

**Site Development Data:**  
 -Acreage: 4.13 acres  
 -Tax Parcel #: 187-271-36 and 42  
 -Existing Zoning: R-3  
 -Proposed Zoning: UR-2(CD)  
 -Existing Uses: Detached dwellings  
 -Proposed Uses: Up to 20 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.  
 -Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.  
 -Maximum Building Height: Not to exceed three (3) stories and not to exceed 40 feet, building height to be measured as required by the Ordinance.  
 -Parking: Parking as required by the Ordinance will be provided. No less than five (5) visitor parking spaces will be provided on the Site.

**1. General Provisions:**  
 a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CW Development ("Petitioner") to accommodate the development of a townhome community on approximately 4.13 acre site located on Old Providence Road just north of Old Providence Lane (the "Site").  
 b. **Zoning Districts/Ordinance:** Development of the Site will be governed by 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 UR-2 zoning classification shall govern.  
 c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:  
 1. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance, in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**d. Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed six (6). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site. Accessory structures include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

**2. Permitted Uses & Development Area Limitation:**  
 a. The Site may be developed with up to 20 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.  
**3. Access and Transportation:**  
 a. Access to the Site will be from Old Providence Road and Old Providence Lane in the manner generally depicted on the Rezoning Plan. The extension of alley A onto the adjoining property will be allowed if the adjoining property is developed within town homes for sale.  
 b. Old Providence Lane will be improved to meet the standards of a residential medium street (U-02), except for modifications allowed by Section 9.407 (4)(c) (1) (i) below.  
 c. The Petitioner will provide a planting strip and a sidewalk along Old Providence Lane as generally depicted on the Rezoning Plan. The location of the proposed sidewalk will be determined during the subdivision approval process. The Petitioner will work with Urban Forestry to plant trees along Old Providence Lane to minimize the impact on existing trees. The width of the sidewalk and the width of the planting strip may be modified by the Planning Director and City Engineering as allowed by Section 9.407 (4)(c) to help preserve the existing vegetation along Old Providence Lane.  
 9.407 (4)(c) Sidewalk and planting strip widths may be amended by the Planning Director, City Engineer or their designees to address unusual physical constraints or to allow context sensitive design options.  
 (Petition No. 2011-059 & 9.407(4), 10/17/11)

**d.** The Petitioner will request that portions of the existing sidewalk and planting strip located along Old Providence Road be allowed to remain as allowed by Section 9.407 (4)(c) of the Ordinance. The portions of the sidewalk closer than eight (8) feet to the existing back of curb of Providence Road (generally located along the northern and southern portions of the Site's frontage on Providence Road) will be removed and replaced to provide at least an eight (8) foot planting strip. The width of the new sidewalk will match the existing sidewalk (though to be five (5) feet). This deviation of the street standards of the UR-2 zoning district is being sought to allow the preservation of existing trees along the Site's frontage on Old Providence Road and to maintain the existing streetcarriage that has been established along Old Providence Road.

**e.** Along the Site's internal private drive a six (6) foot sidewalk will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan (six (6) foot planting strip and six (6) foot sidewalk will be provided on one side of the access drive from Old Providence Lane to alley A, as generally depicted on the Rezoning Plan). Street trees will also be provided along the private drive as generally depicted on the Rezoning Plan.

**f.** Parking areas for a private drive will be provided between the units and Old Providence Road and Old Providence Lane as generally depicted on the Rezoning Plan.  
**g.** The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.

**h.** 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. The Petitioner will dedicate 35 feet of right-of-way from the center line of Old Providence Road to CDOT prior to the issuance of the first certificate of occupancy.

**i.** The required roadway improvements will be completed prior to the issuance of the first certificate of occupancy for the Site, subject to the Petitioner being able to post a letter of credit with the City Engineering for any required roadway improvements not in place at the time of the issuance of the first certificate of occupancy.

**4. Architectural Standards, Court Yards/Amenity Areas:**  
**a.** The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, concrete, synthetic stone, concrete, fiber board, stucco, EIFS, decorative block and/or wood siding may not exceed 25% of the total surface per unit elevation per side. All items 70% of the total surface of each building exclusive of windows, doors and roofs will be constructed of brick, stone, synthetic stone, stucco or precast stone. Vinyl or aluminum as a building material may only be used on windows, soffits and/or handrails/trim. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.  
**b.** The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).  
**c.** The side elevations of the building along Old Providence Road and Old Providence Lane will contain windows so that blank walls over 10 feet in length will not occur on any of the proposed stories.  
**d.** Each unit will have a two (2) car garage.  
**e.** The proposed garage doors utilized throughout the Site be decorative carriage style doors. A projecting element with a depth of at least 12" will be provided over the proposed garage doors.  
**f.** To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.  
**g.** Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.  
**h.** Usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not enclosed.  
**i.** Townhome buildings shall be limited to five units or less.  
**j.** A decorative six (6) foot wooden fence will be provided on the east side of the private drive and the adjoining property (tax parcel # 187-271-37) as generally depicted on the Rezoning Plan.  
**k.** Meter banks will be screened from adjoining properties and from Old Providence Road and Old Providence Lane.  
**l.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.  
**m.** Garbage pickup for the Site will be via roll out containers from each unit.

