

VICINITY MAP N.T.S.

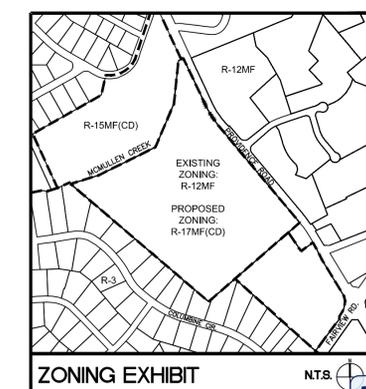
SURVEY DISCLAIMER
 TOPOGRAPHIC OR "ALTA"/ASCM LAND TITLE SURVEY SURVEY JUNE 13, 2012. PROVIDED BY A.G. ZOUTEWELLE, 1418 EAST FIFTH STREET, CHARLOTTE, NC 28204, (704) 372-9444.

REZONING SUMMARY

PETITIONER & OWNER:	CAMDEN DEVELOPMENT, INC. 1420 SPRING HILL RD SUITE 200 MCLEAN, VA 22102
REZONING SITE AREA (GROSS):	±36.10 ACRES
AREA TO BE DEDICATED (PROVIDENCE ROAD):	±1.89 ACRES
REZONING SITE AREA (NET):	±34.21 ACRES
TAX PARCEL #:	183-121-11
EXISTING ZONING:	R-12MF
PROPOSED ZONING:	R-17MF (CD)
EXISTING USES:	407 MULTI-FAMILY RESIDENTIAL UNITS.
PROPOSED USES:	UP TO 580 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-17MF ZONING DISTRICT.
MAX. BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED FOUR STORIES.
PARKING:	REQUIRED: 1.50/UNIT MIN.
OPEN SPACE:	A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE/OPEN SPACE AREAS AS DEFINED BY THE TREE ORDINANCE.

LEGEND

	GREENWAY DEDICATION AREA
	CREEK EASEMENT
	DUKE RIGHT-OF-WAY



ColeJenest & Stone

*Shaping the Environment
Realizing the Possibilities*

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
PH 704.376.1555 F 704.376.7851
WWW.COLEJENESTANDSTONE.COM

CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200
McLean, Virginia 22102

CAMDEN PINEHURST

4100 Providence Road
Charlotte, NC 28204

REZONING PLAN

Project No. 4161
 Issued 11/26/12

Revised 01/18/13
 02/22/13



SCALE: 1"=80'

0 40' 80' 160'

RZ1.0

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

RECEIVED
 By mcaldo at 2:45 pm, Feb 22, 2013



ColeJenest & Stone

*Shaping the Environment
Realizing the Possibilities*

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
URL: www.colejeneststone.com

CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200
McLean, Virginia 22102

CAMDEN PINEHURST

4100 Providence Road
Charlotte, NC 28204

REZONING PLAN

Project No.

4161

Issued

11/26/12

Revised

01/18/13

02/22/13



SCALE: 1"=200'

0 100' 200' 400'

RZ1.1

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2013 ©

Site Development Data:

- Acreage: ± 36.10 acres
- Tax Parcel #: 183-121-11
- Existing Zoning: R-12MF
- Proposed Zoning: R-17MF(CD)
- Existing Uses: 407 multi-family residential units and accessory uses.
- Proposed Uses: Up to 580 multi-family dwelling units together with accessory uses, as allowed in the R-17MF zoning district.
- Maximum Building Height: As allowed by the Ordinance
- Parking: 1.5 spaces per unit minimum
- Open Space: A minimum of 15% of the Site will be established as tree save/open space areas as defined by the Ordinance

