

These Development Standards form a part of the Comprehensive Zoning Ordinance of the City of Charlotte, North Carolina, and shall be read in conjunction with the Ordinance. The Ordinance shall be amended to read as follows: Section 22-100. The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Community House Road, east of Providence Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto. The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Providence Road, west of Community House Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto. The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Providence Road, east of Community House Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto. The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Providence Road, west of Community House Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto.

**SUBJECT MATTER:** The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Providence Road, east of Community House Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto. The City of Charlotte, North Carolina, hereby ordains that the following Development Standards shall be applied to the site located on Providence Road, west of Community House Road, which are more particularly depicted on the Technical Data Sheet and the vicinity map attached hereto.

**PERMITTED USES AND BUILDING HEIGHTS:** The site may be developed only for the following uses: Childcare facility. The maximum height of any building constructed on the site shall be 35 feet above grade.

**SETBACKS, SIDE YARDS AND REAR YARDS:** Development of the site shall comply with the setback, side yard and rear yard requirements of the Ordinance. The specific setbacks, side yard and rear yard requirements shall be determined in accordance with the Ordinance.

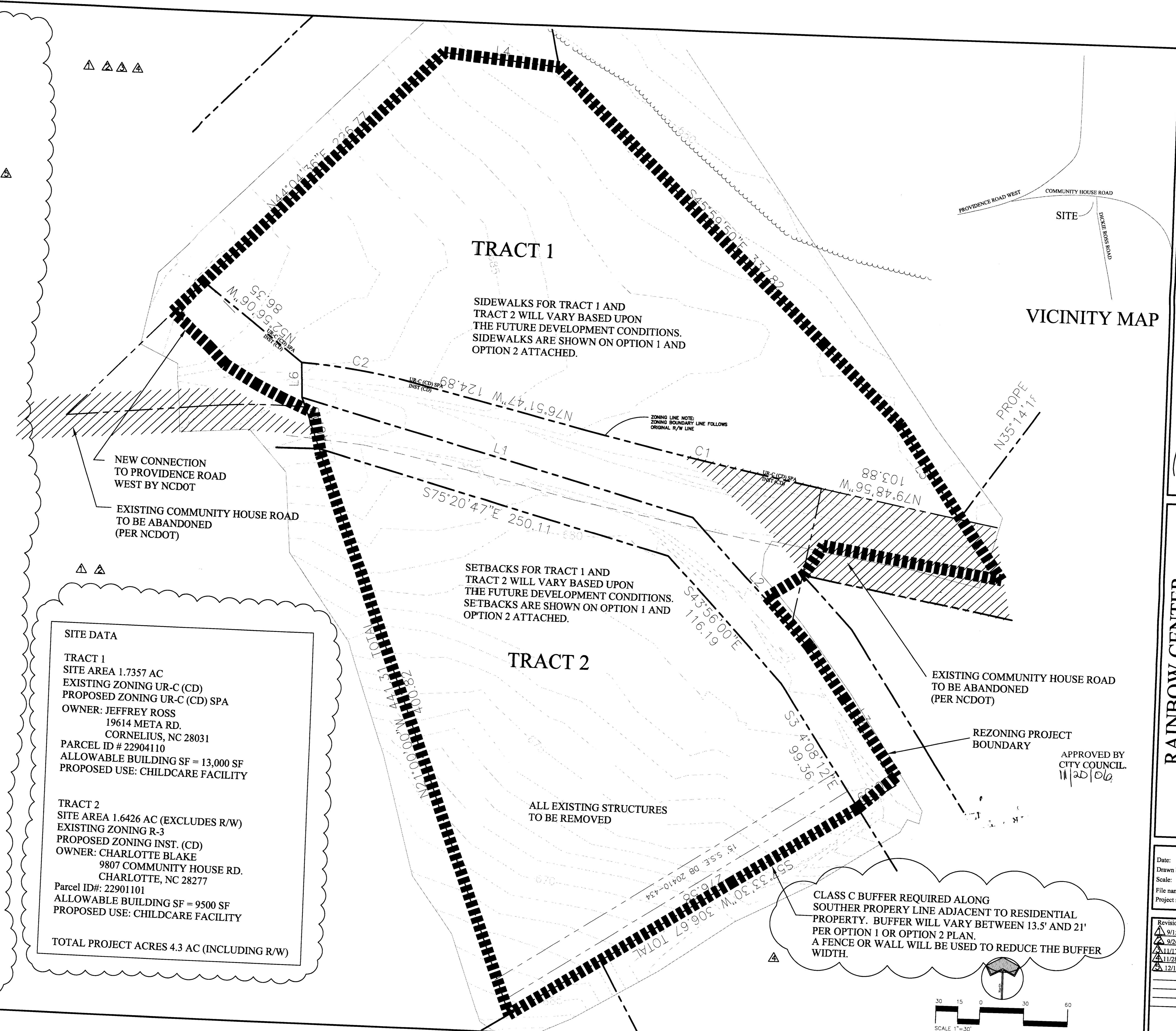
**LANDSCAPING AND SIGNAGE REGULATIONS:** Landscaping and screening shall be provided in accordance with the Ordinance at the time of development. The maximum height of any building constructed on the site shall be 35 feet above grade.

