

LandDesign

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM NC ENG. FIRM LICENSE # C-0658



PETITION NO. 2018-142

# 6408 PROVIDENCE ROAD

PROFFITT DIXON PARTNERS
6408 PROVIDENCE ROAD
CHARLOTTE, NC 28226

1018227  REVISION / ISSUANCE		
PER CITY STAFF COMMENTS	01-14-2019	
PER CITY STAFF COMMENTS	05-13-2019	
PER CITY STAFF COMMENTS	06-10-2019	
PER CITY STAFF COMMENTS	07-22-2019	
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	DESCRIPTION PER CITY STAFF COMMENTS PER CITY STAFF COMMENTS PER CITY STAFF COMMENTS PER CITY STAFF	

VERT: ---HORZ: 1"=60'
0 30' 60' 120'

TECHNICAL DATA SHEET

RZ-1

## PROFFITT DIXON PARTNERS **REZONING PETITION NO. 2018-142** DEVELOPMENT STANDARDS 7/22/2019 **Development Data Table:** Site Area: 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, Tax Parcels: 21101105, 21101101, 21101107 Existing Zoning: R-8MF(CD) & INST(CD) Proposed Zoning: Existing Use: Single-Family Residential Proposed Uses: Up to 200 Active Adult Retirement Community Units and associated uses which may be allowed under the INST zoning category and 79 Single-Family Attached (Townhome) Units or Carriage Units (which are stacked flats). Density: 8 Dwelling Units Per Acre (DUA) 50' rear yard and 20' side yard - based on building orientation Setbacks: Maximum Building Height: 40 feet and three (3) stories for R-8MF and 46 feet and three (3) stories (excluding a basement level) for INST. For the purposes of this height limit, architectural features, (such as parapets, spires, mansards, domes and dormers), roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story building. Parking: Shall satisfy or exceed R-8MF and INST minimum requirements, respectively I. General Provisions 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Proffitt Dixon Partners (the "Petitioner") to accommodate the development of a residential development with a mix of housing options, including an active adult retirement community (associated uses allowed under the INST zoning) and townhome or carriage units (which are stacked flats) on that approximately 19.93-acre site located on the west side of Providence Road, between Summertree Lane and Lynbridge Drive, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 211-011-02, 211-011-06, 211-011-11, 211-011-08, 211-011-09, 211-011-10, 211-011-05, 211-011-01, and 211-011-07. 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").

3. Unless the Rezoning Plan or these Development Standards establish more stringent

4. The development, building envelopes, and private street layout depicted on the Rezoning

standards, the regulations established under the Ordinance for the R-8MF and INST

zoning districts shall govern the development and use of the relevant portions of the Site.

Plan are schematic in nature and are intended to depict the general arrangement of such

uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes

of the development and site elements depicted on the Rezoning Plan are graphic

representations of the proposed development and site elements, and they may be altered

or modified in accordance with the setback, yard, landscaping and tree save requirements

applied for by the then owner(s) of the Site in accordance with the provisions of Chapter

6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207

5. Future amendments to the Rezoning Plan and/or these Development Standards may be

1. The Site may be devoted only to a residential community containing a maximum of 200

2. Active Adult Retirement Community shall be defined per the Ordinance. The Active

Active Adult Retirement Community units and 79 single-family townhome units or

carriage units, and any incidental and accessory uses relating thereto that are allowed in

Adult Retirement Community elements shall include, at a minimum, all of the following:

exterior home maintenance, lawn maintenance, clubhouse with wellness and/or fitness

facility, computer resources, and central meeting areas. In addition, the Petitioner shall

a. Provide ADA accessible corridors and doorways throughout the building(s);

b. Outdoor amenities such as (but not limited to) a swimming pool, community

garden(s), outdoor activities area (e.g., exterior terrace, bocce ball court,

pickle ball court, shuffleboard, or putting green area), and walking paths, etc.;

set forth on this Rezoning Plan and the Development Standards.

the INST and R-8MF zoning districts, respectively.

provided a minimum of fourteen (14) of the following:

d. Housekeeping and handyman service offering;

c. Private vehicular garages;

e. Local transportation service;

f. Mail/newspaper delivery;

h. Conditioned corridors;

g. Elevator access;