I. General Provisions:

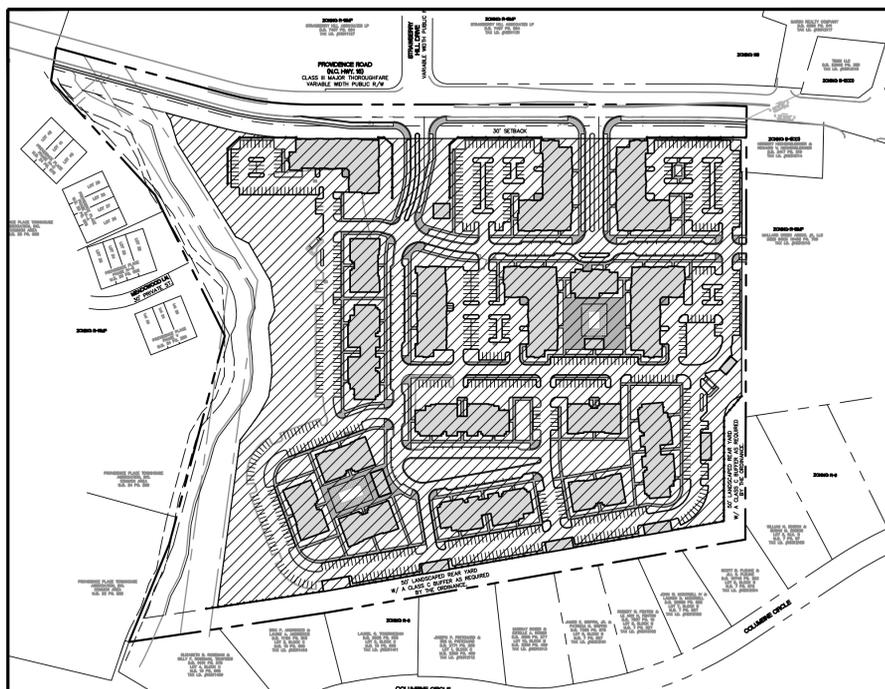
- a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Camden to accommodate development of multi-family dwellings on an approximately 36.10 acre site located at 4100 Providence Road (the "Site").
- b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the R-17MF zoning district classification shall govern development taking place on the Site.
- c. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. Parking layouts and driveways for surface and structured parking may be modified to accommodate final building locations, and parking spaces may be located within the maximum building/parking envelopes and development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 22. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 580 multi-family dwelling units together with accessory uses allowed in the R-17MF zoning district.
- b. Surface parking areas will not be allowed between Providence Road and the buildings that abut Providence Road, provided, however, surface parking areas may be located to the side of the buildings abutting Providence Road as generally depicted on the Rezoning Plan. The Petitioner will provide along Providence Road a low decorative brick wall that will be used to screen parking areas located along Providence Road as generally depicted on the Rezoning Plan.

