

DEVELOPMENT STANDARDS

I. General Provisions:

- a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by C Investments 2, LLC ("Petitioner") to accommodate the development of (multi-family attached (townhome) residential community on an approximately 14-acre site located on the east side of Providence Road, between Country Lane and Kuykendall Road, more particularly described as Mecklenburg County Tax Parcel Numbers 231-011-02, 231-011-03, 231-011-04, 231-011-19, 231-011-21, 231-011-22, 231-011-23, and single-family detached residential lots on an approximately 12-acre site located between Country Lane and Kuykendall Road, more particularly described as Mecklenburg County Tax Parcel Numbers 231-011-16, 231-011-06, 231-011-07, 231-011-25, and 231-011-14 (the "Site").
- b. Intent. This Rezoning is intended to accommodate development on the Site of (multi-family attached (townhome) and single-family detached residential uses, as consistent with the N1 landscape.
- c. 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 Unified Development Ordinance (the "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A and N1-A zoning districts shall govern development taking place on the designated portion of the Site.

II. Permitted Uses & Maximum Development

- The principal buildings constructed in Development Area A (the N2-A(CD) area) may be developed with up to (Two Hundred Thirteen (213) Multi-family Attached (Townhome) Residential Units. Development Area B (the N1-A(CD) area) shall be limited to a maximum of fifty-five (55) single-family detached units only (i.e., no duplex, triplex, or townhome units permitted).
- a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).
- b. The location, size, and type of storm water management systems if 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 to accommodate actual storm water treatment requirements and natural site discharge points.
- c. Tree save areas as shown on the Rezoning Plan are conceptual in nature. Site Plan will comply with all tree save requirements.

IV. Transportation Associated with N2-A(CD) Portion of the Site.

- a. (The N1-A(CD) single-family portion of the Site shall meet minimum transportation requirements per the UDO but shall not otherwise be incumbered by additional conditions per this Rezoning.)
- b. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- c. Petitioner shall construct an ADA-compliant bus stop, standard details 60.05A, on Providence Road near the Kuykendall Intersection. The final location will be coordinated with the Petitioner during the Land Development plan review process.
- d. Petitioner shall construct a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Providence Road and a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the N2-A(CD) portion of the Site's frontages of Kuykendall Road and Country Lane.
- e. Petitioner shall dedicate 66 feet of right-of-way from Providence Road centerline as shown on RZ-2.
- f. Petitioner shall dedicate 42 feet of right-of-way from Kuykendall Road centerline as shown on RZ-2.
- g. Petitioner shall dedicate 35' 6" of right-of-way from Country Lane centerline as shown on RZ-2.
- h. Petitioner shall commit to construct bicycle facilities by locating the curb and gutter 24' from the center line along Kuykendall Road.
- i. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- j. Transportation Improvements Incorporated per the approved Traffic Impact Study:
- At the intersection of Providence Road & Kuykendall Road (Signalized):
 - Construct a northbound right turn lane with 100 feet of storage on Providence Road; and
 - Implement permitted + overlap phasing for the northbound right turn movement.
 - At the intersection of Providence Road & Country Lane/Latin School Drive (Signalized):
 - Construct a westbound left turn lane with 100 feet of storage on Country Lane;
 - Restripe the existing westbound lane to a shared through/right-turn lane;
 - Remove split phasing for eastbound and westbound approaches;
 - Implement concurrent protected left phasing for eastbound and westbound approaches;
 - Add the northern crosswalk across Providence Road at the intersection;
 - Upgrade curb ramps on all corners to include two curb ramps;
 - Restripe crosswalks as necessary; and
 - Add actuated pedestrian signals to all crosswalks.
 - At the intersection of Country Lane & Genevieve Court/Access "A" (unsignalized):
 - One ingress lane and one egress lane on Access "A".
 - At the intersection of Kuykendall Road & Providence Meadows Driveway/Access "B" (unsignalized):
 - One ingress lane and one egress lane on Access "B";
 - Remark the existing median to include any required widening to include a westbound left turn lane with 100 feet of storage on Kuykendall Road; and
 - Construct an eastbound right turn lane with 50 feet of storage on Kuykendall Road.
 - At the intersection of Providence Road and Access "C" (unsignalized):
 - One ingress lane and one egress lane on Access "C"; and
 - Construct a northbound right turn lane with 100 feet of storage on Providence Road.

