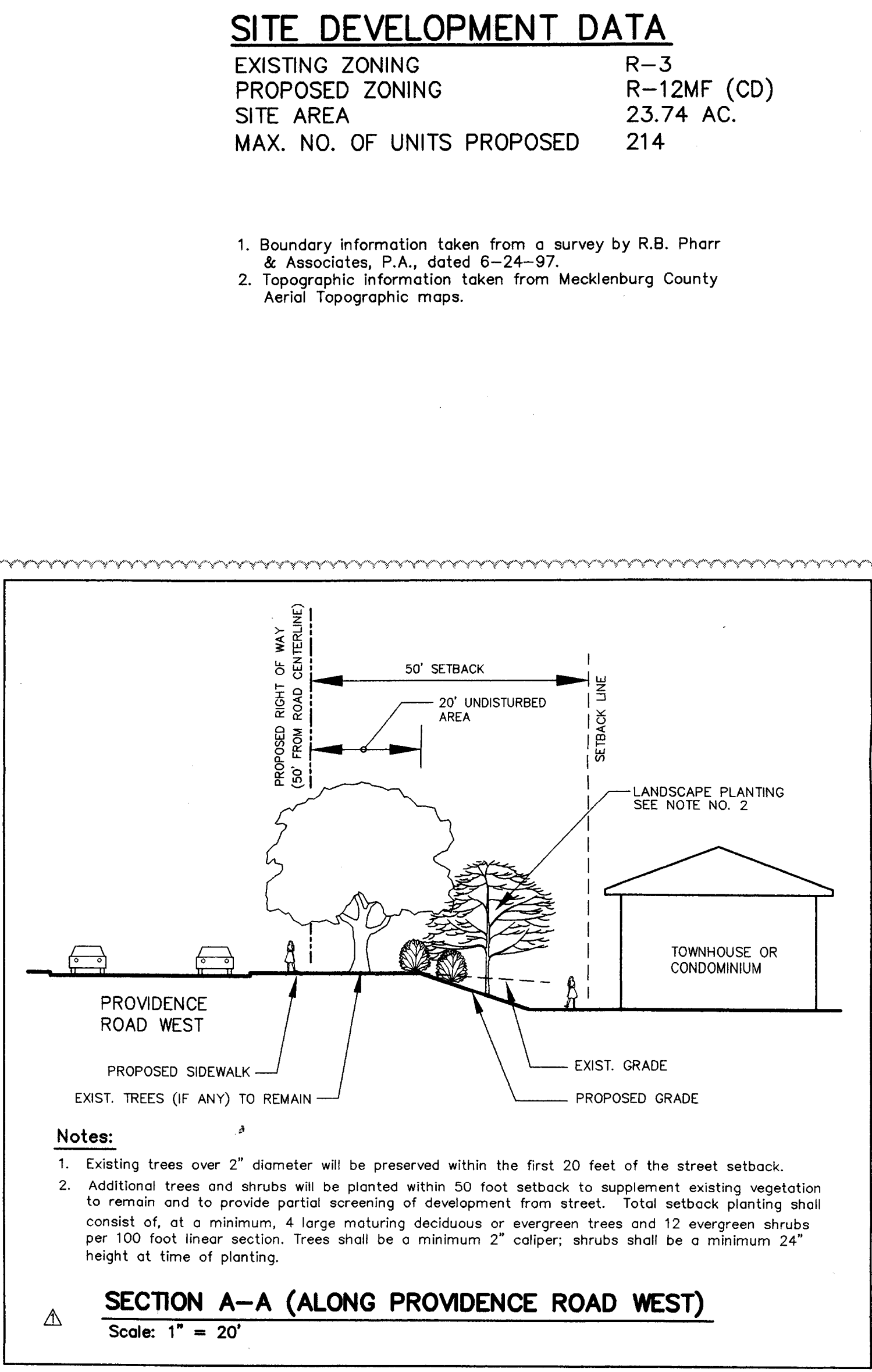
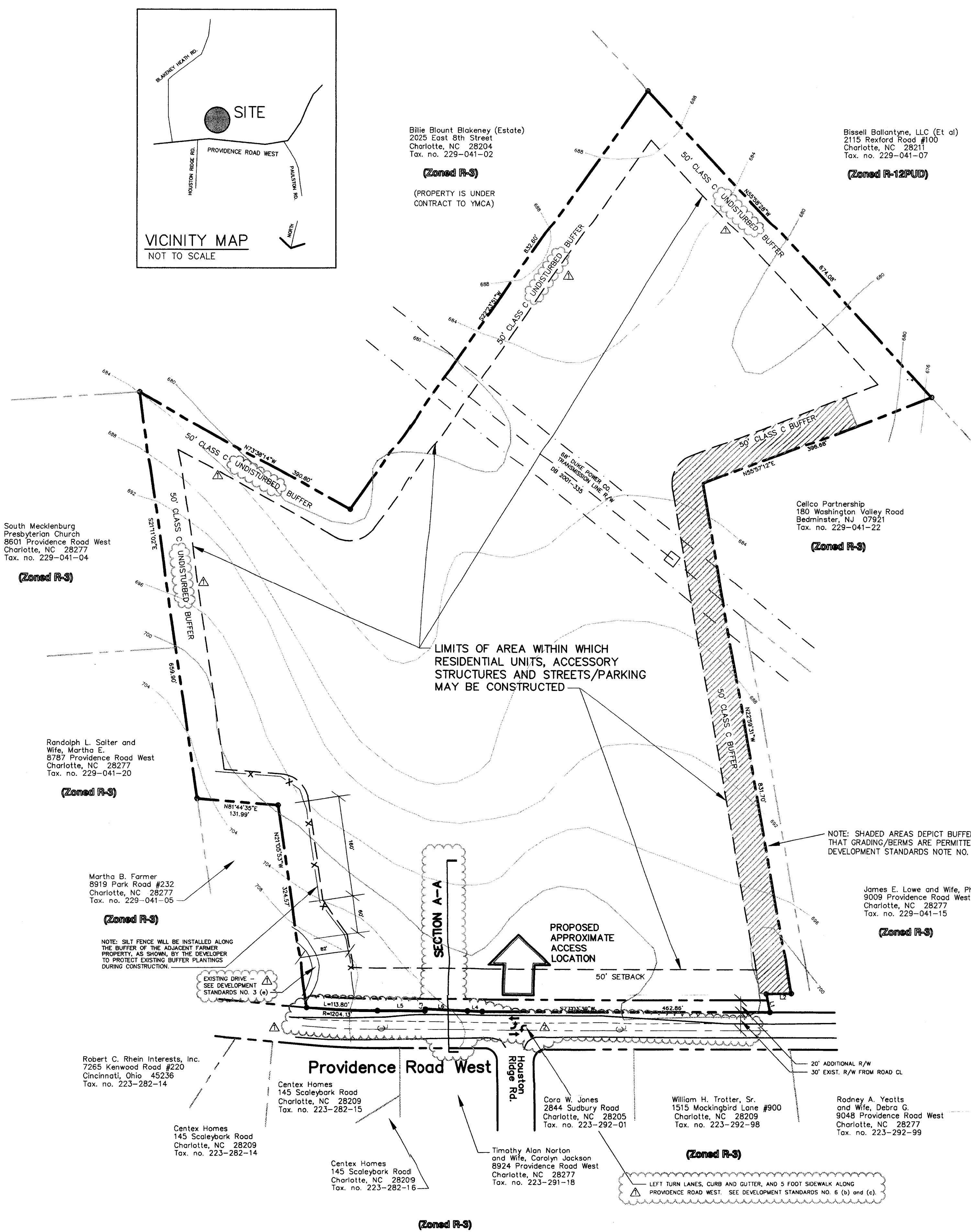


