



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 7, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2019-140 C Investments 5, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow a modification to the site overall site layout.

Staff supports of the request because:

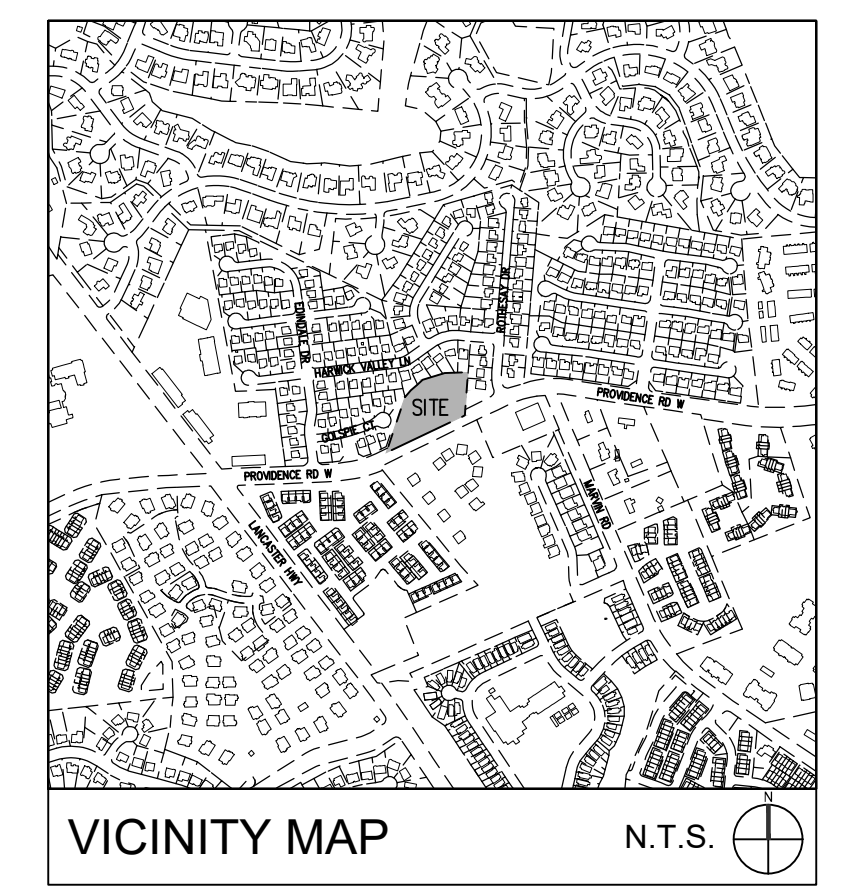
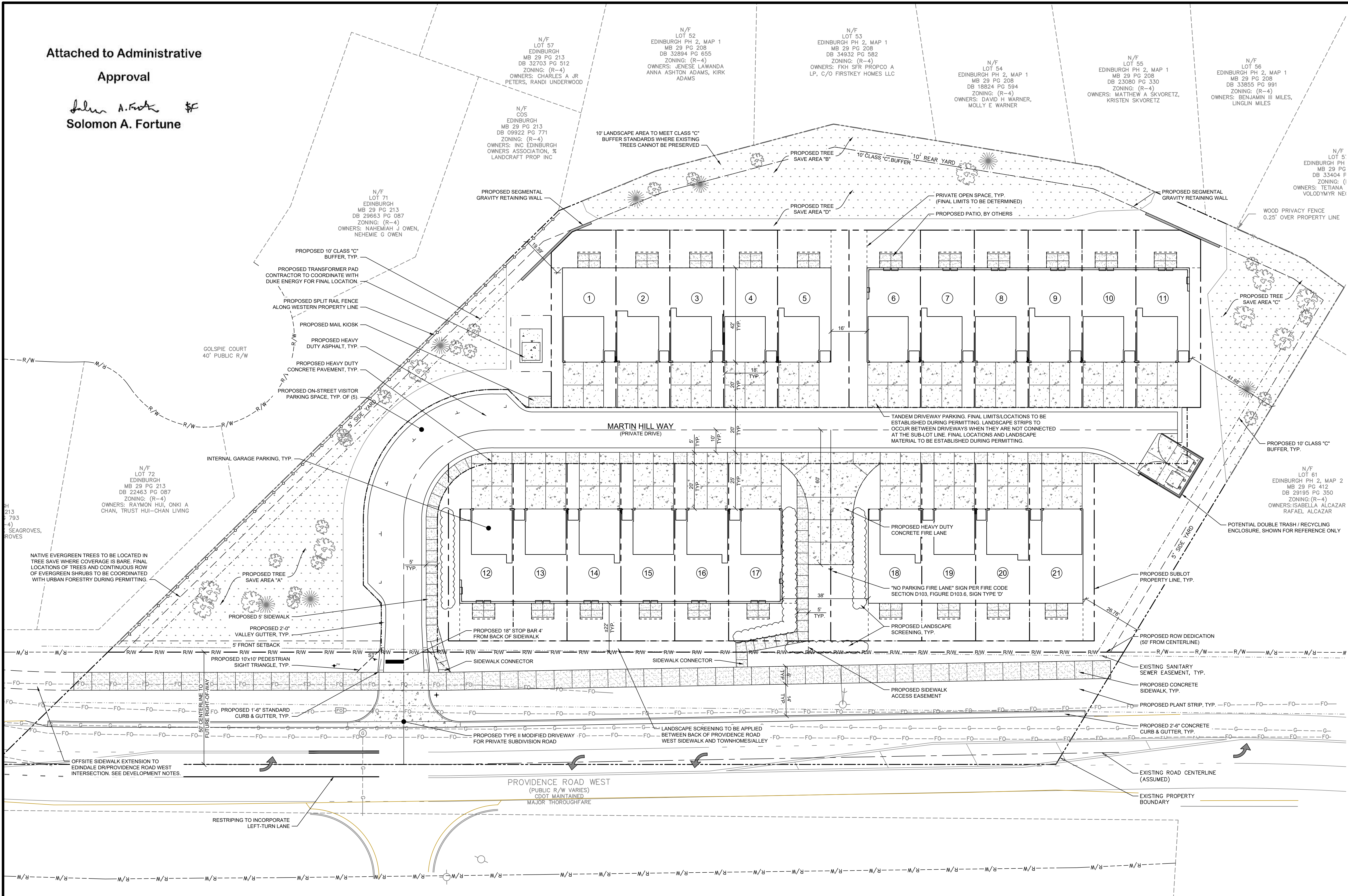
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.