**5. Streetscape, Buffers, Yards and Landscaping:**  
**a.** A 40 foot building setback as measured from the back of the future back of curb of Old Providence Lane, and a 20 foot building setback as measured from the future back of curb of Old Providence Road will be provided as generally depicted on the Rezoning Plan. Required private open space will be provided within 40 foot setback along Old Providence Lane and Old Providence Road. Within the 20 foot setback along Old Providence Road a 10 foot landscaped area will be provided, and along Old Providence Lane an 18 foot landscaped area will be provided within the 40 foot building setback. These landscaped areas will utilize any existing trees that are preserved within the landscaped areas and will be supplemented with additional trees and shrubs so the combination of existing and new vegetation meet the standards of a Class C buffer.  
**b.** A 10 foot rear yard for buildings A and B will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan. Building C will have a 20 foot side yard and building D will have a 25 foot rear yard, and building E will have a 40 foot rear yard as generally depicted on the rezoning plan. The required private open space for the proposed units may be located within the proposed rear and side yards, but not in the proposed buffers.  
**c.** A 20 foot Class C Buffer will be provided between building D and E and the southern property line as generally depicted on the Rezoning Plan. This buffer may be eliminated if the zoning and/or the use on the adjoining parcels changes to a use and/or zoning district no longer requiring a buffer to be provided between the Site and the adjoining parcels.  
**d.** The existing pond located on the Site will be preserved. The final shape and size of the pond may vary from existing shape to allow the existing pond to be brought into compliance with existing storm water and related regulations.  
**e.** The existing vegetation between building C and building B and the western property boundary will be maintained, except for areas required to be cleared for the construction of the buildings, site infrastructure, and associated utilities. A 20 foot class C Buffer will be provided along this western property boundary as generally depicted on the Rezoning Plan. The vegetation on the existing slope of the dam will have to be cleared in order for the dam to meet State dam regulations. A class C buffer will not be established on the dam of the existing pond. A buffer cannot be established on the dam of the existing pond due to the state regulations that prohibit the installation of vegetation on the dams of ponds classified as high hazard ponds.  
**f.** Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without tip-up may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.  
**g.** Above ground backflow preventers will be screened from public view and will be located outside of existing and proposed the public street right-of-ways for Old Providence Road and Old Providence Lane, and out of the proposed setbacks.  
**6. Environmental Features:**  
**a.** The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.  
**b.** The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space area or tree save areas.  
**c.** The Site will comply with the Tree Ordinance. The Petitioner will submit a tree survey indicating the location of existing trees 2" inches or larger within the existing street right-of-ways of Old Providence Road and Old Providence Lane as well as existing trees within the proposed setbacks as part of the land development permitting process for the Site.  
**d.** All utilities within the Site will be placed underground.  
**7. Lighting:**  
**a.** All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.  
**b.** Detached lighting on the Site will be limited to 15 feet in height.  
**8. Signage:**  
**a.** Reserved.  
**9. Amendments to the Rezoning Plan:**  
**a.** Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.  
**10. Binding Effect of the Rezoning Application:**  
**a.** If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan, unless amended in the manner provided under the Ordinance, be binding upon and more to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ZONING  
R9-PUD  
ARCLP-CHARLOTTE LLC  
DB 22103 PG 555  
PIN 18725120

PROPOSED  
STORM  
WATER  
MANAGEMENT  
FACILITY

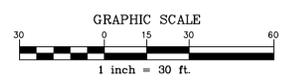
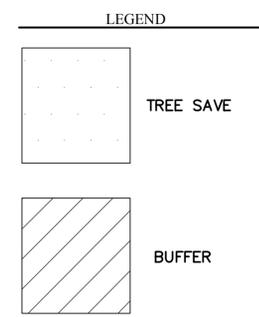
TERRY S. MCNEILL &  
PATRICIA A. MCNEILL  
DB 11793 PG 720  
PIN 18727135

