Providence Road Development Standards

April 12, 2007

1. General Provision

1.1 This petition relates to approx 1.8194 acres of land at 4934 Providence Road in Charlotte, NC. The site is currently zoned R-3.

1.2 The purpose of this petition is to rezone the site to UR-2

1.3 Unless more stringent standards are established by the Technical Data Sheet, Illustrative Site Plan, Additional Site Plan Information, Conceptual Imagery sheets or these Development Standards, all applicable development standards established by the Charlotte Mecklenburg Planning Commission for Multi-Family Development under UR-2 Zoning shall be followed with respect to the site.

1.4 Pettioner reserves the right to develop the property per the current R-3 zoning classification and to include all associated development standards established by the Charlotte Mecklenburg Planning Commission for a single family development.

2. Guiding Principles

2.1 This proposal is intended to accommodate a development of a multi-family development not to exceed a maximum floor area ratio of 1.0. The current total area of the site is 1.8194 acres or 79,253.064 sf. The 50' future R.O.W. will reduce the total site area by 4,007.2 sf (20 feet from the front property line). The total net area is 75,245.864 sf. The resulting maximum total floor area for the development is 75,246 sf.

2.2 Maximum building height shall be 40 feet.

2.3 The minimum setback from the future curb is 14 feet. The petitioner will provide a minimum of 20 feet from the future curb line (40 feet from the current curb line).

2.4 The minimum rear yards shall be 10 feet.

2.5 The maximum number of units shall be 18 units.

3. Access Point

3.1 The access point will be located in line with the intersection of Shalom Drive. The exact location may vary somewhat from that depicted based on final design and review as regulated by CDOT and where applicable, NCDOT.

3.2 The new driveway will be 30' wide and will be a drop curb ramp Type II-modified driveway as recommended by CDOT.

4. Screening, Landscaping and Existing Natural Environment

4.1 The Site development will address guidelines set forth in the General Development Policies for the Natural Environment. Items of consideration will include the preservation of existing slopes adjacent to streams, maintaining a meaningful amount of public open space and to retain as much existing landscaping as feasible. Existing trees maintained within designed landscape buffer areas shall count towards required plantings for screening buffers.

4.2 A Class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 18 feet wide and/or 13.5 feet wide with a screen fence. Landscape Screening on the southern and northern property line shall be designed in accordance with Section 12.303 of the City of Charlotte Zoning Ordinance. A minimum of 40% of the trees shall be large maturing shade trees and the remainder shall be small maturing shade trees. A minimum of 25% of the trees shall be evergreen. All trees shall have a minimum caliper of 2 inches measured 6 inches above ground at the time of planting. The developer will keep all trees at time of planting a minimum of 6' tall. Shrubs shall be evergreen and at least 2 ½ feet tall when planted with an average height of 5 to 6 feet to be expected as normal growth within four years.

4.3 The southern property line buffer shall be planted at four (4) trees per 100 linear feet and have a 6' tall masonry screen wall. The northern property line buffer shall be planted at four (4) trees per 100 linear feet with 20 shrubs per 100 linear feet and have a 6' tall masonry pilaster and wrought iron fence.

4.4 Per the request of adjacent neighbors, the petitioner is requesting the western property line shall be planted with Leyland Cypress (large maturing) at 7'-0" on center with a minimum height of 6' tall when planted along with a 6' tall masonry screen wall.

5. Vehicular Parking

5.1 Off street parking shall meet the standards set forth in the UR-2 standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit. Parking spaces shall be the recommended size as determined by the Charlotte Land Development Standards for 90 degree parking. Parking spaces shall be 9' wide x 18.5' deep.

6. Architectural Controls

6.1 Buildings located within the Site will be designed in a manner substantially similar to the building / elevations depicted on the Conceptual Imagery sheet.

6.2 Buildings will be designed to minimize and/or eliminate blank walls and provide for appropriate building massing and interconnected pedestrian spaces. Dumpsters shall be screened and located as far away from pedestrian paths as possible.

