

DEVELOPMENT STANDARDS

- a. Site Description. These Development Standards and the T Petition filed by C Investments 2, LLC ("Petitioner") to acco on the east side of Providence Road, between Country 231-011-04, 231-011-19, 231-011-21, 231-011-22, 231-01 Road, more particularly described as Mecklenburg County
- b. Intent. This Rezoning is intended to accommodate develop c. Zoning Districts/Ordinance. Development of the Site will I
- Unless the Rezoning Plan establishes more stringent stand the designated portion of the Site.
- II. Permitted Uses & Maximum Development

The principal buildings constructed in Development Area A (the N2-/ Development Area B (the N1-A(CD) area) shall be limited to a maxim \sim

- a. The petitioner shall comply with the Charlotte City Council The location, size, and type of storm water management s Transportation Associated with N2-A(CD) Portion of the Site:
- a. [The N1-A(CD) single-family portion of the Site shall meet minim b. Vehicular access will be as generally depicted on the Rezoning
- configurations of the vehicular access points shown on the Rezo adjustments required by CDOT for approval. . Petitioner shall construct an ADA-compliant bus stop, standard
- the Land Development plan review process. d. Petitioner shall construct a minimum twelve (12) foot wide mu
- sidewalk and eight (8) foot wide planting strip along the N2-A(C
- e. Petitioner shall dedicate 66 feet of right-of-way from Providence f. Petitioner shall dedicate 42 feet of right-of-way from Kuykendall
- g. Petitioner shall dedicate 35' 6" of right-of-way from Country Land
- h. Petitioner shall commit to construct bicycle facilities by locating t A Right-of-Way Encroachment Agreement is required for the ins City-maintained street right-of-way by a private individual, g construction/installation. Contact CDOT for additional information
- Transportation Improvements Incorporated per the approved Tr 1. At the intersection of Providence Road & Kuykendall Road
- 1.1. Construct a northbound right turn lane with 100 feet of 1.2. Implement permitted + overlap phasing for the northbo
- 2. At the intersection of Providence Road & Country Lane/Lat 2.1. Construct a westbound left turn lane with 100 feet of s
- 2.2. Restripe the existing westbound lane to a shared thru/ 2.3. Remove split phasing for eastbound and westbound a
- 2.4. Implement concurrent protected left phasing for eastbo
- 2.5. Add the northern crosswalk across Providence Road a 2.6. Upgrade curb ramps on all corners to include two curb
- 2.7. Restripe crosswalks as necessary; and 2.8. Add actuated pedestrian signals to all crosswalks.
- 3. At the intersection of Country Lane & Genevieve Court/Acc 3.1. One ingress lane and one egress lane on Access "A".
- 4. At the intersection of Kuykendall Road & Providence Mead
- 4.1. One ingress lane and one egress lane on Access "B"; 4.2. Remark the existing median to include any required w 4.3. Construct an eastbound right turn lane with 50 feet of s
- 5. At the intersection of Providence Road and Access "C" (un 5.1. One ingress lane and one egress lane on Access "C" 5.2. Construct a northbound right turn lane with 100 feet of
- ······ k. Where necessary, the Petitioner shall dedicate and convey in t issued. CDOT requests right-of-way set at two (2) feet from the I. Unless otherwise stated herein, all transportation improvement

m.All public roadway improvements will be subject to the standard understood that such improvements may be undertaken by n. Where a planting strip is provided adjacent to an alley, Petitioner o. Each unit shall contain a minimum two (2) car garage.

- V. Architecture and Design Standards Applicable to N2-A(CD) Port
- a. [The N1-A(CD) single-family portion of the Site shall meet min additional design conditions per this Rezoning.] b. Preferred Exterior Building Materials: All principal and accesso cement board. Vinyl siding shall not be permitted as an exterior
- c. Pitched roofs, if provided, shall be symmetrically sloped no le
- A d. Garage doors visible from public streets will minimize the visual
- e. Direct sidewalk connections will be provided from dwelling entra f. Usable porches and stoops shall form a predominant feature of and be at least four (4) feet deep. Stoops and entry-level porche
- g. All corner/end units that face a public street shall have a porch expanse to ten (10) feet on all building levels.
 h. There will be a maximum of twenty (20) buildings that contain size

