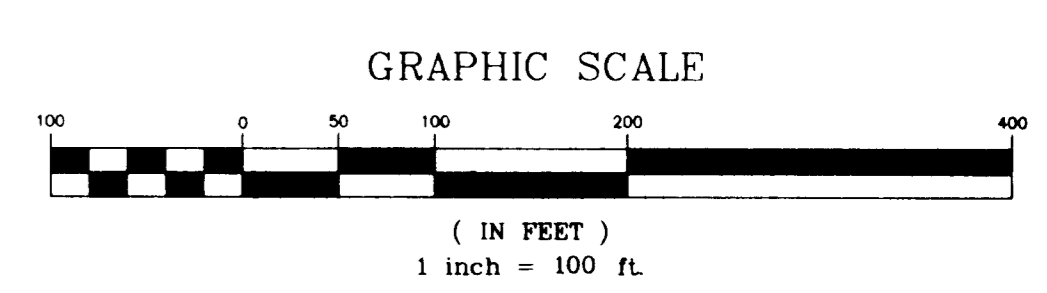


SITE DATA	
AGENT:	WKB CHARLOTTE, INC. 15720 JOHN J. DELANEY DRIVE, SUITE 360 CHARLOTTE, NC 28277 PHONE: (704) 541-6525 MR. MAX WILLIAMS
AREA (EXCLUDES R/W)	36.31 ACRES
AREA WITHIN FUTURE 100' CONNECTOR ROAD	4.98 ACRES
NET TOTAL AREA	31.33 ACRES
PROPOSED ZONING:	R-8MF(CD)
TOTAL NO. OF UNITS	156
MAXIMUM DENSITY = 8 UNITS PER ACRE	
OPEN SPACE:	50% REQUIRED

**CURRENT ZONING: R-3**  
**PROPOSED ZONING: R-8MF(CD)**

**OWNERS:** THOMAS C. & HAZEL FINCHER ROBINSON  
DEED BOOK 2008 PAGE 154  
DEED BOOK 5922 PAGE 639154  
JAMES PAUL HOUSER, JR., TRUSTEE  
DEED BOOK 7613 PAGE 301  
STEELE LIMITED PARTNERSHIP  
DEED BOOK 7613 PAGE 696



NO.	DATE	REVISION	BY
3	3-5-98	REVISED NOTES SECTION C.2(C)	EGH
2	2-5-98	REVISIONS PER CMPC AND CDOT REVIEW	WGF
1	1-15-98	REVISIONS PER CMPC INITIAL REVIEW	WGF

TECHNICAL DATA SHEET	
SHEET TITLE	REZONING PETITION NO. 98-14 FOR PUBLIC HEARING - CITY OF CHARLOTTE, NC
PROJECT	REZONING PETITION NO. 98-14 FOR PUBLIC HEARING - CITY OF CHARLOTTE, NC
DRAWN BY	WKB CHARLOTTE, INC.
CHECKED BY	WKB CHARLOTTE, INC.
DATE	15720 JOHN J. DELANEY DRIVE, SUITE 360 CHARLOTTE, NC 28277 (704) 541-6525 FAX (704) 541-6442

Rezoning Petition No. 98-14  
WKB Charlotte, Inc., Petitioner  
Development Standards  
Elm Lane At Providence Road West  
1/14/98

**A. Permitted Uses**

**Permissible Uses.**

Up to 156 condominium residential units may be constructed on the Site, together with any incidental or accessory uses associated therewith which are permitted under the Mecklenburg County Zoning Ordinance (the "Ordinance") by right or under prescribed conditions in a R-8MF Zoning District.

**B. Development Requirements**

**1. General Provisions.**

- (a) At a minimum, all applicable development standards established under the Ordinance for the R-8MF District will be satisfied in connection with development taking place on the Site.
- (b) In addition, development of the Site shall be governed by these Development Standards and the Rezoning Plan.
- (c) The number of buildings, their configurations, placements and sizes as well as the locations of streets and parking areas shown on the Technical Data Sheet 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.
- (d) 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-8MF Zoning District.
- (b) A 30 foot building setback will be established along Elm Lane (formerly Providence Road West) a 40 foot building setback will be established along Rea Road and a 40 foot building setback will be established along the future Connector Road.
- (c) Storm water detention facilities may not be installed within setback areas.