6.3 Building facades will be designed from some or all of the following materials; brick, stone, synthetic stone, stucco or synthetic stucco. Building facades will not contain vinyl siding or metal siding.

7. Lighting

7.1 All freestanding streetscape lighting fixtures installed within the Development will be uniform in design. The style of pedestrian scaled light fixtures will be of old world gas lanterns and/or decorative electric light fixtures. Light levels will be appropriate and will be minimized and/or 0 lumens at property lines.

8. Statements with respect to the graphics depicted on the exhibits accompanying the Technical Data Sheet

8.1 The ultimate layout of the development proposed for each component of the site and the parcels or lots forming parts thereof, the exact alignment of streets, the configuration and placements of parking areas and the precise locations, heights and masses of the buildings to be constructed have not been determined. As a consequence, the graphics which accompany the Technical Data Sheet, Illustrative Site Plan, Additional Site Plan Information and Conceptual Imagery sheets are schematic in nature and are not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed for each component.

9. Plan Review

9.1 The development shall satisfy the requirements for plan review imposed by Section 9.401 of the Charlotte Zoning Ordinance and attempt to design within the guidelines as set forth in The Development Standards for Multi-Family Developments.

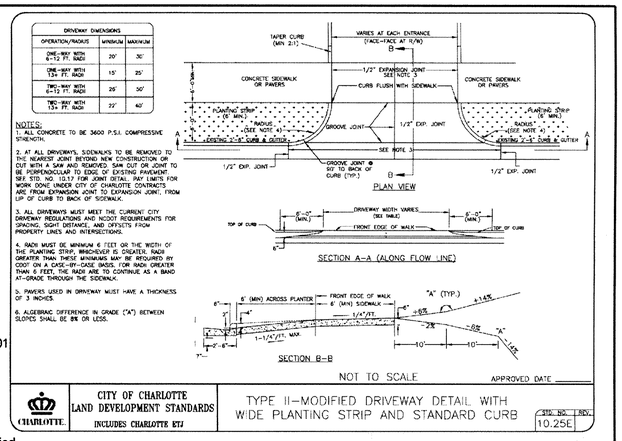
10. Amendments to Rezoning Plan

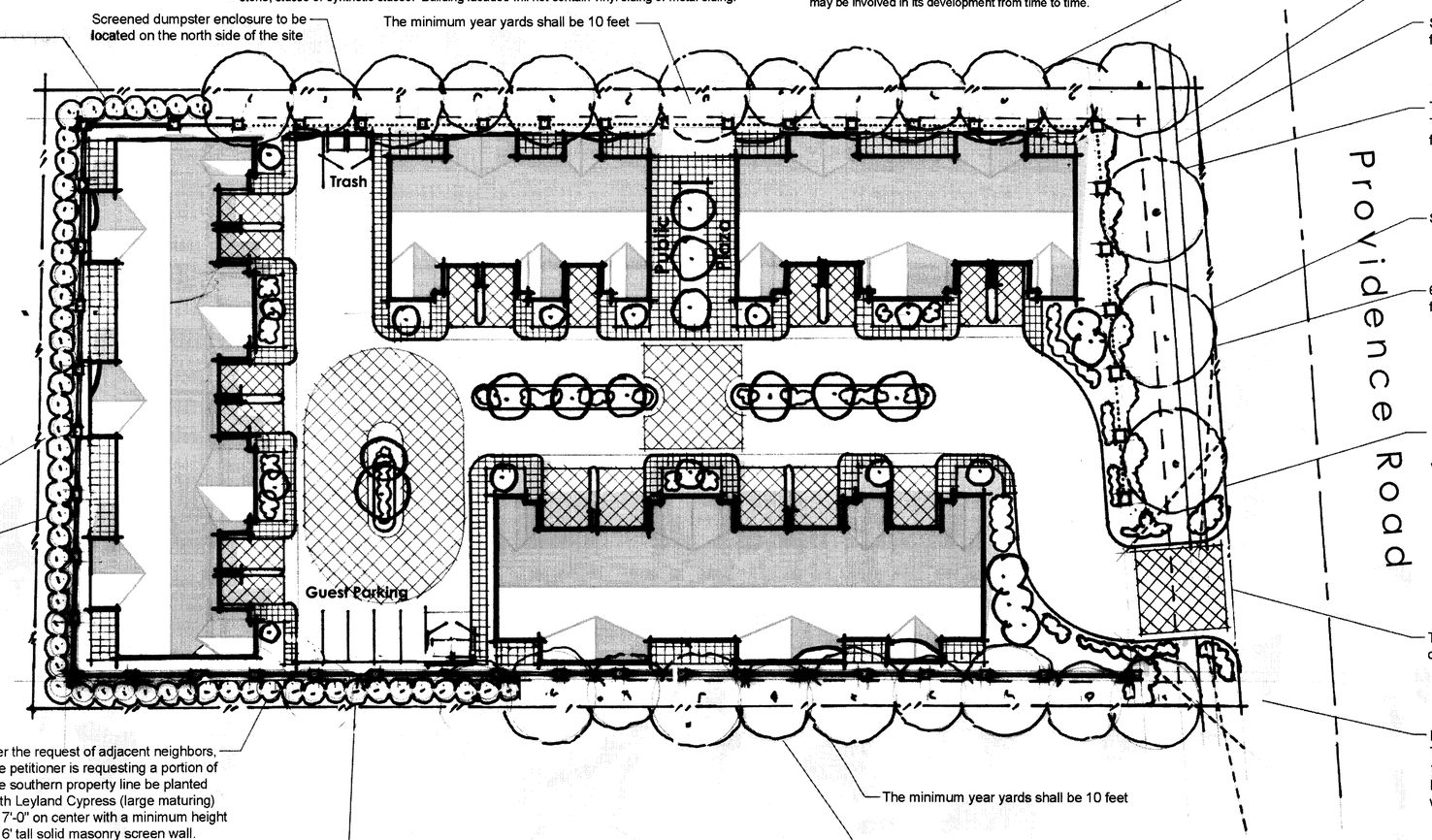
10.1 Future amendments to the Technical Data Sheet, Illustrative Site Plan, Additional Site Plan Information, Conceptual Imagery sheets or these Development Standards may be applied for by the then owner or owners of the parcel or parcels involved in accordance with The Charlotte Zoning Ordinance.

11. Binding Effect

11.1 If this rezoning petition is approved, the development program established under these Development Standards and The Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