Attached to Administrative Approval

Solomon A. Fortune



SURVEY DISCLAIMER
 TOPOGRAPHIC SURVEY DATED OCTOBER 7, 2020 PROVIDED BY CONTROL POINT, INC. POST OFFICE BOX 48198, CHARLOTTE, NC 28269. PHONE: 704-999-1010. NC: C-2725

ZONING SUMMARY:
 OWNER: C INVESTMENTS 5, LLC
 OWNER PHONE #: 704-201-8412
 OWNER ADDRESS: 5100 EAST MAIDEN ROAD, MAIDEN, NC 28650
 CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
 BLOC DESIGN PHONE #: 704-940-2883
 PARCEL SIZE: 2.51 ACRES (PER SURVEY)
 ZONING DESIGNATION: UR-2 (C2)
 REZONING PETITION #: 2019-140
 JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: SINGLE-FAMILY ATTACHED TOWNHOMES, FOR SALE (SUB-LOT).
PCS0 WATERSHED: CENTRAL CATAWBA
 PARCEL NUMBER: 223-133-05
SITE DENSITY
 PROPOSED UNITS: 21
 ALLOWED UNITS: 21
 PROPOSED DENSITY: 8.4 UNITS/ACRE
BUILDING HEIGHT
 MAXIMUM PER CODE: 40'-0"
SETBACK AND YARD REQUIREMENTS
 FRONT: 5' (FROM PROVIDENCE RD. RW)
 20' FROM ALLEY BACK OF CURB OR BACK OF SIDEWALK TO FACE OF GARAGE
 SIDE: 5'
 REAR: 10'
SCREENING REQUIRED
 FRONT: 5' (ALONG PROVIDENCE ROAD WEST)
 SIDE: NA
 REAR: NA
BUFFERS REQUIRED
 10' REQUIRED ALONG ALL SHARED PROPERTY BOUNDARIES PLANTED TO CLASS 'C' STANDARD PER REZONING PETITION 2019-140.
PARKING SUMMARY (TOWNHOME - 1 SPACE PER UNIT)
 REQUIRED: 26 (INC. 5 ADDITIONAL ON-STREET VISITOR SPACES)
 PROVIDED: 47
 *EXCLUDES GARAGE SPACES. EACH UNIT REQUIRED TO HAVE A MINIMUM OF 1 GARAGE SPACE PER UNIT WITH 2 SPACES PER UNIT BEING PROVIDED.
PRIVATE OPEN SPACE
 AS REQUIRED BY ORDINANCE STANDARDS