- k. Where necessary, the Petitioner shall dedicate and convey 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 issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- l. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the N2-A(CD) portion of the Site.

- m. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective 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 area, by way of a private/public partnership effort or other public sector project support.

- n. Where a planting strip is provided adjacent to an alley, Petitioner will provide street trees at 40-foot spacing where feasible.
- o. Each unit shall contain a minimum two (2) car garage. In addition, Petitioner shall provide a minimum of sixty (60) parking spaces as a combination of off-street guest parking and on-street parallel parking.

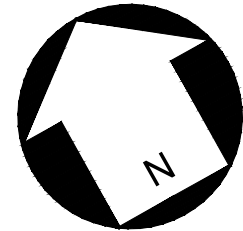
V. Architecture and Design Standards Applicable to N2-A(CD) Portion of the Site:

- a. (The N1-A(CD) single-family portion of the Site shall meet minimum design standards and requirements per the UDO for single-family detached lots but shall not otherwise be incumbered by additional conditions per this Rezoning.)
- b. Exterior Building Materials. All principal and accessory buildings shall be comprised of a combination of at least two of the following materials: portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or cement board. Vinyl siding shall not be permitted as an exterior building material except for limited uses for window doors, soffits, trim and the like.
- c. Pitched roofs, if provided, shall be symmetrically sloped no 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 employed.
- d. Garage doors visible from public streets will minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- e. Direct sidewalk connections will be provided from dwelling entrances to adjacent streets for buildings fronting existing/proposed public streets and network required private streets.
- f. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
- g. All corner/end units that face a public street shall have a porch 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 exposure to ten (10) feet on ground levels.
- h. There will be a maximum of (6) buildings that contain six (6) units per building.
- i. Buildings notated with an "m" shall have building height restricted to a maximum of forty-five (45) feet as measured per the UDO.
- j. Amenity Open Space: Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components:
- Enhanced plantings in excess of minimum planting standards required of the ordinance. Enhanced plantings may take the form of trees and/or planting beds (standard, raised and/or terraced with native species);
 - Specialty paving materials (not including standard finished concrete or asphalt);
 - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
 - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches;
 - Consist of a minimum dimension of 30 feet or more measured in all directions; and/or
 - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.

LEGEND:

- PROPERTY BOUNDARY: - - - - -
- EXISTING R.O.W.: - - - - -
- PROPOSED R.O.W.: - - - - -
- ROAD CENTERLINE: - - - - -
- EXISTING CURBING: - - - - -
- EXISTING LOT LINE: - - - - -
- CONTOUR LINE: - - - - - 760 - - - - -
- EXISTING OVERHEAD LINES: - - - - -
- OVERHEAD LINES TO BE REMOVED: - - - - -
- EXISTING STORM PIPES: - - - - -
- TREE SAVE AREA: + + + + +

This Plan Is A Preliminary Design. NOT Released For Construction.



0 60 120 240

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	1/15/24	CAC	REVISIONS PER STAFF COMMENTS
2	4/15/24	CAC	REVISIONS PER STAFF COMMENTS
3	5/13/24	CAC	REVISIONS PER STAFF COMMENTS
4	7/15/24	ADD	REVISIONS PER STAFF COMMENTS
5	2/10/25	LJP	SITE PLAN & LAND USE CHANGES
6	3/17/25	LJP	REVISIONS PER STAFF COMMENTS
7	4/24/25	LJP	REVISIONS PER STAFF & NEIGHBOR COMMENTS

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-263
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: LJP

