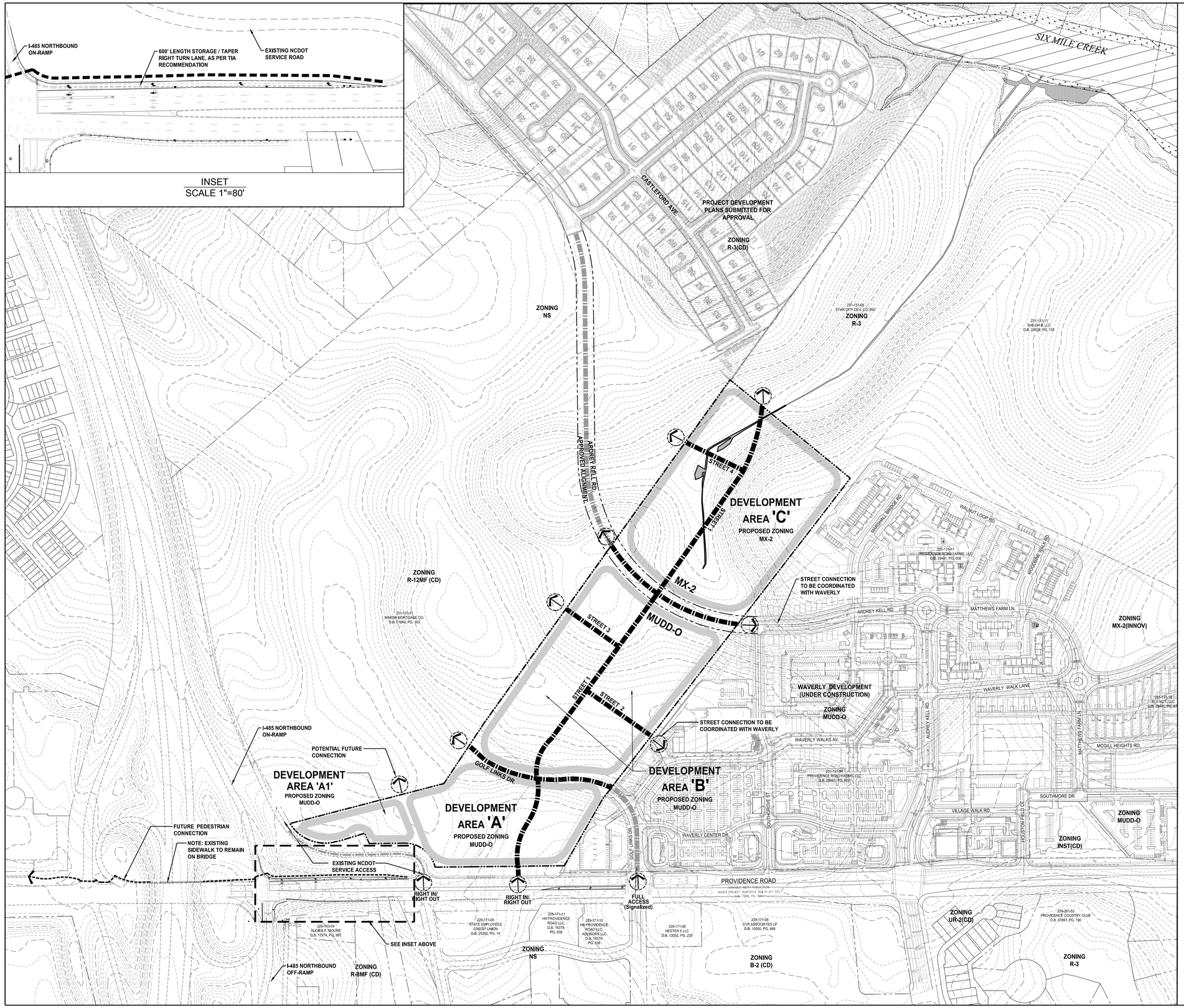
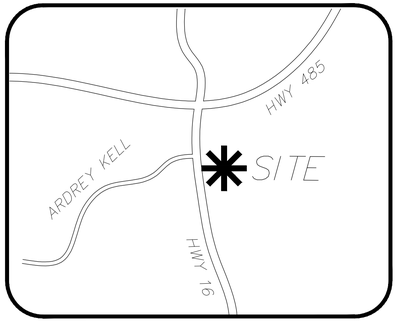




