

6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS
6408 PROVIDENCE ROAD
CHARLOTTE, NC 28226

LANDDESIGN PROJ.# 1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER CITY STAFF COMMENTS	01-14-2019
2	PER CITY STAFF COMMENTS	05-13-2019
3	PER CITY STAFF COMMENTS	06-10-2019
4	PER CITY STAFF COMMENTS	07-22-2019
5	PER CITY STAFF COMMENTS	09-03-2019
6	PER CITY STAFF COMMENTS	09-10-2019

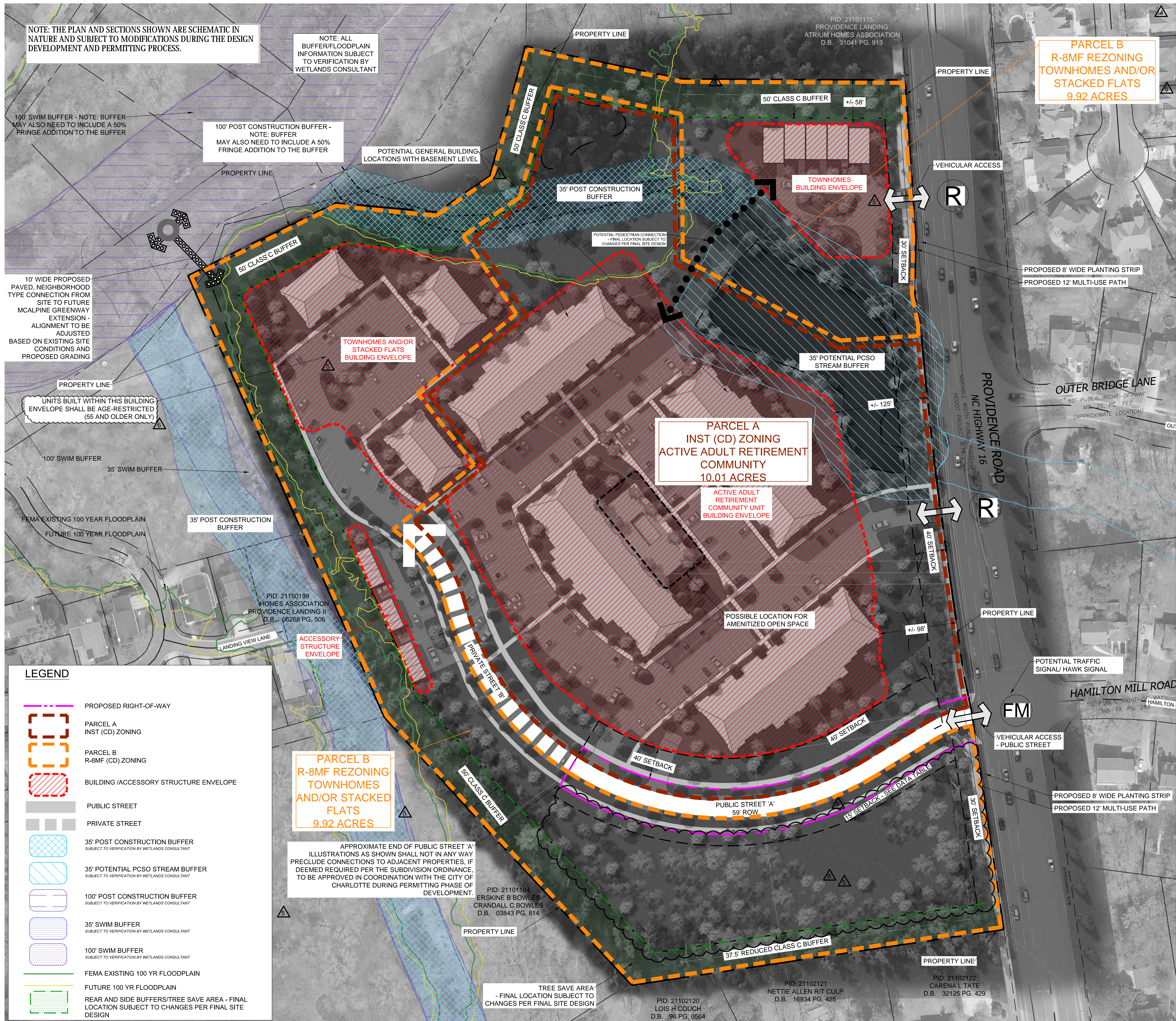
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE
VERT: ---
HORZ: 1"=60'
0 30 60 120'

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1





KEY MAP

SEAL

PETITION
NO. 2018-142

6408 PROVIDENCE
ROAD

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DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE: NORTH

VERT: ---
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS
NOTES

SHEET NUMBER

RZ-2

PROFFITT DIXON PARTNERS

REZONING PETITION NO. 2018-142

DEVELOPMENT STANDARDS

9/10/2019



Development Data Table:

Site Area:	+/- 19.93 acres
Tax Parcels:	21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
Existing Zoning:	R-3
Proposed Zoning:	R-8MF(CD) & INST(CD)
Existing Use:	Single-Family Residential
Proposed Uses:	Up to 200 Active Adult Retirement Community Units and associated uses which may be allowed under the INST zoning category and (41) Single-Family Attached (Townhome) Units or Stacked Flats.
Density:	8 Dwelling Units Per Acre (DUA)
Setbacks:	50' rear yard and 20' side yard - based on building orientation
Maximum Building Height:	40 feet and three (3) stories for R-8MF and 46 feet and three (3) stories (excluding a basement level) for INST. For the purposes of this height limit, architectural features, (such as parapets, spires, mansards, domes and dormers), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story building.
Parking:	Shall satisfy or exceed R-8MF and INST minimum requirements, respectively

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Proffitt Dixon Partners (the "Petitioner") to accommodate the development of a residential development with a mix of housing options, including an active adult retirement community (associated uses allowed under the INST zoning) and townhomes or stacked flats on that approximately 19.93-acre site located on the west side of Providence Road, between Summerlee Lane and Lynbridge Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 211-011-02, 211-011-06, 211-011-11, 211-011-08, 211-011-09, 211-011-10, 211-011-05, 211-011-01, and 211-011-07.
- 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").