II. Permitted Uses

3. As depicted on the Rezoning Plan, the Site will be served by internal private streets, and adjustments to the locations of the internal private streets shall be allowed during the construction permitting process. 4. Construction of Public Street A, as generally depicted on the Rezoning Plan, shall be constructed prior to the issuance of the first certificate of occupancy for the Site. 5. Petitioner shall provide a ten (10) foot wide paved accessible trail connection to the main greenway area in the location as generally depicted on the Rezoning Plan (exact locati to be coordinated with Parks & Rec during permitting phase of development) Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot multi-use path along the Site's frontage of Providence Road, which may meander or vary in width where required to account for utility poles and environmental features prior to the Site's Certificate of Occupancy. In no scenario shall the planting strip be less than eight feet in width. 7. Petitioner shall provide an eight (8) foot wide sidewalk along internal streets in the INST areas before the first certificate of occupancy is issued for buildings located in the INST area on the Rezoning Plan and Petitioner shall provide a six (6) foot wide sidewalk along internal streets in the R-8MF areas before the first certificate of occupancy is issued for buildings located in the R-8MF (northern portion) or R-8MF (southeastern portion),

i. Camera security system;

j. Vestibule for residence security;

n. Community living room with full fireplace;

o. Indoor community mail room and package center;

r. Community arts and crafts and/or game room;

s. Social activities and services coordinator;

t. Continental breakfast service for residents:

u. Outdoor seating, including tables and chairs;

w. Salon and/or self-care centric amenity room;

y. Coffee bar and community lounge area.

x. Community work stations and/or conference room; and/or

1. The Site shall comply with the applicable requirements contained in the Subdivision Ordinance. Illustrations as shown on the Rezoning Plan shall not in any way preclude

ections to adjacent properties, if deemed required per the Subdivision Ordinance, t

be approved in coordination with the City of Charlotte during the permitting phase of

and configurations of the vehicular access points shown on the Rezoning Plan are subject

to any minor modifications required to accommodate final site and construction plans and

designs and to any adjustments required by CDOT (or NCDOT, if applicable) for

2. Vehicular access will be as generally depicted on the Rezoning Plan. The placements

v. Covered patio with outdoor grill;

q. Interior trash chutes or valet trash service for residents;

k. Intercom system for visitors;

1. 24/7 maintenance support;

m. Full time office manager;

p. Multi-use room;

III. Transportation

approval.

respectively. Petitioner may deliver the buildings in phases, and as such, sidewalks required under this section shall only apply to those sidewalks immediately adjacent to buildings which are applying for a certificate of occupancy and such connections reasonably required by the City of Charlotte and CDOT. 8. The Petitioner shall conduct a traffic signal warrant analysis for the intersection of Providence Road and Hamilton Mill Road in coordination with CDOT prior to the issuance of the first certificate of occupancy for the Site. If a traffic signal is warranted at this intersection, the Petitioner commits to fund the full cost to City of Charlotte for the nstallation of this traffic signal. If, however, if a traffic signal is deemed unwarranted at this time, the Petitioner shall pursue the approve of a pedestrian (HAWK) signal to assist pedestrians crossing the road with the goal of providing improved access to CATS bu stops and promoting the use of CATS Bus Route 61X. The Petitioner shall fund the full

cost and install the pedestrian (HAWK) signal in coordination with CDOT. Petitioner shall provide an additional 100 feet of storage length for the northbound left turn lane into the full movement access point with a seventy-five foot bay taper. 0. Petitioner shall provide a pedestrian and bicycle connection from the main portion of the site through to the northern portion of the site containing five (5) townhomes, in the area as generally depicted on the Rezoning Plan.

Petitioner shall dedicate all rights-of-way along Providence Road in fee simple conveyance to the City of Charlotte before the Site's first building certificate of

occupancy is issued or phased per the Site's development plan. Right-of-way for internal streets shall be provided per Charlotte Land Development Standards.

12. Unless otherwise stated herein, Petitioner shall substantially complete transportation improvements reasonably required by CDOT before the Site's first building certificate of occupancy (excluding a temporary certificate of occupancy, which may be issued prior to transportation improvements) is issued or phased per the Site's development plan.