LEGEND:

PROPERTY BOUND EXISTING R.O.W.: PROPOSED R.O.W.: ROAD CENTERLINE EXISTING CURBING EXISTING LOT LINE CONTOUR LINE: EXISTING OVERHEA OVERHEAD LINES T EXISTING STORM P TREE SAVE AREA:

<pre>Labelphone form an example plane plane and explore index and explore and the Technore plane) executed with the test even base of the explore and the explore index and the</pre>		
<pre>improve the Six of single form is backed and declared under some and an any addition of the Six of single form is a well as the applicable providens of the Gy of Chadate. Under Beelgneen Chainera (e) (in actuate, he regulation established under the UCO for the NA-A and NI-A 2010; dictick that given devicement taking price of a given and adgeted Unified Development Defances Peak Chadate (f) and the Six of the Addition of Six of</pre>	ccommodate the development of a single-family attached (townhome) ry Lane and Kuykendall Road, more particularly described as Meck 011-23, and single-family detached residential lots on an approximat	residential community on an approximately 14-acre site located denburg County Tax Parcel Numbers 231-011-02, 231-011-03, tely 12-acre site located between Country Lane and Kuykendall
addubt. the regulations established under the UDD for the NAA and N1A Auoning distinct shall goven development laking globe on Addubt and the the UDD for the NAA and N1A Auoning distinct shall goven development laking globe on Addubt and the NAA and N1A Auoning distinct shall goven the NAA	ty Tax Parcel Numbers 23101116, 23101106, 23101107, 23101125, a	and 23101114 (the "Site").
<pre>2A/2D.geging the developed will up to Two Handbell Twenty (20) Single Amily Mached (Twentwort) Residential Units in a provide and adopted United Development Oxformer Residue Control Con</pre>	Il be governed by the Rezoning Plan as well as the applicable provisi	ons of the City of Charlotte Unified Development Ordinance (the
Since the set of the s	andards, the regulations established under the UDO for the N2-A and	I N1-A zoning districts shall govern development taking place on
<pre>property of the provide the transmission of the provide the transmission of the provide transmission of the p</pre>		
<pre>imp Film. Temperature conductions access may be provided in addition to the vehicular access provides as shown. The placements and a details 60.05A, on Providence Read ener in Kuykendal intersection. The final location will be coordinated with the Petitioner during details 60.05A, on Providence Read ener in Kuykendal Read and County Lane. The final location will be coordinated with the Petitioner during details 60.05A, on Providence Read ener in Kuykendal Read and County Lane. The final location will be coordinated with the Petitioner during details 60.05A, on Providence Read and a minimum eight (0) locat wide as 60 and refer in a shown on RE2. The final details 60.05A on Providence Read and a minimum eight (0) locat wide as 60 and refer in a shown on RE2. The coordinated term in a song Kuykendal Read. The refer in the Petitioner in the Petitioner in the Site Shoring of The Petitioner Read and a minimum eight (0) locat wide as 60 and refer in the Petitioner in the Rest (0) refer in the Rest (0) refer in the Petitioner in the Rest (0) refer in the Rest (0)</pre>	systems if depicted on the Rezoning Plan are subject to review and a	pproval as part of the full development plan submittal and are not
<pre>util-use path and eight (b) foot wide planting stip atong the Site's footage of Providence Road and a minimum eight (b) foot wide CD) potion of the Site's footages of Kuykendal Road and Country Lane. se Road centerline as shown on R2-2. If Road centerline as shown on R2-9. gib coult and guter 24 from the center line along Kuykendal Road. Installation of bits (b) footages and bits (b) foot</pre>	ing Plan. Temporary construction access may be provided in addition	n to the vehicular access points as shown. The placements and
CD) portion of the Sile's findings of Kuykendal Road and Country Lane. Se Read centerline as shown on R2-2. If Read centerline as shown on R2-2. If Read centerline as shown on R2-2. If the curb and gutter 24' from the center line along Kuykendal Road. Insidention of any non-schardard lenkel() (frigation systems, decorative correctle pavement, brick pavers, etc.) within a proposediexiding this concentring cost, submittal, and liability instances coverage requirements. Taffic Impact Study: If disgnated 21: of storage on Providence Road, and bound right turm movement. School Drive (Signalized): If all many storage on Providence Road, and bound right turm movement. School Drive (Signalized): If all many storage on Providence Road, and bound right turm movement. School Drive (Signalized): If all many storage on Providence Road, and bound right turm movement. School Drive (Signalized): If any storage on Country Lane: Uniffection hane: segonados: If all many storage on Providence Road. If a long on Providence Road and long on providence has at Ad-long spacing where fausabl	d details 60.05A, on Providence Road near the Kuykendall intersection	n. The final location will be coordinated with the Petitioner during
al Road centerline as shown on R2-2. the curtified weak own on R2-2. get out and a guiter 24 from the center line atong Kuykendal Road. Installation of any non-standard lam(b) (trigation systems, decorable personnel, brick pavers, etc.) within a proposed/oxiding (jupp), bailways, or Thoresowner/bailways, association. An encroschement agreement must be approved by CDOT pror bail in consening cost, submittal, and liability insurance coverage requirements. Traffic impact Study: (a) (Signatized): of or age on Providence Road: and bound right turn movement. all School Dirko (Signatized): (a) (unsignatized): (a) (unsignatized): (b) (unsignatized): (c) (unsignatize	CD) portion of the Site's frontages of Kuykendall Road and Country La	o ()
g the curb and gutter 24 from the center line along Kuykendal Road. Installation of any non-standard terrifs (Imgation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing i grupp, builness, or homeownrifs builds insurance coverage requirements. Intil Int	all Road centerline as shown on RZ-2.	
<pre>initialized is any non-setted and it imply insurance coverage requirements, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) within a proposed lexisling if imply, builtings, i monosemment, brick powers, etc.) if it is for any constrained and the intersection; if it is intersection; if</pre>		
