Development Summary:

Tax Parcel(s): 081-121-01 & 081-121-06
Total Site Area: ± 2.08 Acres

Zoning:
- Existing: R-3
- Proposed: UR-2 (CD)

Proposed Use: Townhomes (14)
F.A.R.: 1.0 MAX.
Building Height: 2 Stories and 40'
Parking: Per Ordinance

SHELTON ST.
5' Pedestrian Walk
Within Multi-Modal Access (See Development Standards)

Vicinity Map

4548 Providence Road
Rezoning Site Plan
Charlotte, NC

10.23.2017

1"=20'

Rezoning Petition #2017-160

Madison Simmons
Homes & Communities

URBAN DESIGN PARTNERS
413 W. Trade St.
Charlotte, NC 28202
704.334.3303
704.334.3305

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DEVELOPMENT STANDARDS

A. General Provisions

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Madison Simmons Homes and Communities (the "Petitioner") for a rezoning of the Site, as defined in the Petitioner's Rezoning Petition to the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Site is comprised of Tax Map No. 1318-E6, Central Ave. between Providence Road and Fairview Road, an approximately 2.08 acre site located on the west side of Providence Road, south of the intersection of Providence Road and Fairview Road, which site is located in the UR-2 zoning district.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). No provision of the Ordinance or these Development Standards shall apply unless the provision is specifically included in the Rezoning Plan or in these Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Madison Simmons Homes and Communities.

3. The site will comply with the City of Charlotte Tree Ordinance.

4. All transportation improvements shall be approved and constructed before the site's first building occupancy.

B. Architectural Standards

1. The actual buildings constructed on the Site may have minor variations from these renderings, but will still adhere to the architectural standards.

2. Exterior Specifications will include:
   a. Windows/Doors
      i. Wood doors.
      ii. Operable shutters.
      iii. Sliding glass doors.
   b. Roofs/Seamless gutters
      i. Energy-Efficient windows.
      ii. EPDM rubber roofing on areas over garages.
      iii. Single ply roofing on all other areas.
   c. Exterior Trim
      i. Stucco veneer.
      ii. Wood trim.
   d. Windows/Doors
      i. Wood doors.
      ii. Operable shutters.
      iii. Sliding glass doors.
   e. Roofs/Seamless gutters
      i. Energy-Efficient windows.
      ii. EPDM rubber roofing on areas over garages.
      iii. Single ply roofing on all other areas.
   f. Exterior Trim
      i. Stucco veneer.
      ii. Wood trim.

3. The proposed woonerf shall be designed to accommodate multi-modal access for cars, bicycles and pedestrians and shall utilize varied pavers to distinguish between travel lanes and pedestrian zones.

4. The Petitioner shall analyze the adequacy of the existing stormwater conveyance between the site and the public system prior to the issuance of any building permit.

5. Decorative pavers shall be a prominent paving material; however, asphalt and concrete may be used adjacent to the pavers.

C. Landscape

1. A 10 foot planting strip shall be installed alongside the Site's frontage on Providence Road. The final design will be coordinated with Planning Staff, CDOT and NCDOT during the permitting process.

2. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be attached to the site's exterior) shall be down-facing and shielded and the illumination downwardly directed so that direct illumination does not extend past the parking area.

3. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, shielded and the illumination downwardly directed so that direct illumination does not extend past the parking area.

ILLUSTRATIVE EXAMPLES

These renderings are 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 have minor variations from these renderings, but will still adhere to the architectural standards.