Checked By: MDL

Date: 07/15/2024

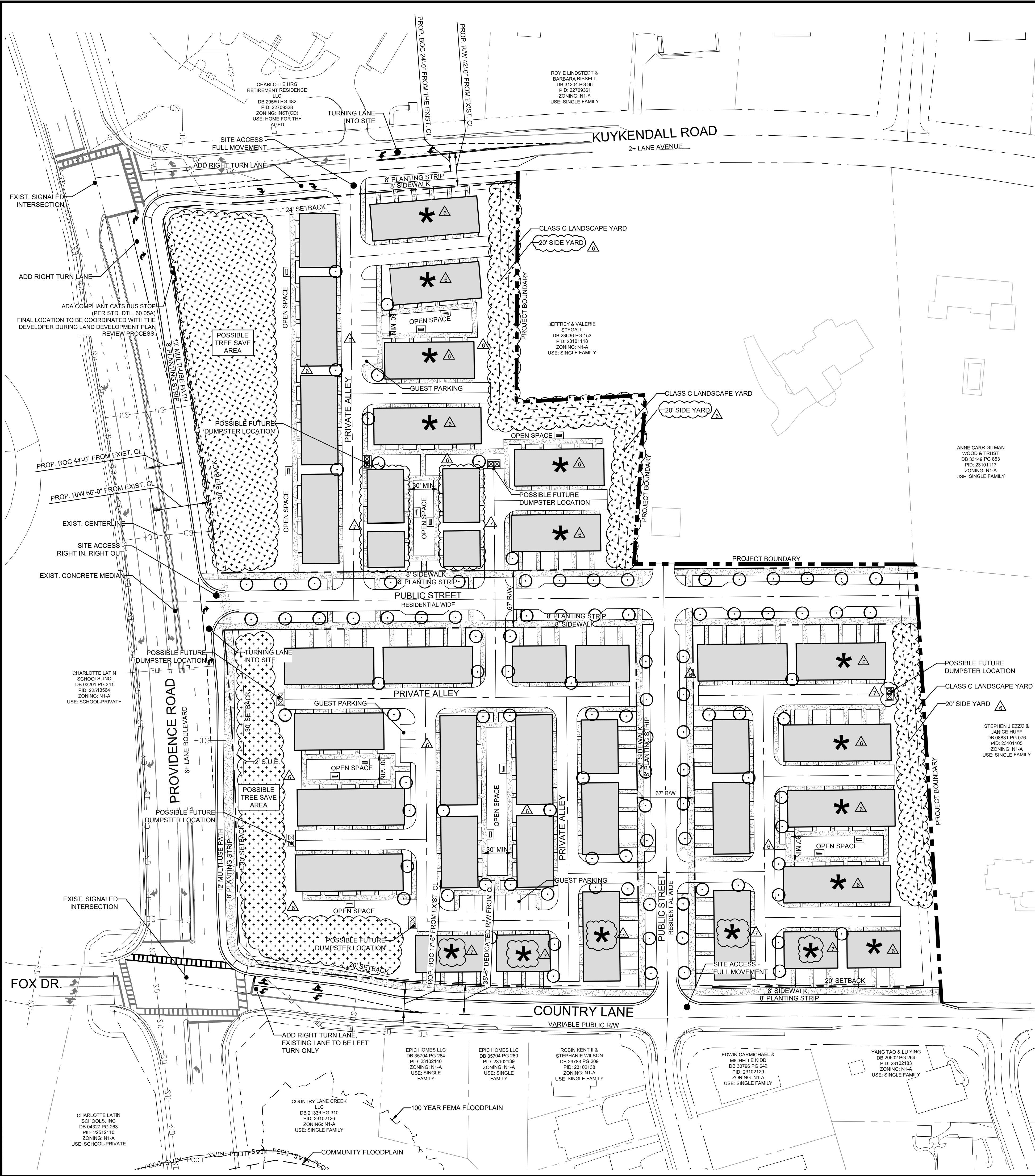
Project Number: 22021

Sheet Number:

RZ-1

SHEET # 1 OF 3

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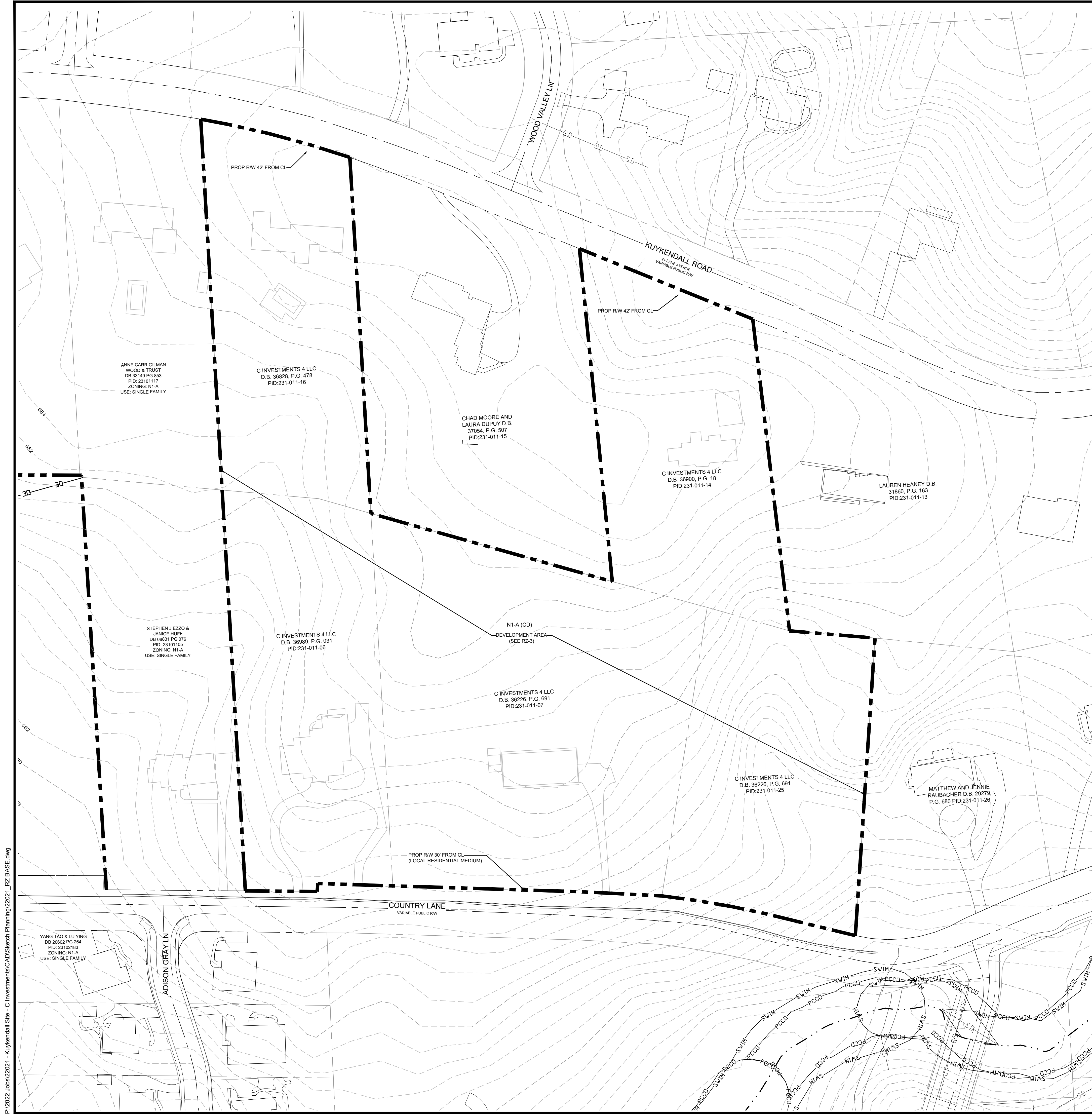
DEVELOPMENT DATA:	
SITE AREA:	± 14.0 ACRES
TAX PARCELS:	23101102, 23101103, 23101104, 23101119, 23101121, 23101122, 23101123
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A (CD)
EXISTING USE:	VACANT
PROPOSED USES:	MULTI-DWELLING DEVELOPMENT, INCLUDING UP TO 213 MULTI FAMILY ATTACHED, DUPLEX, TRIPLEX, & QUADRAPLEX UNITS
MIN. FRONT SETBACK:	30' FROM FUTURE BOC (6+ LANE BOULEVARD - PROVIDENCE RD) 24' FROM FUTURE BOC (2+ LANE AVENUE) 20' FROM FUTURE BOC - KUYKENDALL RD & COUNTRY LANE)
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
PROPOSED BUILDING HEIGHT:	48' (BUILDINGS MARKED WITH ASTERISK TO BE 45')
RESIDENTIAL OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PER ORDINANCE
GUEST PARKING:	60 MIN. (COMBINED GUEST PARKING & ON STREET PARALLEL PARKING)
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE
UNIT COUNT PER BUILDING:	20 MAX 6-UNIT BUILDINGS 39 MAX BUILDINGS PROPOSED IN DEVELOPMENT AREA 'A'