11.2 Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.





Solid masonry screen wall to return along north property line a distance of 30'-0"

Screened dumpster enclosure to be located on the north side of the site

The minimum year yards shall be 10 feet

Petitioner is working with adjacent neighbor on west side of site for access across adjacent property for petitioner to install and connect to the City's underground storm water system.

The minimum year yards shall be 10 feet

Per the request of adjacent neighbors, the petitioner is requesting the western property line shall be planted with Leyland Cypress (large maturing) at 7'-0" on center with a minimum height of 6' tall when planted along with a 6' tall solid masonry screen wall.

Per the request of adjacent neighbors, the petitioner is requesting a portion of the southern property line be planted with Leyland Cypress (large maturing) at 7'-0" on center with a minimum height of 6' tall solid masonry screen wall.

Off street parking shall the standards set forth in the UR-2 standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit. Parking spaces shall be the recommended size as determined by the Charlotte Land Development Standards for 90 degree parking. Parking spaces shall be 9' wide x 18.5' deep.

The minimum year yards shall be 10 feet

The 13.5' wide southern property line buffer shall be planted at four (4) trees per 100 linear feet and have a 6' tall solid masonry screen wall

The 18'-0" wide northern property line buffer shall be planted at four (4) trees per 100 linear feet with 20 shrubs per 100 linear feet and have a 6' tall masonry pilaster and wrought iron fence

100' R.O.W. for Providence Road

Sidwalk and planting strip per City of Charlotte standards for Providence Road

2007-055

The minimum setback from the future curb is 14 feet. The petitioner will provide a minimum of 20 feet from the future curb line (40 feet from the current curb line).