3. Transportation/Access Notes:

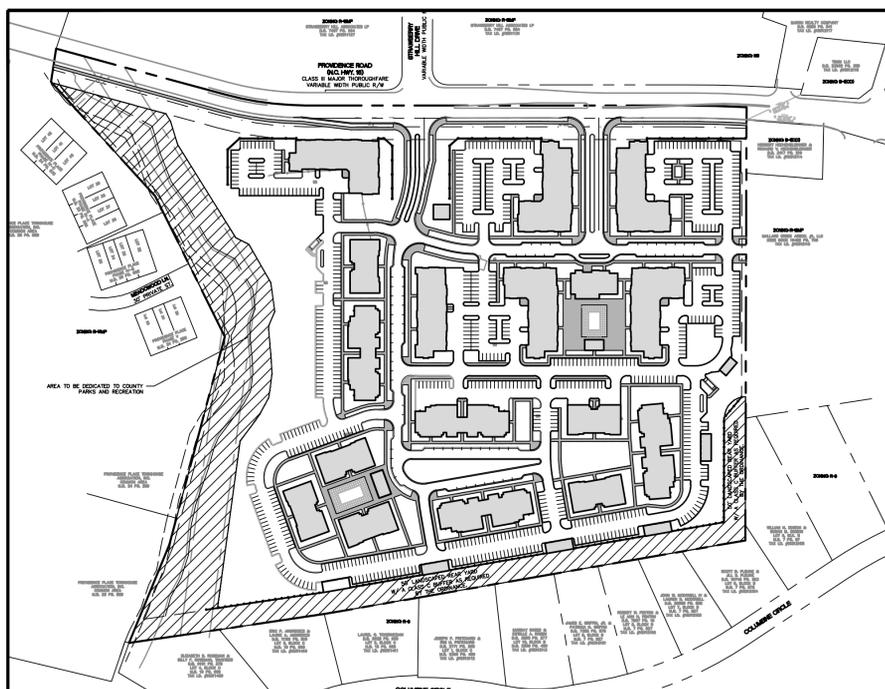
- a. Except as described below in this subsection access to the Site will be from Providence Road as generally depicted on the Rezoning Plan. The Rezoning Plan, however, references a possible vehicular/pedestrian connection from the Site to that certain parcel located adjacent and to the south of the Site and known as Tax Parcel # 183-121-10 (the "Southern Adjacent Parcel"). In order to promote such a possible future vehicular/pedestrian connection between the Site and the Southern Adjacent Parcel, Petitioner agrees to the following provisions:
 - (i) the Petitioner shall design the Site in such a manner to allow for one vehicular and pedestrian connection by way of a private driveway or private street to permit pedestrians and automobiles between the Site and the Southern Adjacent Parcel (but not commercial truck traffic);
 - (ii) as part of the development contemplated by this Rezoning Plan, such connection will be installed by Petitioner to the common property line in substantially the location and containing substantially the same design as depicted on Sheet RZ-1.4 of the Rezoning Plan, including sidewalk improvements consisting of a 6 foot wide sidewalk and 8 foot wide planting strip on both sides of such private street. Such street shall be constructed to a residential wide cross-section;
 - (iii) minor adjustments in the location of the possible connection can be made in consultation with Planning Department during the Planned Multi-family review and approval process;
 - (iv) to the extent that development of the portion of the Site over which the possible connection is to be made occurs prior to redevelopment of the Southern Adjacent Parcel, the portion of the connection on the Site will be designed and constructed at the property line within ±2 feet above or below the existing grade of the Southern Adjacent Parcel to facilitate the connection;
 - (v) the connection shall be opened only upon the redevelopment of the Southern Adjacent Parcel in such a manner as to require, either by conditional rezoning conditions, subdivision requirements or other regulatory requirements, a vehicular and pedestrian connection from the Southern Adjacent Parcel to the Site;
 - (vi) once such connection is made it shall remain open to the public for pedestrians and automobiles (but not commercial truck traffic) by way of a private driveway/street connection; and
 - (vii) it is understood that no financial payment shall be due to either the Petitioner nor the owner of the Southern Adjacent Parcel for the connection except that such parties shall agree to bear the cost of the maintenance and repair of their respective portions of the connection pursuant to a reciprocal cross-easement agreement to be recorded in Mecklenburg County Public Registry prior to issuance of a building permit for the first building to be constructed on the Site as part of the Redevelopment.
- b. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Providence Road. This right-of-way dedication will occur prior to the issuance of the first certificate of occupancy for the first building completed on the Site.
- c. The Petitioner will construct the southern driveway on Providence Road so that it is restricted to right-in/right-out and left in movements only. The final design of the proposed southernmost driveway will be subject to the reasonable review/approval of CDOT and NCDOT during the permitting process, to ensure installation substantially in accordance with the Rezoning Plan.
- d. The Petitioner will design the northern driveway on Providence Road as a full movement signalized driveway as generally depicted on the Rezoning Plan. If a traffic signal is approved at this location by NCDOT and CDOT within one (1) year of the approval of this Petition, the Petitioner will provide funds to the City of Charlotte to signalize the intersection. It is estimated that the cost for the installation of traffic signal will be \$80,000; the Petitioner's contribution toward the installation of the traffic signal will not exceed \$90,000. The signal installation design will consist of wooden poles with associated pedestrian signals. If NCDOT/CDOT approves the installation of the signal within the time frame described above, the Petitioner will enter into an agreement with the CDOT to install the traffic signal with the funds described above prior to the issuance of the first building permit. If the traffic signal is not installed by NCDOT/CDOT prior to the first certificate of occupancy, the project development may proceed ahead as proposed, including the proposed driveway designs.
- e. The Petitioner will extend, from 65 feet to 150 feet, the northbound left turn lane from Providence Road to the Site's new northern driveway.
- f. Subject to the provisions and design described in Section 3.d. above the placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT/NCDOT, required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT/NCDOT in accordance with applicable published standards.
- g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.



INSET A
BUILDING AND PARKING ENVELOPE AREA EXHIBIT

SCALE: 1"=200'

0 100' 200' 400'



INSET B
DEDICATED TREE SAVE AREA EXHIBIT

SCALE: 1"=200'

0 100' 200' 400'