**UTILITIES:** All utility lines on the site shall be installed in accordance with the requirements of the Ordinance. The maximum height of any building constructed on the site shall be 35 feet above grade.

**VEHICULAR ACCESS:** Vehicle access to the site shall be as generally depicted on the Alternative Schematic Site Plan. The placement and construction of any driveway shall be subject to any other applicable regulations of the Ordinance.

**SIDWALKS AND PLANTING STRIPS:** Sidewalks and planting strips shall be provided on the site in accordance with the Ordinance. The maximum height of any building constructed on the site shall be 35 feet above grade.

**STORMWATER:** The use of structural storm water treatment systems (i.e., ponds, retention basins, etc.) shall be subject to any other applicable regulations of the Ordinance. The maximum height of any building constructed on the site shall be 35 feet above grade.



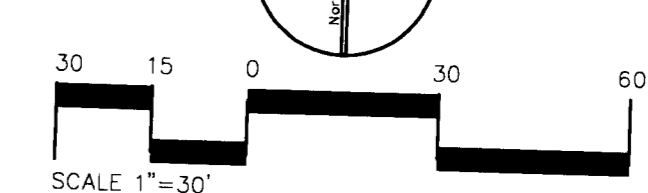
**SITE DATA**

**TRACT 1**  
 SITE AREA 1.7357 AC  
 EXISTING ZONING UR-C (CD)  
 PROPOSED ZONING UR-C (CD) SPA  
 OWNER: JEFFREY ROSS  
 19614 META RD.  
 CORNELIUS, NC 28031  
 PARCEL ID # 22904110  
 ALLOWABLE BUILDING SF = 13,000 SF  
 PROPOSED USE: CHILDCARE FACILITY

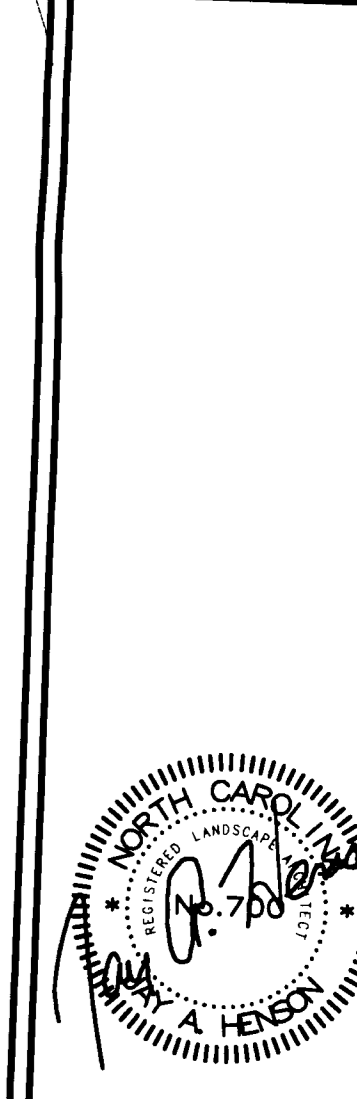
**TRACT 2**  
 SITE AREA 1.6426 AC (EXCLUDES R/W)  
 EXISTING ZONING R-3  
 PROPOSED ZONING INST. (CD)  
 OWNER: CHARLOTTE BLAKE  
 9807 COMMUNITY HOUSE RD.  
 CHARLOTTE, NC 28277  
 Parcel ID#: 22901101  
 ALLOWABLE BUILDING SF = 9500 SF  
 PROPOSED USE: CHILDCARE FACILITY

**TOTAL PROJECT ACRES 4.3 AC (INCLUDING R/W)**

CLASS C BUFFER REQUIRED ALONG SOUTHER PROPERTY LINE ADJACENT TO RESIDENTIAL PROPERTY. BUFFER WILL VARY BETWEEN 13.5' AND 21' PER OPTION 1 OR OPTION 2 PLAN. A FENCE OR WALL WILL BE USED TO REDUCE THE BUFFER WIDTH.



