

March 20, 2015

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by David Willis for an approximately 1.5 acre site located on the east side of Providence Road between Beverly Crest Boulevard and Arboretum Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-C zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal drive depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- D. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

PERMITTED USES

The Site may be devoted only to a childcare center that may serve a maximum of 185 children and to any incidental and accessory uses associated therewith that are allowed in the UR-C zoning district including, without limitation, playground and recreational areas. The childcare center shall comply with the requirements of Section 12.502 of the Ordinance.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. Off-street vehicular parking shall be provided on the Site in accordance with the requirements of Section 12.502(4)(f) of the Ordinance.

- C. Bicycle parking shall be provided on the Site in accordance with the requirements of the Ordinance.

MAXIMUM FLOOR AREA

The principal building to be located on the Site may contain a maximum of 12,000 square feet of gross floor area.

ARCHITECTURAL STANDARDS

- A. The maximum height of the principal building to be located on the Site shall be 40 feet.
- B. Attached to the Rezoning Plan are schematic architectural renderings of the front, side and rear elevations of the principal building to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of the front, side and rear elevations of the principal building. Accordingly, the front, side and rear elevations of the principal building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the relevant schematic architectural rendering attached to the Rezoning Plan. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the principal building are permitted.
- C. The exterior building materials for the principal building to be constructed on the Site are designated and labeled on the attached schematic architectural renderings of the building. The exterior building materials installed on the principal building shall be substantially similar in type and percentages to those specified and depicted on the attached schematic architectural renderings.
- D. A detail of the 6 foot fence to be installed on the Site is set out on the Rezoning Plan.

SETBACK AND YARDS

- A. A 20 foot setback from Providence Road shall be provided as more particularly depicted on the Rezoning Plan.
- B. Development of the Site shall comply with the yard requirements of the UR-C zoning district.

STREETSCAPE/LANDSCAPING/BUFFER

- A. Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.

- B. An 18 foot wide buffer that meets the tree and shrub requirements of a Class C buffer shall be established along the Site's northern boundary line, and a 10 foot buffer that meets the tree and shrub requirements of a Class C buffer shall be established along the Site's eastern and southern boundary lines as more particularly depicted on the Rezoning Plan.
- C. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Providence Road as generally depicted on the Rezoning Plan
- D. A minimum 5 foot wide sidewalk shall provide pedestrian connectivity from the principal building to be located on the Site to the sidewalk to be installed along the Site's frontage on Providence Road.

ENVIRONMENT FEATURES

Development of the Site shall comply with the City of Charlotte Tree Ordinance. The approximate locations of the required tree save areas have been indicated on the Rezoning Plan, however, the final locations may vary from what is depicted on the Rezoning Plan.