VICINITY MAP
NTS

SITE LEGEND

- SITE ACCESS
- STREET NETWORK
- DEVELOPMENT AREA

SITE DEVELOPMENT DATA

ACREAGE: ± 38.3 ACRES
TAX PARCEL #S: 231-131-05 AND 10
EXISTING ZONING: R-3
PROPOSED ZONING: MUDD-O, AND MX-2(INNOVATIVE)
EXISTING USES: VACANT
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O, ZONING DISTRICT AND THE MX-2(INNOVATIVE) ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT UP TO 30,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES, A HOTEL WITH UP TO 180 ROOMS, AND UP TO 425 RESIDENTIAL DWELLING UNITS OF ALL TYPES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (II) WITHIN THE MX-2(INNOVATIVE) ZONING DISTRICT UP TO EIGHT (8) DWELLING UNITS TO ACRE OF RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE MX-2 ZONING DISTRICT (DETACHED, ATTACHED, DUPLEX, TRIPLEX, QUADRAPLEX DWELLING UNITS), SUBJECT TO THE LIMITATIONS AND CONVERSION RIGHTS DESCRIBED BELOW.
MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED MX-2(INNOVATIVE) DEVELOPMENT AREAS C, BUILDING HEIGHT AS SPECIFIED BY THE ORDINANCE WILL BE ALLOWED. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 95 FEET; AND (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 75 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
PARKING: AS REQUIRED BY THE ORDINANCE.

TREE SAVE NOTE:
THE SITE IS PART OF A MIXED-USE ACTIVITY CENTER AND SUBJECT TO THE OPTIONS SET FORTH IN THE TREE ORDINANCE.

100 0' 100 200 400

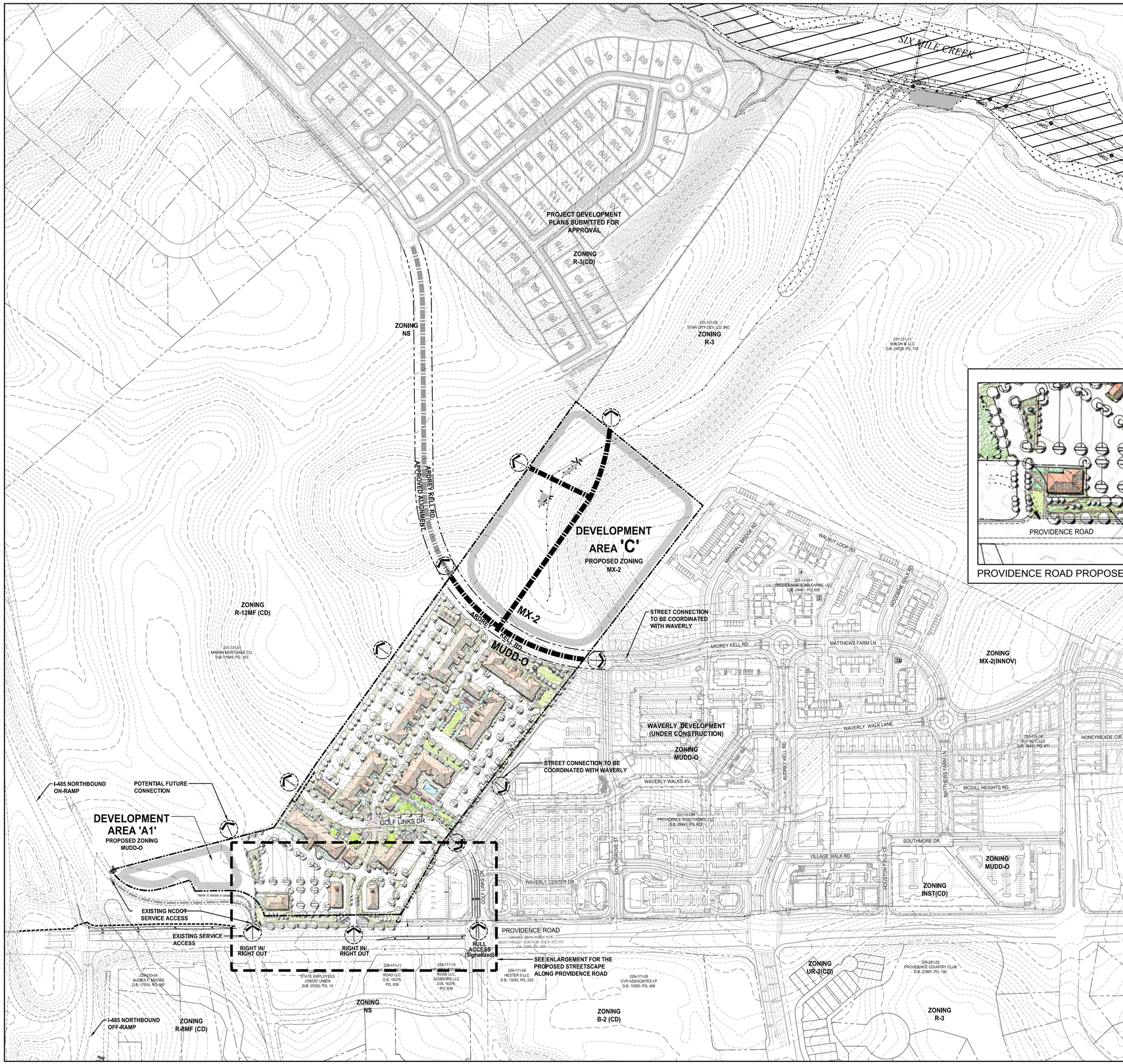
LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