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- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-8MF and INST zoning districts shall govern the development and use of the relevant portions of the Site.
- The development, building envelopes, and private 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.
- 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 200 Active Adult Retirement Community units on Parcel A (INST(CD) district) and (41) single-family townhome units or stacked flats on Parcel B (R-8(CD) district), and any incidental and accessory uses relating thereto that are allowed in the INST and R-8MF zoning districts, respectively.
- Active Adult Retirement Community shall be defined per the Ordinance. The Active Adult Retirement Community elements shall include, at a minimum, all of the following: exterior home maintenance, lawn maintenance, clubhouse with wellness and/or fitness facility, computer resources, and central meeting areas. In addition, the Petitioner shall provided a minimum of fourteen (14) of the following:
 - Provide ADA accessible corridors and doorways throughout the building(s);
 - Outdoor amenities such as (but not limited to) a swimming pool, community garden(s), outdoor activities area (e.g., exterior terrace, bocce ball court, pickle ball court, shuffleboard, or putting green area), and walking paths, etc.;
 - Private vehicular garages;
 - Housekeeping and handyman service offering;
 - Local transportation service;
 - Mail/newspaper delivery;
 - Elevator access;
 - Conditioned corridors;

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- Camera security system;
- Vestibule for residence security;
- Intercom system for visitors;
- 24/7 maintenance support;
- Full time office manager;
- Community living room with full fireplace;
- Indoor community mail room and package center;
- Multi-use room;
- Interior trash chutes and valet trash service for residents;
- Community arts and crafts and/or game room;
- Social activities and services coordinator;
- Continental breakfast service for residents;
- Outdoor seating, including tables and chairs;
- Covered patio with outdoor grill;
- Salon and/or self-care centric amenity room;
- Community work stations and/or conference room; and/or
- Coffee bar and community lounge area.

III. Transportation

- The Site shall comply with the applicable requirements contained in the Subdivision Ordinance. Illustrations as shown on the Rezoning Plan shall not in any way preclude connections to adjacent properties, if deemed required per the Subdivision Ordinance, to be approved in coordination with the City of Charlotte during the permitting phase of development.
- Vehicular access will be as generally depicted on the Rezoning Plan. 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 (or NCDOT, if applicable) for approval.

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- As depicted on the Rezoning Plan, the Site will be served by internal private streets, and adjustments to the locations of the internal private streets shall be allowed during the construction permitting process.
- Construction of Public Street A, as generally depicted on the Rezoning Plan, shall be constructed prior to the issuance of the first certificate of occupancy for the Site.
- Petitioner shall provide a ten (10) foot wide paved accessible trail connection to the main greenway area in the location as generally depicted on the Rezoning Plan (exact location to be coordinated with Parks & Rec during permitting phase of development).
- Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot multi-use path along the Site's frontage of Providence Road, which may meander or vary in width where required to account for utility poles and environmental features, prior to the Site's first Certificate of Occupancy. In no scenario shall the planting strip be less than eight feet in width.
- Petitioner shall provide an eight (8) foot wide sidewalk along internal streets in the INST areas before the first certificate of occupancy is issued for buildings located in the INST area on the Rezoning Plan and Petitioner shall provide a six (6) foot wide sidewalk along internal streets in the R-8MF areas before the first certificate of occupancy is issued for buildings located in the R-8MF (northern portion) or R-8MF (southeastern portion), respectively. Petitioner may deliver the buildings in phases, and as such, sidewalks required under this section shall only apply to those sidewalks immediately adjacent to buildings which are applying for a certificate of occupancy and such connections reasonably required by the City of Charlotte and CDOT.
- The Petitioner shall conduct a traffic signal warrant analysis for the intersection of Providence Road and Hamilton Mill Road in coordination with CDOT to be completed two (2) years after the final certificate of occupancy is issued for all buildings located south of the 100' Post Construction Buffer and 35' Post Construction Buffer, as depicted on the Rezoning Plan. If a traffic signal is warranted at this intersection, the Petitioner commits to fund the full cost to City of Charlotte for the installation of this traffic signal. If, however, a traffic signal is deemed unwarranted at this time, the Petitioner shall pursue the approval of a pedestrian (HAWK) signal to assist pedestrians crossing the road with the goal of providing improved access to CATS bus stops and promoting the use of CATS Bus Route 61X. The Petitioner shall fund the full cost and install the pedestrian (HAWK) signal in coordination with CDOT.
- Petitioner shall provide an additional 100 feet of storage length for the northbound left-turn lane into the full movement access point with a seventy-five foot bay taper.
- Petitioner shall provide a pedestrian and bicycle connection from the main portion of the site through to the northern portion of Parcel B, in the area as generally depicted on the Rezoning Plan.

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- Petitioner shall dedicate all rights-of-way along Providence Road in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan. Rights-of-way for internal streets shall be provided per Charlotte Land Development Standards.
- Unless otherwise stated herein, Petitioner shall substantially complete transportation improvements reasonably required by CDOT before the Site's first building certificate of occupancy (excluding a temporary certificate of occupancy, which may be issued prior to transportation improvements) is issued or phased per the Site's development plan.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein 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 permanent 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.