ColeJenest & Stone

*Shaping the Environment
Realizing the Possibilities*

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200
McLean, Virginia 22102

CAMDEN PINEHURST

4100 Providence Road
Charlotte, NC 28204

REZONING PLAN

Project No.
4161

Issued
11/26/12

Revised

01/18/13
02/22/13

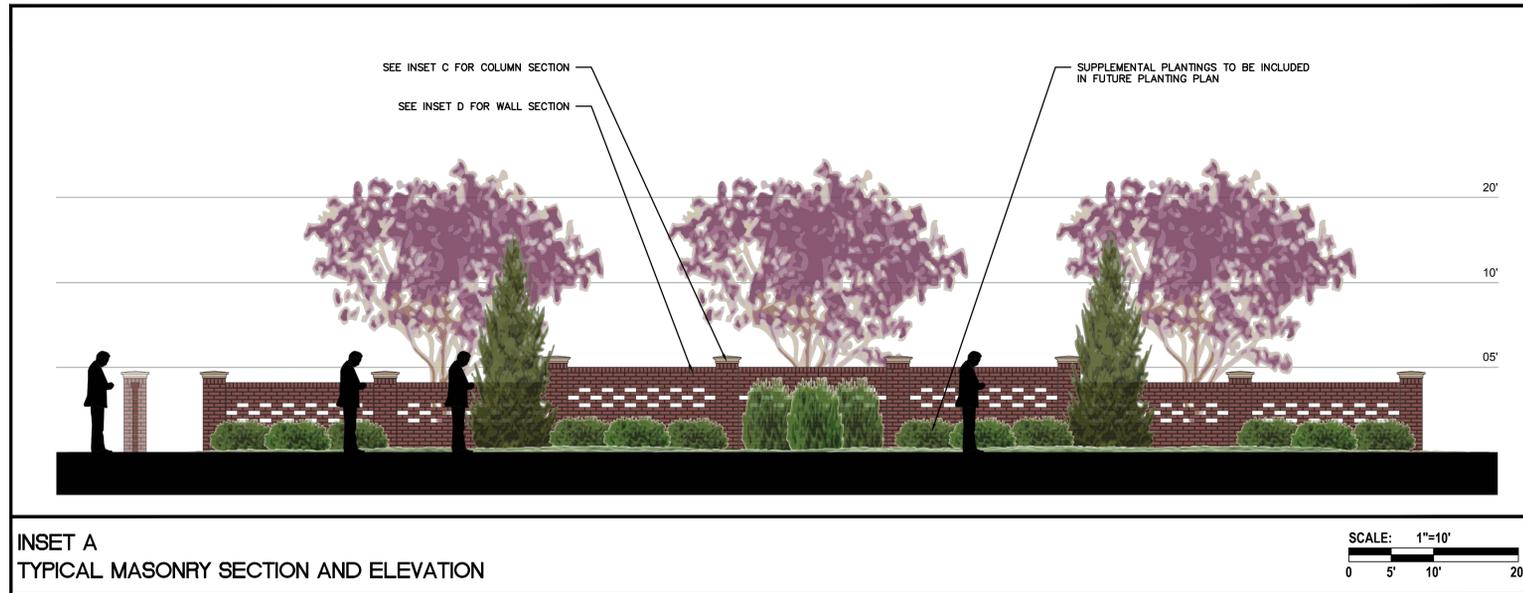


SCALE: VARIES(X)
0 .5X X 2X

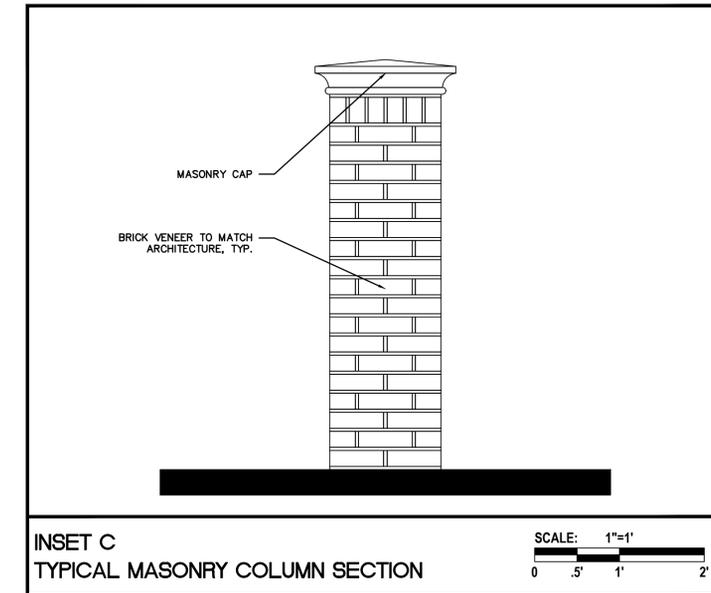
RZ1.2

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2013 ©



INSET A
TYPICAL MASONRY SECTION AND ELEVATION



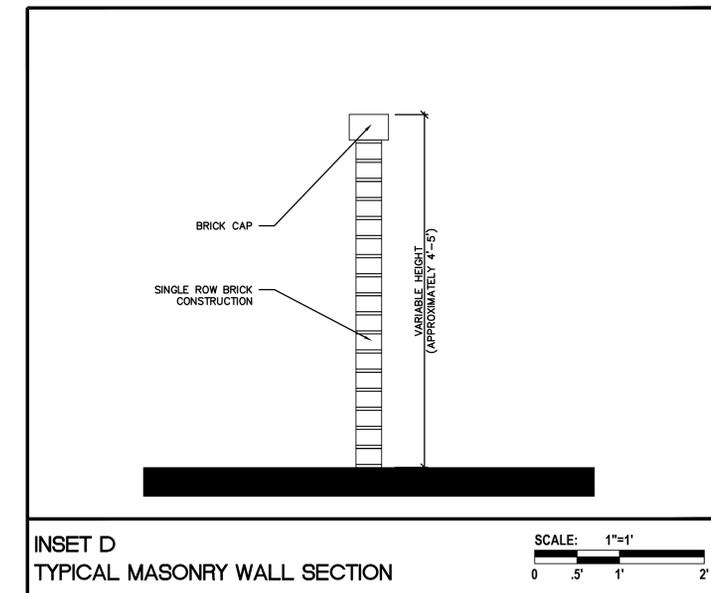
INSET C
TYPICAL MASONRY COLUMN SECTION

NOTES

1. THE BUILDING ELEVATIONS DEPICTED REFLECT A GENERAL ARCHITECTURAL STYLE FOR THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS).
