

PACE/DOWD PROPERTIES, LTD.
PROVIDENCE ROAD WEST
CHARLOTTE, N.C.

SITE TABULATION

PARCEL TWO	TOTAL SITE ACREAGE = 3.58 ACRES
TOTAL NUMBER OF DWELLING UNITS = 31	ZONING = R-2(MF)(CD)
PARCEL THREE	TOTAL SITE ACREAGE = 1.94 ACRES
TOTAL NUMBER OF DWELLING UNITS = 24	ZONING = R-2(MF)(CD)

PARCEL ONE	TOTAL SITE ACREAGE = 10.98 ACRES
EXISTING ZONING = R-12 MF(CD)	PROPOSED ZONING = UR-2(CD)
PROPOSED USE = TOWNHOUSE UNITS	TOTAL NUMBER OF DWELLING UNITS = 127
FLOOR AREA RATIO = 0.7	
UR-2 REQUIREMENTS	
MINIMUM LOT AREA	= 6,000 SF
MINIMUM SIDE YARD	= 5'
MINIMUM SETBACK	= 5'
MINIMUM REAR YARD	= 10'
MAXIMUM FLOOR AREA RATIO	= 1.0
MAXIMUM HEIGHT	= 40'

DEVELOPMENT STANDARDS

- Permitted Uses**
 - The site will be developed for single family attached townhouses (including incidental or accessory uses) permitted under the City of Charlotte Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in a UR-2 zoning district.
 - No more than 127 dwelling units may be constructed on the site.
 - Development Requirements**
 - General Provisions.** At a minimum, all development standards established under the Ordinance for the UR-2 district shall be applied. The development shall be governed by these Development Standards and the Technical Data Sheet.
 - The building configurations, placements and sizes, as well as the locations of streets shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Technical Data Sheet.
 - Setbacks, Side Yards and Rear Yards.**
 - All buildings constructed within the site shall satisfy or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the UR-2 district.
 - A 40' setback will be established along Providence Road West.
 - Landscape Areas and Screening.** Landscaped areas and screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance as a minimum.
 - Access Points.** Vehicular access to the site from Providence Road West shall be limited to the access point shown on the Technical Data Sheet and will be located in the green area depicted thereon. The configuration and ultimate location of the access point within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the City of Charlotte Department of Transportation and the North Carolina Department of Transportation.
 - Lighting.**
 - A uniform lighting system will be employed throughout the site.
 - All lighting within the site shall be street lights which may be erected along Providence Road West and shall be designed such that direct illumination does not extend past property lines of the site. Detached light poles shall not exceed 35 feet in height.
 - Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
 - Signs.** A uniform signage and graphics system will be employed throughout the site which will comply with the provisions of Section 13.3 of the Ordinance.
 - Fire Protection.** Adequate fire protection in the form of fire hydrants will be provided to City of Charlotte Fire Department specifications.
 - Storm Drainage.**
 - Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Engineering Department. Storm water detention shall not be located within the setbacks.
 - The existing lake on the adjacent property shall be preserved and used as an amenity for the project and as a storm water detention facility. Storm water detention will be provided for the portion of the site exceeding the 10-3 density.
 - Building Height.** Building height shall be limited to three stories.
 - Intervenor.** An existing single family residence located on an adjoining parcel (Parcel THREE) which is depicted as a life estate in this parcel may or may not eventually become a part of the townhouse development proposed for Parcel ONE. If at some time in the future a determination is made to incorporate Parcel THREE as a part of Parcel ONE, then Petitioner will file an appropriate Rezoning Petition to accommodate this future townhouse development.
- Amendments to the Rezoning Plan**
 - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Plan**
 - If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 - Throughout this Rezoning Petition, the terms, "Petitioner" and "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 the site from time to time who may be involved in any future development thereof.

FOR PUBLIC HEARING
REZONING PETITION # 99-20

TECHNICAL DATA SHEET

SCALE: 1" = 60'

DATE: 11/17/98

REVISIONS:

PER CMC COMMENTS	1/14/99	BTC
PER CMC COMMENTS	2/05/99	BTC
REVISED NOTE 12 PER CMC 12	12/03/99	BTC

ATTACHED TO ADMINISTRATIVE RECORD

DATED: 11/13/98
 BY: MARTIN R. CRAMTON, JR.

YARBROUGH - WILLIAMS & ASSOCIATES, INC.
 PLANNING • SURVEYING • ENGINEERING

730 WINDSOR OAK COURT CHARLOTTE, NC 28273
 (704) 556-1990 FAX (704) 556-0505

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: December 13, 1999

TO: Robert Brandon
 Zoning Administrator

FROM: Martin R. Cramton, Jr.
 Planning Director

SUBJECT: Administrative Approval for Petition No. 98-08, Summit Properties Partnership and 99-20, Pace/Dowd Properties, Ltd.

Attached are copies of the revised plans for the above rezoning petitions. The plans have been revised to indicate a change in the phasing requirement. The new phasing requirement will permit occupancy of units after Rea Road Extension is constructed from Ballantyne Commons Parkway to Parks Farm Lane. Since CDOT has determined that this change will not create traffic issues, I am administratively approving these revised plans. Please use these revised plans when evaluating requests for building permits and certificates of occupancy.