IV. Architectural Standards

1. General Design Guidelines:

- The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), or wood. Vinyl, as a building material, will only be allowed on windows and soffits.
- Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
- Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
- All dumpster, loading and service areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.
- Backflow preventers and transformers shall be screened.
- In areas where a 37.5' Reduced Class C Buffer are depicted, the Petitioner shall install a minimum six (6) foot tall fence or wall within the buffer area per Zoning Ordinance standards.

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- Accessory structures may be located outside of the building envelopes as depicted on the Rezoning Plan but shall not at any time be located in the designated buffer areas.
 - As depicted on RZ-1 of the Rezoning Plan, parking shall be permitted anywhere inside the perimeter buffer areas of the Site. Areas denoted as "building envelopes" shall permit both building structures and parking.
2. Standards for the portion of the Site to be zoned R-8MF(CD):
- In the area south of the 100' Post Construction Buffer and 35' Post Construction Buffer, as generally depicted on the Rezoning Plan, the proposed townhome and/or stacked flats shall be age-restricted to a minimum of fifty-five (55) years in age.
 - Pitched roofs, if provided, may be of a contemporary style with asymmetrical low roof slopes of no less than 4:12, with the exception of flat roof accents or parapets, which may be provided in strategic locations.
 - Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Stoops and entry-level porches may be covered but shall not be enclosed, unless they are a general entrance into building common areas.
 - 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. Enhancements shall include additional architectural elements including, but not limited to, windows to reflect the functions of rooms, balconies or porches with stoops, bay windows, roof features and accents in upper roof areas such as vents and windows.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets where grade allows for a transition in height not to exceed more than five (5) feet. For townhome units that are front-loaded, the walkways shall lead to the driveway in order to ensure landscaping treatment in between driveway entrances.
 - Attached townhome dwelling units shall be limited to a maximum of six (6) townhome units per building along network required public and/or private streets. Buildings will be varied in footprint to provide breaks along the longest facade and will step with topography, when possible, to create roof breaks. If instead stacked flats are constructed on the site, each stacked flats building shall not have more than twelve (12) units per building.
 - Buildings shall be a maximum of three (3) stories in height (excluding basement features).
3. Standards for the portion of the Site to be zoned INST(CD) (Active Adult Retirement Community):

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- There shall be a total of four (4) Active Adult Retirement Community Buildings in the INST(CD) area, as generally depicted on the Rezoning Plan.
- Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.
- Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors;
 - Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets; and
 - Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips dormers or parapets.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest network required public or private street.
- Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- Building(s) shall be a maximum of three (3) stories in height (however, such building(s) may include a basement level as defined in the 2018 NC State Building Code).

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V. 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 systems 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.
 - Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by CMSWS.
- VI. Open Space & Greenway Connection:
- The Petitioner shall comply with tree save requirements in the areas proposed on the Rezoning Plan.
 - The Petitioner shall provide amenitized open space areas for a total minimum of 10,000 square feet, as generally depicted on the Rezoning Plan, including, but not limited to, gardens, seating, art, fountains, exterior fitness and community activity spaces, or enhanced landscaping.
 - The Petitioner shall strive to encourage and promote public access to the proposed ten (10) foot wide paved accessible trail connection to the main greenway area in the location, as generally depicted on the Rezoning Plan to support the greenway as a public amenity.

VII. 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.
- Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. 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.

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IX. 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.

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PETITION #: 2018-142
CITY OF CHARLOTTE
PETITIONER: PROFFITT DIXON PARTNERS

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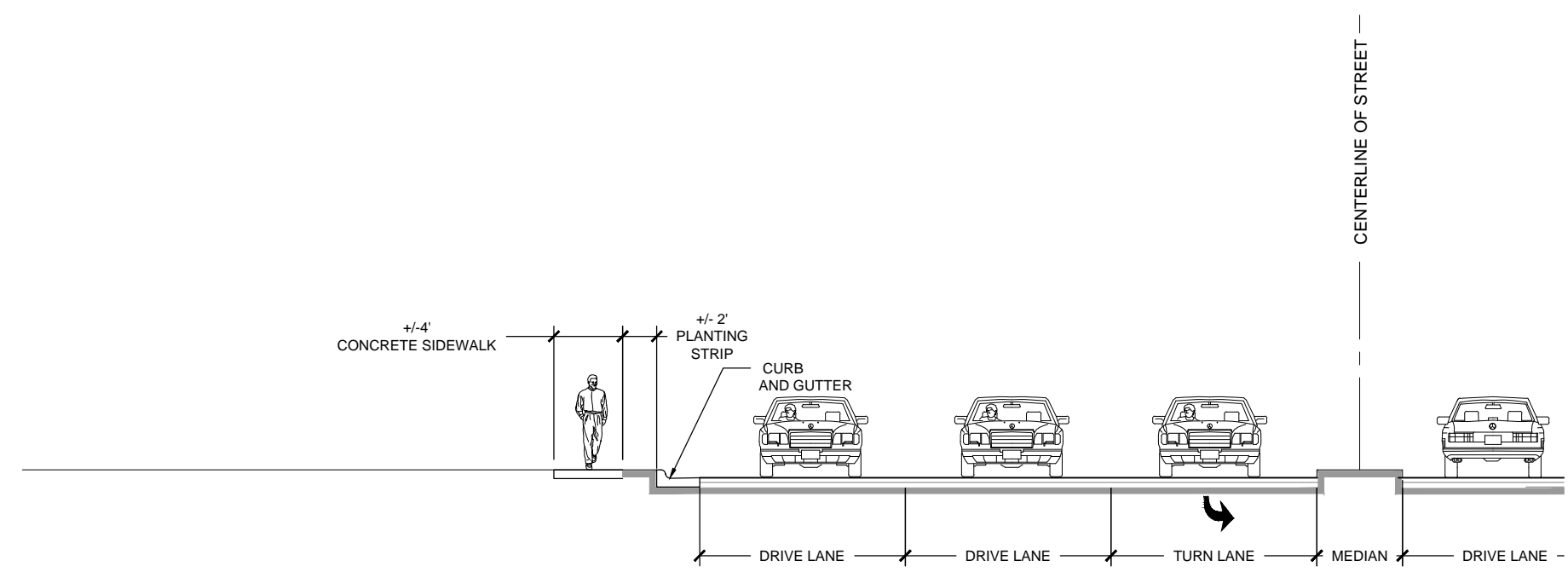
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CHECKED BY: ---