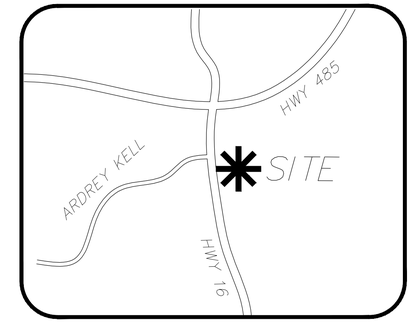
PROVIDENCE FARM
REZONING PETITION No. 2015-087
CRESCENT COMMUNITIES
TECHNICAL DATA SHEET

REVISIONS:
1. STAFF COMMENTS 08.03.15
2. STAFF COMMENTS 08.20.15
3. STAFF COMMENTS 09.24.15

DATE: 04/27/15
DESIGNED BY:
DRAWN BY: TJ
CHECKED BY:
Q.C. BY:
SCALE: 1"=200'
PROJECT #: 1015087

SHEET #:
RZ-1



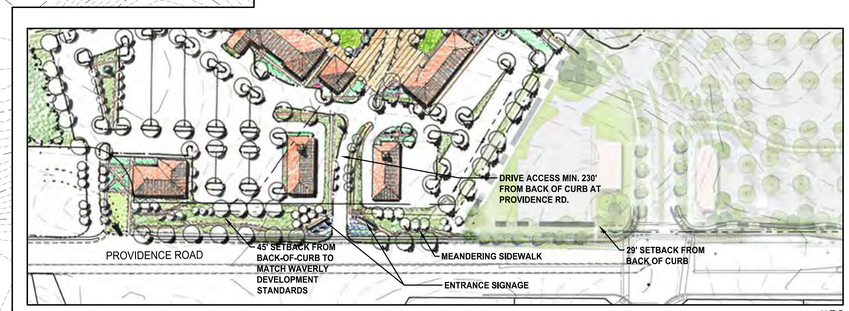


VICINITY MAP

NTS

SITE DEVELOPMENT DATA

TOTAL SITE ACREAGE: +/-38.3 AC



PROVIDENCE ROAD PROPOSED STREETSCAPE ENLARGEMENT

N.T.S

100 0' 100 200 400

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223 N Graham Street Charlotte, NC 28202
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www.LandDesign.com

2015-087

PROVIDENCE FARM
REZONING PETITION No. 2015-087
CRESCENT COMMUNITIES

SITE PLAN

REVISIONS:
1. STAFF COMMENTS 08.03.15
2. STAFF COMMENTS 08.20.15
3. STAFF COMMENTS 09.25.15

DATE: 04/27/15
DESIGNED BY:
DRAWN BY: NG
CHECKED BY:
QA/QC:
SCALE: 1"=200'
PROJECT #: 10150087

SHEET #:
RZ-2

Crescent Communities
Development Standards
10/05/15
Rezoning Petition No. 2015-087 - (Star City)Site Development Data:

--Acreage: ± 38.30 acres
--**Tax Parcel #s:** 231-131-05 and 10
--Existing Zoning: R-3
--Proposed Zoning: MUDD-O, and MX-2(Innovative)
--**Existing Uses:** Vacant
--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the MUDD-O, zoning district and the MX-2(Innovative) zoning district (as more specifically described and restricted below in Section 3).
--**Maximum Gross Square feet of Development:** (i) within the MUDD-O zoning district up to 30,000 square feet of gross floor area of office, retail, Eating Drinking Entertainment Establishments (EDEE), personal services and other commercial uses, a hotel with up to 180 rooms, and up to 425 residential dwelling units of all types (as more specifically described below in Section 3); and (ii) within the MX-2(Innovative) zoning district up to eight (8) dwelling units to acre of residential dwelling units as allowed in the MX-2 zoning district (detached, attached, duplex, triplex, quadraplex dwelling units), subject to the limitations and conversion rights described below.
--Maximum Building Height: In the area zoned MX-2(Innovative) Development Areas C, building height as specified by the Ordinance will be allowed. In the area zoned MUDD-O allowed building heights will be limited as follows: (i) within Development Area A the maximum building height will be 95 feet; and (ii) within Development Area B the maximum building height will be 75 feet. Building height will be measured as defined by the Ordinance.
--**Parking:** As required by the Ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crescent Communities ("Petitioner") to accommodate development of mixed/multi-use commercial and residential community on an approximately 38.30 acres (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and (ii) the regulations established under the Ordinance for the MX-2(Innovative) zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory; Accessory Building Design**. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed: (i) in Development Area A shall not exceed seven (7) of which no more than three (3) may be located along Providence Road; (ii) in Development Area B shall not exceed 15; and (iii) on the portion of the Site zoned MX-2(Innovative) and developed for residential uses shall not exceed 118. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building. Other than parking structures, the size of accessory structures/buildings located within the portion of the Site zoned MUDD-O will be limited to 20% of the building area of the principal buildings constructed within such Development Areas to which the accessory structure/building (other than parking structures) relate.

e. **Planned/Unified Development**. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owners of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site as a whole and not individual portions or lots located therein.

2. Optional Provisions for MUDD-O Areas.

I. The following optional provisions shall apply to the portions of the Site designated MUDD-O on the Technical Data Sheet:

a. To allow maneuvering and circulation for accessory drive-through windows to occur between the proposed buildings within Development Area A and: (i) Providence Road; and (ii) the internal public and/or private street #1, in the manner generally depicted on the Rezoning Plan.
b. To allow up to two (2) uses with an accessory drive-through windows to be constructed on Development Area A as part of the development contemplated by the Rezoning Plan.
c. To allow one detached ground mounted sign per public street front within Development Area A with a maximum height of 20 feet and containing up to 150 square feet of sign area.
d. To allow one ground mounted detached sign along Golf Links Drive within Development Area B with a maximum height of eight (8) feet and containing up to 80 square feet of sign area, and allow one ground mounted detached sign along Ardrey Kell Road within Development Area B with a maximum height of five (5) feet and containing up to 36 square feet of sign area.
e. To allow each free standing building along Providence Road to have one sign up to five (5) high with up to 36 square feet of sign area.
f. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, within Development Areas A. The sign area of the wall signs may be increased by 10% if individual letters are used.

Note: *The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

g. To not require doorways to be recessed into the face of the building(s) when the abutting sidewalk width is greater than 12 feet and to not require doorways to be recessed when the door way is not oriented to a public street (e.g. interior parking areas).

II.

a. The Petitioner hereby seeks the following Innovative Development Standards in connection with development taking place within Development Area C the MX-2 Community, to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly neo-traditional residential development:

The intent of these proposed innovative development standards is to allow the Petitioner to develop a residential community with coordinated open space, variations in lot sizes and yards that allow the proposed residential uses to work with the existing topography and other natural features located on the Site.

i. A minimum lot size for single-family detached lots of 3,800 square feet.
ii. A minimum lot width for single-family detached lots of 35 feet, except for the Exterior Lots which will have a minimum lot width of 40 feet.
iii. A minimum side yard of 3.75 feet, only for lots that have vehicular access from an alley. (This standard may be modified as described below in section 2.II.b).
iv. A minimum front setback of 10 feet as measured from the proposed right-of-way of public the streets, except along Ardrey Kell Road where a 22 foot setback as measured from the back of curb will be provided.
v. A minimum rear yard of 20 feet; and
vi. The ability to allow single-family lots to front on private streets. Private streets will be built to public street standards and may not be gated.