ad (Signalized): of storage on Providence Road; and bound right turn movement. all School Drive (Signalized): fatorage on Couliny Lane; uitight-turn iano: lapproaches; bound and westbound approaches; d at the intersection; rb ramps; ccoses "A" (unsignalized): *; adows Driveway/Access "B" (unsignalized): *; widening to include a westbound left turn lane with 100 feet of storage on Kuykendal Road; and of storage on Providence Road. *; *; adows Driveway/Access "B" (unsignalized): *; *; widening to include a westbound left turn lane with 100 feet of storage on Kuykendal Road; and of storage on Providence Road. *; *; *; *; and of storage on Providence Road. *; *; *; *; *; *; *; *; *; *;	installation of any non-standard item(s) (irrigation systems, decorative , group, business, or homeowner's/business association. An enc tion concerning cost, submittal, and liability insurance coverage require	roachment agreement must be approved by CDOT prior to
bound right turn movement. atin School Drive (Signalized): 'storage on Country Lane: 'uright-Lurn lane: 'approaches: bound and westbound approaches: d at the intersection: 'it' a maps: ccoss' X* (unsignalized): adows Driveway/Access "B" (unsignalized): '', and of storage on Kuykendall Road; ansignalized): '', and of storage on Frovidence Road. In fee simple al lights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy is the back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the rest and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on lise own or in conjunction with other development or roadway projects taking place within the area. by way of a upport within of Site: Inform design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or for building material except for limited use for windows, doors, soffis, trim and the like. 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 ual inpact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door transce to adjucent streets for buildings fronting existing/o	ad (Signalized):	
fstorage on Country Lane; winght-turn lane; approaches; da the intersection; th tramps; cccass "A" (unsignalized): adows Driveway/Access "B" (unsignalized): widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Kuykendall Road. unsignalized): adows Driveway/Access "B" (unsignalized): 	5	
<pre>unight_turn lane; isppraches; ibound and westbound approaches; is at the intersection; it is ramps; cccess 'A' (unsignalized); adows Driveway/Access 'B' (unsignalized); if isotrage on Induké a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Induké a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Providence Road. insignalized); , ad out the induké and the induké and the induké westbourd left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Providence Road. </pre>	atin School Drive (Signalized):	
<pre>bound and westbound approaches; d at the intersection; th ramps; cccess 'A' (unsignalized); adows Driveway/Access 'B' (unsignalized); widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Kuykendall Road. unsignalized); , and of storage on Providence Road. fee simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. In fee simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Ins shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the ards and criteria of CDOT and NCDOT, as applicable, to the roedway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a upport. ner will provide street trees at 40-foot spacing where feasible. writh on Site: ninimum design standards and requirements per the UDO for single-family detached lets but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or io building material except for limited use for windows, doors, soffis, tim and the like. 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 uual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door trances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets of the subding design and to be boaded on the front and/or side of the building. Usable front provides that limit t</pre>	ru/right-turn lane;	
rb ramps; ccess 'A' (unsignalized); adows Driveway/Access 'B' (unsignalized); widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and f storage on Kuykendall Road. unsignalized); 		
Adows Driveway/Access "B" (unsignalized): widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Kuykendall Road. Insignalized): ", and of storage on Providence Road. If ee simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is he back of sidewalk where feasible. Inte shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site's first building certificate of occupancy is he back of sidewalk where feasible. Inte shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the red and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a upport. writh of Site: innimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building material except for limited use for windows, doors, soffits, trim and the like. 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for building fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of t		
adows Driveway/Access "B" (unsignalized): " widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and of storage on Kuykendall Road. Insignalized): " and of storage on Providence Road. In the simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site's first building certificate of occupancy is the shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the rids and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a upport. In the relationer on its own or in conjunction where feasible. In the Petitioner on its own or in conjunction where feasible. In the Petitioner on its own or in conjunction where feasible. In the Petitioner on its own or in conjunction of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building material except for limited use for windows, doors, sofffis, trim and the like. I eas 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. If the building design and be located on the front and/or side of the building. Usable front porches, when p		
In the simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Inter shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Inter shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site's first building certificate of a development or neadway projects taking place within the area, by way of a upport. Inter will provide street trees at 40-foot spacing where feasible. Ortion of Site: Ininimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sorp building shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building material except for limited use for windows, doors, soffits, trim and the like. 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the first and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. renoves that wraps a portion of the fornt and/or side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.		