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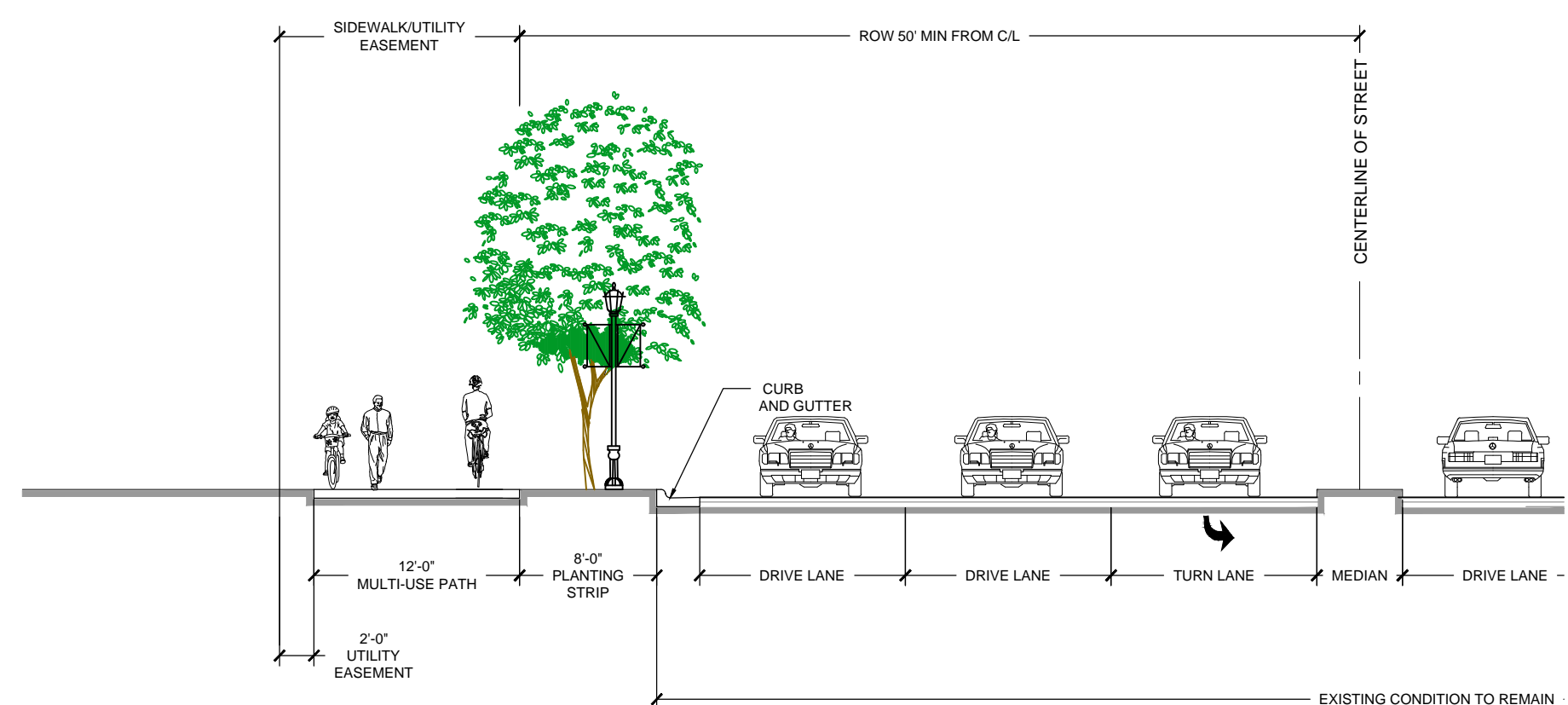


