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**1420 Spring Hill Road, Suite 200
McLean, Virginia 22102**

4100 Providence Road
Charlotte, NC 28204

Project No.

4161

Issued

11/26/12

Revised

01/18/13



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- 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

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.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses, parking areas, building footprints, landscaping, site access, circulation, and other elements of the proposed development and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Plan, the development shown on the Rezoning Plan is not intended to represent or depict actual or exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development that may be permitted by the Rezoning Plan. The development phases and the sequence of development phases within the maximum building footprint(s) generally depicted on the Rezoning Plan as long as the phases maintain the general building and parking orientation and character of the development generally shown on the Rezoning Plan. Changes to the Rezoning Plan will be revised and approved as allowed by Section 6.207(2).

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.

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 shall 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

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 #06-079-0080. This reference was made because it is likely that there may exist some type of future vehicular/pedestrian connection between the Site and the Southern Adjacent Parcel. Petitioner agrees to design the Site in such a manner to allow for one such vehicular and pedestrian connection by way of a private driveway or street. Such connection, if made, would include sidewalk improvements consisting of a 5 foot wide sidewalk and 8 foot wide planting strip on both sides of such driveway or street. It is understood that this connection generally depicted on the Rezoning Plan is merely illustrative in nature, and can be adjusted or modified at any time during planning process. During the Planning Department's review and approval process, the vehicular/pedestrian connection shall be made 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. Furthermore, Petitioner shall not be required to make such connection in the event it occurs without first obtaining all applicable permits from the City.

b. In addition to the above referenced potential connection, which is subject to future development, application petition. Once such connection is made it shall remain open to the public by way of a private driveway/street connection.

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 as generally depicted on the Rezoning Plan.

4. The Petitioner will depict the northern driveway on Providence Road as a full movement signalized driveway as generally depicted on the Rezoneing Plan. If a traffic signal is approved at this location by NCDOT and CDOT, 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 \$900,000. The signal installation design will consist of wooden poles with associated pedestrian signals. If the traffic signal is not approved by NCDOT/CDOT in time for its installation 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.

a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, and/or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.

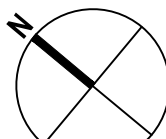
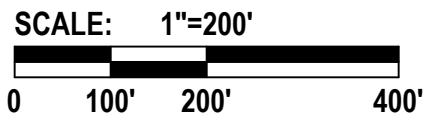
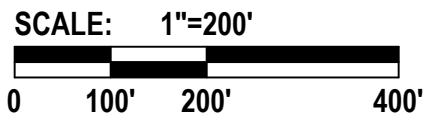
b. The apartment buildings adjacent to the homes on Columbine Circle (Bldg.'s 11, 13, 14, 15 and 16) will be designed so that the portion of the building facing the properties on Columbine Circle do not exceed a height of three (3) stories.

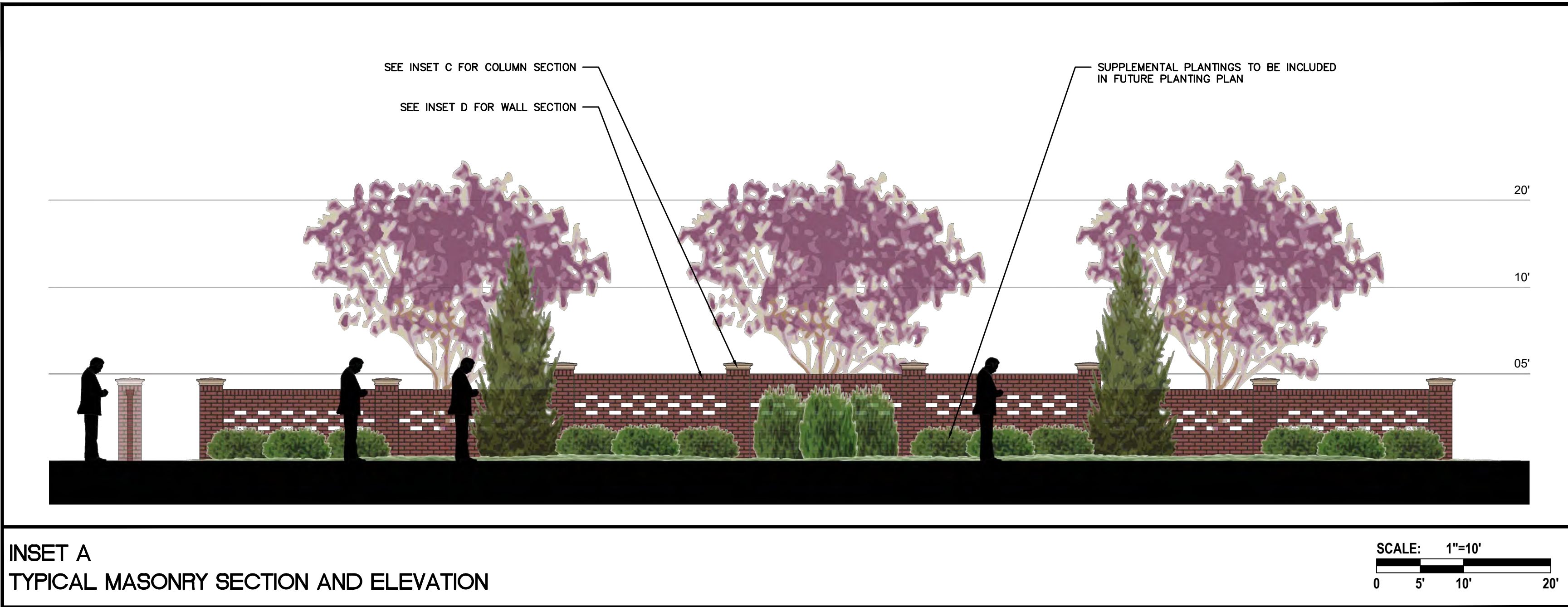
c. The Rezoning Plan illustrates a number of accessory structures (garages) along the western property boundary. The number of these accessory structures (garages) that may be constructed along this western property boundary may vary from what is depicted.

