DEVELOPMENT STANDARDS

Up to 214 attached housing units may be constructed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescibed conditions in an R-12MF

B. DEVELOPMENT REQUIREMENTS 1. General Provisions: At a minimum, all development standards established under the Ordinance for the R-12MF District shall be satisfied. In addition, development shall be governed by these Development Standards and the Technical Data

The building configurations, placements and sizes, as well as the locations of streets and parking areas, shown on the Schematic Site Plan (Sheet RZ-2) are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building limit lines established on the Technical Data Sheet. Landscaped areas and sidewalks within the Site will be planted and installed in sequences which are keyed to development taking place on the Site.

2. Setbacks, Side Yards and Rear Yards (a) All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the R-12MF district.

(b) A 50 foot setback will be established along Providence Road West. (c) Primary exterior walls of all units will have a 20 foot rear yard and 10 foot side yard form all undisturbed buffers. Attached storage sheds and patios at the rear of units may encroach up to 10 feet into the 20 foot rear yard. These conditions apply only to units adjacent to buffers indicated on the plan as undisturbed.

3. <u>Buffer Areas</u> (a) Buffer areas established on the Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 and to the provisions of paragraphs (b), (c) and (d) of

(b) Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms (but only within the areas depicted on the Technical Data Sheet), walls, fences, drainage pipes or channels, utility lines and facilities, pedestrian pathways and bicycle pathways. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

(c) While the Petitioner reserves the right to install berms within those portions of the buffer areas which are specifically depicted on the Technical Data sheet, buffer widths may not be reduced through the use of walls, fences or berms. (d) In all buffer areas where existing trees and natural vegetation have been cleared to accommodate herms, walls, fences or the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 (e) The buffer near the northeast property corner will be widened by the width of the encroachment of the adjoining

on-site driveway, as shown and dimensioned on this Technical Data Sheet.

4. Landscaped Areas and Screening

(a) Screening shall conform with the standards and treatments specified in Sections 12.303 of the Ordinance. (b) Landscaped areas and sidewalks within the site will be planted and installed in sequences which are keyed to the development taking place on the site.

⊳ 5. <u>Trash Collection</u> ∧ (a) The Petitioner presently contemplates that trash will be collected from each individual unit from separate trash containers located at each unit.

(b) If this form of collection is utilized, pick up will be handled by a private hauler unless and until governmental policy would provide for the public pick up of trash.

(c) If dumpsters are provided, they will be screened with a solid wooden or masonry enclosure with gate.

Vehicular access to the site from Providence Road West will be limited to the access point shown on the Technical Data

Sheet and will be located in the gereral area depicted thereon. The configuration and ultimate location of this access point within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the Charlotte Department of Transportation and the North Carolina Department of Transportation.

(b) Opposing left turn lanes shall be installed in Providence Road West at the entrance to this project and Houston Ridge Road. Cost of improvements shall be shared between the petitioner and the City of Charlotte in accordance with City policy. (c) The Petitioner agrees to install curb and gutter and five foot sidewalk (located at the back of the future right—of—way) along Providence Road West, provided that the City of Charlotte will install, at no cost to the Petitioner, the asphalt widening required by the left turn lane, between the curb and gutter and the existing edge of pavement.

6. Access Point

(a) A uniform lighting system will be employed throughout the site. All lighting within the Site except street lights which may be erected along Providence Road West shall be designed such that direct illumination does not extend past property lines of the Site.

(b) Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.

(c) Lighting fixtures will not exceed 20 feet in height, except for street lights installed along Providence Road West. 8. <u>Parking</u>

(a) The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum offstreet parking standards established under the Ordinance, including Sections 12.203(1) and 12.303(2) of the Ordinance. (b) No parking will be permitted within buffer areas or setback areas.

9. Signs. A uniform signage and graphics system will be employed throughout the Site which will comply with the provisions of Section 13 of the Ordinance.