EDWARD G. CHARLES &  
MARINETTE D. CHARLES  
DB 3258 PG 001  
PIN 18727137

DONALD E. SHIVES  
DB 25133 PG 334  
PIN 18727141

**SITE DATA**

<b>DEVELOPER</b>			
CW DEVELOPMENT 200 UNIONVILLE INDIAN TRAIL RD W INDIAN TRAIL, NC			
<b>PARCELS</b>	<b>TAX ID</b>	<b>AC</b>	<b>ZONING</b>
TRACT 1	18727136	2.96	R-3
TRACT 2	18727142	1.16	R-3
<b>LOT AREA</b>		<b>ACERAGE:</b>	
		4.13	
<b>EXISTING ZONING:</b>		R-3	
<b>CURRENT USE:</b>		RESIDENTIAL	
<b>PROPOSED ZONING:</b>		UR-2(CD)	
<b>TOTAL NUMBER OF UNITS ALLOWED:</b>		N/A	
<b>TOTAL NUMBER OF UNITS PROPOSED:</b>		20	
<b>BUFFER TYPE:</b>		VARIES	
<b>FLOOR AREA RATIO</b>		1.0	



**RECEIVED**  
By Michael Russell at 4:32 pm, Mar 27, 2017

**THE JOHN R. MCADAMS COMPANY, INC.**  
 3436 Torrington Way  
 Suite 110  
 Charlotte, North Carolina 28277  
 Phone: 704.282.0288  
 Fax: 704.282.0288  
 Email: jrmc@mcadamsco.com  
 (800) 733-5646

**MCADAMS**

**REVISIONS:**  
 2017-02-17 REVISED PER NEW FOOTPRINTS  
 2017-03-27 CITY OF CHARLOTTE COMMENTS

**OWNER:**  
**CW Development**  
 MULTI-FAMILY DEVELOPMENT PARTNER

**PROJECT NO. CPW-15010**  
**FILENAME: CPW15010**  
**CHECKED BY: JDM**  
**DRAWN BY: ANL**  
**SCALE: 1" = 30'**  
**DATE: 03-27-2017**  
**SHEET NO. RZ-1**

**OLD PROVIDENCE ROAD TOWN HOMES**  
**REZONING PETITION 2016-150**  
**OLD PROVIDENCE RD**  
**CHARLOTTE, NC**  
**SITE PLAN**

**MCADAMS**

Y:\Projects\CPW-15010\Draws\Current\Drawings\CPW15010 RZ - Sheeting - 3/27/2017 4:23:13 PM, McAdams, David



NOTE:  
 This elevation is an artists representation of possible screening and views of the proposed built condition. The actual buildings constructed and plantings installed on the Site may only have minor variations from this elevation that adhere to the general architectural and design concepts and intent illustrated is maintained.

A-A  
 RZ-2

SECTION LOOKING NORTH FROM OLD PROVIDENCE LANE

SECTION  
 SCALE: NTS

THE JOHN R. MCADAMS  
 COMPANY, INC.  
 3436 Torregdon Way  
 Suite 110  
 Charlotte, North Carolina 28277  
 License No.: C-0283  
 (800) 733-5646 • McAdamsCo.com



REVISIONS:  
 2017-03-27 CITY OF CHARLOTTE COMMENTS

OWNER:  
**CWdevelopment**  
 MULTI-FAMILY DEVELOPMENT PARTNER  
 200 UNIONVILLE-INDIAN TRAIL ROAD, W  
 INDIAN TRAIL, NORTH CAROLINA 28079

**OLD PROVIDENCE ROAD TOWN HOMES**  
**REZONING PETITION 2016-150**  
**OLD PROVIDENCE RD**  
 CHARLOTTE, NC

PROJECT NO. CPW-15010  
 FILENAME: CPW15010  
 CHECKED BY: JDM  
 DRAWN BY: ANL  
 SCALE: NTS  
 DATE: 03-27-2017  
 SHEET NO. **RZ-2**



ELEVATIONS



# Olde Providence Townhomes



**FRONT VIEW**

NOTE:  
This elevation is provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained.

TYPICAL TOWNHOME FRONT ELEVATION

SECTION  
SCALE: NTS

THE JOHN R. MCADAMS  
COMPANY, INC.  
3436 Torbaydon Way  
Suite 110  
Charlotte, North Carolina 28277  
License No.: C-0283  
(800) 733-5646 • McAdamsCo.com



REVISIONS:  
2017-03-27 CITY OF CHARLOTTE COMMENTS

OWNER:  
**CW Development**  
MULTIFAMILY DEVELOPMENT PARTNER  
200 LINDSEYVILLE-INDIAN TRAIL ROAD, W  
INDIAN TRAIL, NORTH CAROLINA 28079

**OLD PROVIDENCE ROAD TOWN HOMES**  
REZONING PETITION 2016-150  
OLD PROVIDENCE RD  
CHARLOTTE, NC

PROJECT NO. CPW-15010  
FILENAME: CPW15010  
CHECKED BY: JDM  
DRAWN BY: ANL  
SCALE: NTS  
DATE: 03-27-2017  
SHEET NO. **RZ-3**

