

ZONING  
R9-PUD

ARCLP-CHARLOTTE LLC  
DB 22103 PG 555  
PIN 18725120

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

CW Development  
Development Standards  
11/21/16  
Revising Ordinance No. 2016-150  
Site Development Data

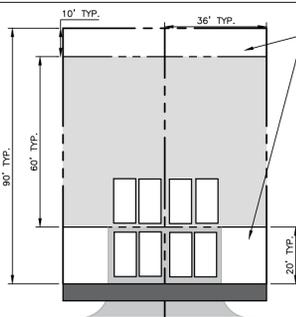
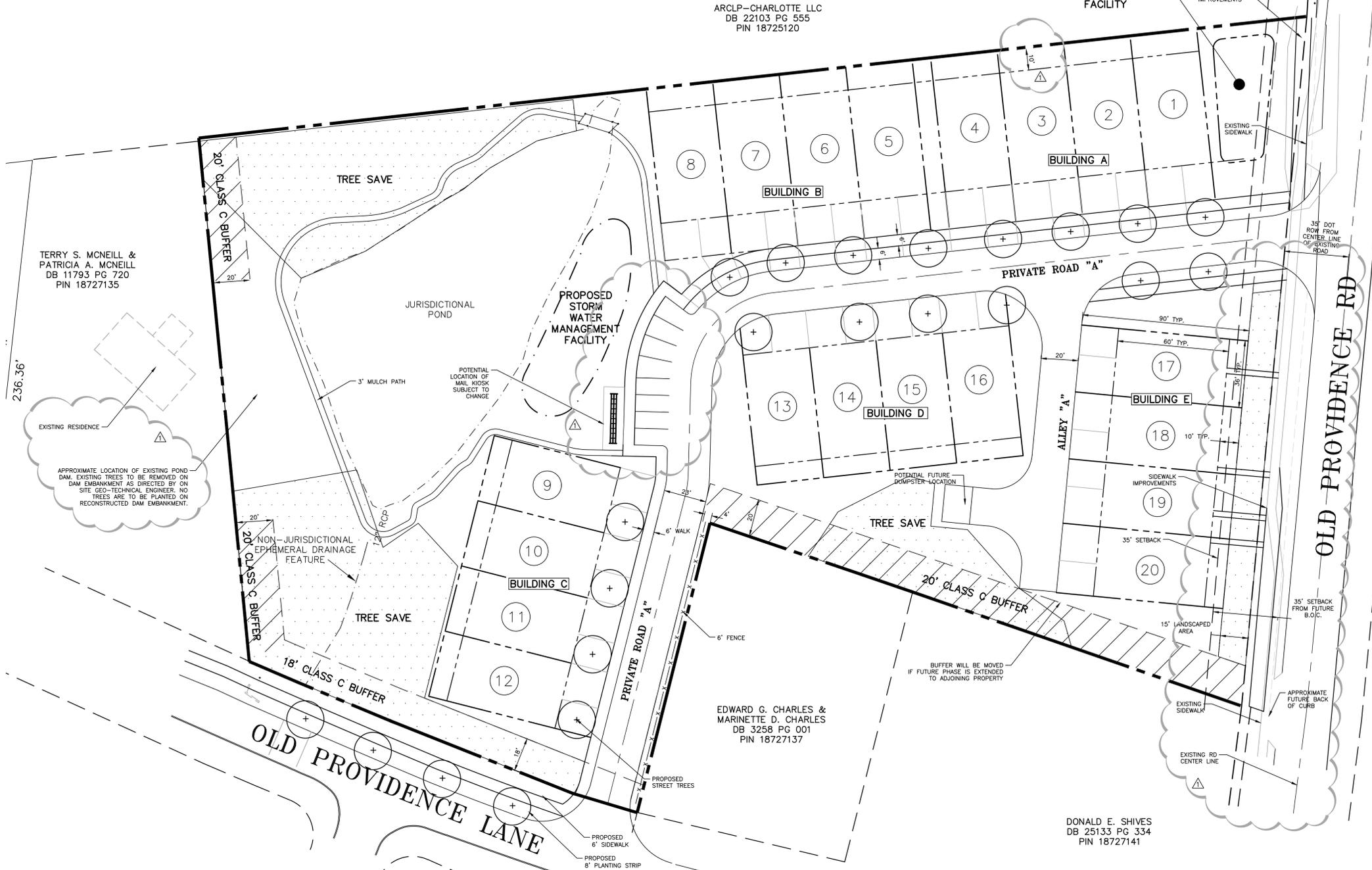
- Average: ± 4.13 acres
- Tax Parcel #: 187-271-36 and 42
- Existing Zoning: R-3
- Proposed Zoning: UR-2(CD)
- Existing Uses: Detached dwellings
- Proposed Uses: Up to 20 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District
- Minimum Building Height: Not to exceed three (3) stories and not to exceed 30 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.