> a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a permanent certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

## IV. Architectural Standards

## 1. General Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementatious siding (such as hardiplank), or wood. Vinyl, as a building material, will only be allowed on windows
- b. Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
- c. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
- d. All dumpster, loading and service areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.
- e. Backflow preventers and transformers shall be screened.
- In areas where a 37.5' Reduced Class C Buffer are depicted, the Petitioner shall install a minimum six (6) foot tall fence or wall within the buffer area per Zoning Ordinance standards.

g. Accessory structures may be located outside of the building envelopes as depicted

h. As depicted on RZ-1 of the Rezoning Plan, parking shall be permitted anywhere inside the perimeter buffer areas of the Site. Areas denoted as "building

a. Pitched roofs, if provided, may be of a contemporary style with asymmetrical low

b. Usable porches or stoops shall form a predominant feature of the building design

c. For all corner/end units that face a public or private street, stoops shall face the

public realm and corner units will have enhanced side elevations with a front

stoop. Enhancements shall include additional architectural elements including,

but not limited to, windows to reflect the functions of rooms, balconies or porches

with stoops, bay windows, roof features and accents in upper roof areas such as

along public and private streets where grade allows for a transition in height not to

exceed more than five (5) feet. For townhome units that are front-loaded, the

walkways shall lead to the driveway in order to ensure landscaping treatment in

e. Attached townhome dwelling units shall be limited to a maximum of six (6)

townhome units per building along network required public and/or private streets.

Buildings will be varied in footprint to provide breaks along the longest façade

and will step with topography, when possible, to create roof breaks. If instead

carriage units are constructed on the site, each carriage building shall not have

f. Buildings shall be a maximum of three (3) stories in height (excluding basement

a. There shall be a total of four (4) Active Adult Retirement Community Buildings

b. Building Massing and Height shall be designed to break up long monolithic

3. Standards for the portion of the Site to be zoned INST(CD) (Active Adult Retirement

in the INST(CD) area, as generally depicted on the Rezoning Plan.

d. Walkways shall be provided to connect all residential entrances to sidewalks

and be located on the front and/or side of the building. Stoops and entry-level

porches may be covered but shall not be enclosed, unless they are a general

roof slopes of no less than 4:12, with the exception of flat roof accents or

envelopes" shall permit both building structures and parking.

parapets, which may be provided in strategic locations.

2. Standards for the portion of the Site to be zoned R-8MF(CD)

entrance into building common areas.

vents and windows.

building forms as follows:

between driveway entrances.

more than twelve (12) units per building.

on the Rezoning Plan but shall not at any time be located in the designated buffer

i. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor.

- b. Architectural Elevation Design elevations shall be designed to create visual interest as follows:
  - i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors;
- ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets; and
- iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile. unarticulated blank treatment of such walls.
- c. Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips dormers or parapets.
  - ii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest network required public or private
- d. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- e. Building(s) shall be a maximum of three (3) stories in height (however, such building(s) may include a basement level as defined in the 2018 NC State Building Code).

### V. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval

## treatment requirements and natural site discharge points.

1. The Petitioner shall comply with tree save requirements in the areas proposed on the Rezoning Plan.

as part of the full development plan submittal and are not implicitly approved with this

rezoning. Adjustments may be necessary in order to accommodate actual storm water

2. The Petitioner shall provide amenitized open space areas, as generally depicted on the Rezoning Plan.

- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) 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.
- 2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
- 3. Any lighting fixtures attached to the buildings to be constructed on the site shall be

# VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

# IX. Binding Effect of the Rezoning Documents and Definitions

decorative, capped and downwardly directed.

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, 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 successors in interest and

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 the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

PETITION

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PROFFITT DIXON

**6408 PROVIDENCE** 

PROFFITT DIXON PARTNERS

1018227 REVISION / ISSUANCE DESCRIPTION PER CITY STAFF COMMENTS PER CITY STAFF COMMENTS PER CITY STAFF COMMENTS PER CITY STAFF COMMENTS

> DESIGNED BY: ----DRAWN BY: ----CHECKED BY: ----

**DEVELOPMENT STANDARDS** 

RZ-2

PETITION #: 2018-142 CITY OF CHARLOTTE PETITIONER: PROFFITT DIXON PARTNERS

ORIGINAL SHEET SIZE: 24" X 36"