10. Fire Protection. Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications.

11. <u>Design Standards</u> (a) Landscaped islands will be provided in parking areas to avoid large expanses of pavement. These islands will satisfy the provisions of Section 12.208 of the Ordinance.

(b) The Site will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.

12. Storm Drainage (a) Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.

(b) No storm water storage areas will be placed within buffer areas or setack areas. LALANA ALANA A 13. Road Right-of-Way. Petitioner agrees to dedicate additional right-of-way along Providence Road West for future widening purposes

equal to 50 feet from centerline as depicted on this Technical Data Sheet. This additional right-of-way shall be dedicated prior to the issuance of any building permit for development taking place on this Site. C. 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 the

D. BINDING EFFECT OF THE REZONING APPLICATION

parcel or parcels involved in accordance with Chapter 6 of the Ordinance.

1. If the Petitioneer's Rezoning Petition is approved, the development program established under these Development Standards, The Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit to the Petitioner and the current and subsequent owners of the Site and their respective

heirs, devisees, personal representatives, successors in interest and assigns. 2. Throughout this Rezoning Petition, the terms "Petitioner", and "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 the Site from time to time who may be involved in any future development thereof.

Billie Blount Blakeney (Estate) 2025 East 8th Street Bissell Ballantyne, LLC (Et al) 2115 Rexford Road #100 Charlotte, NC 28211 Tax. no. 229-041-07 Charlotte, NC 28204 Tax. no. 229-041-02 PROVIDENCE ROAD WEST (Zonod R-3) (Zoned R-12PUD) (PROPERTY IS UNDER CONTRACT TO YMCA) VICINITY MAP NOT TO SCALE JOY CONTROL OF THE CO Cellco Partnership 180 Washington Valley Road Bedminster, NJ 07921 South Mecklenburg ax. no. 229-041-22 Presbyterian Church 8601 Providence Road West (Zoned R-3) Tax. no. 229-041-04 (Zoned R-3) LIMITS OF AREA WITHIN WHICH RESIDENTIAL UNITS, ACCESSORY STRUCTURES AND STREETS/PARKING MAY BE CONSTRUCTED -Randolph L. Salter and Wife, Martha E. 8787 Providence Road West Charlotte, NC 28277 Tax. no. 229-041-20 (Zonod R-3) (NOTE: SHADED AREAS DEPICT BUFFER AREAS THAT GRADING/BERMS ARE PERMITTED. SEE DEVELOPMENT STANDARDS NOTE NO. 3(c). Martha B. Farmer 8919 Park Road #232 James E. Lowe and Wife, Phyllis 9009 Providence Road West Charlotte, NC 28277 Tax. no. 229-041-05 Charlotte, NC 28277 Tax. no. 229-041-15 (Zoned R-3) PROPOSED (Zoned R-3) **APPROXIMATE** NOTE: SILT FENCE WILL BE INSTALLED ALONG THE BUFFER OF THE ADJACENT FARMER PROPERTY, AS SHOWN, BY THE DEVELOPER TO PROTECT EXISTING BUFFER PLANTINGS DURING CONSTRUCTION. ACCESS LOCATION EXISTING DRIVE - A 50' SETBACK Robert C. Rhein Interests, Inc. Providence Road West - 20' ADDITIONAL R/W 7265 Kenwood Road #220 - 30' EXIST. R/W FROM ROAD CL Cincinnati, Ohio 45236 Tax. no. 223-282-14 Centex Homes 145 Scaleybark Road Rodney A. Yeatts and Wife, Debra G. William H. Trotter, Sr. Charlotte, NC 28209 Tax. no. 223-282-15 Cora W. Jones 1515 Mockingbird Lane #900 Charlotte, NC 28209 2844 Sudbury Road 9048 Providence Road West Charlotte, NC 28205 Charlotte, NC 28277 Tax. no. 223-292-99 Tax. no. 223-292-01 Centex Homes 145 Scaleybark Road Charlotte, NC 28209 Tax. no. 223-282-14 Timothy Alan Norton (Zoned R-3) and Wife, Carolyn Jackson Centex Homes 8924 Providence Road West

Charlotte, NC 28277 Tax. no. 223-291-18

SCALE: 1" = 100'

400'

----- LEFT TURN LANES, CURB AND GUTTER, AND 5 FOOT SIDEWALK ALONG

PROVIDENCE ROAD WEST. SEE DEVELOPMENT STANDARDS NO. 6 (b) and (c).