b. In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

3. Permitted Uses, Development Area Limitations, and Transfer & Conversion Rights:

a. For ease of reference, the Rezoning Plan sets forth four (4) development areas as generally depicted on the Technical Data Sheet as Development Areas A, A1, B, and C (each a "Development Area" and collectively the "Development Areas").
b. Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Areas A on the Site may be developed: (i) with up to 26,000 square feet of gross floor area of retail, general and medical office uses, Eating Drinking Entertainment Establishment (EDEE), and personal services uses; and (ii) a hotel with up to 180 rooms, together with accessory uses in the MUDD-O zoning district.
c. Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Area B may be developed: (i) with up to 425 residential dwelling units of all types; and (ii) up to 4,000 square feet of gross floor area of retail, general and medical office uses, Eating Drinking Entertainment Establishments (EDEE), and personal service uses; together with accessory uses in the MUDD-O zoning district. The allowed 4,000 square feet of non-residential uses if constructed will be: (i) constructed within a building that also contains residential units; (ii) as part of leasing office for the residential community in a free-standing building; or (iii) will be located on the ground floor of the building. The building with the allowed non-residential square footage will be located either along Golf Links Drive and or at the intersection of Golf Links Drive and Street # 1.
d. The Petitioner reserves the right to convert all the allowed 180 hotel rooms into an additional 22,000 square feet of gross floor area of general and medical office uses and other non-retail type uses as allowed in the MUDD zoning district. The additional general and medical office uses, and personal services uses square footage will be added to Development Area A.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

d. Development Area C may be developed with up to eight (8) dwellings to the acre for the portion the Site zoned MX-2. Development Area C may be developed with detached, attached, duplex, triplex, and quadraplex dwelling units, together with accessory uses in MX-2 Innovative zoning district.
e. Up to two (2) uses with an accessory drive-through window may be constructed within Development Area A as allowed by the Optional Provisions above.
f. Parking will not be allowed within a Development Area as a principle use. Parking areas constructed within each Development Area will be constructed as part of an allowed non-residential or residential use.
g. Development Area A1 as generally depicted on the rezoning plan may not be utilized for buildings and parking areas as part of this rezoning petition. This area may be developed in the future as part of a new petition that assigns specific development rights to this area.

4. Transportation Improvements and Access:

I. Proposed Improvements:

The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following Transportation Improvements are also illustrated on Figure 14 on Sheet RZ-3 of the Rezoning Plan. The figure on Sheet RZ-3 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number or letter when describing an improvement corresponds to the number or letter found on figure 14 for the proposed improvement).

The following roadway improvements will be made by the Petitioner as part of the redevelopment of the Site as proposed by the Rezoning Plan:

a. **At the Intersection of Providence Road (NC 16) & I-485 Outer Loop Ramps, (signalized) Intersection # 2 on Figure 14.**

- Construct a northbound right turn lane on Providence Road with 600 feet of storage and an appropriate bay taper; and
- Modify the existing eastbound combined left-thru lane on the Outer Loop Exit Ramp to a combined left-thru-right turn lane. This may require additional radius modifications due to the inclusion of a 3rd right turn lane.

b. **At the Intersection of Providence Road (NC 16) & Golf Links Drive (signalized intersection) Intersection # 3 on Figure 14.**

- Extend the proposed southbound left turn lane on Providence Road from 150 feet to 300 feet of storage and appropriate bay taper

c. **At the intersection of Providence Road (NC 16) & Proposed Right-In/Right-Out Only Access (unsignalized).**

- The Proposed Right-in/Right-Out Only Access should include one ingress lane and one egress lane that terminates as a right turn exit lane. The existing raised median on Providence Road will restrict left entering and exiting movements.

d. **At the intersection of Providence Road (NC 16) & Existing Right-In/Right-Out Only Stub Street (unsignalized).**

- The existing Right-in/Right-Out Only stub is acceptable as is - one ingress lane and one egress lane that terminates as a right turn exit lane. The existing raised median on Providence Road restricts left entering and exiting movements.

e. **Sidewalk Extension Along the East Side of Providence Road.**

- Extend a six (6) foot sidewalk along the east side of Providence Road to connect from the northern limit of the project to connect to the sidewalk on the north side of the I-485 bridge (a sidewalk already exist on the east side of the I-485 bridge); and
- Provide pedestrian refuge island(s) and pedestrian signalization at appropriate locations as part of the sidewalk extension, the locations and details to be determined in conjunction CDOT during the building permit process.

II. Standards, Phasing and Other Provisions.

a. CDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT (as it relates to the roadway improvements within its 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.
b. Phasing.

Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in Section 4.I above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements.

c. **Substantial Completion.** Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.II above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
e. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT and the Planning Director; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

III. Access, and Pedestrian Circulation.

a. Access to the Site will be from the extension of Golf Links Drive, Ardrey Kell Road, and Six Mile Creek Road as generally depicted on the Rezoning Plan.
b. The number and location of the access points to Development Areas B and C from Ardrey Kell Road are generally depicted on the Rezoning Plan.
c. The number and location of access points to the internal public and private streets, including Golf Links Drive extension, will be determined during the building permit process and thereafter additional or fewer driveways and/or additional private/public streets may be installed or removed with approval from appropriate governmental authorities subject to applicable statutes, ordinances and regulations.
d. The streets generally depicted on the Technical Data Sheet will be designed to meet a public street cross-section as defined in City of Charlotte Subdivision Ordinance. The determination of which street cross-section will be used will be determined during the subdivision review process except as noted below. A public access easement will be provided on each of these streets that are developed as private streets. The public access easement will prohibit the private streets from been closed or gated and will require that the private streets be kept open to allow the public to use the street for ingress and egress. The Petitioner reserves the right to relocate the private streets and the public access easements illustrated on Rezoning Plan as long as the new locations comply with the Street Network standards of the subdivision regulations. The Public Access Easement will be documented on applicable approved subdivision plats which will include a provision stating that the easement can be modified as permitted herein and eliminated upon compliance with applicable provisions of the subdivision ordinance. This provision and provisions to be included on the subdivision plat are not intended to create private easements rights that may be enforced by individual land owners, but rather are intended to comply with public requirements of the subdivision ordinance. The proposed private streets may be converted to public streets and dedicated to the City of Charlotte.
e. Private Street # 2 and # 3 will be allowed to be constructed with angled parking as generally depicted on the Rezoning Plan. In addition angle parking may also be provided along portions of Street # 1.
f. Minor modifications to the alignment of the internal vehicular circulation and driveways may be made by the Petitioner, with the approval of Planning and CDOT, to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval in accordance with published standards.
g. An internal sidewalk network will be developed that links each of the proposed buildings to the other buildings on the Site as well as the proposed and existing public and private streets. The sidewalks located along the internal public and private streets will be a minimum of six (6) feet wide.
h. Golf Links Drive and Ardrey Kell Road will be extended, constructed and dedicated as Public Streets.

5. Architectural Standards and Parking Location Restrictions:

a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementatious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits;

b. The service areas of the new buildings constructed within Development Areas A will be screened from the adjoining streets with walls designed to complement the building architecture of the adjacent buildings. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

c. Within Development Area A all the buildings except the two buildings designed/constructed with an accessory drive-through window will be oriented and located along the existing and proposed public streets so that parking and maneuvering for parking is not allowed between these proposed buildings and the adjoining streets as generally depicted on the Rezoning Plan.
d. The buildings constructed with Development Area B will be designed to front on the proposed internal public and private streets, parking other than on-street parallel or angled parking will not be allowed between the proposed buildings and these internal public and private streets as generally depicted on the Rezoning Plan. These proposed buildings will be designed with doors that provide access to these adjoining streets.
e. Each building with Development Area B will provide a minimum of one centrally accessible prominent pedestrian entrance to the public or private streets they front. Common prominent entrances may include some combination of double doors, transom windows, pedestrian scale lights, awnings, covered entrance, portico or porch.
f. The arrangement of buildings and parking areas and their general arrangement along the Site's public and private streets will be generally adhered to and maintained as generally depicted on Development Area B of the Rezoning Plan.
g. Buildings constructed along Ardrey Kell Road within Development Area C will front on Ardrey Kell Road, parking or maneuvering for parking other than on-street parking will not be allowed between the buildings and Ardrey Kell Road as generally depicted on the Rezoning Plan. The buildings along Ardrey Kell Road within Development Area C will have a door that provides access to Ardrey Kell Road. Individual driveways from Ardrey Kell Road to units or garages will not be allowed.

h. Within Development Area C, if the proposed town home units (attached dwellings) orient the proposed garages to Street # 1 or # 4 the following design guidelines will apply: (i) garages will be recessed at least two (2) feet from the main building face; and (ii) the door to the town home unit will have a covered stoop or a porch. The Petitioner will use its best efforts to group town home unit entrances and design the town home driveways so as to provide suitable landscape areas for the installation of street trees.
i. Buildings constructed within Development Area A that directly abut Providence Road, and Private Street #1 will not have parking areas or maneuvering for parking areas located between the buildings and these streets, provided, however, drive thru lanes will be allowed between such buildings and these streets. If drive-thru lanes are installed between the buildings and the adjacent streets, a low wall (3.0' to 3.5' feet high) and low accent plantings will be provided between the drive thru lanes and these adjacent streets, and such wall will be constructed of building materials generally compatible with the buildings to which they relate.
j. Meter banks, transformers and similar utility structures will be screened where visible from public view at grade level.
k. Above ground back flow preventers and transformers will not be located within the Open Space Areas or within the required Urban Open Space unless they are required to serve the Open Space Areas in which they are located. Above ground back flow preventers and transformers that are located within the Open Space Areas as allowed by this Section will be screened.

l. Roof top HVAC and related mechanical equipment will be screened from public view at grade level at the right-of-way location.
m. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.
n. Dumpster enclosures will not abut Street #1.