**3. Buffer Areas.**

- (a) Buffer areas established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304.
- (b) The buffer area established along the northerly margin of the Site is to remain as open space and, subject to the provisions of Sections 12.302 and 12.304 of the Ordinance, will remain undisturbed, except to the extent necessary to accommodate 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) In all buffer areas where existing trees and natural vegetation are to be cleared to accommodate berms, grading, slopes, walls, fences or the installation of utility construction, the cleared, unimproved areas will be landscaped as required by Section 12.302 of the Ordinance.
- (d) To the extent that any property adjoining the Site to the north is rezoned to and used as a multi-family zoning district, then the Class C buffer established along the northern margin of the Site may be eliminated.
- (e) Storm water detention facilities may not be installed within buffer areas.

**4. Screening.**

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

**5. 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, Rea Road or the future Connector Road or along any other public street shall be designed such that direct illumination does not extend past exterior property lines of the Site. 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.
- (b) Detached lighting fixtures will not exceed 15 feet in height, except for street lights installed along public streets.

**6. Parking.**

- (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.

**7. 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.

**8. Fire Protection.**

Adequate fire protection in the form of fire hydrants will be provided to the City Fire Marshal's specifications.

**9. 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) All parking lots will be screened from public streets in accordance with the requirements of the Ordinance.
- (c) The Site will be subject to the Planned Multi-Family requirements of Section 9.303(19) of the Ordinance.
- (d) The condominium units constructed on the Site may not contain more than one story nor exceed 30 feet in height.
- (e) The front elevation of the condominiums to be constructed on the Site will be designed such that they are substantially similar in quality and appearance to the character sketch depicted on Exhibit A which accompanies the Technical Data Sheet.
- (f) The primary exterior building material to be employed in the construction of these residential dwellings will be brick.

**10. Storm Drainage.**

- (a) Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Charlotte Engineering Department.
- (b) No storm water facilities may be placed within buffer areas or setback areas.

**11. Trash Collection.**

- (a) The Petitioner presently contemplates that trash will be collected from each individual residential 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.

**12. Berms**

If the petitioner elects to install berms in one or more areas around the perimeter of the site, these berms will take the form of rolling, variable height landscape mounds with slopes of 3:1 not exceeding six (6) feet in height above existing natural grade, rather than monolithic berms, so as to provide an attractive privacy screen for the property and its surrounding neighbors.

**C. Streets, Driveways and Sidewalks**

**1. Access Points.**

- (a) Unless Petitioner is denied a full access driveway connection to Rea Road, vehicular access to the Site will be limited to two access points, namely, one on Elm Lane (formerly Providence Road West) and one on Rea Road, all as generally depicted on the Technical Data Sheet. The configurations and ultimate locations of each of these access points 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, where applicable, the North Carolina Department of Transportation.
- (b) If Petitioner is denied a full access driveway connection to Rea Road, then it may seek a full access driveway connection to the future Connector Road in the general area depicted on the Technical Data Sheet.

**2. Sidewalks.**

- (a) The Petitioner will install a 5 foot wide sidewalk having an 8 foot wide planting strip along Elm Lane (formerly Providence Road West).
- (b) The Petitioner will install a 5 foot wide sidewalk having an 8 foot wide planting strip along the proposed extension of Rea Road if this type of sidewalk is not proposed to be installed by the North Carolina Department of Transportation.
- (c) The Petitioner will install a sidewalk running along one side of the east/west spine road running within the Site on Elm Lane to proposed Rea Road.

**3. Dedication of Rights-of-Way.**

- (a) A 100 foot wide right-of-way for the future Connector Road which is proposed to run through the southern part of the Site along the alignment generally depicted on the Technical Data Sheet.
- The Petitioner reserves the right to clear, grade and utilize the northerly 85 foot wide section of the right-of-way (as depicted on the Technical Data Sheet) for staging and grading purposes. To the extent such section is so utilized, the cleared area will be seeded and stabilized with grass under the requirements set forth in an approved erosion control plan developed at the time of design plan submittals. No permanent improvements or structures will be placed within this right-of-way area other than storm drainage or utility crossings that may be required to service this site.
- Such additional right-of-way will be dedicated at the time the City of Charlotte requests dedication to construct the proposed connector road.
- (b) This right-of-way dedication will be made within 60 days after receipt of a written request from CDOT and will not be tied to the issuance of any permit for the construction of a building on the Site.

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

**E. Binding Effect of the Rezoning Application**

- 1. If the Petitioner'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 of the Petitioner 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 and the current and subsequent owners of the Site who, from time to time, may be involved in any future development of the Site.

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