2. NO MORE THAN 25 PERCENT OF THE WALL SURFACE SHALL BE LEFT OPEN.
3. THE WALL SHALL BE CONSTRUCTED IN A DURABLE FASHION OF BRICK.



INSET B
VIEW FROM PROVIDENCE ROAD



INSET D
TYPICAL MASONRY WALL SECTION



ColeJenest & Stone

*Shaping the Environment
Realizing the Possibilities*

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200
McLean, Virginia 22102

CAMDEN PINEHURST

4100 Providence Road
Charlotte, NC 28204

REZONING PLAN

Project No.
4161

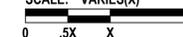
Issued
11/26/12

Revised

01/18/13
02/22/13



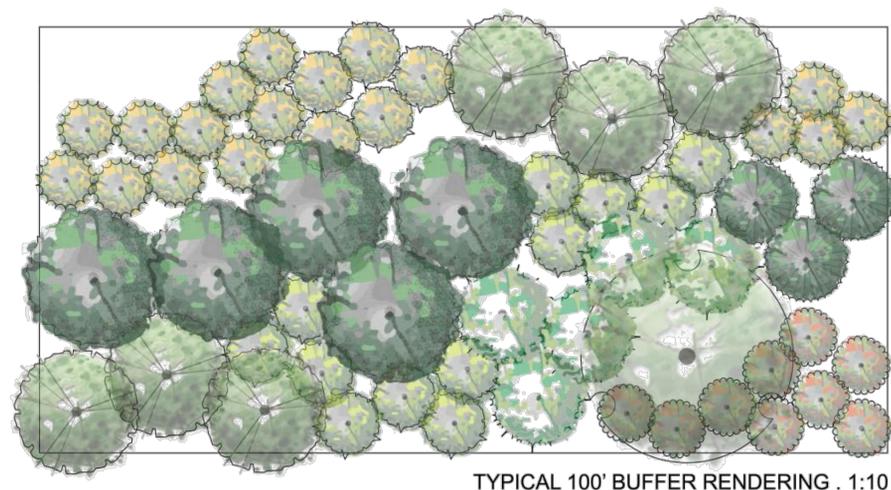
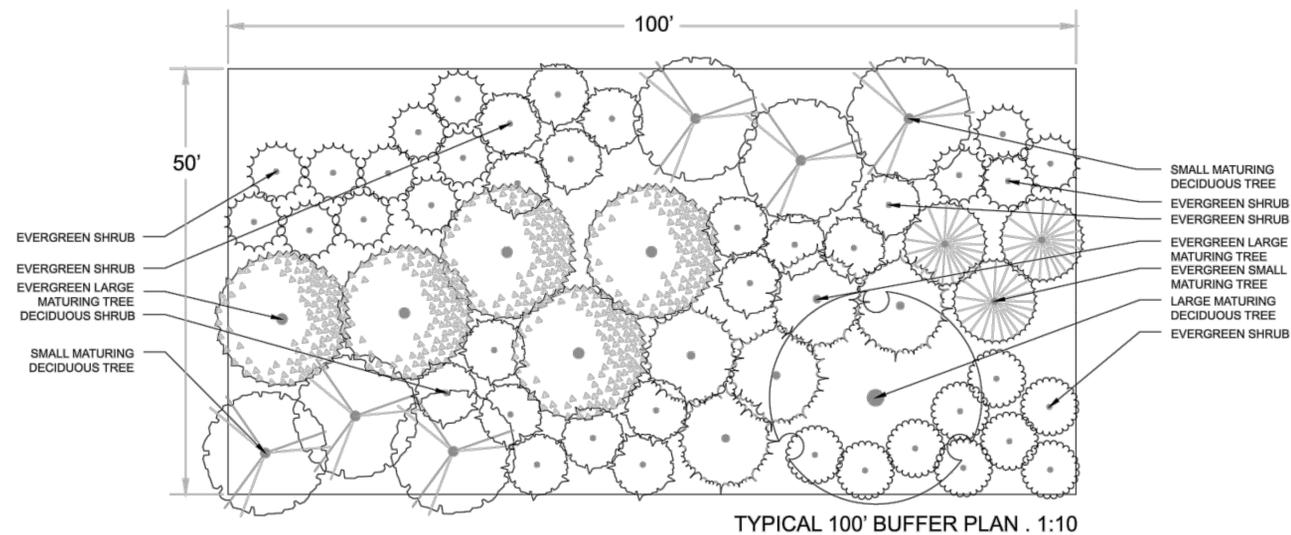
SCALE: VARIES(X)



