

ZONING:
R-5

155-044-10
HENRI & HELENE DURAND
601 MORAVIAN LN
CHARLOTTE, NC 28207
D.B. 28826, PG. 698
EX. LAND USE: SINGLE FAMILY
RESIDENTIAL

ZONING:
R-22MF

155-044-09
CATHERINE L MESROBIAN
527 MORAVIAN LN
CHARLOTTE, NC 28207
D.B. 35140, PG. 595
EX. LAND USE: MULTI FAMILY

ZONING:
O-2

155-044-14
CATHERINE L MESROBIAN
527 MORAVIAN LN
CHARLOTTE, NC 28207
D.B. 26674, PG. 949
EX. LAND USE: OFFICE

ZONING:
B-1

155-044-08
500 PROVIDENCE RD LLC
500 PROVIDENCE RD
CHARLOTTE, NC 28207
D.B. 35559, PG. 584
EX. LAND USE: COMMERCIAL

ZONING:
R-3

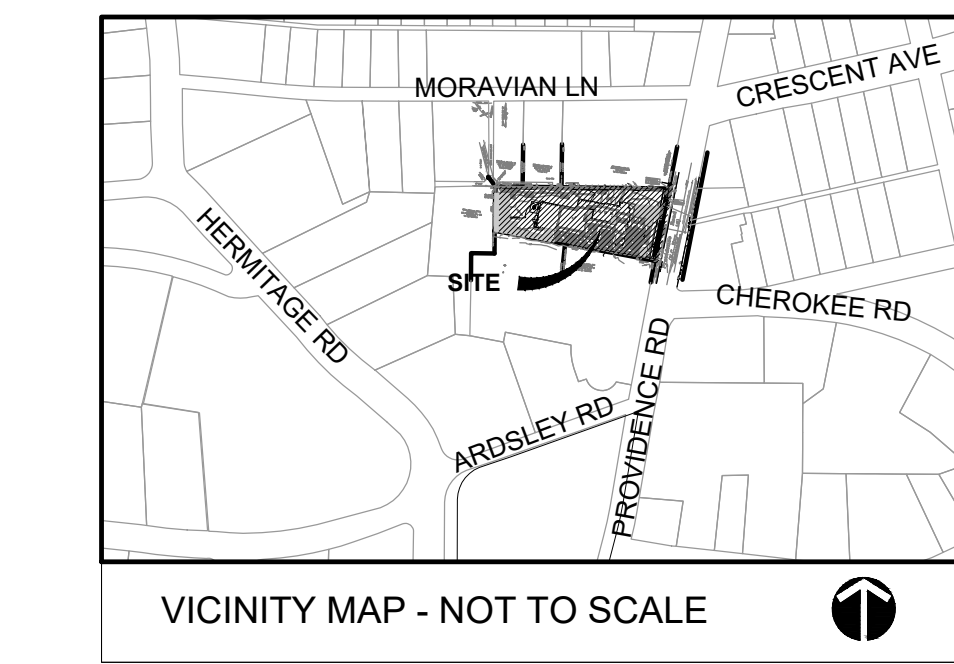
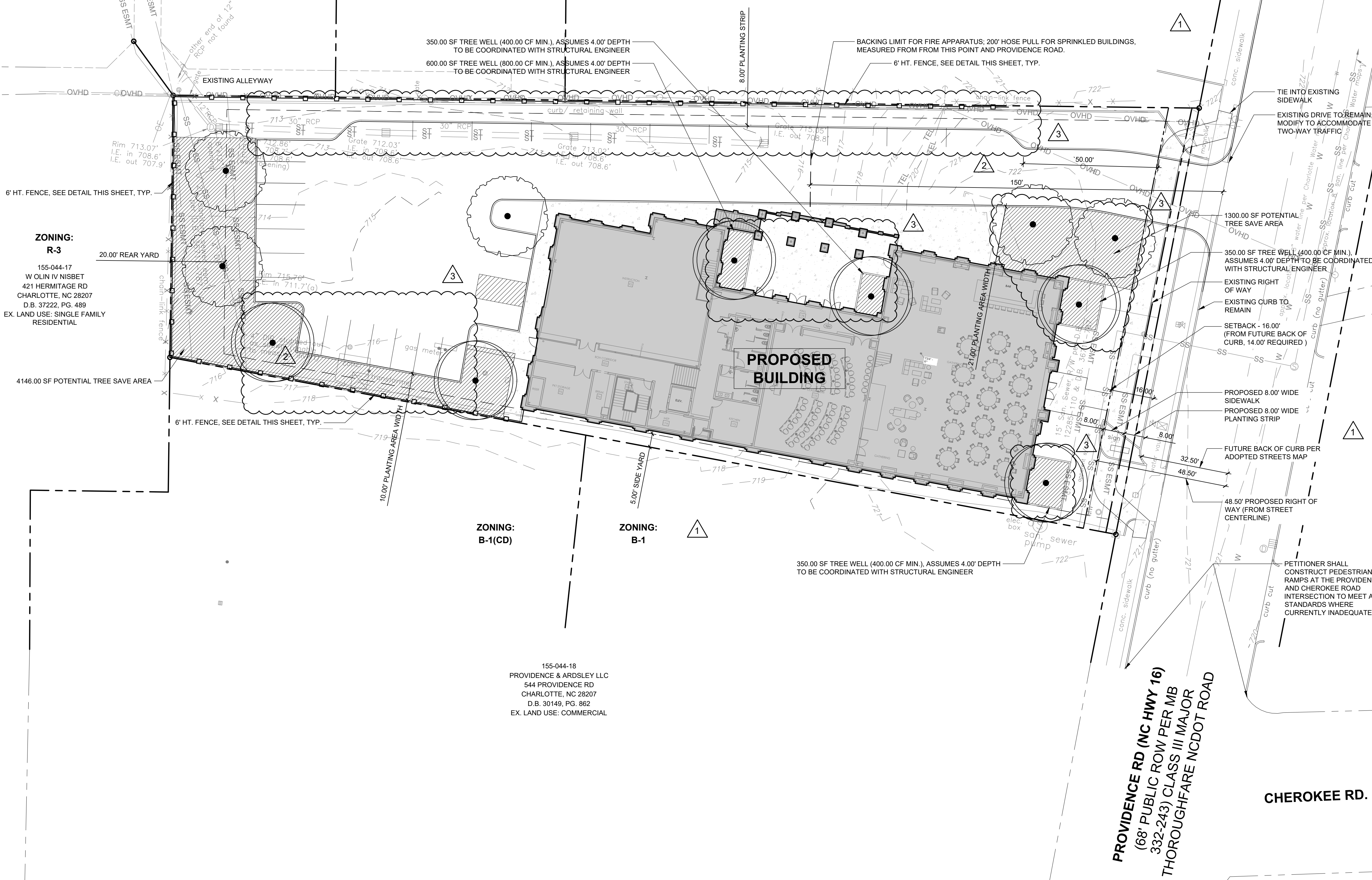
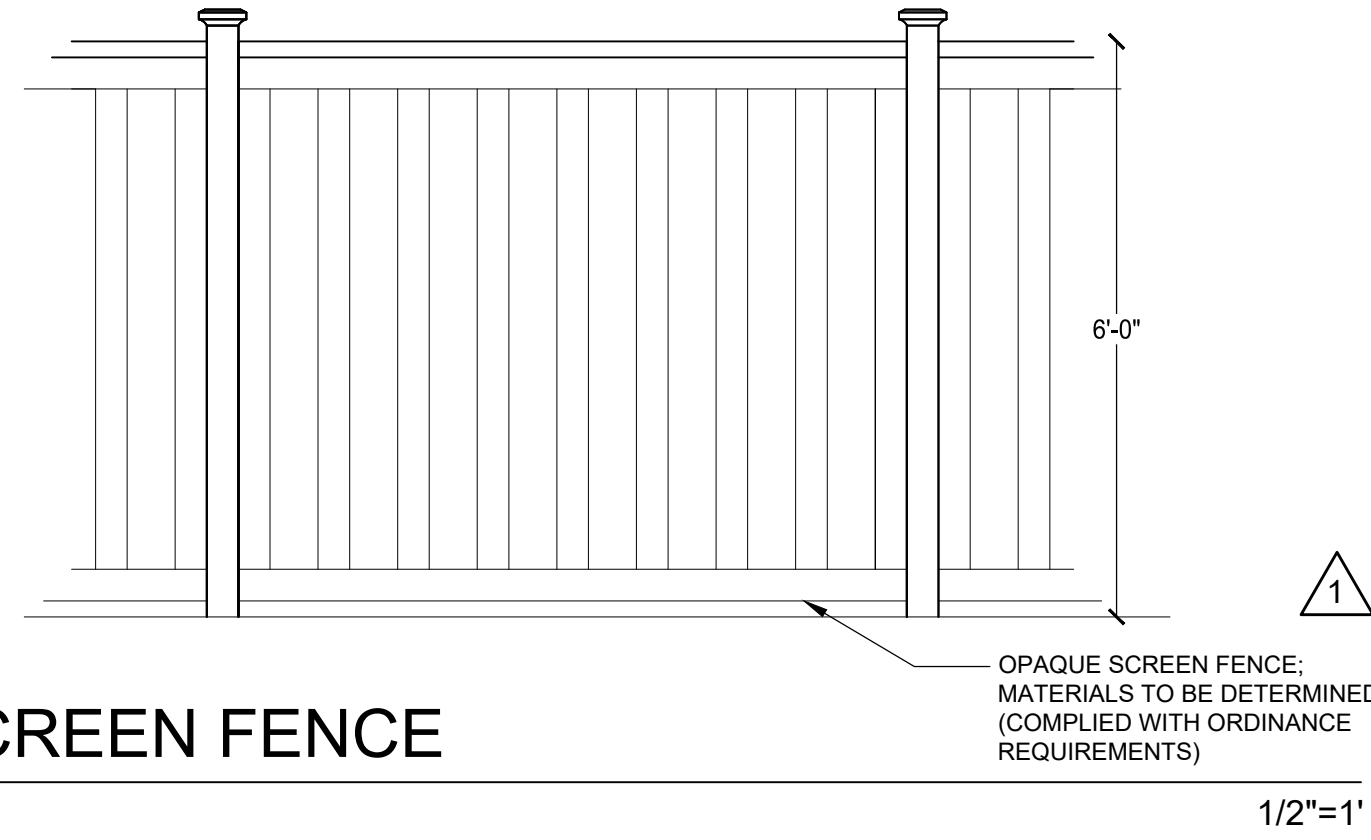
155-044-17
W OLIN IV NISBET
421 HERMITAGE RD
CHARLOTTE, NC 28207
D.B. 37222, PG. 498
EX. LAND USE: SINGLE FAMILY
RESIDENTIAL