Streetscape landscaping per City of Charlotte Standards

6' tall masonry pilaster and wrought iron fence along front side of development adjacent to Providence Road

Dashed lines indicate sight triangles. Two 35' x 35' and two 10' x 70' sight triangles are required. Proposed trees and fencing will not interfere with sight triangles.

The new driveway will be 30' wide and will be a drop curb ramp Type II-modified driveway as recommended by CDOT.

Dashed lines indicate sight triangles. Two 35' x 35' and two 10' x 70' sight triangles are required. Proposed trees and fencing will not interfere with sight triangles.

N

0 10 20 40 60

SITE DATA:

CURRENT ZONING: R-3
PROPOSED ZONING: UR-2

SITE AREA: 1.8194 ACRES
MAX. FLOOR AREA RATIO: 1.0
MAXIMUM HEIGHT: 40'
MAXIMUM NUMBER OF UNITS: 18

MIN PARKING PROVIDED: 1 SPACE / UNIT
MAX PARKING PROVIDED: 2 SPACES / UNIT

Technical Data Sheet

Providence Rd Charlotte, NC

Providence Road Townhomes

THE GHAZI COMPANY

(IN FEET)

ADW Architects, p.a.

SITE PLAN | SCALE 1" = 30'-0" | 01

ADW Architects, p.a.
ADW Architects, p.a.
1401 West Morehead Street, Suite 100
Charlotte, NC 28208
704.379.1919 Fax 704.379.1920
www.adwarchitects.com

Residential

PROVIDENCE ROAD TOWNHOMES

THE GHAZI COMPANY

4934 Providence Road
Charlotte, NC

TECHNICAL DATA SHEET

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:

NO:	DATE:	DESCRIPTION:
1	4/12/07	REVISED PER COMMENTS

SHEET NUMBER

RZ-1

SITE DATA:

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PROPOSED ZONING: UR-2

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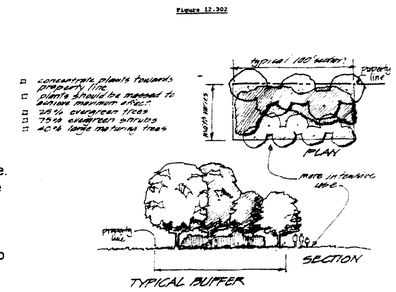
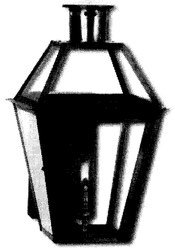
A Class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 18 feet wide and/or 13.5 feet wide with a screen fence. Landscape Screening on the southern and northern property line shall be designed in accordance with Section 12.303 of the City of Charlotte Zoning Ordinance. A minimum of 40% of the trees shall be large maturing shade trees and the remainder shall be small maturing shade trees. A minimum of 25% of the trees shall be evergreen. All trees shall have a minimum caliper of 2 inches measured 6 inches above ground at the time of planting. The developer will keep all trees at time of planting a minimum of 6' tall. Shrubs shall be evergreen and at least 2 ½ feet tall when planted with an average height of 5 to 6 feet to be expected as normal growth within four years.

The 18'-0" wide northern property line buffer shall be planted at four (4) trees per 100 linear feet with 20 shrubs per 100 linear feet and have a 6' tall masonry pilaster and wrought iron fence