SIGNAGE

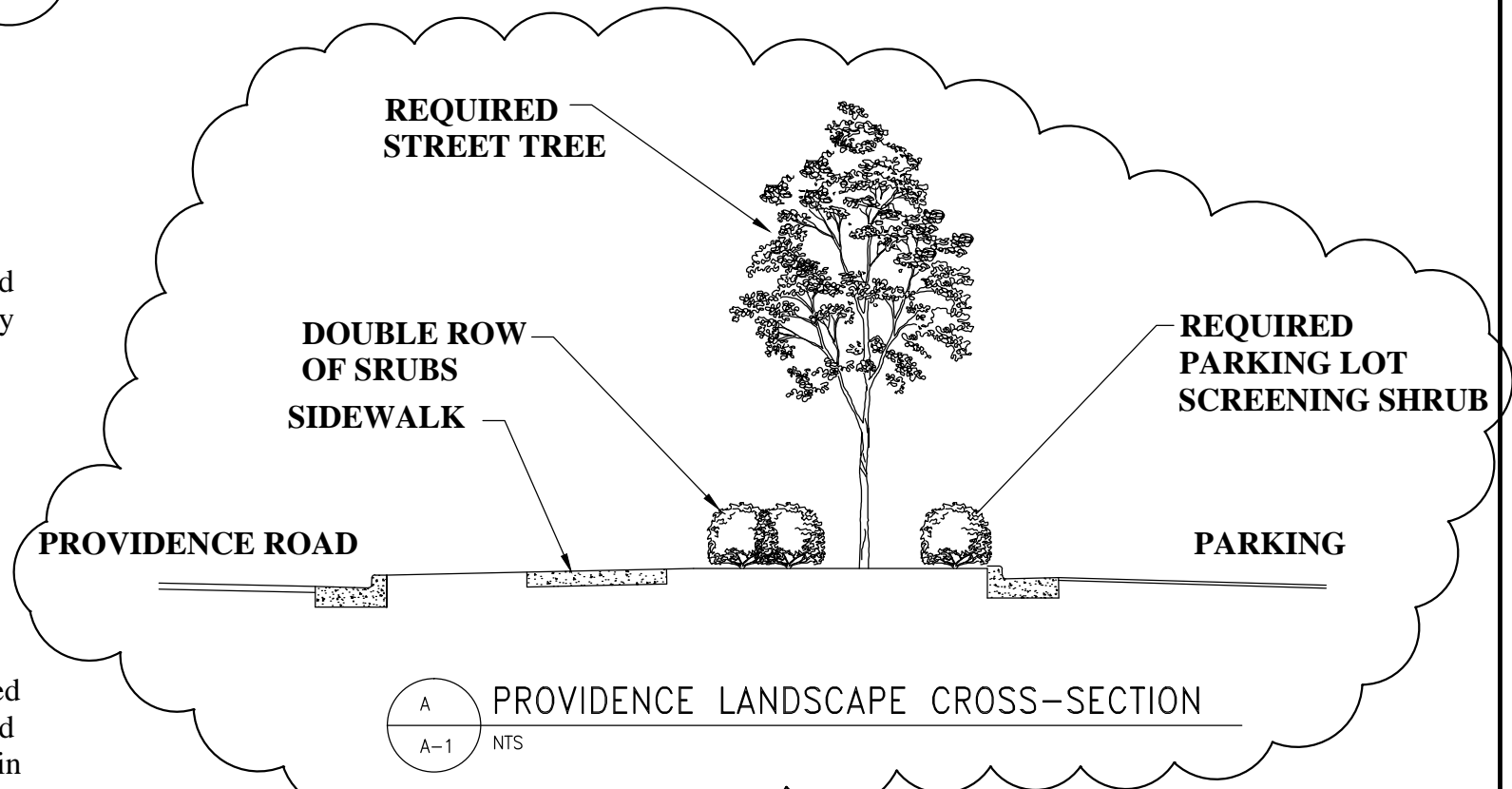
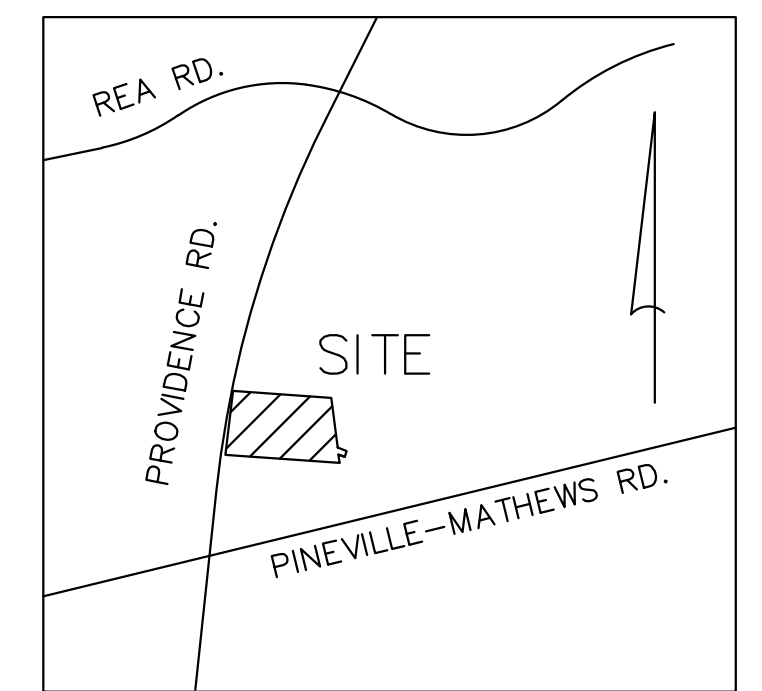
All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