145 Scaleybark Roadl

Charlotte, NC 282019 Tax. no. 223-282-16-

(Zoned R-3)

"FOR PUBLIC HEARING" Rezoning Petition No. 97-55(c)

SITE DEVELOPMENT DATA

1. Boundary information taken from a survey by R.B. Pharr

2. Topographic information taken from Mecklenburg County

MAX. NO. OF UNITS PROPOSED

& Associates, P.A., dated 6-24-97.

50' SETBACK

1. Existing trees over 2" diameter will be preserved within the first 20 feet of the street setback.

SECTION A-A (ALONG PROVIDENCE ROAD WEST)

2. Additional trees and shrubs will be planted within 50 foot setback to supplement existing vegetation

to remain and to provide partial screening of development from street. Total setback planting shall consist of, at a minimum, 4 large maturing deciduous or evergreen trees and 12 evergreen shrubs per 100 foot linear section. Trees shall be a minimum 2" caliper; shrubs shall be a minimum 24"

AREA

- 20' UNDISTURBED

Aerial Topographic maps.

R-12MF (CD)

-LANDSCAPE PLANTING SEE NOTE NO. 2

TOWNHOUSE OR

CONDOMINIUM

EXIST. GRADE

- PROPOSED GRADE

23.74 AC.

EXISTING ZONING

SITE AREA

PROPOSED ZONING

Technical Data Sheet

Tax Parcel Nos. 229-041-06 & 229-041-16

Providence Road West Site For Portrait Homes Mecklenburg County, North Carolina

SITE 4828 Carousel Drive Charlotte, NC 28212 **DESIGN** Phone: 704-566-0706 STUDIO Fax: 704-567-0980

APPROVED BY COUNTY COMMISSION

Land Planning Landscape Architecture August 15, 1997 REVISIONS

DESIGN Phone: 704-566-0706

Per County staff comments, as clouded

STUDIO Fax: 704-567-0980

NO. DATE DESCRIPTION

Land Planning Landscape Architecture August 15, 1997 REVISIONS

PROVIDENCE

PROPOSED SIDEWALK -

height at time of planting.

EXIST. TREES (IF ANY) TO REMAIN -

ROAD WEST

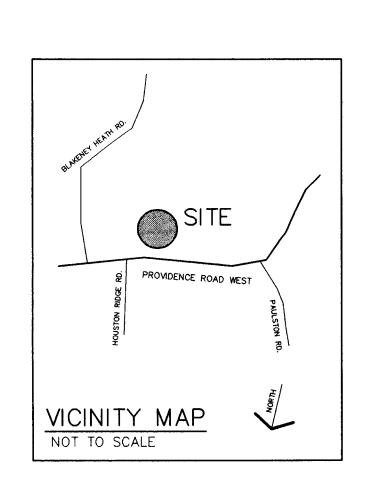
Notes:

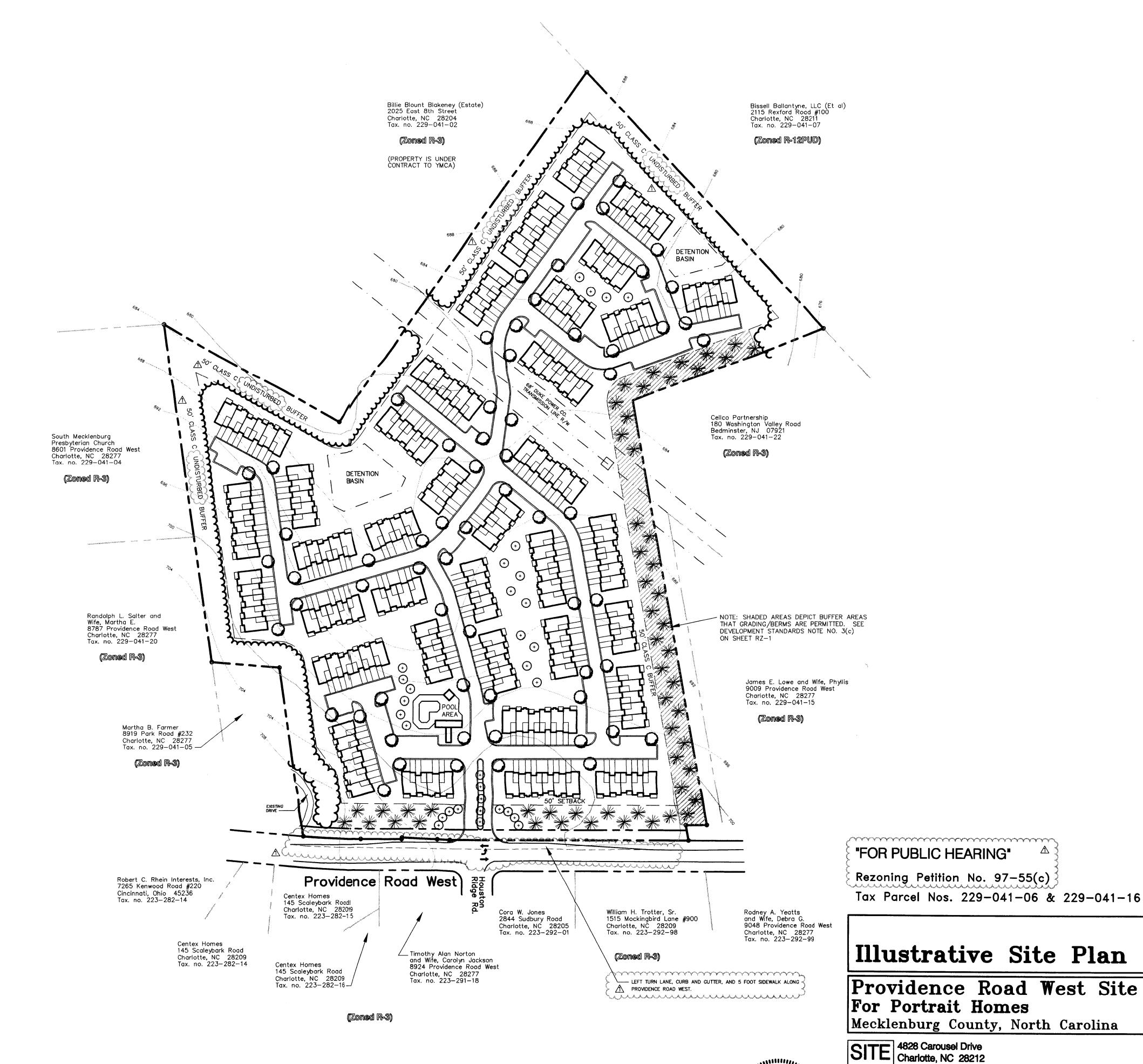
NO. DATE DESCRIPTION ↑ 10/15/97 Per County staff comments, as clouded /25/97 Revised Development Standard note no. 6 (b)

COMM. NO. 9717

RZ-2

COMM. NO. 9717





200'

100'

SCALE: 1" = 100'

400'

THIS ILLUSTRATIVE SITE PLAN IS INTENDED TO SHOW GENERAL DEVELOPMENT CHARACHTER ONLY. ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL

DESIGNS AND TO ADJUST TO SITE FEATURES.