KEY MAP

PROVIDENCE ROAD BEFORE & AFTER

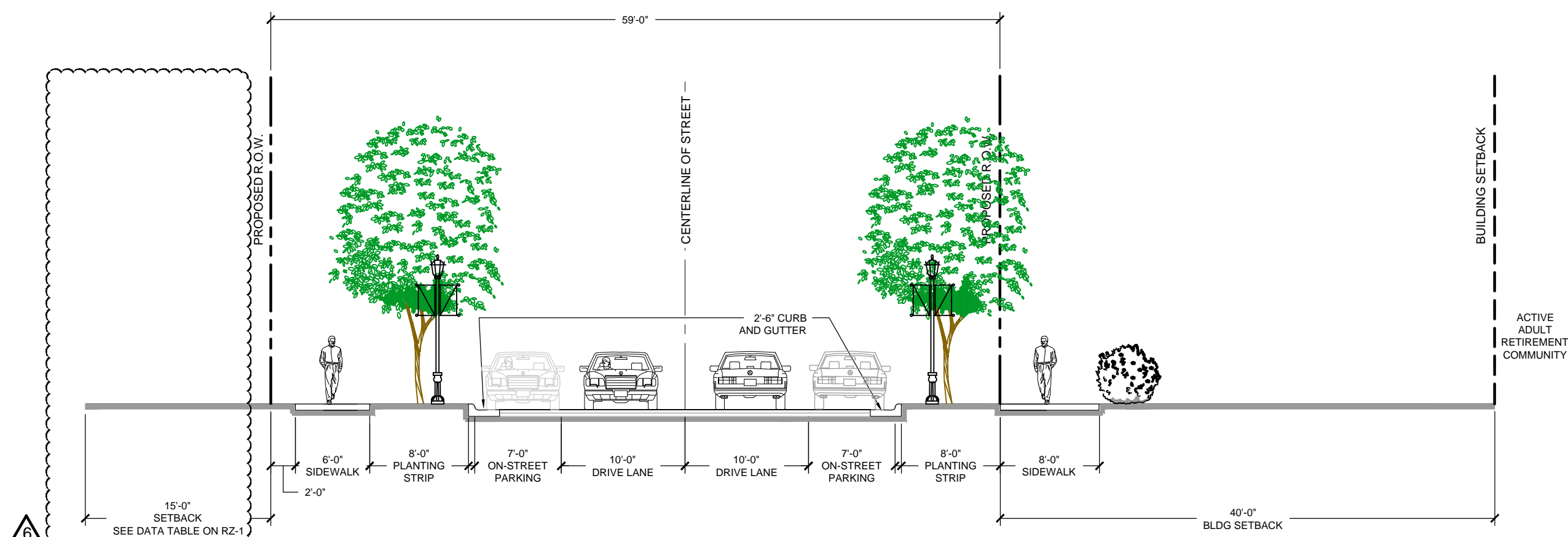


PROVIDENCE ROAD CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"
EXISTING CONDITION

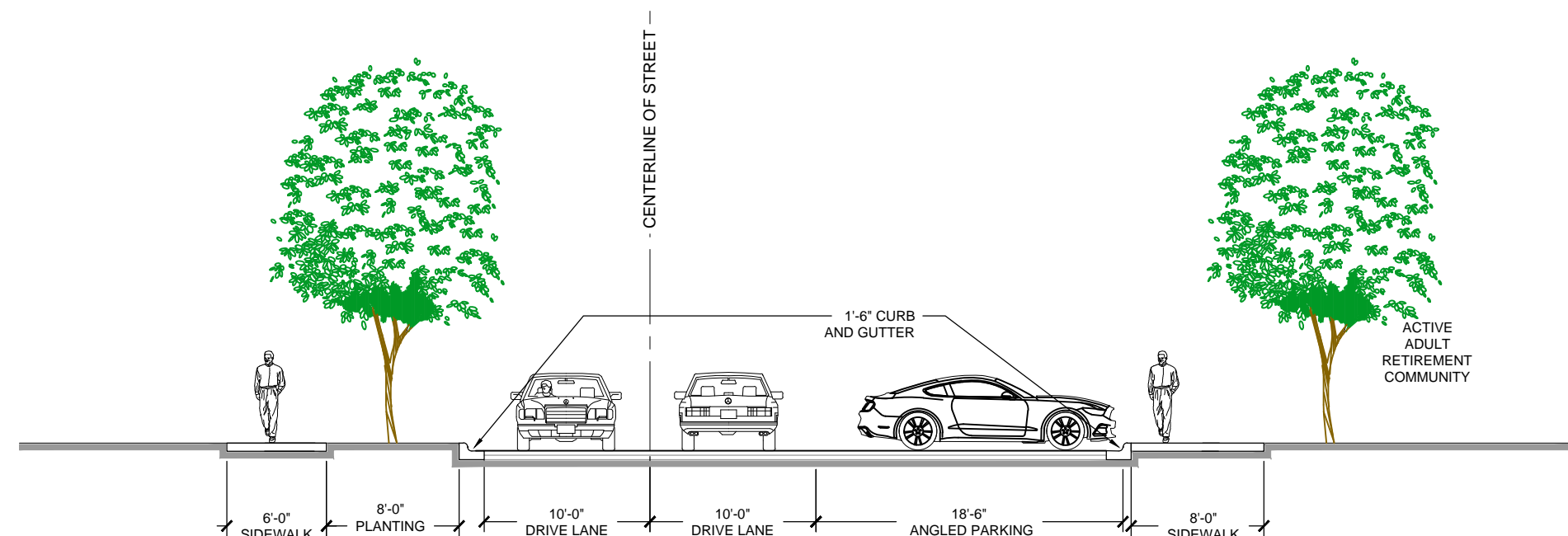


PROVIDENCE ROAD CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"
PROPOSED CONDITION