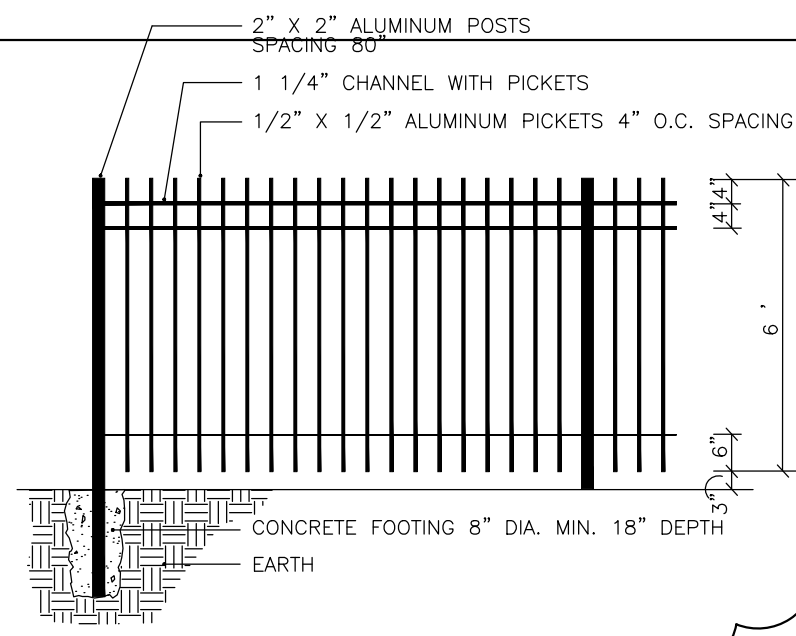
- A. All freestanding lighting fixtures installed on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 20 feet.
- C. Lighting fixtures attached to any building located on the Site shall be decorative, capped and downwardly directed.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current 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 Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