WHERE PLANTING STRIP IS PROVIDED ADJACENT TO PRIVATE ALLEYS, TREES ARE TO BE PROVIDED SPACED AT 40' WHERE FEASIBLE

LEGEND:	
PROPERTY BOUNDARY:	---
EXISTING R.O.W.:	---
PROPOSED R.O.W.:	---
ROAD CENTERLINE:	---
EXISTING CURBING:	---
EXISTING LOT LINE:	---
CONTOUR LINE:	--- 760 ---
EXISTING OVERHEAD LINES:	---
OVERHEAD LINES TO BE REMOVED:	---
EXISTING STORM PIPES:	---
TREE SAVE AREA:	---

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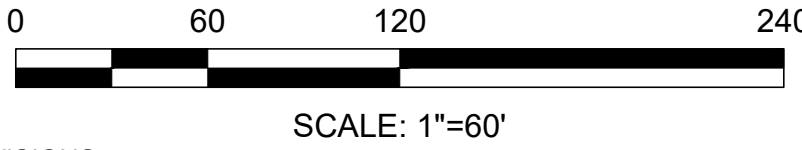
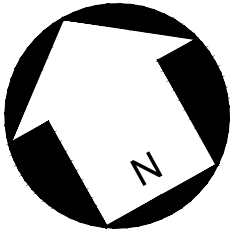
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DEVELOPMENT DATA:	
SITE AREA:	± 12.0 ACRES
TAX PARCELS:	23101116, 23101106, 23101107, 23101125, AND 23101114
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N1-A (CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USES:	UP TO 55 SINGLE-FAMILY DETACHED UNITS AS PERMITTED PER THE UDO (INCLUDING COMPACT RESIDENTIAL DEVELOPMENT)
MIN. FRONT SETBACK:	PER ORDINANCE
MIN. SIDE YARD REQUIRED:	PER ORDINANCE
MIN. REAR YARD REQUIRED:	PER ORDINANCE
MAX. BUILDING HEIGHT ALLOWED:	PER ORDINANCE
PROPOSED BUILDING HEIGHT:	PER ORDINANCE
RESIDENTIAL OPEN SPACE REQUIRED:	PER ORDINANCE
OPEN SPACE PROVIDED:	PER ORDINANCE
TREE SAVE REQUIRED:	PER ORDINANCE
TREE SAVE PROVIDED:	PER ORDINANCE
PARKING:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

LEGEND:	
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EXISTING R.O.W.:	---
PROPOSED R.O.W.:	---
ROAD CENTERLINE:	---
EXISTING CURBING:	---
EXISTING LOT LINE:	---
CONTOUR LINE:	--- 760 ---
EXISTING OVERHEAD LINES:	--- 0E --- 0E --- 0E ---
OVERHEAD LINES TO BE REMOVED:	--- 0E --- 0E --- 0E ---
EXISTING STORM PIPES:	--- 0E --- 0E --- 0E ---
TREE SAVE AREA:	+

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