of storage on Kuykendall Road. unsignalized): "," and of storage on Providence Road. The simple all rights-of-way to the City of Charlottle before the N2-A(CD) portion of the Site's first building certificate of occupancy is he back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the ards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Pletitoner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. Iner will provide street trees at 40-foot spacing where feasible. while a standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or for building material except for limited use for windows, doors, soffits, trim and the like. 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 usual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door trances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	,, ,	on Kuykendall Road; and
Pr, and of storage on Providence Road. In fee simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is ne back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the ards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. Intermediation of Site: Ininimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory building shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or for building material except for limited use for windows, doors, soffits, trim and the like. Iess 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 sual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door trances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. or the building design and be located on the front and/or side of the building. Usable front proches, when provided, shall be covered hes may be covered but shall not be enclosed.	•	• • •
of storage on Providence Road. If fee simple all rights-of-way to the City of Charlotte before the N2-A(CD) portion of the Site's first building certificate of occupancy is the back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the ards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. In the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. In the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. In the Petitioner on its own or in conjunction where feasible. In the Petitioner on its own or in completed provide street trees at 40-foot spacing where feasible. In the Petitioner on the completed of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building material except for limited use for windows, doors, soffits, trim and the like. 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a		
he back of sidewalk where feasible. Ints shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the ards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a support. Iner will provide street trees at 40-foot spacing where feasible. Outloon of Site: Ininimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or for building material except for limited use for windows, doors, soffits, trim and the like. 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. reno rs toop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	of storage on Providence Road.	
the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a upport. Ther will provide street trees at 40-foot spacing where feasible. Any providing standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by the providing material except for limited use for windows, doors, soffits, trim and the like. 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 ual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	ne back of sidewalk where feasible.	
her will provide street trees at 40-foot spacing where feasible. prition of Site: ninimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or for building material except for limited use for windows, doors, soffits, trim and the like. 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 the sual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door prances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	the Petitioner on its own or in conjunction with other development	
ninimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or or building material except for limited use for windows, doors, soffits, trim and the like. 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 sual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door rrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.		
sory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or ior building material except for limited use for windows, doors, soffits, trim and the like. 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 trual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door prances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.		-family detached lots but shall not otherwise be incumbered by
ior building material except for limited use for windows, doors, soffits, trim and the like. 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 sual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door trances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered thes may be covered but shall not be enclosed. wrch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	sory buildings shall be comprised of a combination of portions of bric	k, brick veneer, natural stone (or its synthetic equivalent), and/or
rances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets. of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	or building material except for limited use for windows, doors, soffits, t	rim and the like.
of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered hes may be covered but shall not be enclosed. rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	ual impact by providing additional architectural treatments such as tr	anslucent windows or projecting elements over the garage door
rch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall six (6) units per building.	of the building design and be located on the front and/or side of the	
	·	provide blank wall provisions that limit the maximum blank wall
	six (6) units per building. ed to a maximum of forty-five (45) feet as measured per the UDO.	
		This Plan Is A Preliminary Design.
		NOT Data and Far