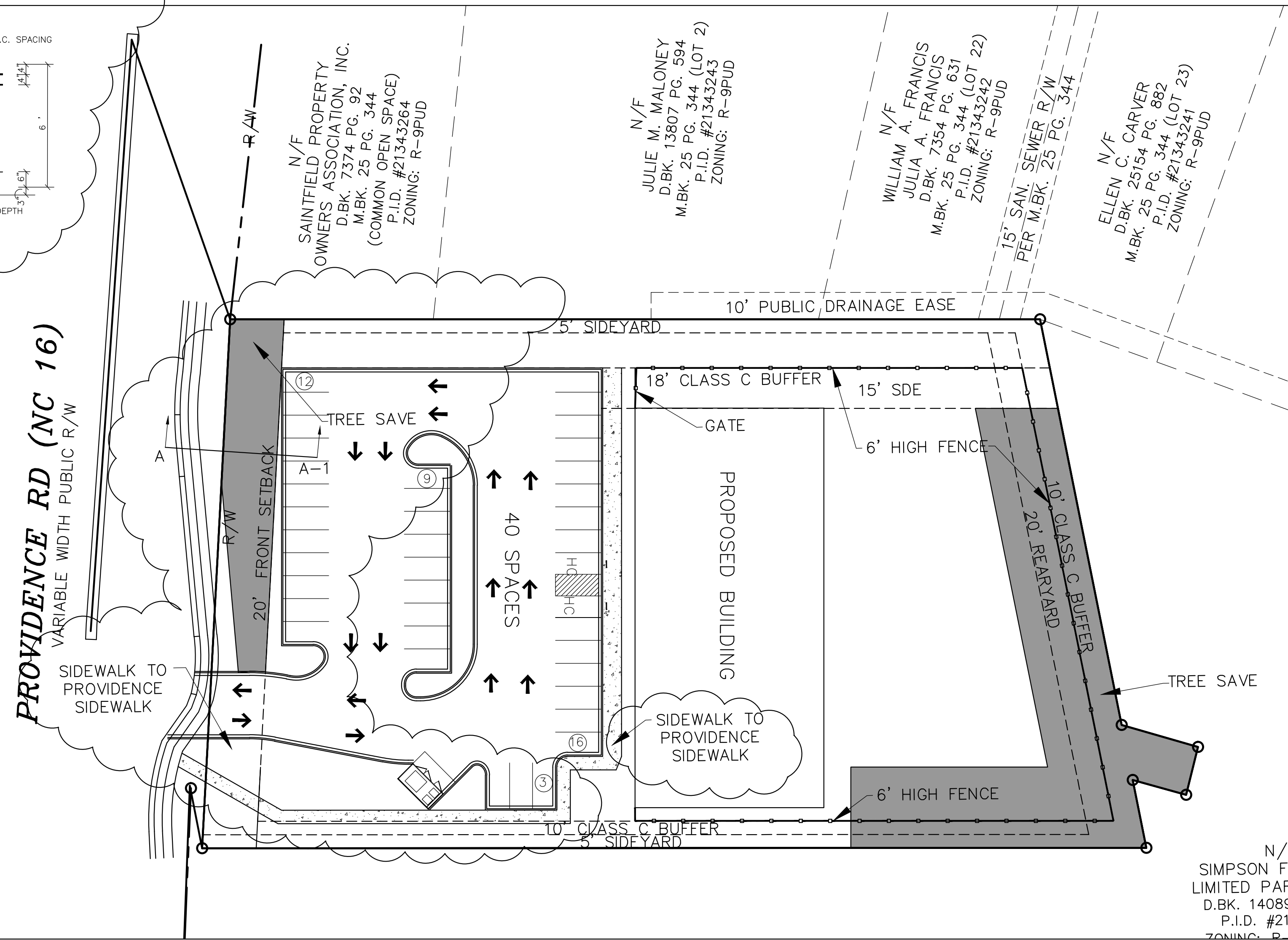


NOTES:
Design elements of the fence may be altered prior to installation, provided, however, that the fence that is installed must have a minimum height of 6 feet and it must be a black aluminum fence.



SPRINGS FARM LN
VARIABLE WIDTH PUBLIC R/W

PROVIDENCE RD (NC 16)
VARIABLE WIDTH PUBLIC R/W



ZONING CODE SUMMARY

PROJECT NAME: KIDDIE ACADEMY
 PROJECT ADDRESS: 7509 PROVIDENCE ROAD
 TAX PARCEL: 21344175
 EXISTING ZONING: R-3
 EXISTING USE: VACANT SINGLE FAMILY HOME
 PROPOSED REZONING: UR-C(CD)
 PROPOSED USE: CHILDCARE THAT CAN ACCOMMODATE A MAXIMUM OF 185 CHILDREN & 20 EMPLOYEES
 JURISDICTION: CHARLOTTE
 SITE AREA: 1.5 AC

SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 20'

BUFFERS:
 NORTH: 18' CLASS C
 EAST: 10' CLASS C
 SOUTH: 10'

PARKING SUMMARY:
 REQUIRED: 1 SPACE PER 10 CHILDREN & 1 SPACE PER EMPLOYEE
 39 SPACES
 PROVIDED: 40 SPACES

TREE SAVE:
 15% OF TOTAL SITE ACREAGE
 REQUIRED: 1.5(0.15) = 0.225 - 9,801 FT²
 36 TREES PER ACRE = 9 TREES REQUIRED



SCALE: 1" = 40'

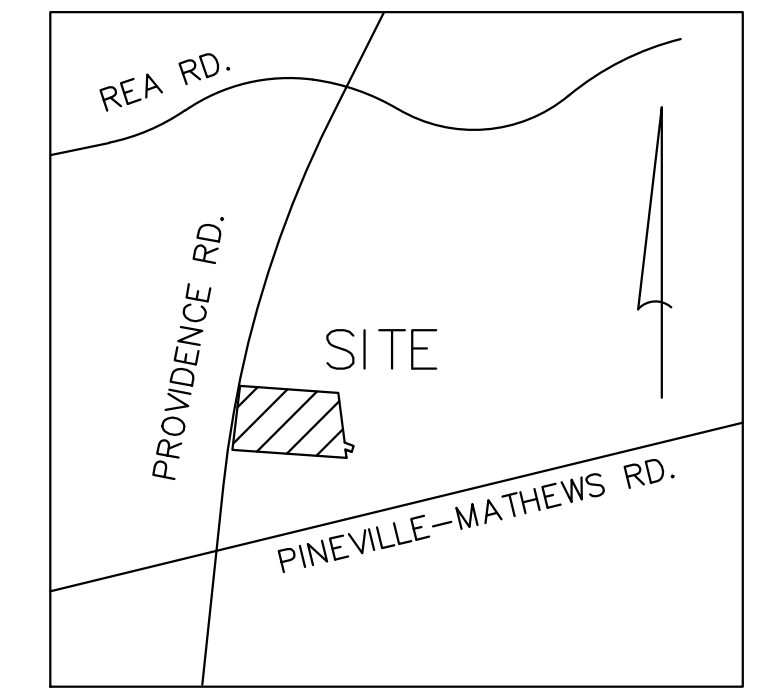
DATE	
REV.	
REV. PROJECT CHAIR/LOTTE	3/20/15
CHANGING SCALE	1" = 40'
PROJECT NUMBER	2015-044
PROJECT NAME	KIDDIE ACADEMY
TRIP NUMBER	
PROJECT MANAGER	
DESIGN BY	
DATE	
FILE NAME	