**Henson-Harrington, Inc.**  
 Landscape Architecture  
 Land Planning  
 Site Construction Documents  
 10225 Hickorywood Hill Avenue  
 Suite A  
 Huntersville, North Carolina 28078

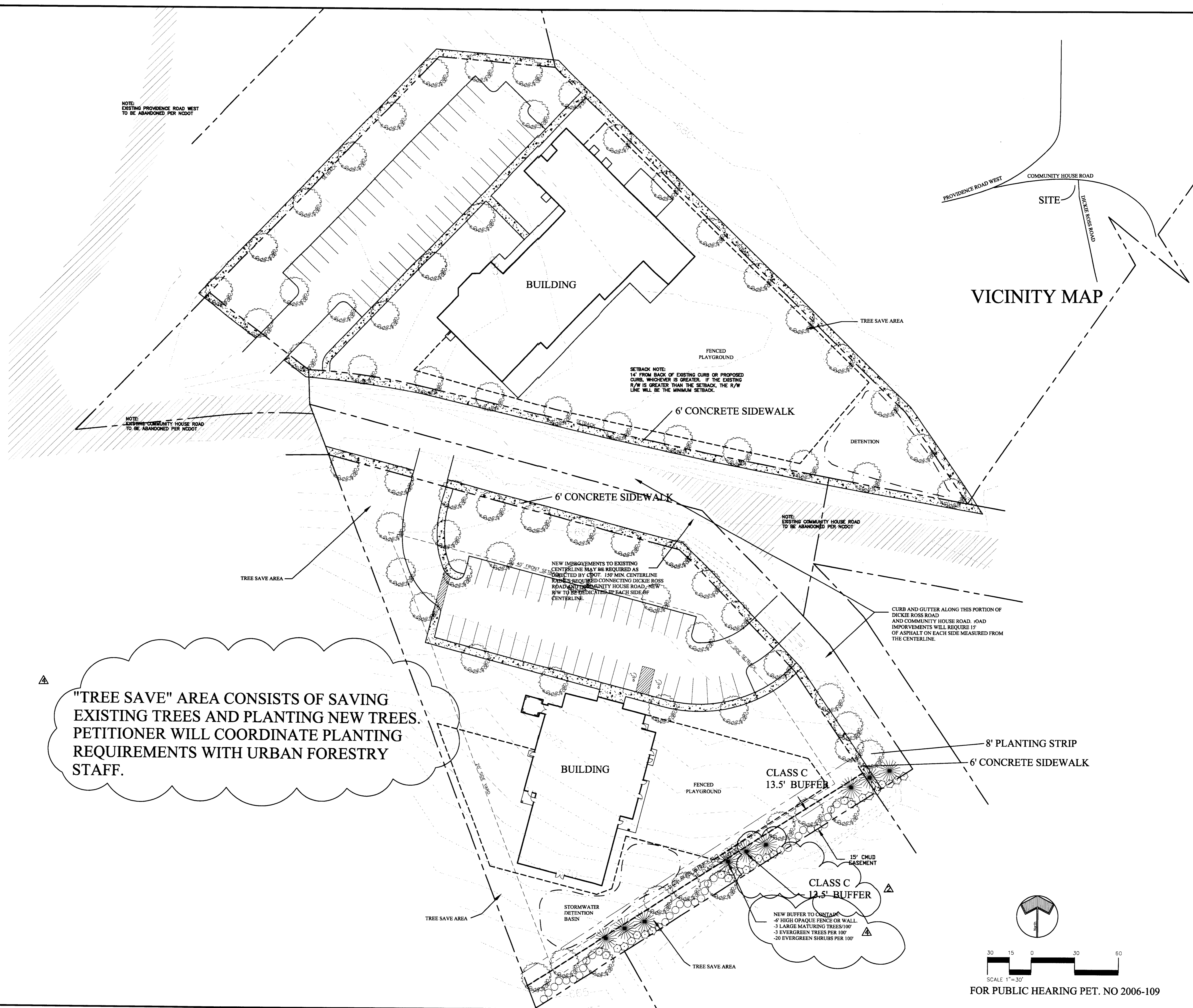


**RAINBOW CENTER**  
 TAX ID# 22901101  
 9807 COMMUNITY HOUSE ROAD CHARLOTTE, NORTH CAROLINA  
**TECHNICAL DATA SHEET**

Date: AUGUST 4, 2006  
 Drawn by: JAH  
 Scale: 1"=30'  
 File name: technicaldatasheet  
 Project no.: 2626

