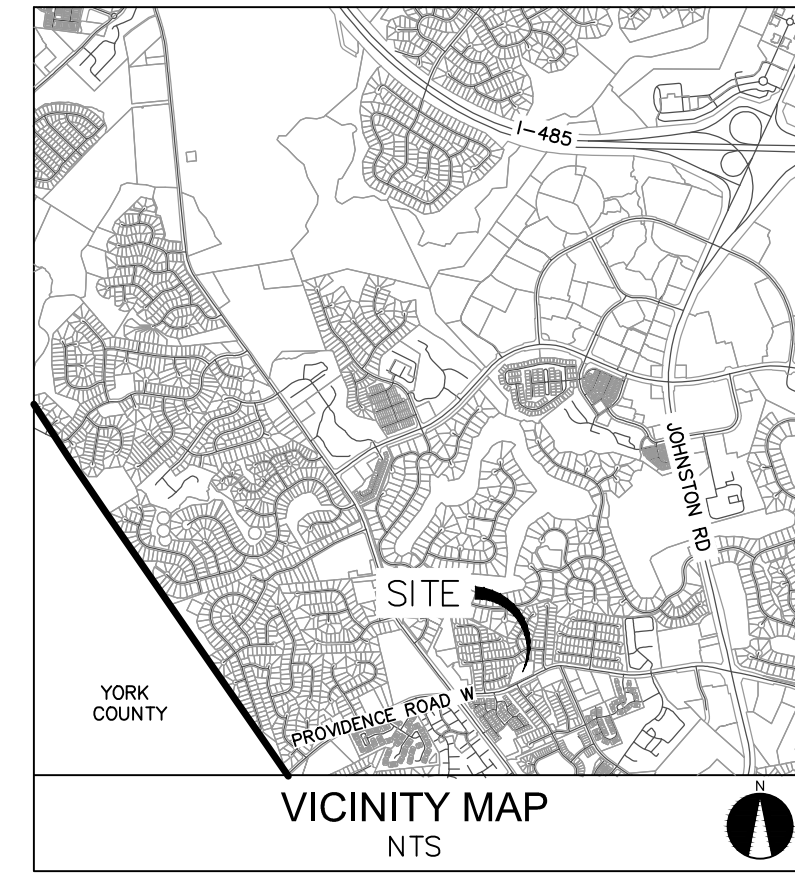




Planning Department

APPROVED BY CITY COUNCIL

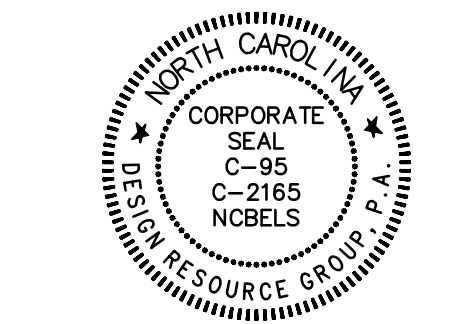
February 17, 2020



SITE DATA	
SITE AREA:	±2.22 AC. (±96,833 SF)
TAX PARCEL ID #:	223-133-05
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	SINGLE FAMILY UP TO 21 SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED USE:	UP TO 21 SINGLE FAMILY ATTACHED DWELLING UNITS
PROPOSED UNITS:	21 TOTAL UNITS
DENSITY PROPOSED:	±9.46 UNITS PER ACRE
BUILDING HEIGHT:	UP TO 40' AS MEASURED PER THE ORDINANCE
TREE SAVE PROVIDED:	15% OF ±2.22 AC = ±0.33 AC
OPEN SPACE PROVIDED:	AS REQUIRED PER ORDINANCE
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS
VISITORS PARKING:	5 SPACES



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING



REZONING PETITION  
FOR PUBLIC HEARING  
2019-140

REZONING DOCUMENT

PROVIDENCE RD WEST  
CHARLOTTE, NC  
C INVESTMENTS 5, LLC  
7512 POLYANTHA ROSE CR  
WEDDINGTON, NC 28104  
704.201.8412

SCHEMATIC  
SITE PLAN

SCALE: 1" = 30'

PROJECT #: 837-002  
DRAWN BY: WSM  
CHECKED BY: NB

AUGUST 8, 2019

REVISIONS:  
1. 12.17.19 - PER COMMENTS  
2. 27.20 - PER SITE REVISIONS

RZ-1



DEVELOPMENT STANDARDS 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 (TOWNHOMES) 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 MECKLENBURG COUNTY TAX PARCEL NUMBER 233-133-05.
  - 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 WITHIN 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 UNFEASIBLE OR UNREASONABLE, THE PETITIONER SHALL COORDINATE WITH CDOT TO PROVIDE 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, FIVER CEMENT ("HARDPLANK") AND/OR 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, 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 EXPANSES 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 EXPANSE 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 TWELVE (12) 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 OPENING.
- 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 LANDSCAPED AREA PLANTED TO CLASS C BUFFER STANDARDS ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY, WHICH MAY INCLUDE A SIX (6) FOOT OPAQUE 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 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.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR PER SECTION 6.207 OF THE ZONING ORDINANCE.