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KIDDIE ACADEMY
 7509 PROVIDENCE ROAD
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN

RZ-1



REV.	DATE
1	03.15.15

CHANGED SCALE	PROJECT NUMBER	PROJECT NAME	PROJECT DATE
1/8"=1'-0"	1526-03	KIDDIE ACADEMY	03.15.15

PROJECT MANAGER	DESIGN BY	DATE	FILE NAME
RJA	RJA	03.15.15	KIDDIE ACADEMY

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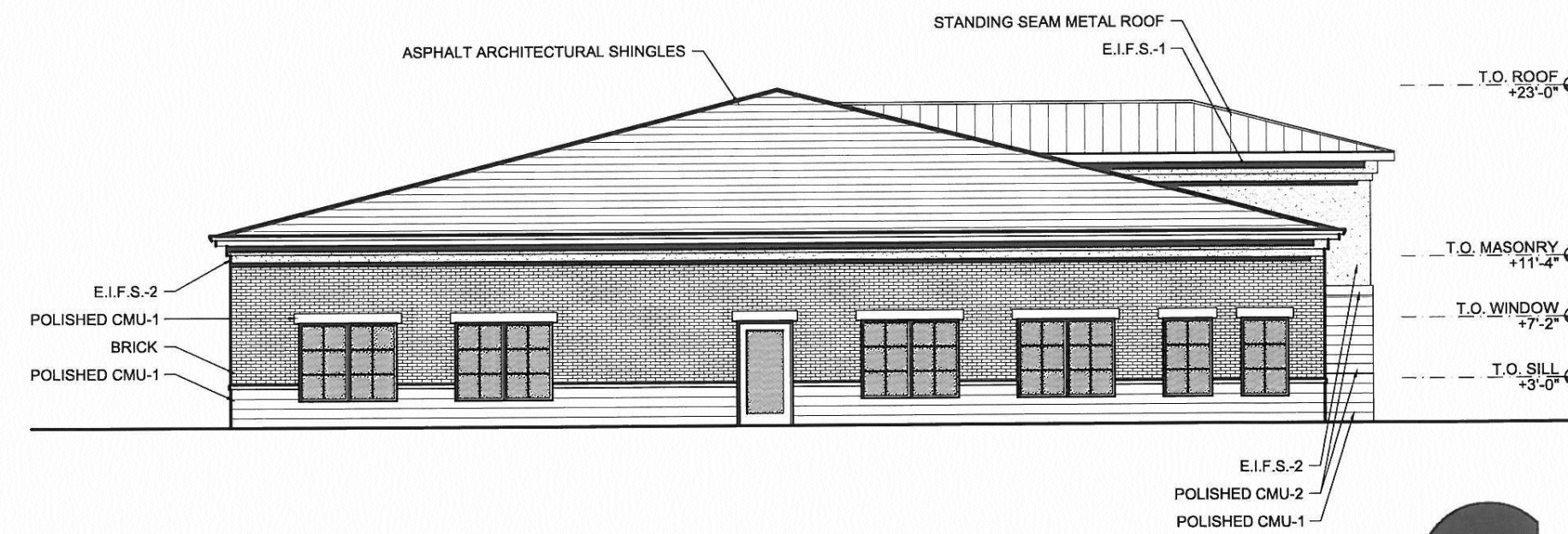
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 7509 PROVIDENCE ROAD
 CHARLOTTE, NORTH CAROLINA