6. Statement of Overall Design Intent.

a. It is intended that site plan for the Site provide a horizontal mix of uses that includes, retail, service uses and varying levels of residential uses in a manner that creates a unified development pattern with generally coordinated streetscape elements, landscaping, open spaces and quality building materials. Where opportunities exist, a vertical mix of uses will be encouraged but not required. The site plan for the Site will seek to emphasize pedestrian connections between uses and create a strong link between the non-residential uses along Providence Road and the adjacent uses. Long expanses of blank walls will be limited, and where they are necessary will be treated with a combination of architectural expressions such as changes in materials, fenestration, windows, building setback and landscaping, artwork, display cases or other similar items.

7. Mutli-Family Design Guidelines.

a. **General Site Considerations**

i. Buildings will be oriented towards Public and Private Streets to reinforce the streetscape.
ii. Buildings will be oriented in a way to define public open space areas.
iii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
iv. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
v. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).

b. **Facade Composition**

i. The Principal Entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.

c. **Facades shall incorporate windows and doors as follows:**

i. For buildings located in Development Area B windows and doors shall be provided for at least 30% of the total Facade area along the public streets and private streets #1, 2 and #3, with each floor calculated independently. The maximum contiguous area without windows or doors on any floor shall not exceed 10 feet in height and 25 feet in length.
ii. At the ground floor level of the buildings in Development Area B and along the public streets and private streets #1, # 2 and #3 the maximum contiguous area without windows or doors shall not exceed five (5) feet in height and 20 feet in length.
iii. The above requirement may be reduced where a Facade is not visible from a public or private street.
iv. The Facades of first/ground floor of the buildings along Public and Private Streets shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

d. **Façade articulation:**

i. Street fronting facades over 75 feet in length shall incorporate wall projections or recesses a minimum of three feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total Facade length for Facades over 75 feet in length. Patios and balconies are acceptable projections.

e. **Additional Street Fronting Facade requirements on Public and Private Streets:**

i. Street fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.
ii. On corner lots, the architectural treatment of a building's intersecting Street Fronting Facades shall be substantially similar, except that said building may emphasize the corner location by incorporating additional height at the corner, varying the roof form at the corner, or providing other architectural embellishments at the corner.
iii. First Story Facades of all buildings along primary and secondary streets shall incorporate columns, awnings, arcades, windows, doors, or other architectural elements.
iv. Facades shall provide visual divisions between the first two stories and the upper level stories, when the building height is more than two stories, through architectural means such as courses, awnings, or a change in primary façade materials or colors.
v. Facades above the first two stories shall incorporate windows, arches, or other architectural details.
vi. No more than six different materials, textures, colors, or combinations thereof may be used on a single building. This requirement shall not include materials used on windows, doors, porches, balconies, foundations, awnings or architectural details.
vii. Materials may be combined horizontally or vertically, with the heavier below the lighter when horizontal.
viii. Exterior materials of buildings along the Public and Private Streets shall be limited to brick, stone, pre-cast concrete, wood, stucco, cementitious siding, glass, manufactured stone or granite.
ix. Accessory Structures shall be consistent with the Principal Building in material, texture, and color.
x. Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

8. Streetscape, Landscaping and Buffer:

a. A 45 foot setback as measured from the existing back of curb of Providence Road will be provided. A six (6) foot sidewalk and a minimum of an eight (8) foot planting strip will be provided along Providence Road, in addition a minimum of a six (6) foot landscape area will be provided and maintained behind the six (6) foot sidewalk. This setback may be reduced to accommodate the widening of Providence Road but in no case will the setback be less than 29 feet from the back of the future curb.
b. Along Site's frontage on Golf Links Drive and Ardrey Kell Road a 22 foot setback will be provided. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided within this setback, the final six (6) feet will be used as a landscape area. Stoops and stairs providing access to and from the buildings to the sidewalk may be located within the interior six (6) feet of the setback.
c. Along Street #1 within Development Area A and B a 20 foot setback will be provided. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along both sides of this internal Street, the final six (6) feet of setback will be used for additional landscaping. Stoops and stairs providing access to and from the buildings to the sidewalk may be located within the interior six (6) feet of the setback.
d. Along the Street # 2 and #3 a 14 foot setback will be provided. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along both sides of these internal Streets
e. Setbacks and yards as required by the MX-2 (Innovative) zoning district and as allowed by the Innovative Provisions above will be provided within Development Area C and D.
f. Along the Site's internal streets, the Petitioner will provide a sidewalk and a cross-walk network that links all the buildings on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be six (6) feet.
g. Retaining walls located along the Site's public streets will not exceed six (6) feet in height. If due to the proposed grades retaining walls over six (6) feet are required along a public street the retaining walls will be tiered so no single wall will exceed a height of six (6) feet.