Landscape buffer requirements per Charlotte Zoning Ordinance



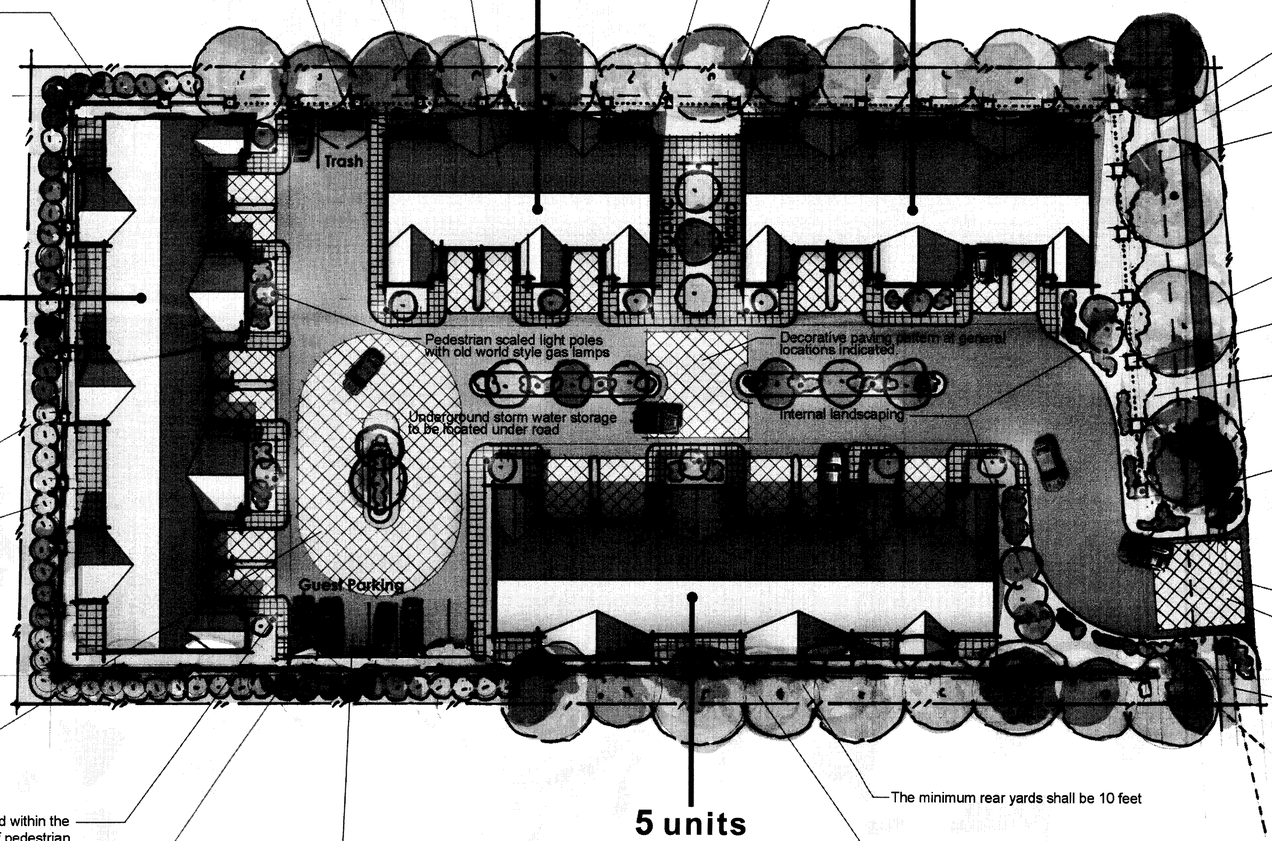
Conceptual imagery of pole mounted pedestrian lighting. Height to be approx. 10'-0" tall

Buildings will be designed to minimize and/or eliminate blank walls and provide for appropriate building massing and interconnected pedestrian spaces. Dumpsters shall be screened and located as far away from pedestrian paths as possible.

The minimum rear yards shall be 10 feet

Screened dumpster enclosure to be located on the north side of the site

Solid masonry screen wall to return along north property line a distance of 30'-0"



100' R.O.W. for Providence Road

Sidwalk and planting strip per City of Charlotte standards for Providence Road

The minimum setback from the future curb is 14 feet. The petitioner will provide a minimum of 20 feet from the future curb line (40 feet from the current curb line).

Streetscape landscaping per City of Charlotte Standards

6' tall masonry pilaster and wrought iron fence along front side of development adjacent to Providence Road

Decorative Landscaping to be located on grade change facing Providence Road

Dashed lines indicate sight triangles. Two 35' x 35' and two 10' x 70' sight triangles are required. Proposed trees and fencing will not interfere with sight triangles.