ELEVATIONS

RZ-2



REAR ELEVATION

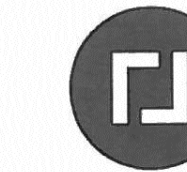


LEFT SIDE ELEVATION

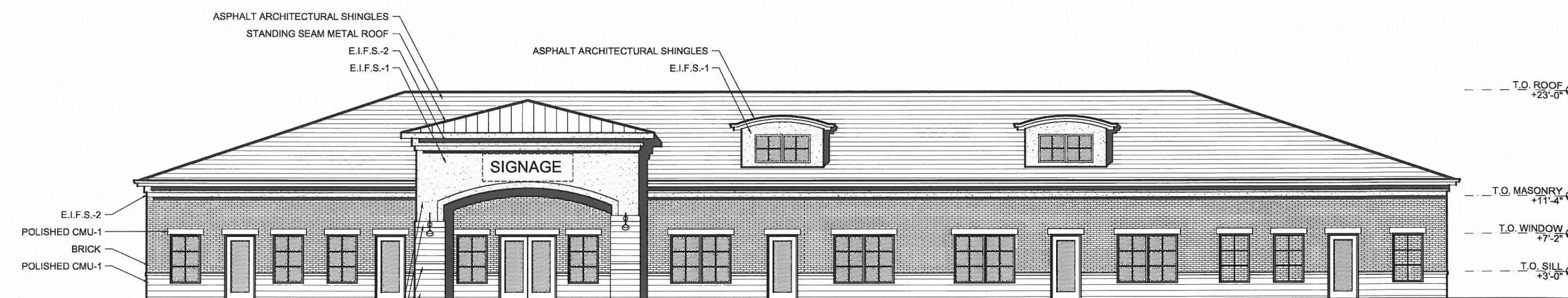
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KIDDIE ACADEMY

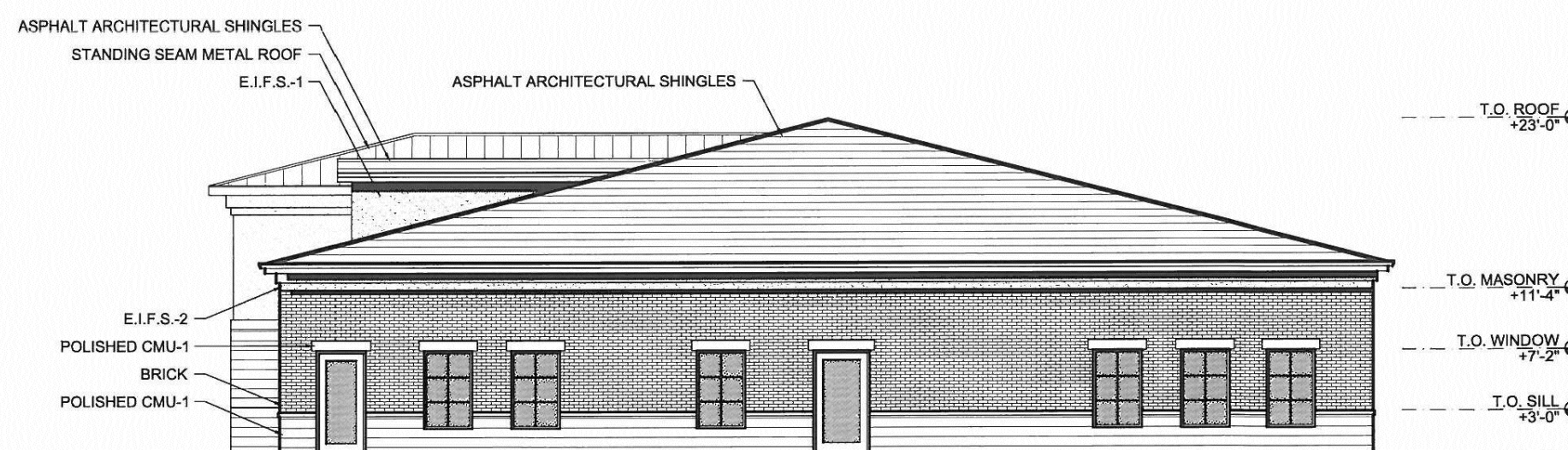
PRELIMINARY ELEVATIONS - RJA PROJECT #1526 - 03.18.15 - N.T.S.



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FRONT ELEVATION

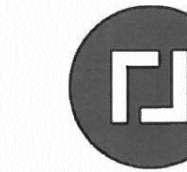


RIGHT SIDE ELEVATION

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KIDDIE ACADEMY

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