d. Meter banks will be will be screened.

e. HVAC and related mechanical equipment will be screened from public view at grade

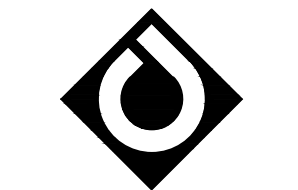
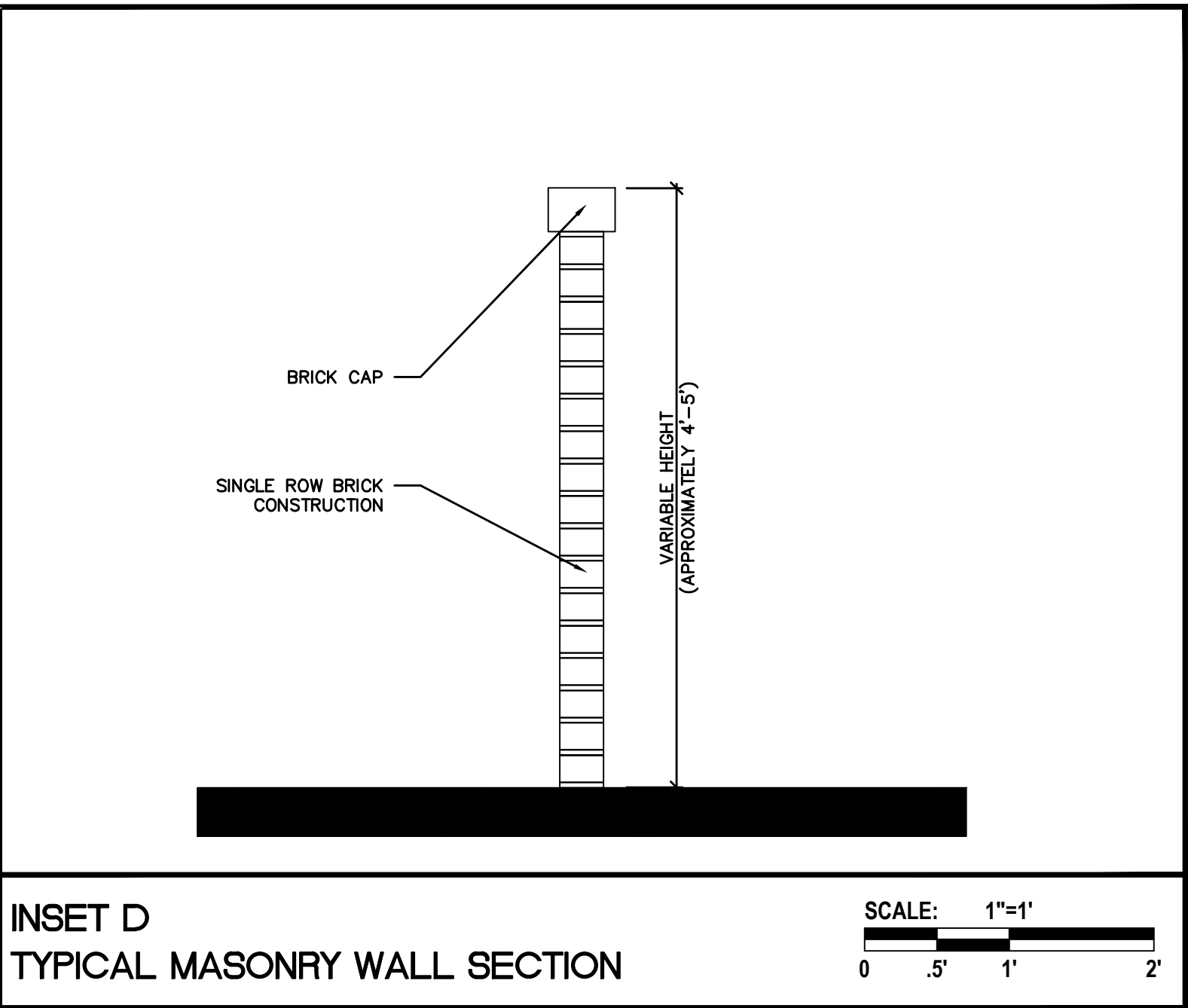
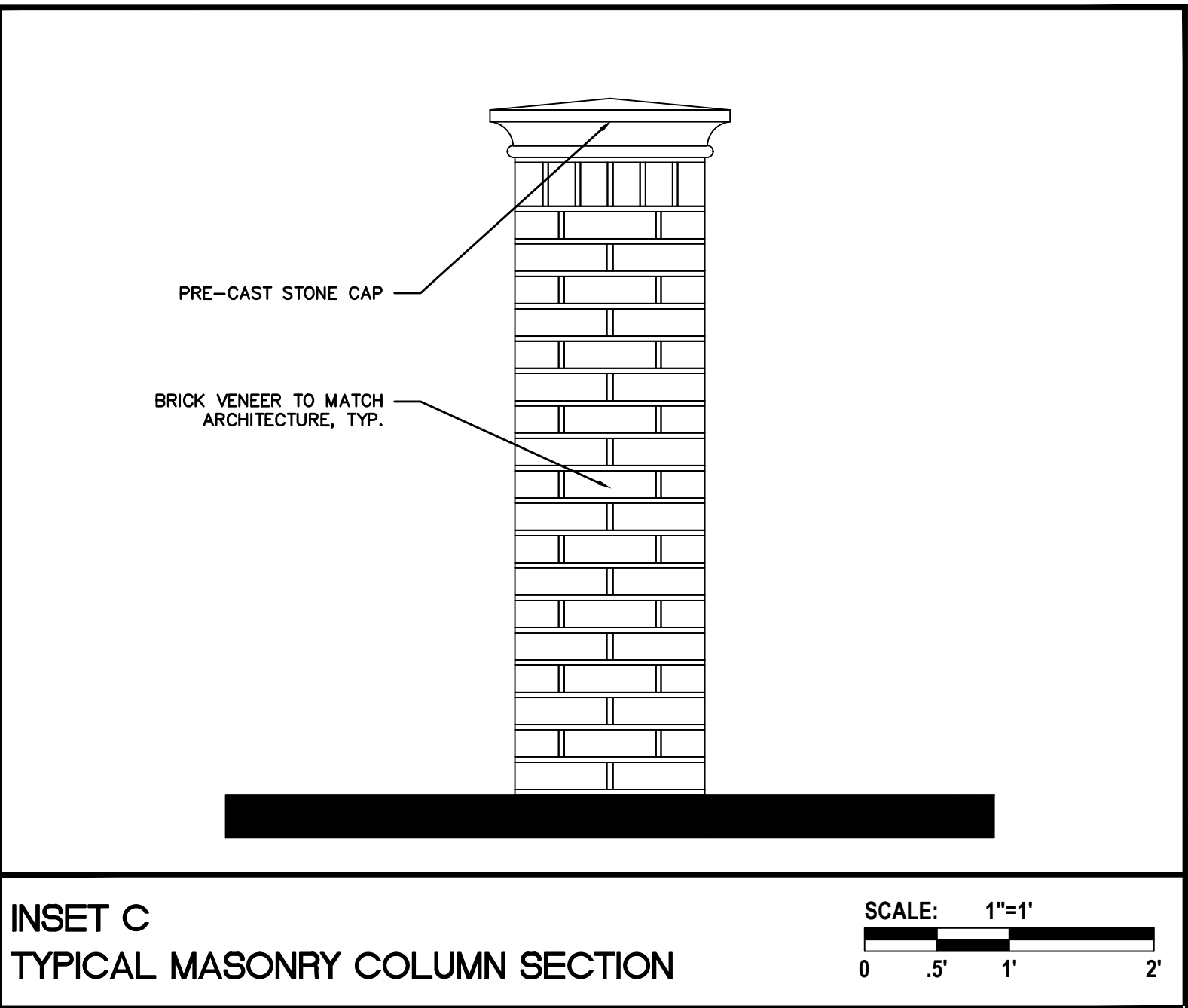
f. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.





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.
4. THE WALL SHALL BE CONSTRUCTED IN A DURABLE FASHION OF BRICK.



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& Stone**

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Realizing the Possibilities*

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CAMDEN DEVELOPMENT, INC.

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CAMDEN PINEHURST

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Charlotte, NC 28204

REZONING PLAN

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SCALE: VARIES(X)

0 .5X X 2X

RZ1.2

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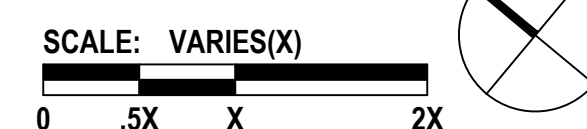
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RZ1.3

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