Petitioner is working with adjacent neighbor on west side of site for access across adjacent property for petitioner to install and connect to the City's underground storm water system.

The minimum rear yards shall be 10 feet

Per the request of adjacent neighbors, the petitioner is requesting the western property line shall be planted with Leyland Cypress (large maturing) at 7'-0" on center with a minimum height of 6' tall when planted along with a 6' tall solid masonry screen wall.

The new driveway will be 30' wide and will be a drop curb ramp Type II-modified driveway as recommended by CDOT.

Decorative paving pattern at general locations indicated.

Dashed lines indicate sight triangles. Two 35' x 35' and two 10' x 70' sight triangles are required. Proposed trees and fencing will not interfere with sight triangles.

Decorative paving pattern at general locations indicated.

All freestanding streetscape lighting fixtures installed within the Development will be uniform in design. The style of pedestrian scaled light fixtures will be of old world gas lanterns and/or decorative electric light fixtures. Light levels will be appropriate and will be minimized and/or 0 lumens at property lines.

Per the request of adjacent neighbors, the petitioner is requesting a portion of the southern property line be planted with Leyland Cypress (large maturing) at 7'-0" on center with a minimum height of 6' tall solid masonry screen wall.

Off street parking shall meet the standards set forth in the UR-2 standards. The minimum number of spaces shall be 1 parking space per unit; the maximum number of spaces shall be 2 parking spaces per unit. Parking spaces shall be the recommended size as determined by the Charlotte Land Development Standards for 90 degree parking. Parking spaces shall be 9' wide x 18.5' deep.

The minimum rear yards shall be 10 feet

The 13.5' wide southern property line buffer shall be planted at four (4) trees per 100 linear feet and have a 6' tall solid masonry screen wall

N

0 10 20 40 60

Illustrative Site Plan
Providence Rd Charlotte, NC

Providence Road Townhomes

THE GHAZI COMPANY

ADW Architects, p.a.

ILLUSTRATIVE SITE PLAN | 1" = 30'-0" | 01

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Residential

PROVIDENCE ROAD TOWNHOMES

THE GHAZI COMPANY

4934 Providence Road
Charlotte, NC

ILLUSTRATIVE SITE PLAN

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:

NO:	DATE:	DESCRIPTION:
1	4/12/07	REVISED PER COMMENTS

SHEET NUMBER

RZ-2

All freestanding streetscape lighting fixtures installed within the Development will be uniform in design. The style of pedestrian scaled light fixtures will be of old world gas lanterns and/or decorative electrical light fixtures. Light levels will be appropriate and will be minimized and/or 0 lumens at property lines.

Private Garage

Building facades will be designed from some or all of the following materials; brick, stone, synthetic stone, stucco or synthetic stucco. Building facades will not contain vinyl siding or metal siding.

Internal landscaping

Conceptual Imagery

Providence Rd Charlotte, NC

Providence Road Townhomes

THE GHAZI COMPANY

ADW Architects, p.a.

CONCEPTUAL IMAGERY | NOT TO SCALE | 01

ADW Architects, p.a.

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PROVIDENCE ROAD TOWNHOMES

THE GHAZI COMPANY

4934 Providence Road
Charlotte, NC

CONCEPTUAL IMAGERY

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:

NO:	DATE:	DESCRIPTION:
1	4/12/07	REVISED PER COMMENTS

SHEET NUMBER

RZ-3

6'-0" tall solid masonry screen wall on southern, western and a 30' portion of the northern property lines. There will be a masonry pier / wrought iron fence on the northern property line and along the front facing Providence Road

All buffer landscape requirements shall be on the neighbor's side of the screen wall.

Building facades will be designed from some or all of the following materials; brick, stone, synthetic stone, stucco or synthetic stucco. Building facades will not contain vinyl siding or metal siding.

