

**1. General Provisions:**

- a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Camden to accommodate development of multi-family dwellings on an approximately 36.10 acre site located at 4100 Providence Road (the "Site").
- b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as 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 R-17MF zoning district classification shall govern development taking place on the Site.
- c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses, parking areas, structures and buildings and other site elements on the Site. The depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan and in these Development Standards, the ultimate layout of the development proposed; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan as well as any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope(s) generally depicted on the Rezoning Plan as long as the changes maintain the general building and parking orientation and character of the development generally depicted on the Rezoning Site Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207.(2).
- d. Parking layouts and driveways for surface and structured parking may be modified to accommodate final building locations, and parking spaces may be located within the maximum building/parking envelopes and development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
- e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 22. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

**2. Permitted Uses & Development Area Limitation :**

- a. The Site may be developed with up to 580 multi-family dwelling units together with accessory uses allowed in the R-17MF zoning district.
- b. Surface parking areas will not be allowed between Providence Road and the buildings that abut Providence Road, provided, however, surface parking areas may be located to the side of the buildings abutting Providence Road as generally depicted on the Rezoning Plan. The Petitioner will provide along Providence Road a low decorative brick wall that will be used to screen parking areas located along Providence Road as generally depicted on the Rezoning Plan

**3. Transportation/Access Notes:**

- a. Except as described below in this subsection access to the Site will be from Providence Road as generally depicted on the Rezoning Plan. The Rezoning Plan, however, references a possible vehicular/pedestrian connection from the Site to that certain parcel located adjacent and to the south of the Site and known as Tax Parcel # 183-121-10 (the "Southern Adjacent Parcel"). In order to promote such a possible future vehicular/pedestrian connection between the Site and the Southern Adjacent Parcel, Petitioner agrees to design the Site in such a manner to allow for one such vehicular and pedestrian connection by way of a private driveway or street. Such connection, if made, would include sidewalk improvements consisting of a 5 foot wide sidewalk and 8 foot wide planting strip on both sides of such driveway or street. It is understood that the connection generally depicted on the Rezoning Plan is merely illustrative in nature, and can be adjusted or relocated. The vehicular/pedestrian connection shall be made only upon the redevelopment of the Southern Adjacent Parcel in such a manner as to require, either by conditional rezoning conditions, subdivision requirements or other regulatory requirements, a vehicular and pedestrian connection from the Southern Adjacent Parcel to the Site. Furthermore, Petitioner shall not be required to make such connection in the event it is not required as described above within fifteen (15) years from the date of the approval of this rezoning petition. Once such connection is made it shall remain open to the public by way of a private driveway/street connection.
- b. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 50 feet of right-of-way from the center line of Providence Road. This right-of-way dedication will occur prior to the issuance of the first certificate of occupancy for the first building completed on the Site.

- c. The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT/NC DOT, required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT/NC DOT in accordance with applicable published standards.

- d. 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.

**4. Architectural Standards:**

- a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, and/or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.
- b. Meter banks will be will be screened.
- c. HVAC and related mechanical equipment will be screened from public view at grade.
- d. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
4. **Architectural Standards:**
- a. The building materials used on the principle buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, and/or wood. At least 35% of the exterior of each building, exclusive of windows, doors and roofs, will be constructed of brick, stone, synthetic stone, precast stone or precast concrete. Vinyl as a building material may only be used on windows and soffits.
- b. Meter banks will be will be screened.
- c. HVAC and related mechanical equipment will be screened from public view at grade.
- d. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

**5. Streetscape, Buffers and Landscaping:**

- a. Setbacks and yards as required by the Ordinance will be provided.
- b. The Petitioner will provide six (6) foot planting strips and five (5) foot sidewalks along the Site's frontage on Providence Road as generally depicted on the Rezoning Site Plan.
- c. The Petitioner will provide along Providence Road a low decorative brick wall that will be used to screen parking areas located along Providence Road as generally depicted on the Rezoning Plan.
- c. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links the buildings on the Site with one another and links the buildings to the sidewalks along the abutting public streets. The minimum width for this internal sidewalk will be five (5) feet.
- d. Along the southeastern property boundary, abutting the existing single-family homes on Columbine Circle, the Petitioner will provide a 50 foot rear yard which will also include a class C buffer as required by the Ordinance. This rear yard will be landscaped with a combination of trees and shrubs that will meet the buffer requirements of the Ordinance. Accessory structures will not be allowed in the 50 foot rear yard.
- e. Screening requirements of the Ordinance will be met.
- f. Above ground backflow preventers will be screened from public view and will be located outside of the required 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 submittal 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
- c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan but may be relocated to other portions of the Site during the design development and construction phases.
6. **Open Space/Tree Save Areas/Greenway Conveyance:**
- a. Open space/tree save areas equaling 15% of the Site area will be provided. The open space/tree save areas depicted on the Rezoning Plan may be relocated to other locations on the Site. The area of the Site dedicated to County Parks and Recreation for a greenway may be used to meet this requirement.
- b. The Petitioner will initiate the procedure to convey to County Parks and Recreation the area generally depicted on the Rezoning Site Plan along McMullen Creek, and subject to delays beyond the reasonable control of the Petitioner this area will be conveyed to County Parks and Recreation prior to the issuance of a certificate of occupancy for the last building completed adjacent to McMullen Creek.

**8. Signage:**

- a. Signage as allowed by the Ordinance will be provided.

**9. 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, and parking areas.
- b. Detached lighting on the Site will be limited to 20 feet in height.

**10. Other:**

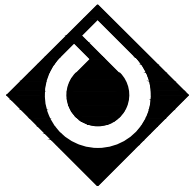
- a. Reserved

**11. 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.

**12. 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 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 heirs, devisees, personal representatives, successors in interest or assigns.



**ColeJenest  
& Stone**

*Shaping the Environment  
Realizing the Possibilities*

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202

PH 704.376.1555 F 704.376.7851  
URL www.colejeneststone.com

## CAMDEN DEVELOPMENT, INC.

1420 Spring Hill Road, Suite 200  
McLean, Virginia 22102

## CAMDEN PINEHURST

4100 Providence Road  
Charlotte, NC 28204

## REZONING PLAN

Project No.  
**4161**

Issued  
11/26/12

Revised  
00/00/00



## RZ1.1

The drawings, the project manual and the design shown thereon are Instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2010 ©