			NOT Released For Construction.			
IDARY:		l]	
		0		60	120	
V.:						
NE:		REVIS	IONS:		SCALE: 1"=60	0'
IG:		No.	Date	Ву	[Description
IE:		1	1/15/24	CAC	REVISIONS PER STA	AFF COMMENTS
	— — — 760 — —	2	4/15/24	CAC	REVISIONS PER STA	AFF COMMENTS
		3	5/13/24	CAC	REVISIONS PER STA	AFF COMMENTS
EAD LINES:		4	7/15/24	ADD	REVISIONS PER STA	
S TO BE REMOVED:		5	2/10/25	LJP	SITE PLAN & LAND U	
PIPES:	SDSDSD	6	3/17/25	LJP	REVISIONS PER STA	AFF COMMENTS
κ.	· + · + · + · + · ·					



240

Ζ C Ο Ο R R ()()

 \sim

EXISTING CONDITIONS PLAN AND TECHNICAL DATA SHEET **REZONING PETITION: 2023-074**

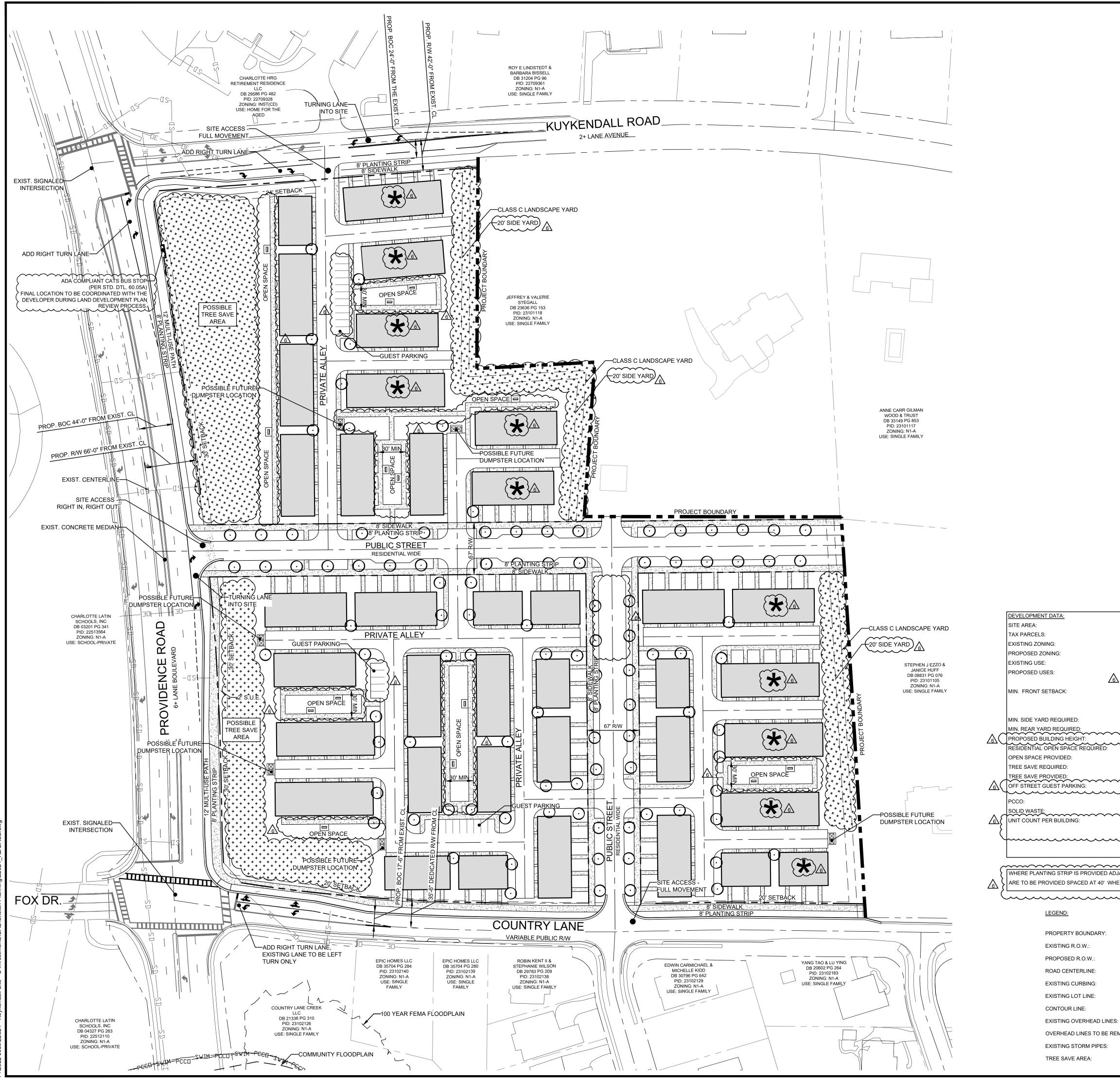
CORPORATE CERTIFICATIONS NC PE : C-2930 NC LA : C-253 SC ENG : NO. 3599 SC LA : NO. 211