A Class C landscaped buffer shall be provided adjacent to single family zoning. The width of the landscape buffer shall be 18 feet wide and/or 13.5 feet wide with a screen fence. Landscape Screening on the southern and northern property line shall be designed in accordance with Section 12.303 of the City of Charlotte Zoning Ordinance. A minimum of 40% of the trees shall be large maturing shade trees and the remainder shall be small maturing shade trees. A minimum of 25% of the trees shall be evergreen. All trees shall have a minimum caliper of 2 inches measured 6 inches above ground at the time of planting. The developer will keep all trees at time of planting a minimum of 6' tall. Shrubs shall be evergreen and at least 2 ½ feet tall when planted with an average height of 5 to 6 feet to be expected as normal growth within four years.

Conceptual Imagery
Providence Rd Charlotte, NC

Providence Road Townhomes

THE GHAZI COMPANY

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CONCEPTUAL IMAGERY

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:

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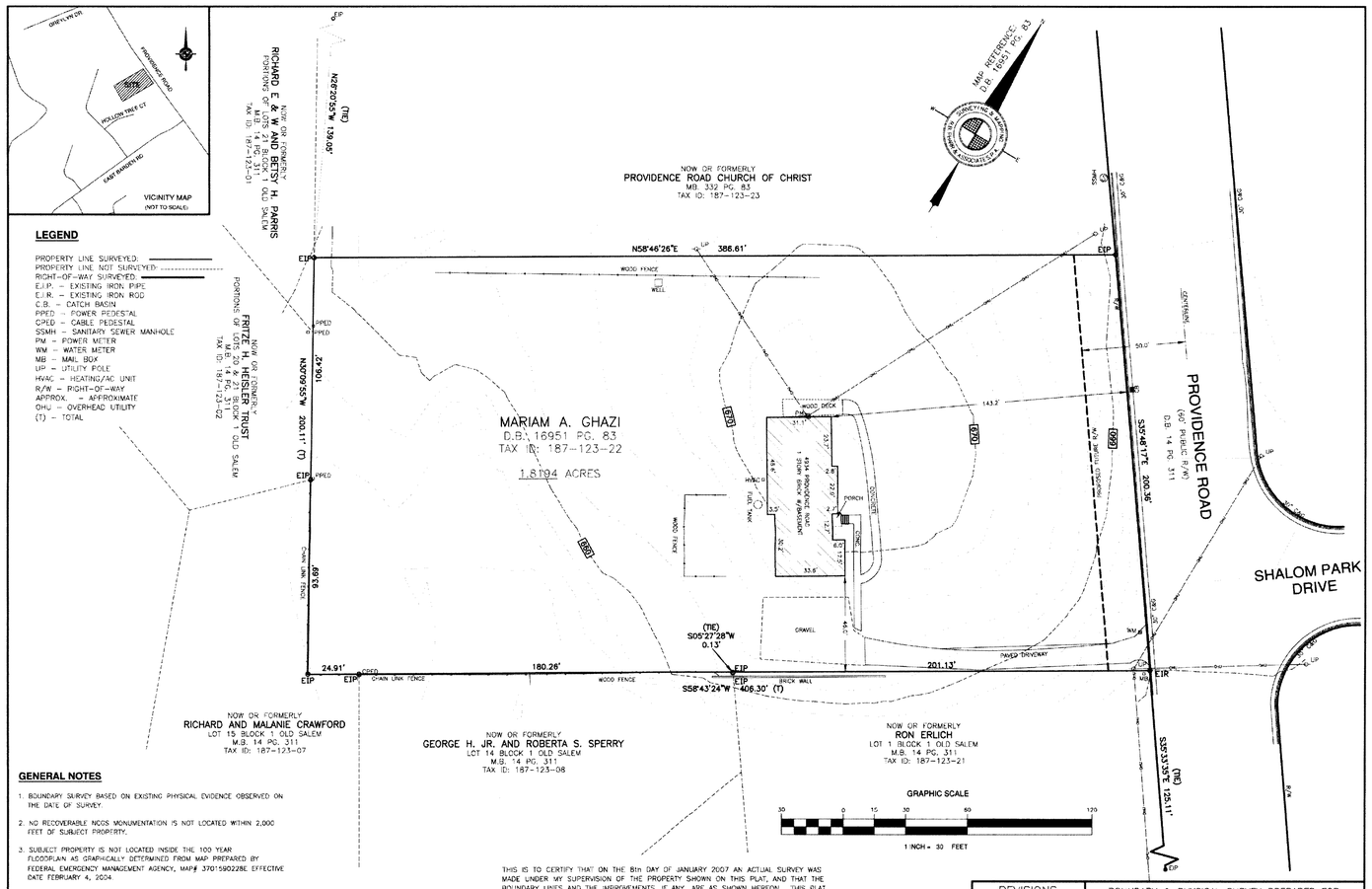
SHEET NUMBER
RZ-4