9. Environmental Features

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. The location, size, and type of storm water management system 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.
c. The Site will comply with the Tree Ordinance.

10. Plazas and Open Space:

a. The Petitioner will provide Urban Open Space with Development Area A, and B as required by the Ordinance.
b. Within Development Area C a minimum of 20% of the area zoned MX-2 will be provided as common open space as required by the MX-2 zoning district. This open space area will be made up of a combination active and passive open space areas including areas used to comply with the tree ordinance.
c. Urban open space areas will at a minimum be improved with seating areas, pedestrian scale lighting and landscaping. Additional pedestrian scale amenities such as trellis, pergolas, art work, decorative fountains and other garden amenities may also be provided within the Urban Open Space Areas.
d. The Petitioner will provide at least 5% of the Site acreage as useable open space in addition to buffers, tree save and setbacks as generally depicted on the Rezoning Plan. The useable open space may be either public or private open space and may include water quality areas that are improved with landscaping, trails and seating areas.

11. Signage:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

12. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 20 feet in height in the portions of the Site used for non-residential uses and 20 feet in height in the portions of the Site used for residential uses.

13. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

14. Binding Effect of the Rezoning Application:

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

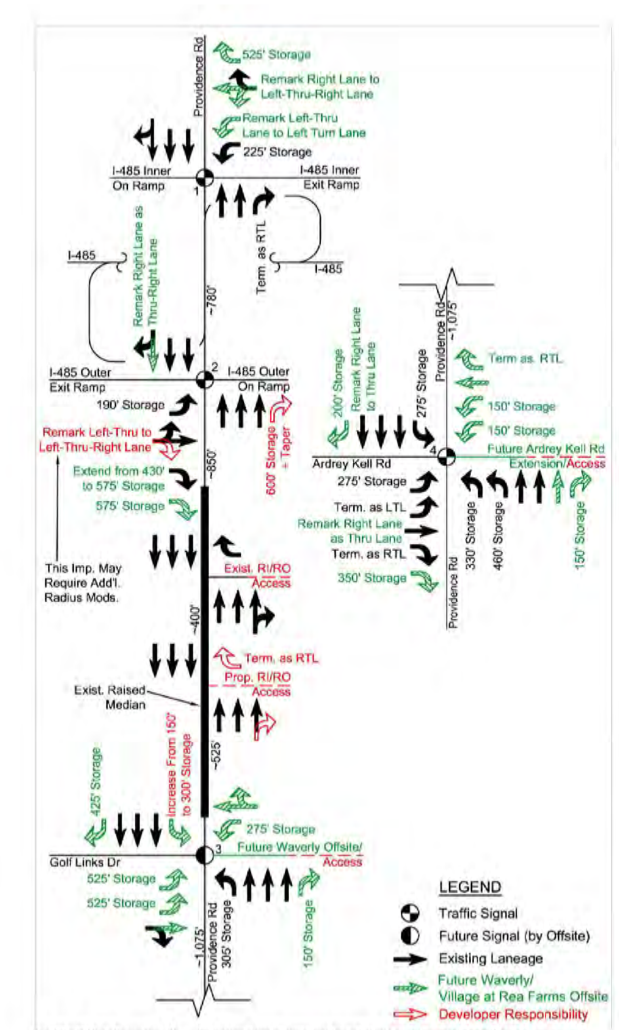

Figure 14

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PROVIDENCE FARM
REZONING PETITION No. 2015-087
PROVIDENCE ROAD FARMS, LLC
DEVELOPMENT STANDARDS

REVISIONS:
1. STAFF COMMENTS 08.03.15
2. STAFF COMMENTS 08.21.15
3. STAFF COMMENTS 09.24.15
4. STAFF COMMENTS 10.07.15

DATE: 04/27/15
DESIGNED BY:
DRAWN BY: NG
CHECKED BY:
Q.C. BY:
SCALE: 1"=200'
PROJECT #: 1015087

SHEET #:
RZ-3