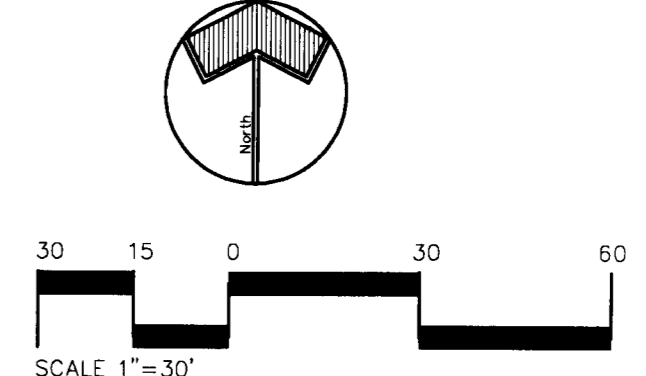
Revisions:  
 9/15/06 added sheet  
 9/26/06  
 11/17/06  
 11/28/06  
 12/1/06 note 1





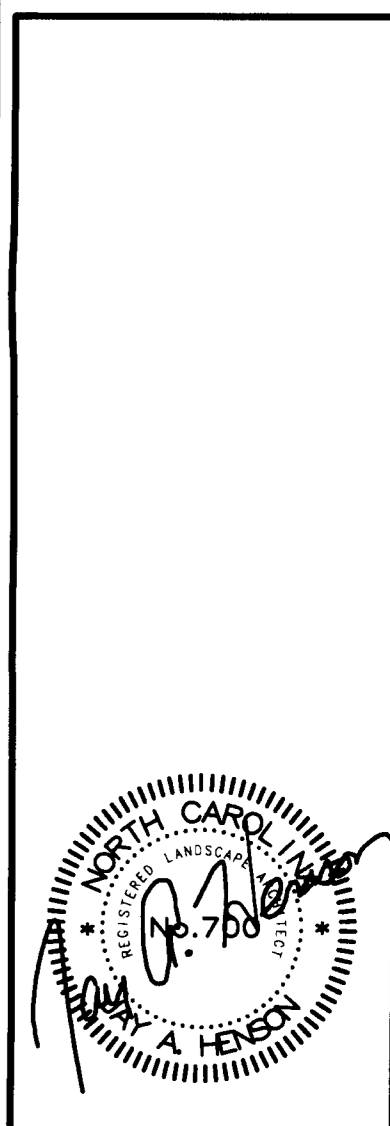
"TREE SAVE" AREA CONSISTS OF SAVING EXISTING TREES AND PLANTING NEW TREES. PETITIONER WILL COORDINATE PLANTING REQUIREMENTS WITH URBAN FORESTRY STAFF.

NEW BUFFER TO ORNLAPS  
 -6' HIGH OPAQUE FENCE OR WALL  
 -3 LARGE MATURING TREES/100'  
 -3 EVERGREEN TREES PER 100'  
 -20 EVERGREEN SHRUBS PER 100'



SCALE 1"=30'  
 FOR PUBLIC HEARING PET. NO 2006-109

**Henson-Harrington, Inc.**  
 Landscape Architecture  
 Land Planning  
 Site Construction Documents  
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 Suite A  
 Huntersville, North Carolina 28078  
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 www.Henson-Harrington.com  
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**RAINBOW CENTER**  
 TAX ID# 22901101  
 9807 COMMUNITY HOUSE ROAD CHARLOTTE, NORTH CAROLINA  
**SCHEMATIC SITE PLAN**  
**OPTION 2**

Date: AUGUST 4, 2006  
 Drawn by: JAH  
 Scale: 1"=30'  
 File name: OPTION 1  
 Project no.: 2626

Revisions:  
 A SEPTEMBER 15, 2006  
 B SEPTEMBER 22, 2006  
 C 11/17/06  
 D 11/28/06