RZ1.3

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2013 ©

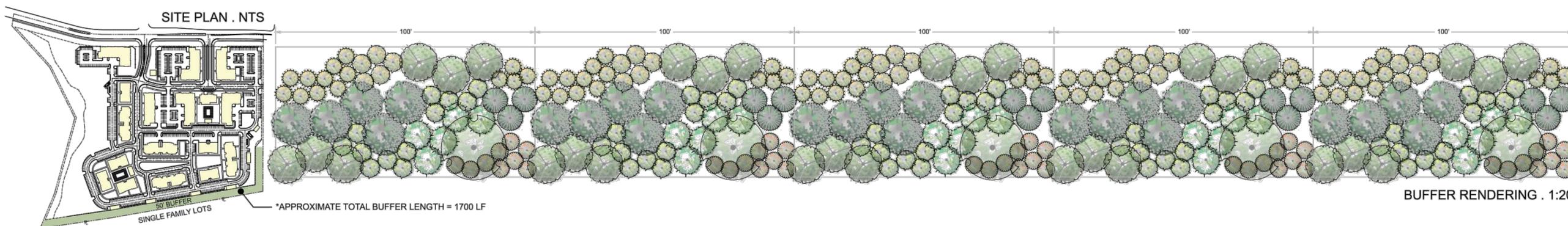


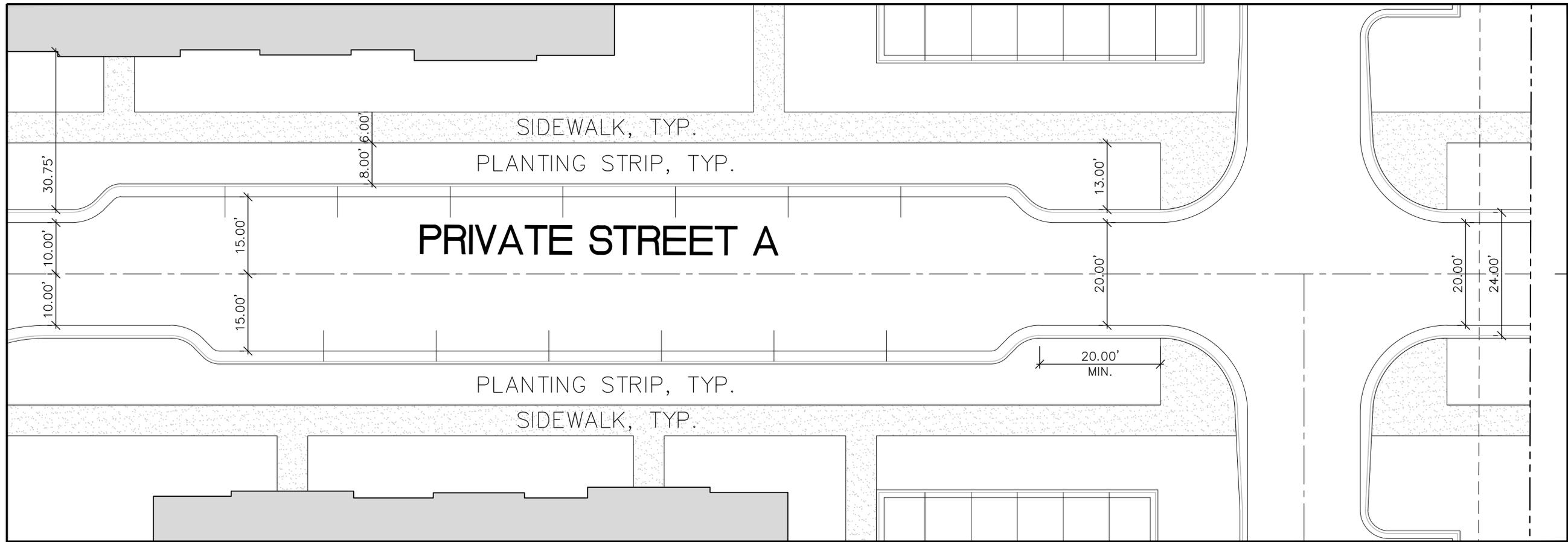
NOTES

CLASS C BUFFER

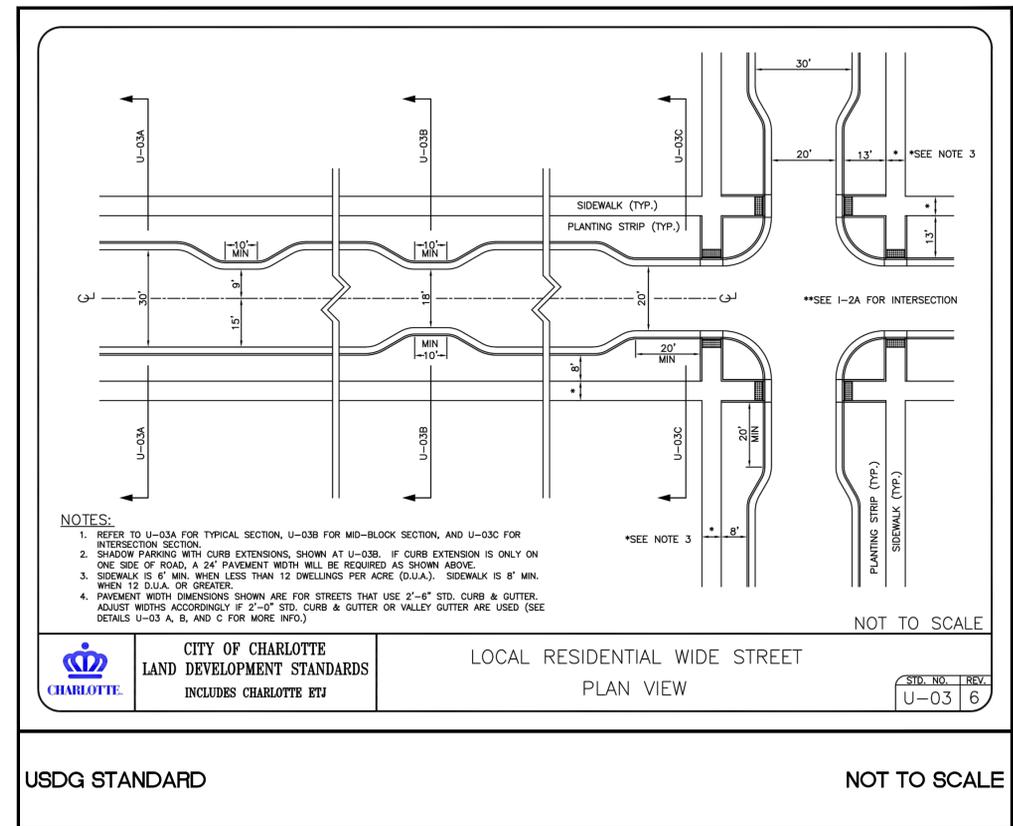
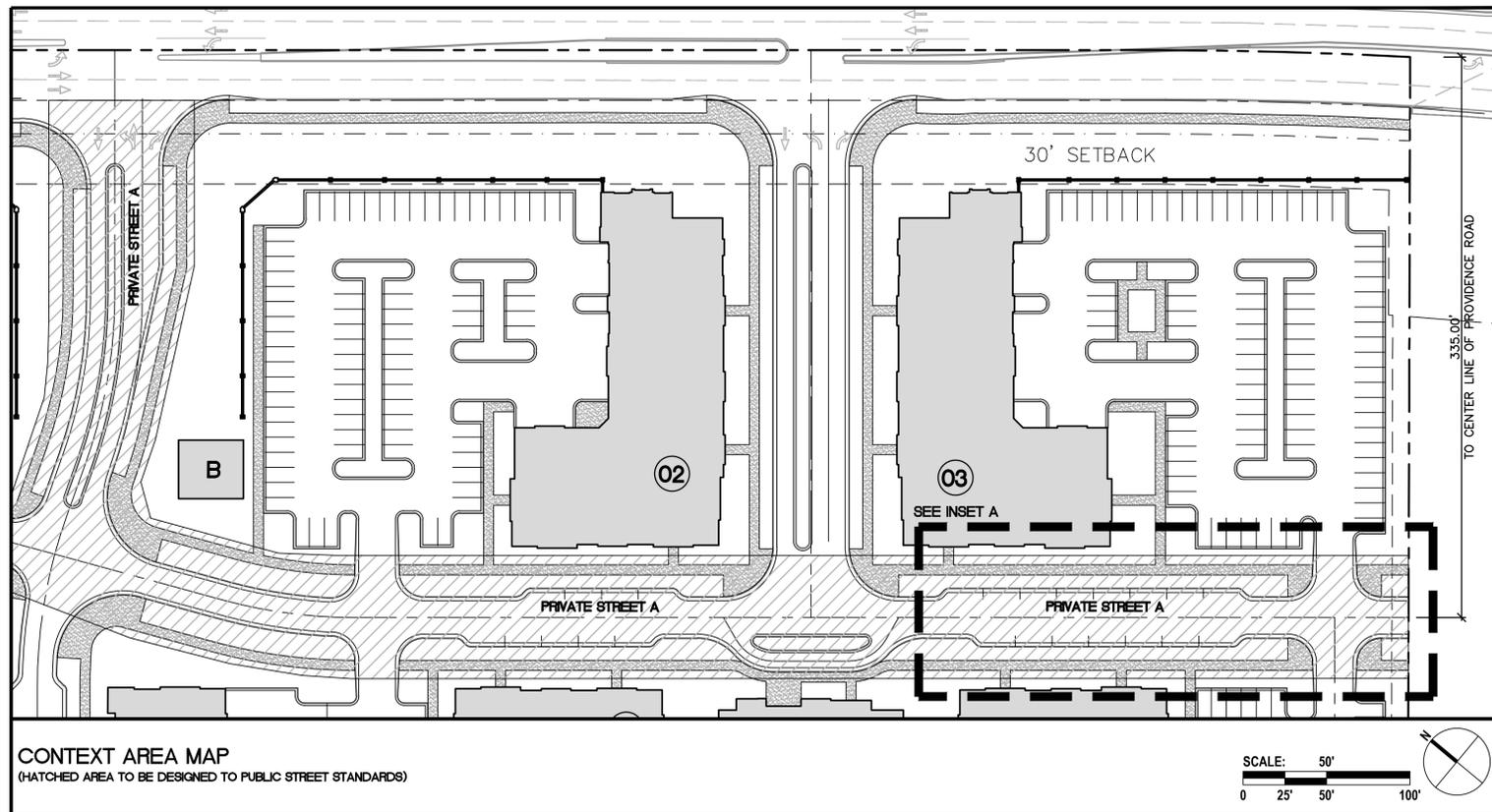
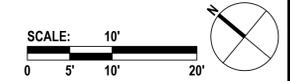
REQUIRED:
9 TREES (4 MUST BE LARGE MATURING)
20 SHRUBS (25% CAN BE DECIDUOUS)

PROVIDED:
20 TREES (11 LARGE MATURING, 9 MEDIUM MATURING)
40 SHRUBS (LESS THAN 25% DECIDUOUS)





INSET A
TYPICAL STREET 'A' DIMENSIONING
 NOTE: THE PETITIONER HAS MODIFIED THE PROPOSED CROSS-SECTION TO UTILIZE SIX(6) FOOT SIDEWALKS, IN LIEU OF EIGHT(8) FOOT SIDEWALKS, AS PART OF THE CONSTRUCTION OF THIS PRIVATE STREET.



ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 P: 704.376.1555 F: 704.376.7851
 URL: www.colejeneststone.com

CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200
 McLean, Virginia 22102

CAMDEN PINEHURST

4100 Providence Road
 Charlotte, NC 28204

REZONING PLAN

Project No.
 4161

Issued
 11/26/12

Revised
 01/18/13
 02/22/13



SCALE: VARIES(X)
 0 .5X X 2X

RZ1.4

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2013 ©