NO. 2018-142

ROAD

6408 PROVIDENCE ROAD CHARLOTTE, NC 28226

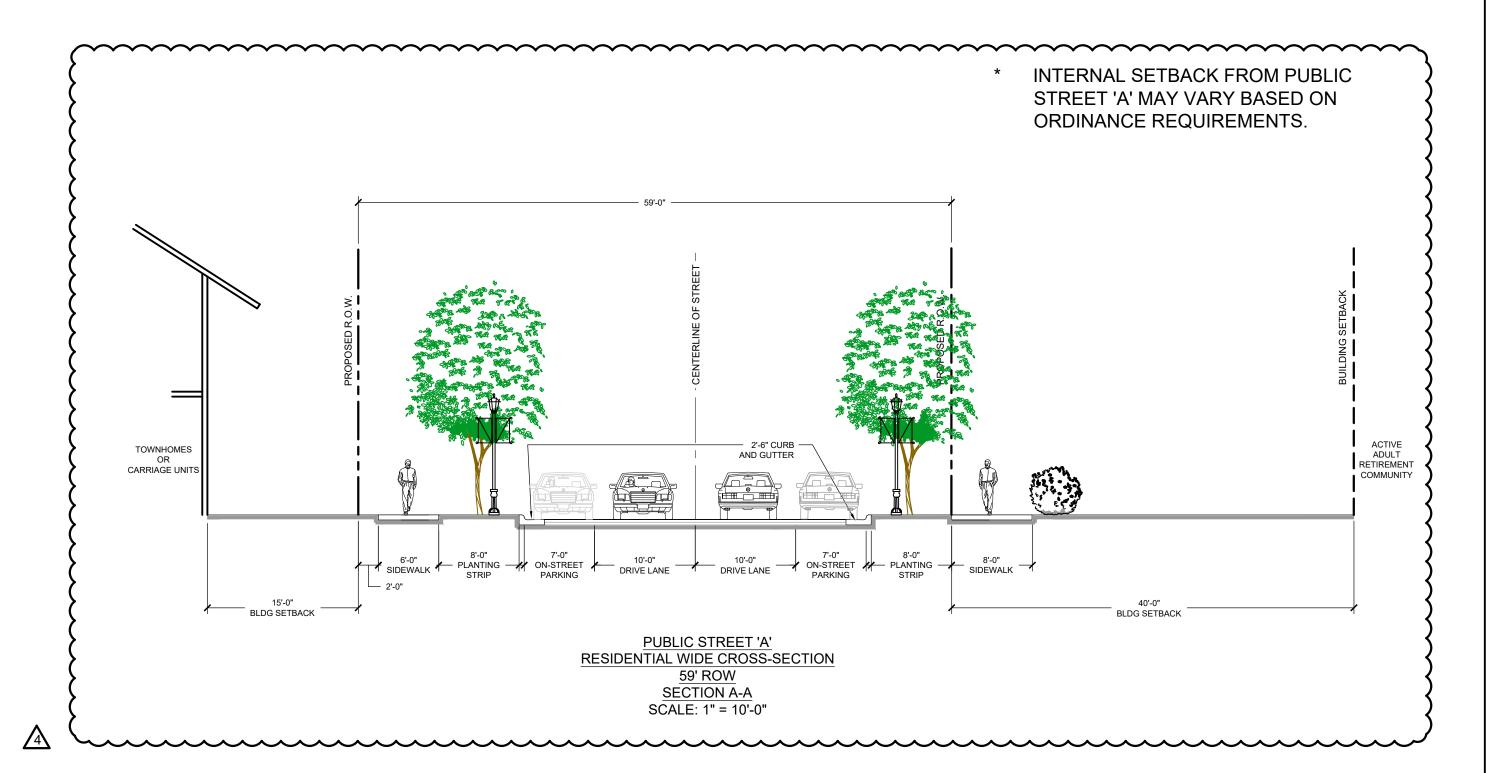
01-14-2019 05-13-2019 06-10-2019 07-22-2019