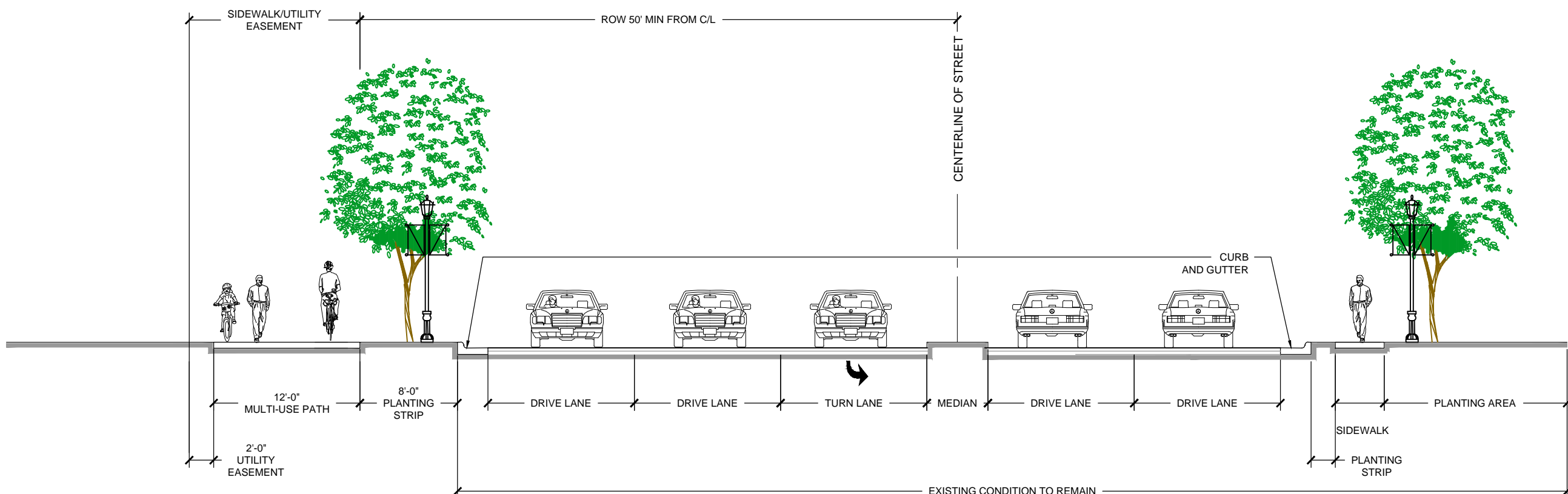
NOTE: THE PLAN AND SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



PUBLIC STREET 'A'
RESIDENTIAL WIDE CROSS-SECTION
59' ROW
SECTION A-A
SCALE: 1" = 10'-0"



PRIVATE STREET 'B' CROSS-SECTION
SECTION B-B (CROSS SECTION VARIES)
SCALE: 1" = 10'-0"



PROVIDENCE ROAD CROSS-SECTION
SECTION C-C
SCALE: 1" = 10'-0"

NO.	DESCRIPTION	DATE
4	PER CITY STAFF COMMENTS	07-22-2019
5	PER CITY STAFF COMMENTS	09-03-2019
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DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

SCALE NORTH
VERT: ---
HORZ: 1"=10'
0 5 10 20'