bloc
Bloc Design
 2923 S. Tryon Street, Suite 320
 Charlotte, NC 28203
 phone: 704-940-2883
 www.bloc-nc.com
 landscape architecture | planning | civil engineering

C Investments 5, LLC
 5120 East Maiden Road
 Maiden, NC 28650

REVISIONS

NO.	DATE	DESCRIPTION
1	06.14.21	CITY COMMENTS
2	07.07.21	CITY COMMENTS

stamp / seal:

DEVELOPMENT STANDARD NOTES

- 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 ROTHESAY DRIVE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF MCKLENNBURG COUNTY TAX PARCEL NUMBER 223-133-05.
 - 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.
- 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.
- 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 TO EDINDALE DRIVE, WHERE GENERALLY DEPICTED ON THE REZONING PLAN WITH THE EXISTING RIGHT-OF-WAY, ASSUMING RIGHT-OF-WAY AVAILABILITY. 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 UNREASONABLE, THE PETITIONER SHALL COORDINATE WITH CDOT TO PROVIDE AN ALTERNATIVE IMPROVEMENTS OR A CONTRIBUTION PAYMENT IN LIEU OF SIDEWALK CONSTRUCTION.
 - PETITIONER SHALL CONSTRUCT CURB AND GUTTER ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD WEST PER REQUIREMENTS OF SECTION 19 OF THE CITY CODE.
 - PETITIONER SHALL RESTRIPE PROVIDENCE ROAD WEST TO INCLUDE A LEFT TURN LANE INTO THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY 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.

- 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, FIBER CEMENT ("HARDIPLANK") AND 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 EXPANSION 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.
 - ALL 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 TWENTY (20) 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 OPENINGS.
- 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 LANDSCAPING AREA PLANTED TO CLASS C BUFFER STANDARDS ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY, WHICH MAY INCLUDE A SIX (6) FOOT ORANGE 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 LANDSCAPING EXHIBIT OF THE REZONING PLAN.
 - THE PETITIONER SHALL PROVIDE A SPLIT-POST FENCE ALONG THE PROPERTY'S WESTERN BOUNDARY ADJACENT TO GOLSPIE COURT RESIDENTIAL LOTS, AS GENERALLY DEPICTED ON THE LANDSCAPING EXHIBIT OF THE REZONING PLAN.
- 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.
 - THE PETITIONER SHALL COMPLY WITH TREE ORDINANCE REQUIREMENTS.

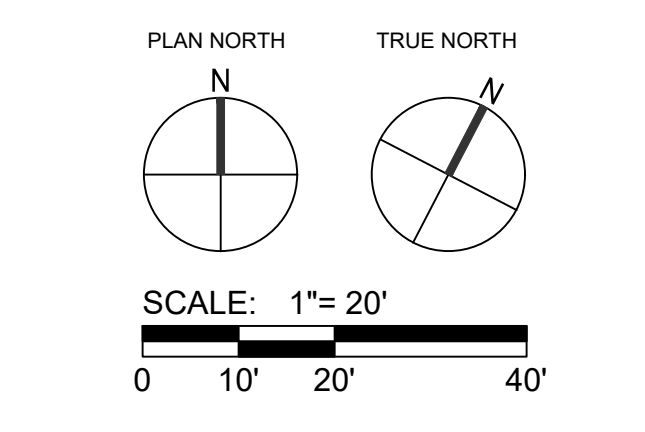
- LIGHTING**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES 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.
- 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.
- 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.

Terraces at Providence
 11740 Providence Road West
 Charlotte, NC 28277



DATE: 3/12/21	MPIC: WLL
DRAWN BY: NTV	CHECKED BY: DCT
PROJECT NUMBER: 00828.00	



SCALE: 1"=20'
REZONING ADMINISTRATIVE AMENDMENT PLAN
 SHEET NO: **RZ-1.1**
 1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
 2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.