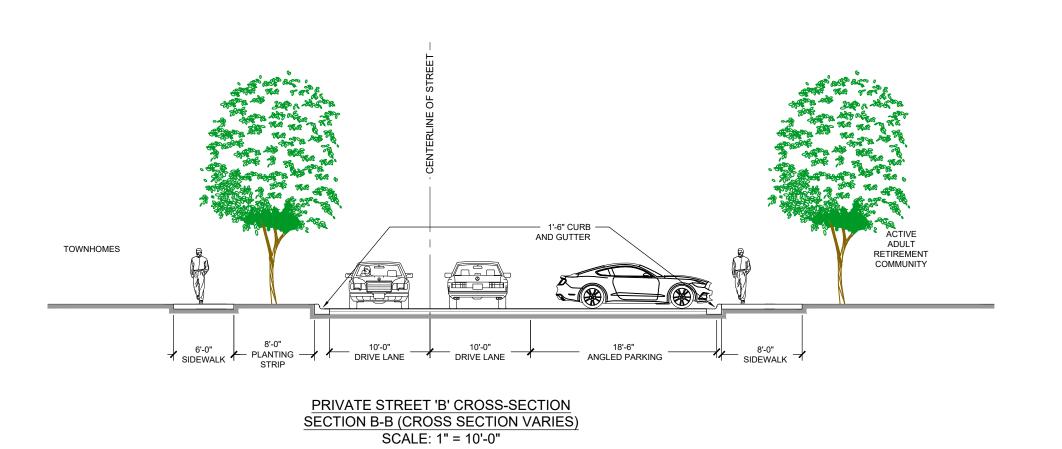
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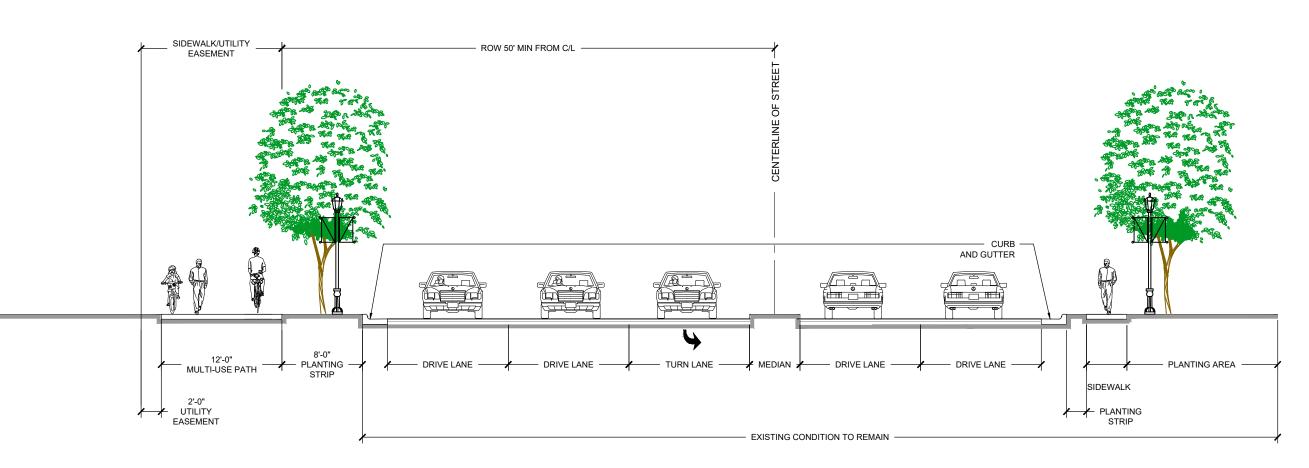


**KEY MAP** 

# PROVIDENCE ROAD BEFORE & AFTER **EXISTING CONDITION** - ROW 50' MIN FROM C/L -2'-0" UTILITY EASEMENT EXISTING CONDITION TO REMAIN PROVIDENCE ROAD CROSS-SECTION SECTION C-C SCALE: 1" = 10'-0" PROPOSED CONDITION







PROVIDENCE ROAD CROSS-SECTION

SECTION C-C

SCALE: 1" = 10'-0"

NOTE: THE PLAN AND SECTIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS.

PETITION #: 2018-142 CITY OF CHARLOTTE PETITIONER: PROFFITT DIXON PARTNERS LandDesign.