Project Manage	er: MDL
Drawn By:	LJP
Checked By:	MDL
Date:	07/15/2024
Project Number	^{::} 22021

Sheet Number:



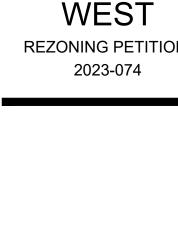




DWOFKS Group, PA	WORK AND PLAY	tel: 704-841-1604 fax: 704-841-1604
Landwor Design Group,	CREATING SPACES TO LIVE, WORK AND PLAY	1230 West Morehead Street, Suite 304 Charlotte, NC 28208

YGN S Ш HARLO Ó CHARL(C INVESTA \bigcirc





N1-73								
N2-A (CE))							
VACANT	$\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim\sim$	~~~~~~	~~~~	~~~~~	\sim			
Λ	WELLING DEVELOPMENT, INCLUDING	UP TO 220 MULTI FA	MILY ATTA	CHED, DU	JPLEX.			
6 (TRIPLEX	K, & QUADRAPLEX UNITS				<			
2 30' FROM	M FUTURE BOC (6+ LANE BOULEVARD	- PROVIDENCE RD)			$\langle $			
24' FROM	M FUTURE BOC (2+ LANE AVENUE				{			
20' FRO	M FUTURE BOC - KUYKENDALL RD & C	OUNTRY LANE)						
5'								
20'		~~~~						
48' (BUIL	DINGS MARKED WITH ASTERISK TO B	E 45')						
PER ORI	DINANCE							
PER ORI	DINANCE							
15% OF	SITE							
PER OR	DINANCE							
25 SPAC	CES CONTRACTOR	~~~~						
~~~~~		$\cdots$						
PER ORI	DINANCE							
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~						
20 MAX (6-UNIT BUILDINGS	ζ						
39 MAX	BUILDINGS PROPOSED IN DEVELOPM	ENT AREA 'A'						
\cdots		·····					CORPORATE	
							NC PE : C-2930	NC LA : C-25
		[SC ENG : NO. 359	9 SC LA : NO. 2
	PRIVATE ALLEYS, TREES			This F	Plan Is A			
VHERE FEASIBL					ary Design.		Project Ma	nager:
WIERE FEASIBL	-L {							
~~~~~	······				leased For		Drawn By:	
				Cons	truction.	N	Brain By:	
		l						_
							Checked E	sy:
						- / -		
		0		60	120	240	Date:	07/1
							Date.	011
					SCALE: 1"=60'			_
		REVIS	IONS		SCALE. I -00		Project Nu	mber:
		· · · · · · · · · · · · · · · · · · ·			Description		·	
		No.	Date	By	Description			
		1	1/15/24	CAC	REVISIONS PER STAFF COMMENTS		Sheet Num	nber:
	— — — 760 — —	23	4/15/24 5/13/24	CAC CAC	REVISIONS PER STAFF COMMENTS REVISIONS PER STAFF COMMENTS			
ES:		4	7/15/24	ADD	REVISIONS PER STAFF COMMENTS			
		5	2/10/25	LJP	SITE PLAN & LAND USE CHANGES			RZ-2
REMOVED:		6	3/17/25	LJP	REVISIONS PER STAFF COMMENTS			<b>∖∠</b> ⁻∠
	SDSDSD							
	[ + + + + ]							
							SHE	EET#2 OF