**DEVELOPMENT STANDARDS**

- A. PERMITTED USES**  
 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 prescribed conditions in an R-12MF zoning district. **A**
- 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 Sheet.  
 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 from 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. **Buffer Areas**  
 (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 this section.  
 (b) Buffer areas are to remain 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 berms, walls, fences or the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.  
 (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. **Trash Collection**  
 (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.
6. **Access Point**  
 (a) 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 general 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 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.
7. **Lighting**  
 (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. **Parking**  
 (a) The parking spaces depicted on the Schematic Site Plan may vary but in all events will be sufficient to satisfy the minimum off-street parking standards established under the Ordinance, including Sections 12.303(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. **Design Standards**  
 (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 setback areas.
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.



**SITE DEVELOPMENT DATA**

EXISTING ZONING	R-3
PROPOSED ZONING	R-12MF (CD)
SITE AREA	23.74 AC.
MAX. NO. OF UNITS PROPOSED	214

- Boundary information taken from a survey by R.B. Pharr & Associates, P.A., dated 6-24-97.
- Topographic information taken from Mecklenburg County Aerial Topographic maps.

LINE	DIRECTION	DISTANCE
1	TO	100.00
2	TO	100.00
3	TO	100.00
4	TO	100.00
5	TO	100.00
6	TO	100.00
7	TO	100.00
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95	TO	100.00
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97	TO	100.00
98	TO	100.00
99	TO	100.00
100	TO	100.00

**"FOR PUBLIC HEARING"**  
 Rezoning Petition No. 97-55(c)  
 Tax Parcel Nos. 229-041-06 & 229-041-16

**Technical Data Sheet**  
**Providence Road West Site**  
**For Portrait Homes**  
**Mecklenburg County, North Carolina**

4828 Carousal Drive  
 Charlotte, NC 28212  
 Phone: 704-568-0706  
 Fax: 704-567-0980

APPROVED BY COUNTY COMMISSION  
 DATE 12/19/97

August 15, 1997  
 REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/97	Per County staff comments, as clouded
2	1/25/98	Revised Development Standard note no. 6 (b)

**RZ-1**  
 SHEET 1 OF 2  
 CDMA NO. 9717

**"FOR PUBLIC HEARING"**  
 Rezoning Petition No. 97-55(c)  
 Tax Parcel Nos. 229-041-06 & 229-041-16

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

4828 Carousal Drive  
 Charlotte, NC 28212  
 Phone: 704-568-0706  
 Fax: 704-567-0980

APPROVED BY COUNTY COMMISSION  
 DATE 12/19/97

August 15, 1997  
 REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/97	Per County staff comments, as clouded

**RZ-2**  
 SHEET 2 OF 2  
 CDMA NO. 9717

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