

SITE DATA	
SITE AREA:	±2.22 AC. (±96,833 SF)
TAX PARCEL ID #:	223-133-05
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	UP TO 21 TOWNHOME DWELLING UNITS
PROPOSED UNITS:	21 TOTAL UNITS
DENSITY PROPOSED:	±9.46 UNITS PER ACRE
BUILDING HEIGHT:	UP TO 40' AS MEASURED PER THE ORDINANCE
TREE SAVE PROVIDED:	15% OF ±2.22 AC = ±0.33 AC
OPEN SPACE PROVIDED:	AS REQUIRED PER ORDINANCE
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

DEVELOPMENT STANDARDS NOTES

- I. GENERAL PROVISIONS**
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY C INVESTMENTS 5, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 2.22-ACRE SITE LOCATED ON THE NORTH SIDE OF PROVIDENCE ROAD WEST, WEST OF ROTHEWAY DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF MECKLENBURG COUNTY TAX PARCEL NUMBER 233-133-05.
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- II. PERMITTED USES**

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF TWENTY-ONE (21) SINGLE-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.
- III. TRANSPORTATION**
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - A MAXIMUM OF ONE (1) ACCESS POINT SHALL BE PROVIDED ALONG PROVIDENCE ROAD WEST, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - IN ADDITION TO THE SIX (6) FOOT WIDE SIDEWALK TO BE CONSTRUCTED ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD WEST, THE PETITIONER SHALL CONSTRUCT A SIX (6) FOOT WIDE SIDEWALK EXTENDING PAST THE SITE'S PROVIDENCE ROAD WEST FRONTAGE WHERE GENERALLY DEPICTED ON THE REZONING PLAN WITHIN THE EXISTING RIGHT-OF-WAY. THE SIDEWALK MAY MEANDER TO SAVE EXISTING TREES, UTILITY POLES OR OTHER EXISTING CONDITIONS. IF DURING THE PERMITTING PHASE OF DEVELOPMENT, CONSTRUCTION COSTS, EXISTING CONDITIONS, OR OTHER CONSTRAINTS MAKE THE SIDEWALK EXTENSION UNFEASIBLE OR UNREASONABLE, THE PETITIONER SHALL COORDINATE WITH CDOT TO PROVIDE ALTERNATIVE IMPROVEMENTS OR A CONTRIBUTION PAYMENT IN LIEU OF SIDEWALK CONSTRUCTION.
 - PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST SUBDIVISION CERTIFICATE OF PLANNING IS ISSUED.
 - UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL CONSTRUCT ALL TRANSPORTATION IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- IV. ARCHITECTURAL STANDARDS**
 - PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIVER CEMENT (HARDPLANK) AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, EXCLUDING VINYL HAND-RAILS, WINDOWS, SOFFITS OR DOOR TRIM, AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
 - 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.
 - ALL GROUND FLOOR ENTRANCES SHALL INCLUDE A DIRECT PEDESTRIAN CONNECTION BETWEEN STREET FACING DOORS TO ADJACENT SIDEWALKS.
 - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.
 - FOR ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET, STOOPS SHALL FACE THE PUBLIC REALM AND CORNER UNITS WILL HAVE ENHANCED SIDE ELEVATIONS WITH A FRONT STOOP OR, IN THE ALTERNATIVE, SIDE ELEVATIONS SHALL NOT CONTAIN BLANK WALL EXPANSES GREATER THAN TEN (10) FEET ON ALL BUILDING LEVELS.
 - WITH THE EXCEPTION OF CORNER/END UNITS AS DESCRIBED ABOVE IN NOTE IV.7., PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSION TO TWENTY (20) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
 - TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE EITHER RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE.
 - ATTACHED DWELLING UNITS SHALL BE LIMITED TO A MAXIMUM OF SIX (6) UNITS PER BUILDING ALONG ALL PUBLIC AND PRIVATE STREETS.
 - TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) VEHICLE.
 - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENT SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- II. PARKING, STREETScape AND LANDSCAPING**
 - THE PETITIONER SHALL PROVIDE A MINIMUM OF FIVE (5) VISITOR PARKING SPACES AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PETITIONER SHALL PROVIDE A MINIMUM TEN (10) FOOT LANDSCAPED AREA PLANTED TO CLASS C BUFFER STANDARDS ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY, WHICH MAY INCLUDE A SIX (6) FOOT OPAQUE FENCE, IN THE AREA AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PETITIONER SHALL PROVIDE ENHANCED LANDSCAPING, PRIVACY FENCING, AND/OR SCREENING BETWEEN BUILDINGS AND INTERNAL SIDEWALKS, SIDES OF BUILDINGS AND STREET SIDEWALKS ALONG PROVIDENCE ROAD WEST, AND AT THE TERMINATION OF THE INTERNAL ALLEY, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.
- III. ENVIRONMENTAL FEATURES**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE, THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT DEVICES 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.
 - THE PETITIONER SHALL COMPLY WITH TREE SAVE REQUIREMENTS.
- IV. LIGHTING**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-ONE (21) FEET.
- V. AMENDMENTS TO REZONING PLAN**

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- VI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

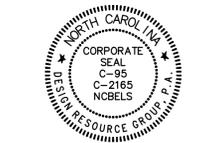
THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR PER SECTION 6.207 OF THE ZONING ORDINANCE.



LANDSCAPE ARCHITECTURE
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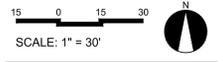
REZONING PETITION
FOR PUBLIC HEARING
2019-140

REZONING DOCUMENT

PROVIDENCE RD WEST
CHARLOTTE, NC

C INVESTMENTS 5, LLC
7512 POLYANTHA ROSE CR
WEDDINGTON, NC 28104
704.201.8412

SCHEMATIC
SITE PLAN



PROJECT #: 837-002
DRAWN BY: WSM
CHECKED BY: NB

AUGUST 8, 2019

REVISIONS:
1. 2.17.19 - PER COMMENTS

RZ-1

	Reviewer	Date	Comments? Yes or No	
Rezoning			Yes	No
Area Planning			Yes	No
Urban Design			Yes	No
Subdivision			Yes	No
Zoning			Yes	No
	DPettine		Yes	No
	LHarmon		Yes	No
	Kent Main		Yes	No