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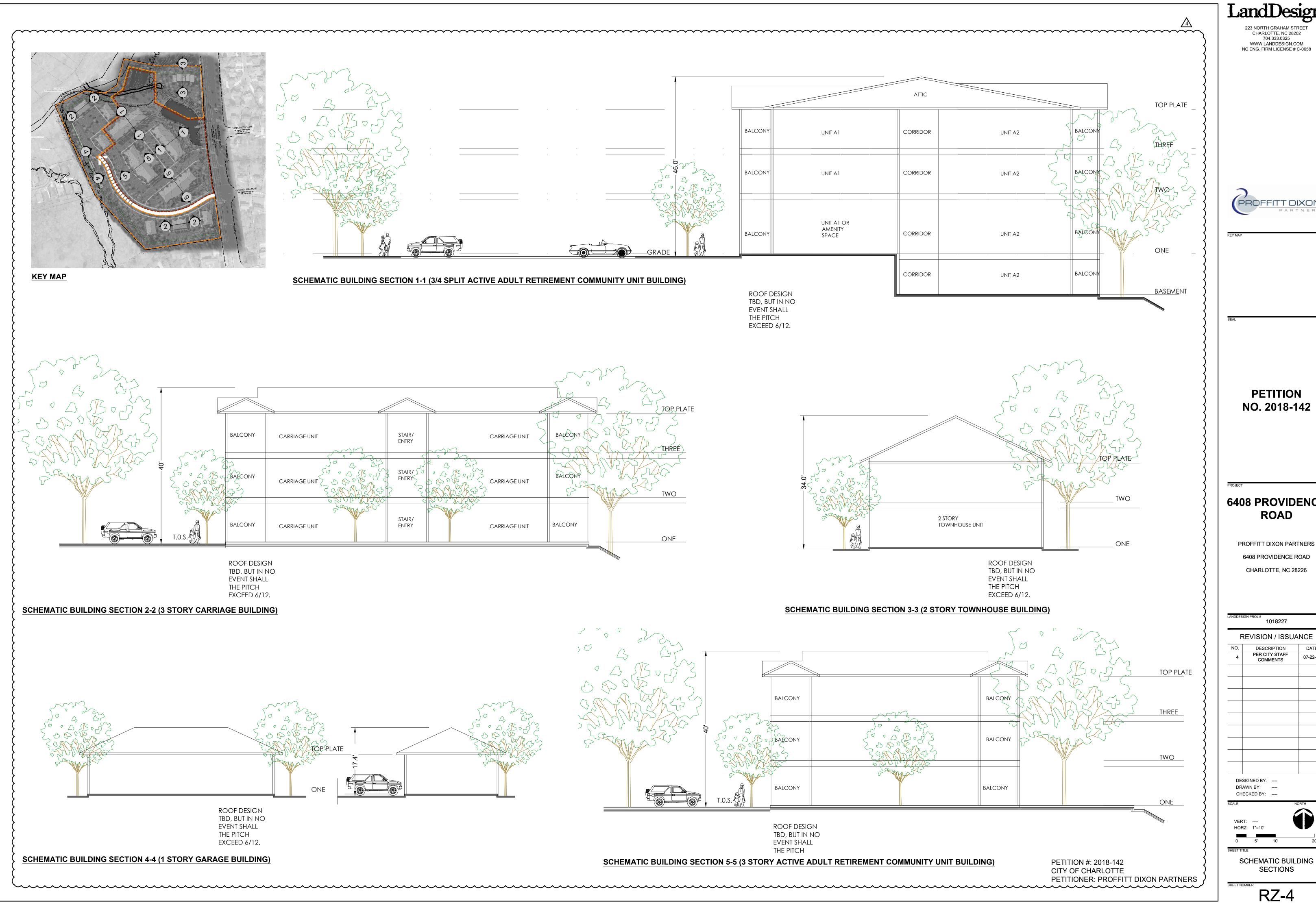
PROFFITT DIXON PARTNERS
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LANDDE	SIGN PROJ.# 1018227	
<del>-</del>	REVISION / ISSU	ANCE
NO.	DESCRIPTION	DATE
1	PER CITY STAFF COMMENTS	01-14-2019
2	PER CITY STAFF COMMENTS	05-13-2019
3	PER CITY STAFF COMMENTS	06-10-2019
4	PER CITY STAFF COMMENTS	07-22-2019
	SIGNED BY:	
DF	RAWN BY: HECKED BY:	
SCALE	N	NORTH
		<b>4</b> 2

0 5' 10'

STREET CROSS SECTIONS

RZ-3



PROFFITT DIXON

6408 PROVIDENCE

PROFFITT DIXON PARTNERS 6408 PROVIDENCE ROAD

REVISION / ISSUANCE 07-22-2019

SCHEMATIC BUILDING