± 14.0 ACRES

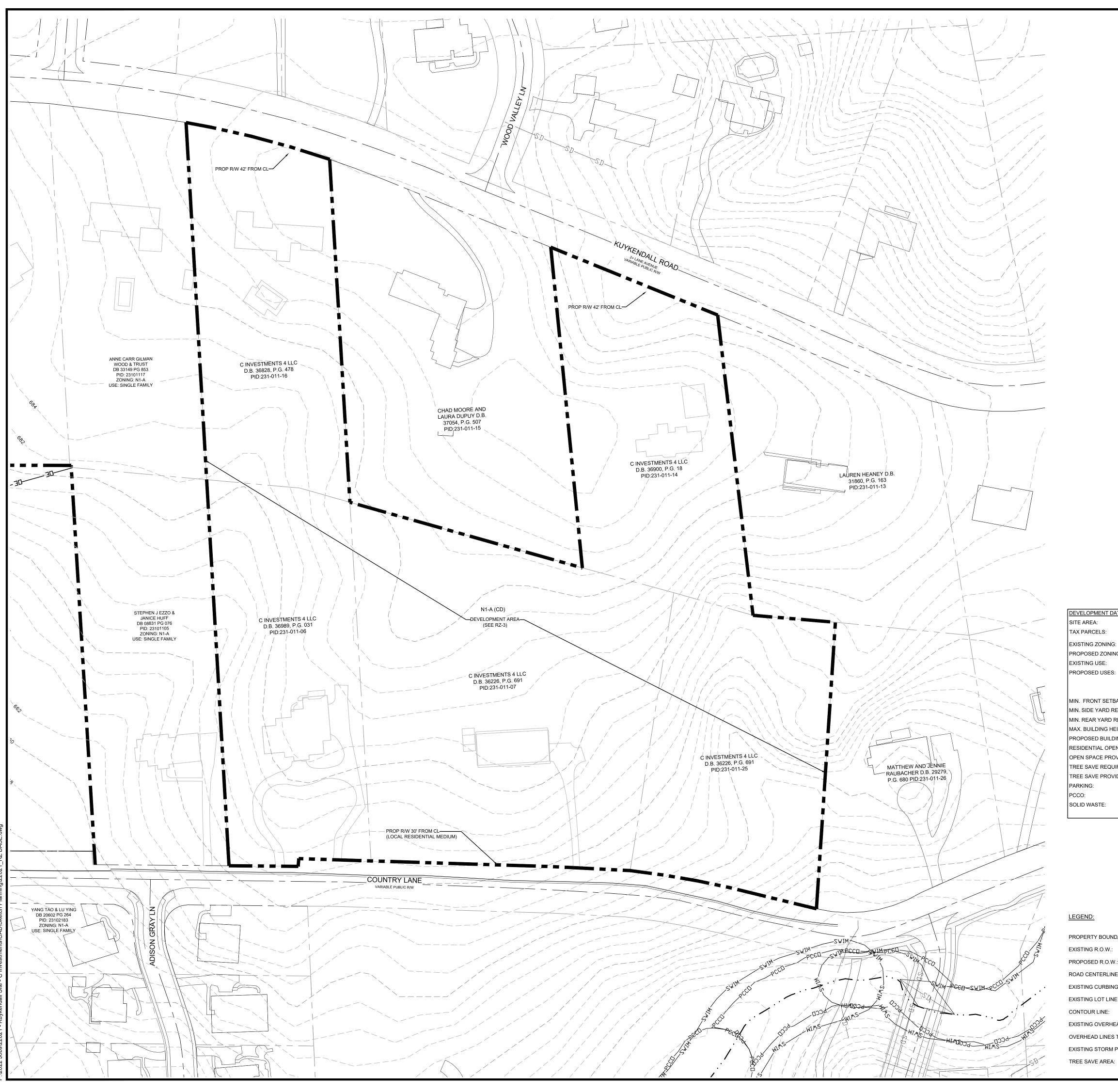
N1-A

23101102, 23101103, 23101104, 23101119, 23101121, 23101122, 23101123

# ATIONS

Project Manag	er: MDL
Drawn By:	LJP
Checked By:	MDL
Date:	07/15/2024
Project Numbe	er: 22021





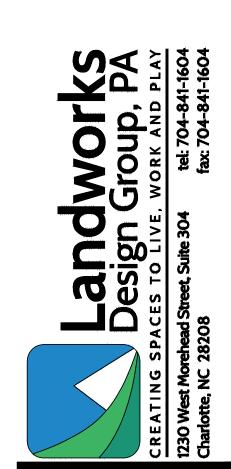
DEVELOPMENT DATA: SITE AREA: TAX PARCELS: EXISTING ZONING: PROPOSED ZONING: EXISTING USE:

MIN. FRONT SETBACK: MIN. SIDE YARD REQUIRED: MIN. REAR YARD REQUIRED: MAX. BUILDING HEIGHT ALLOWED: PROPOSED BUILDING HEIGHT: OPEN SPACE PROVIDED: TREE SAVE REQUIRED: TREE SAVE PROVIDED: PARKING: PCCO:

SOLID WASTE:

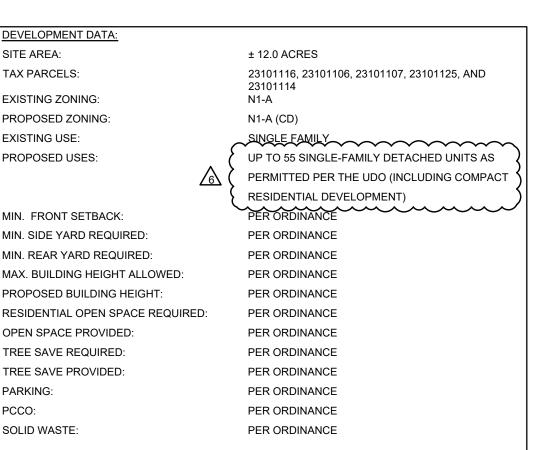
## LEGEND:

EXISTING R.O.W.: PROPOSED R.O.W.: ROAD CENTERLINE: EXISTING CURBING EXISTING LOT LINE CONTOUR LINE: EXISTING OVERHEA OVERHEAD LINES T EXISTING STORM P TREE SAVE AREA:



# $\mathbf{O}$ CHARLOTTE, NC C INVESTMENTS 2, LI CHARLOTTE, NC Ž _ CYGNI

#### **REZONING SITE** PLAN EAST **REZONING PETITION: 2023-074**



			This Plan Is A Preliminary Design. <u>NOT</u> Released For Construction.			N
DARY:		0		60	120	240
V.:						
IE:		REVIS	IONS:		SCALE: 1"=60'	
IG:		No.	Date	By	Descriptio	n
IE:		1	1/15/24	CAC	REVISIONS PER STAFF COMM	ENTS
	— — — 760 — —	2	4/15/24	CAC	REVISIONS PER STAFF COMM	ENTS
EAD LINES:		3 4	5/13/24 7/15/24	CAC ADD	REVISIONS PER STAFF COMM REVISIONS PER STAFF COMM	ENTS
TO BE REMOVED:	OEOE	5 6	2/10/25 3/17/25	LJP LJP	SITE PLAN & LAND USE CHANG REVISIONS PER STAFF COMM	
PIPES:	SDSDSD			-		
	+ + + +					

# CORPORATE CERTIFICATIONS NC PE : C-2930 NC LA : C-253 SC ENG : NO. 3599 SC LA : NO. 211

Project Manage	er: MDL
Drawn By:	LJP
Checked By:	MDL
Date:	07/15/2024
Project Numbe	r: 22021

Sheet Number:



SHEET # 3 OF 3