SHEET TITLE

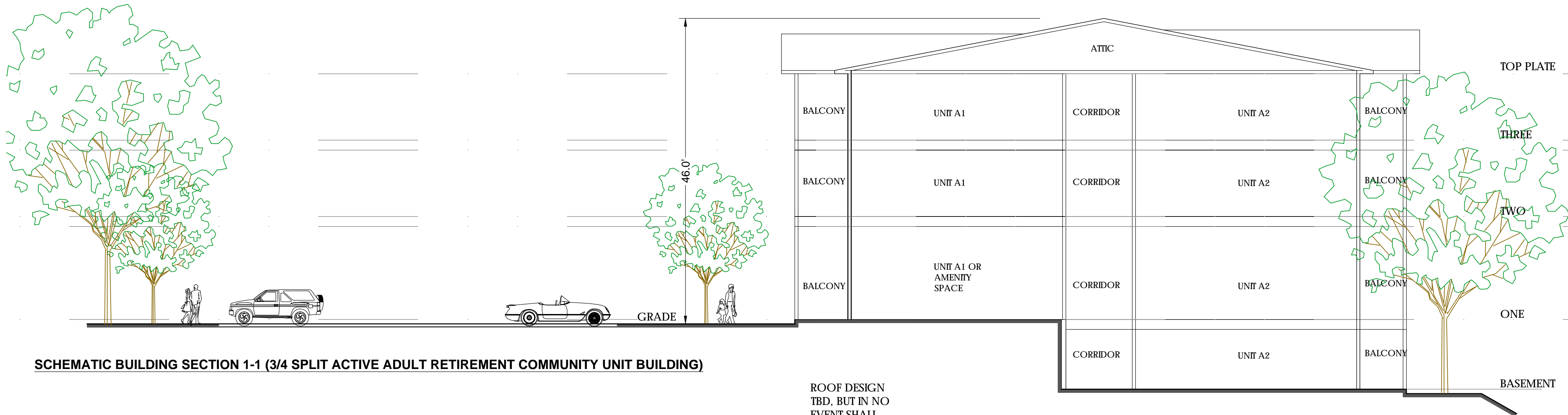
SCHEMATIC BUILDING
SECTIONS

SHEET NUMBER

RZ-4

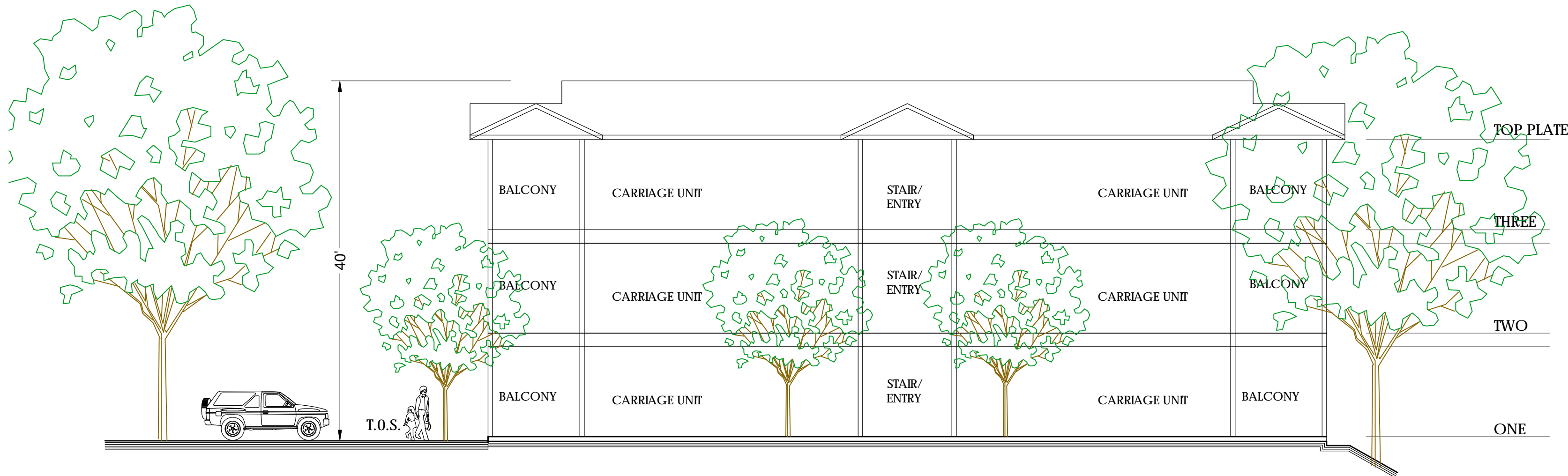


KEY MAP



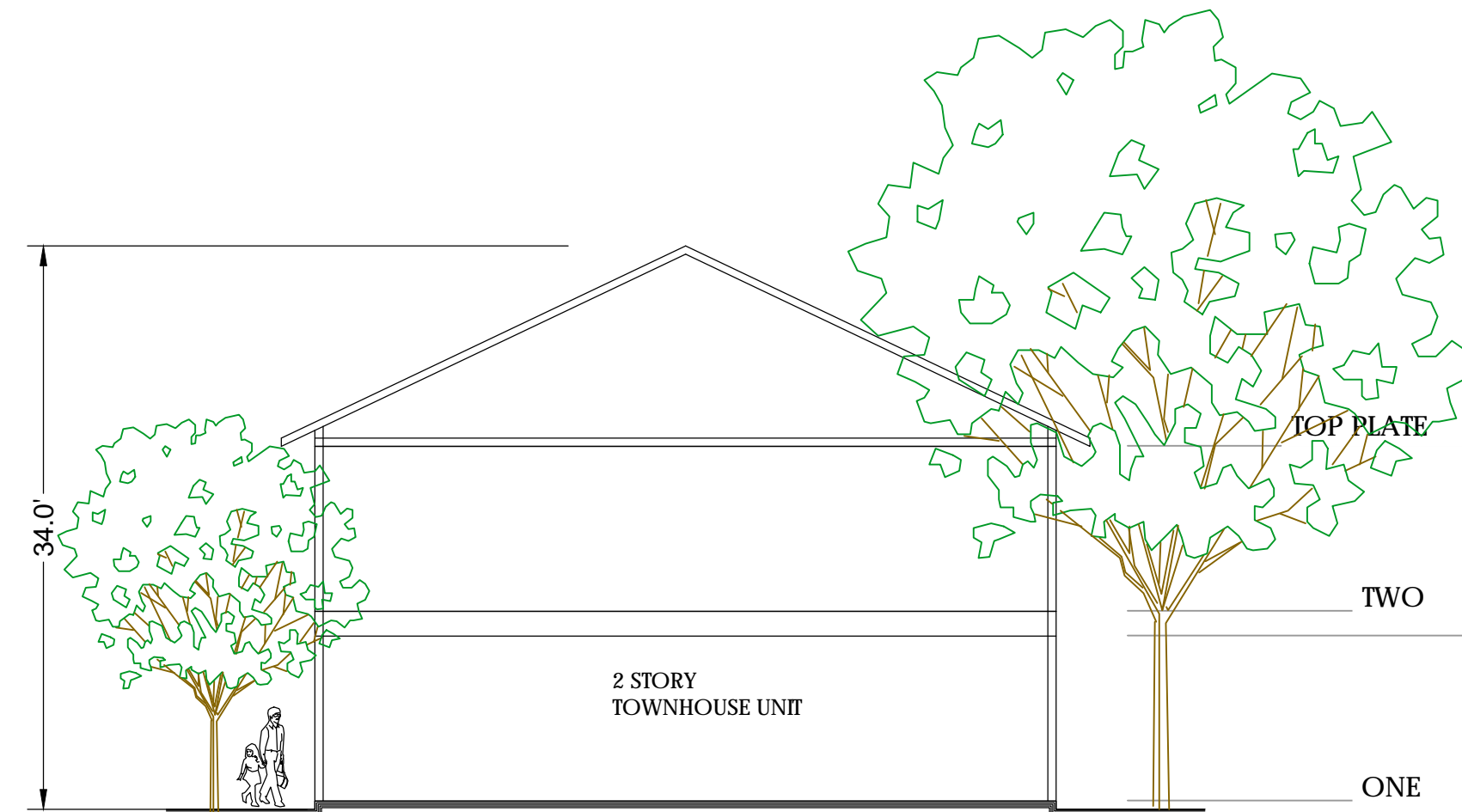
SCHEMATIC BUILDING SECTION 1-1 (3/4 SPLIT ACTIVE ADULT RETIREMENT COMMUNITY UNIT BUILDING)

ROOF DESIGN
TBD, BUT IN NO
EVENT SHALL
THE PITCH
EXCEED 6/12.