- General Provisions:**
  - 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").
  - Zoning District/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 than the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
  - 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 formations 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 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:

- 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 the amended process, and if it is determined that the alteration does not meet the criteria detailed above, the Petitioner shall 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.
- 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 building located on the Site. Accessory structures and buildings such as but not limited to, a mail kiosk, dumpster enclosures, garages, trailers, storage buildings, and other structures associated with the on-site open space.
- Permitted Uses & Development Area Limitation:**
  - The Site may be developed with up to 20 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.
- Access and Transportation:**
  - 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.
  - Old Providence Lane will be improved to meet the standards of a residential medium street (UR-2C).
  - The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along Old Providence Lane as generally depicted on the Rezoning Plan.
  - 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 Old Providence Road (generally located along the eastern portion 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 (thought to be five (5) feet). This deviation of the streetcross 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 streetscape that has been established along Old Providence Road.
  - Along Old Providence Road, the Petitioner will request that portions of the existing sidewalk and planting strip be provided on the eastern side of the private drive as generally depicted on the Rezoning Plan. (a) six (6) foot planting strip and six (6) foot sidewalk will be provided on both sides of the access drive from Old Providence Road 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.
  - Parking areas on a private drive will be allowed between the units and Providence Road and Providence Lane as generally depicted on the Rezoning Plan.
  - 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.
  - 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 75 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.
  - 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.
- Architectural Standards, Court Yards/Amenity Areas:**
  - The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stone, EIFS, decorative block and/or wood siding may not exceed 25% of the wall surface per exterior per side. Vinyl or aluminum as a building material may only be used on window units and handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.
  - 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).
  - The side elevations of the buildings along Old Providence Road and Old Providence Lane will contain windows on that bank with a height of 10 feet in length will occur on any of the proposed buildings.
  - Each unit will have a rear yard.
  - 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.
  - 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.
  - Picket fences, if provided, shall be symmetrical and not less than 31.25 feet in height and attached sheds may be no less than 12:12.
  - 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 be enclosed.
  - Townhome buildings shall be limited to five units or less.
  - A decorative six (6) foot wooden fence will be provided on the east side private drive and the adjoining property (tax parcel # 187-271-37) as generally depicted on the Rezoning Plan.
  - Meter banks will be screened from adjoining properties and Old Providence Road and Old Providence Lane.
  - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
  - Garbage pickup for the Site will be via roll out containers from each unit.