ZONING:
B-1(CD)

ZONING:
B-1

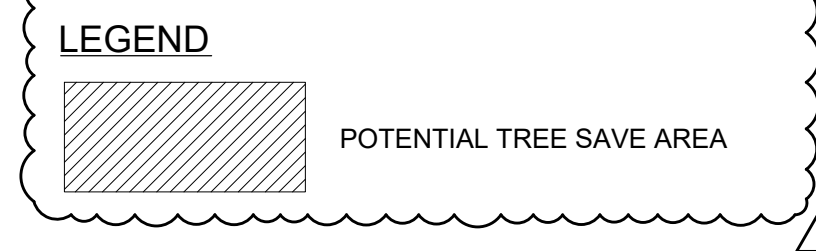
155-044-18
PROVIDENCE & ARDSLEY LLC
544 PROVIDENCE RD
CHARLOTTE, NC 28207
D.B. 30149, PG. 862
EX. LAND USE: COMMERCIAL

SCREEN FENCE



DEVELOPMENT DATA TABLE

- SITE AREA:** ± 1.086 ACRES (ADJUSTED TO 1.042 AC TO ACCOMMODATE REQUESTED RIGHT OF WAY BY CDOT)
- REZONING #:** 2022-190
- TAX PARCEL #S:** 155-044-07
- OWNER:** CHARLOTTE PIPE AND FOUNDRY COMPANY
- PROPERTY ADDRESS:** 520 PROVIDENCE ROAD, CHARLOTTE, NC 28207
- DEED BOOK #:** 36711, PAGE 801
- EXISTING ZONING:** UR-C(CD)
- PROPOSED ZONING:** UR-C (CD) SPA
- EXISTING USES:** VACANT BUILDING
- PROPOSED USES:** NONRESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
- MAXIMUM OF DEVELOPMENT AREA:** 33,000 SF OF NON-RESIDENTIAL USES
- MAXIMUM BUILDING HEIGHT:** 50 FEET, AS MEASURED PER THE ORDINANCE
- PARKING:** AS REQUIRED PER ORDINANCE FOR THE UR-C ZONING DISTRICT: 1 PARKING SPACE/1,000 GSF MIN., 1 PARKING SPACE/400 GSF MAX.
- SETBACKS & YARDS:** SETBACK: 14'-0" FROM FUTURE BACK OF CURB SIDE YARD: 5'-0" REAR YARD: 20'-0"
- REQUIRED FAR:** 3.0 MAX
- URBAN OPEN SPACE:** 10% OF LOT AREA REQUIRED: 0.104 AC - 4,530 SF PROVIDED: AS REQUIRED
- TREE SAVE:** 15% OF LOT AREA (URBAN ZONE WEDGE LOCATION) MIN. REQUIRED: 0.163 AC - 7,095.92 SF REPLANTED WITH 36 TREES/ACRE - 6 TREES
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE TO MEET TREE SAVE REQUIREMENTS AS DESCRIBED IN DEVELOPMENT STANDARDS**
- TREE SAVE PROVIDED:** 0.163 AC - 7,096 SF (15% OF PARCEL AREA)
- BUFFERS:** N/A



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

I=B+M
ARCHITECTURE
BB+M ARCHITECTURE
1900 WEST MOREHEAD STREET, #200
CHARLOTTE, NC 28202
704.348.1716

CHARLOTTE
PIPE AND FOUNDRY COMPANY
CHARLOTTE PIPE AND FOUNDRY CO
2109 RANDOLPH ROAD
CHARLOTTE, NC 28207
704.348.6450

KEY MAP

SEAL

PROJECT

PRODUCT KNOWLEDGE TRAINING FACILITY
520 PROVIDENCE ROAD CHARLOTTE, NC 28207

REZONING #2022-190
LANDDESIGN PROJ.# 1021260

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
01	REZONING SUBMITTAL	10-11-22
02	1ST CYCLE CITY COMMENTS	04-10-23
03	2ND CYCLE CITY COMMENTS	05-18-23
04	CITY COMMENTS	06-15-23

DESIGNED BY: JM
DRAWN BY: NG
CHECKED BY: AM

SCALE: 1"=20'
VERT: 1"=20'
HORIZ: 1"=20'

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ-1.0

