PLAZA ROAD EXTENSION TOWNHOMES

INTERSECTION OF PLAZA ROAD EXTENSION AND FAIRES ROAD

CHARLOTTE, NORTH CAROLINA

SITE LEGEND

EXISTING

PROPOSED

SITE DATA

SITE AREA: ± 18.17 AC

EXISTING ZONING:
R-3

TOTAL SITE ACREAGE:
± 18.17 AC

EXISTING USE:
UP TO 95 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS

DENSITY PROPOSED:
5.23 DWELLING UNITS PER ACRE

PROPOSED NUMBER OF UNITS:
95

REQUIRED TREE SAVE AREA:
2.72 AC (15% OF SITE AREA)

PROVIDED TREE SAVE AREA:
11.28 AC (62% OF SITE AREA)

DENSITY CALCULATION:
TOTAL SITE AREA = 18.17AC
NUMBER OF DWELLING UNITES: 95
DWELLING UNITS/AC = 95/18.17 = 5.23 DU/AC

BUILDING SEPARATION:
10 FT MIN.

FRONT YARD SETBACK (PLAZA RD EXTENSION):
30 FT

SIDE YARD SETBACK:
N/A (MUST HAVE 10' BUILDING SEPARATION)

REAR YARD SETBACK:
N/A

MAXIMUM BUILDING HEIGHT ALLOWED:
BASE MAX AVE. HEIGHT 40' MEASURED TO THE REQUIRED SIDE AUTOMOBILE PARKING REQUIRED:
MINIMUM 1.5 SPACES PER UNIT (190 PROVIDED)

YARD LINE. 48' MAX AVE. HEIGHT AT THE FRONT BUILDING LINE

BUILDING SEPARATION:
10 FT MIN.

FRONT YARD SETBACK (PLAZA RD EXTENSION):
30 FT

SIDE YARD SETBACK:
N/A (MUST HAVE 10' BUILDING SEPARATION)

REAR YARD SETBACK:
N/A

MAXIMUM BUILDING HEIGHT ALLOWED:
BASE MAX AVE. HEIGHT 40' MEASURED TO THE REQUIRED SIDE AUTOMOBILE PARKING REQUIRED:
MINIMUM 1.5 SPACES PER UNIT (190 PROVIDED)

YARD LINE. 48' MAX AVE. HEIGHT AT THE FRONT BUILDING LINE

Provided Open Space Area:
11.25 AC (62% OF SITE AREA)
6. Lighting

Site Development Data:

8. Binding Effect of the Rezoning Documents and Definitions

Tax Parcels:

4. Architectural Standards

b) Pedestrian scale lighting will be provided within the Site along public and private streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site. The internal sidewalks may meander to save existing trees.

d) Pedestrian sidewalks and pathways will be provided in accordance with the couplet of Unit and Unit standards.

e) Walkways will be provided to connect all residential entrances to sidewalks along public and/or private streets, as generally depicted on the Rezoning Plan.

f) The Petitioner shall provide a minimum of 11.25 acres of open space throughout the Site.

g) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

h) The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

i) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

j) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

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m) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

n) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

o) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

p) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

q) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

r) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

s) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

t) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

u) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

v) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

w) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

x) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

y) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

z) The Petitioner shall provide a minimum 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension.

A. Financial data and minimum requirements

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

B. Technical standards

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

C. Planning issues and applicable standards

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

D. Transportation standards

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

E. Site development:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

F. Unified standards:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

G. Open spaces, landscaping and environmental protection:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

H. Access to public transportation:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

I. Off-street parking:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

J. Customer service and public amenities:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

K. Community services and amenities:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

L. Workforce housing:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

M. Environmental impact:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

N. Public amenities and services:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

O. Public open space:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

P. Community infrastructure:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

Q. Community amenities and services:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

R. Community recreation:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

S. Community transportation:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

T. Community facilities:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

U. Community services:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

V. Community amenities:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

W. Community development:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

X. Community facilities development:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

Y. Community recreation development:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.

Z. Community transportation development:

The Petitioner shall provide a minimum of 12 foot wide multi-use path and 8 foot wide planting strip along the Site's frontage of Plaza Road Extension. This shall be determined in accordance with the couplet of Unit and Unit standards.