- Streetscape, Buffers, Yards and Landscaping:**
  - A 40 foot building setback as measured from the back of the future back of curb of Old Providence Lane, and a 35 foot building setback as measured from the future back of curb of Old Providence Lane will be provided as generally depicted on the Rezoning Plan. Required private open space will be provided within the 40, and 35 foot setbacks along Old Providence Lane and Old Providence Road. Within the 35 foot setback along Old Providence Lane a 15 landscape area will be provided, and along Old Providence Lane a 18 foot landscape area will be provided within the 40 foot building setback. These landscape areas will utilize any existing trees that are preserved within the landscape 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.
  - A 20 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 E will have a 20 foot rear yard and building D will have a 25 foot rear yard, and building C 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.
  - 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.
  - The existing vegetation between buildings C and D will be preserved. The existing vegetation between buildings C and D will be preserved (to be brought into compliance with existing storm water related regulations).
  - 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 the western property boundary as generally depicted on the Rezoning Plan. Any vegetation on the existing slope of the Site will be preserved to the extent possible for the Site to meet State storm water 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.
  - Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with a width of 18 inches (rip-rip) may cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.
  - Above ground backflow prevention structures will be screened from public view and will be located within the proposed public street right-of-ways for Old Providence Road and Old Providence Lane, and out of the proposed setbacks.
- Environmental Features:**
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
  - The location, size and type of storm water management system 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 areas or tree save areas.
  - 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-way 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.
  - All utilities within the Site will be placed underground.
- Lighting:**
  - 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.
  - Detached lighting on the Site will be limited to 15 feet in height.
- Signage:**
  - Reserved.
- Amendments to the Rezoning Plan:**
  - 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.
- Binding Effect of the Rezoning Application:**
  - 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 inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



**SITE DATA**

DEVELOPER: EASTWOOD HOMES  
ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM)  
P.O. BOX 667  
2857 WESTPORT ROAD  
CHARLOTTE, NC 28208

PARCELS	TAX ID	AC	ZONING
TRACT 1	18727136	2.96	R-3
TRACT 2	18727142	1.16	R-3

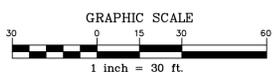
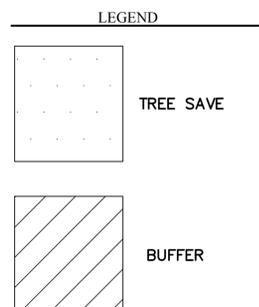
LOT AREA: 4.13 ACERAGE

EXISTING ZONING:	R-3
CURRENT USE:	RESIDENTIAL
PROPOSED ZONING:	UR-2(CD)

TOTAL NUMBER OF UNITS ALLOWED:	N/A
TOTAL NUMBER OF UNITS PROPOSED:	20

PROPOSED DENSITY:	4.8 UNITS/AC
BUFFER TYPE:	VARIES
FLOOR AREA RATIO	1.0

NOTES:  
PLAN ASSUMES THAT UR-2 RE-ZONING WILL BE ALLOWED WITH THE ABOVE DENSITY REQUIREMENTS.  
STORM WATER MANAGEMENT FACILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.  
TRASH COLLECTION TO BE ROLL OUT.  
ALL ZONING CLASSIFICATIONS ARE FROM MECKLENBERG COUNTY POLARIS DATA.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS COMPANY, INC.**  
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Charlotte, North Carolina 28277  
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(800) 735-5646 • McAdamsCo.com

**MCADAMS**

REVISIONS:  
CITY OF CHARLOTTE PLANNING 11/21/16

OWNER:  
**CW Development**  
MULTIFAMILY DEVELOPMENT PARTNER

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

PROJECT NO. CPW-15010  
FILENAME: CPW15010  
CHECKED BY: JDM  
DRAWN BY: ANL  
SCALE: 1"=30'  
DATE: 11-21-2016  
SHEET NO. RZ-1

**MCADAMS**



RENDERING A



ELEVATION A



ELEVATION C

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REVISIONS:


OWNER:  
**CWDevelopment**  
MULTI-FAMILY DEVELOPMENT PARTNER  
200 UNIONVILLE-INDIAN TRAIL ROAD, W  
INDIAN TRAIL, NORTH CAROLINA 28078

**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:	1"=30'
DATE:	11-21-2016
SHEET NO.	<b>RZ-2</b>