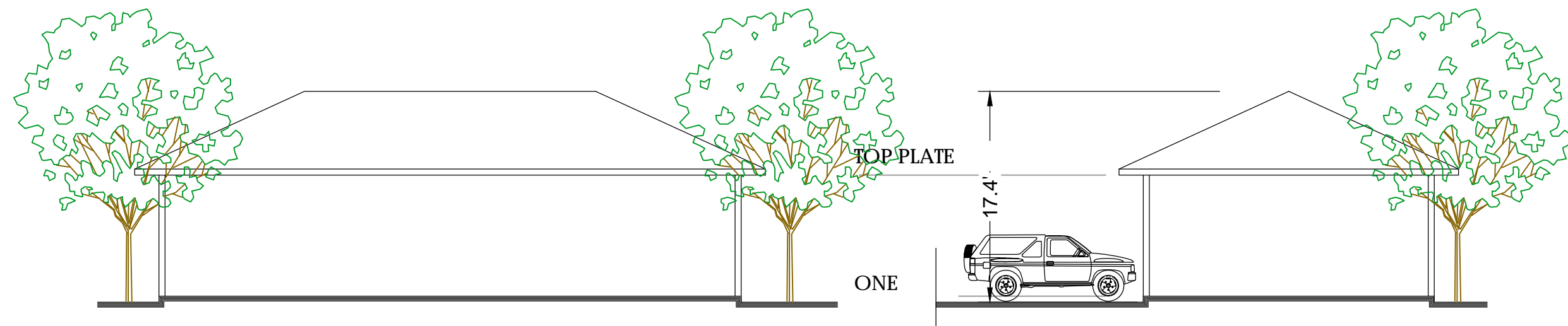
ROOF DESIGN
TBD, BUT IN NO
EVENT SHALL
THE PITCH
EXCEED 6/12.

SCHEMATIC BUILDING SECTION 2-2 (3 STORY CARRIAGE BUILDING)



ROOF DESIGN
TBD, BUT IN NO
EVENT SHALL
THE PITCH
EXCEED 6/12.

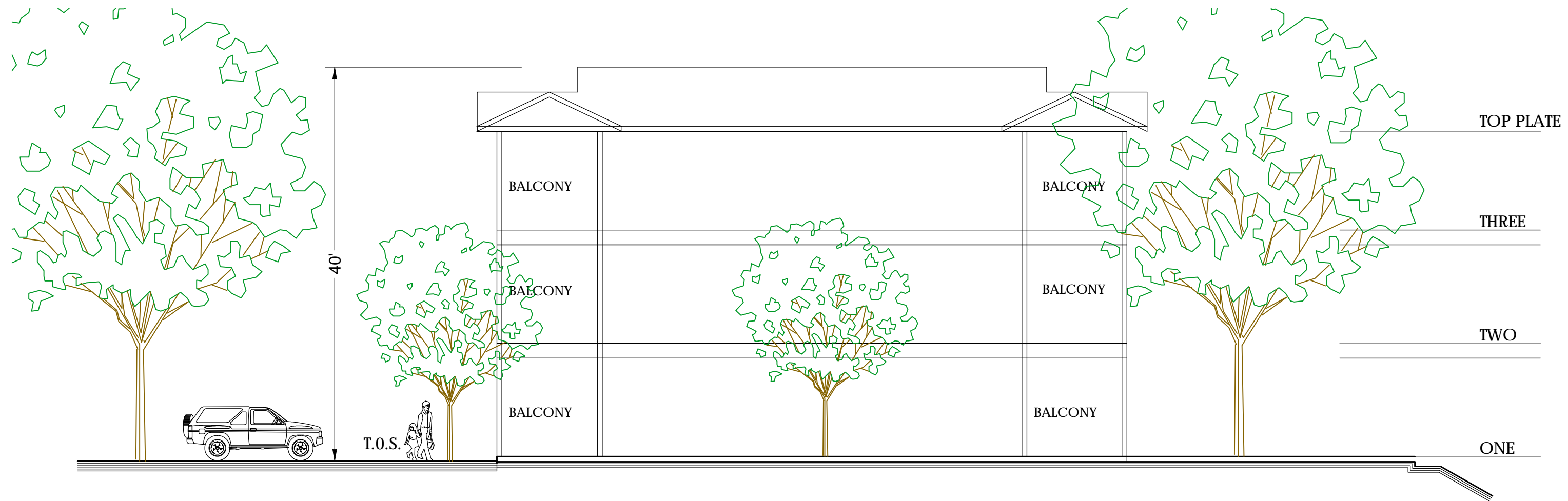
SCHEMATIC BUILDING SECTION 3-3 (2 STORY TOWNHOUSE BUILDING)



ROOF DESIGN
TBD, BUT IN NO
EVENT SHALL
THE PITCH
EXCEED 6/12.

SCHEMATIC BUILDING SECTION 4-4 (1 STORY GARAGE BUILDING)

NOTE: THE PLAN AND SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.



ROOF DESIGN
TBD, BUT IN NO
EVENT SHALL
THE PITCH

SCHEMATIC BUILDING SECTION 5-5 (3 STORY ACTIVE ADULT RETIREMENT COMMUNITY UNIT BUILDING)

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