LEGEND

PROPERTY LINE SURVEYED
PROPERTY LINE NOT SURVEYED
RIGHT-OF-WAY SURVEYED
E.I.P. – EXISTING IRON PIPE
E.I.R. – EXISTING IRON ROD
C.B. – CATCH BASIN
PPED – POWER PEDESTAL
CPED – CABLE PEDESTAL
SSMH – SANITARY SEWER MANHOLE
PM – POWER METER
WM – WATER METER
MB – MAIL BOX
UP – UTILITY POLE
HVAC – HEATING/AC UNIT
R/W – RIGHT-OF-WAY
APPROX. – APPROXIMATE
OHU – OVERHEAD UTILITY
(T) – TOTAL

GENERAL NOTES

1. BOUNDARY SURVEY BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF SURVEY.
2. NO RECOVERABLE NGOS MONUMENTATION IS NOT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
3. SUBJECT PROPERTY IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN AS GRAPHICALLY DETERMINED FROM MAP PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP# 3701590228E EFFECTIVE DATE FEBRUARY 4, 2004.
4. THIS SURVEY WAS PREFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. CONTOUR DATA TAKEN FROM MECKLENBURG COUNTY GIS DATED 1997. NO FIELDWORK WAS PERFORMED TO DETERMINE TOPOGRAPHY OF SUBJECT PROPERTY. CONTOURS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
6. SUBJECT PROPERTY ZONED R-3 PER THE MECKLENBURG COUNTY ZONING ORDINANCE.
7. PROVIDENCE ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.

THIS IS TO CERTIFY THAT ON THE 8th DAY OF JANUARY 2007 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE SECTION .1600 TITLE 21, CHAPTER 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED
J. JEFFREY COBB, PLS L-2830
R.B. PHARR & ASSOCIATES, P.A.
UNION COMMONS BUSINESS PARK
1548 UNION ROAD-SUITE B
GASTONIA, NC 28054

NORTH CAROLINA PROFESSIONAL SEAL L-2830 LAND SURVEYOR J. JEFFREY COBB

REVISIONS
4-24-07 PLOTTED PROPOSED R/W LINE ALONG PROVIDENCE RD

BOUNDARY & PHYSICAL SURVEY PREPARED FOR:

THE GHAZI COMPANY

4934 PROVIDENCE ROAD, CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA
DEED BOOK 16951 PAGE 83
TAX ID #187-123-22

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING UNION COMMONS BUSINESS PARK
1548 UNION ROAD SUITE-B GASTONIA, NC 28054 TEL. (704)864-9636 FAX (704)853-0616

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
TODD C.	JAMES G.		1"=30'	1-12-2007	G-C-319
				PROJECT NO. G177	JOB NO. 69777

ADW Architects, p.a.

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Residential

PROVIDENCE ROAD TOWNHOMES

THE GHAZI COMPANY

4934 Providence Road
Charlotte, NC

SURVEY INFO

DATE: 01/22/07 JOB NO: 06136-00

REVISIONS:

NO:	DATE:	DESCRIPTION:
1	04/12/07	REVISED PER COMMENTS

SHEET NUMBER

RZ-5