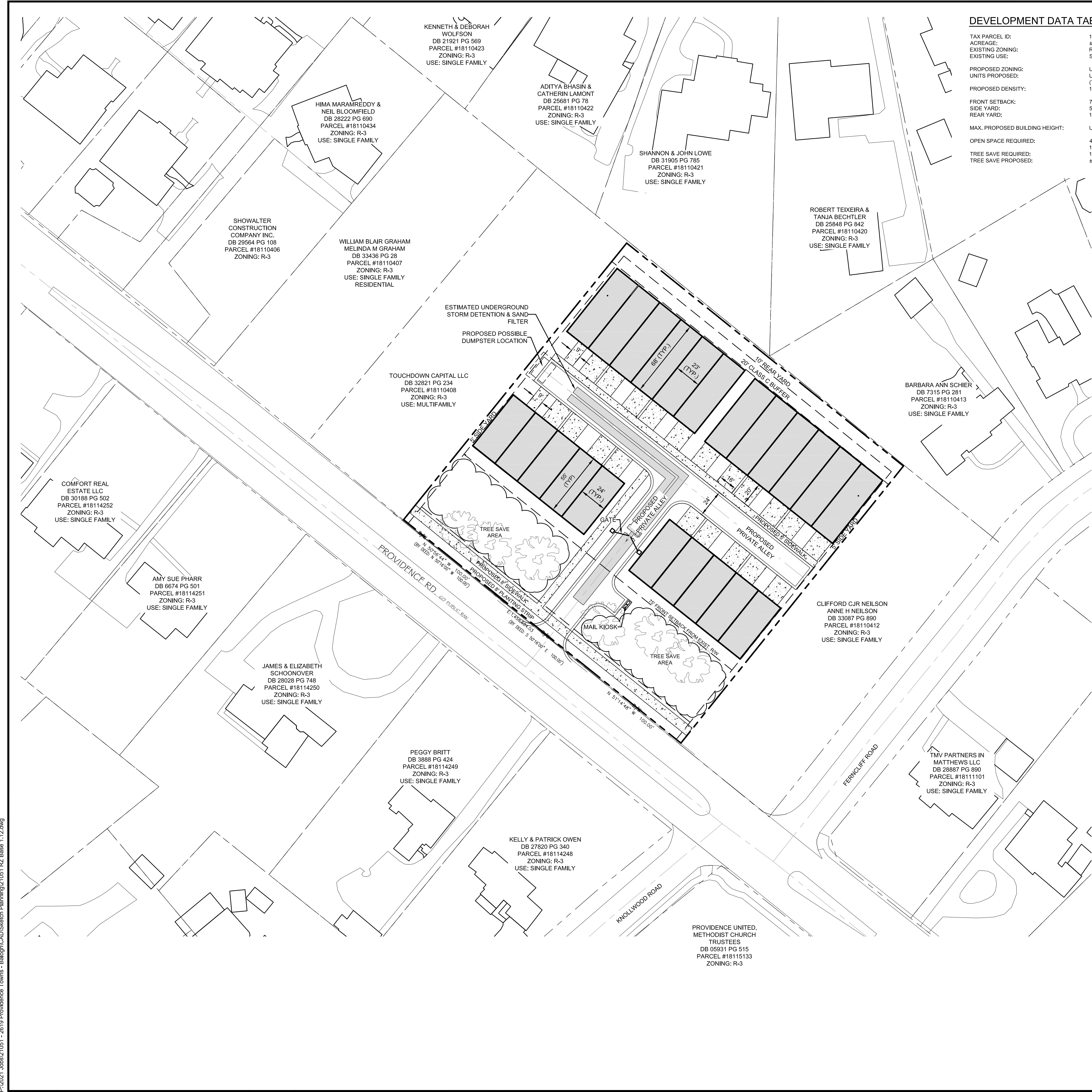
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in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

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



REVISIONS:

No.	Date	By	Description



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