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
- 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 200 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

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. The principal building to be located on the Site shall be residential in character and have a pitched roof.

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.

SIGNAGE

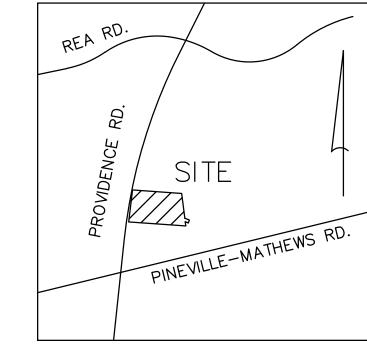
All signs installed on the Site shall comply with the requirements of the Ordinance.

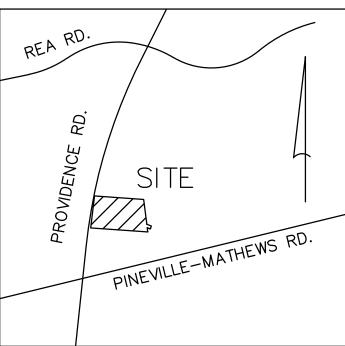
LIGHTING

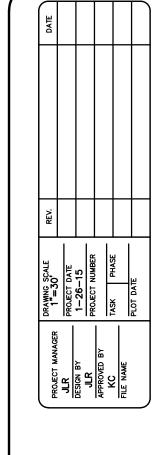
- A. All freestanding lighting fixtures installed on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any freestanding lighting fixture 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. "Wall-pak" type lighting fixtures may not be installed on any building located on the Site.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions appliable 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









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REZONING

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 200 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 40 SPACES PROVIDED: 40 SPACES

