

TYPICAL BUILDING LAYOUT DIAGRAM

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CW Development
Development Standards
11/21/16
Resoning Petition No. 2016-150
Site Development Data

—Acreage: ± 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 four (4) stories and not to exceed 40 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.

1. General Provisions:

a. **Site Location:** These Development Standards form part of the Resoning Plan associated with the Resoning 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").

b. **Zoning District/Ordinance:** Development of the Site will be governed by the Resoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Resoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.

c. **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 Resoning Plan shall be reviewed in conjunction with the provisions of the Development Standards. The layout, locations, sizes and foundations of the Development/Site Elements depicted on the Resoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Resoning Plan not anticipated by the Resoning 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 Resoning Plan provide for 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:

1. **minor and don't materially change the overall design intent depicted on the Resoning 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 described above, the Petitioner shall then 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.

d. **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, tool sheds, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 20 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

a. Access to the Site will be from Old Providence Road and Old Providence Lane in the manner generally depicted on the Resoning Plan. The extension of alley A onto the adjoining property will be allowed if the adjoining property is developed within town homes for sale.

b. Old Providence Lane will be improved to meet the standards of a residential medium street (U-4S).

c. 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 Resoning Plan.

d. 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 northern and southern portions 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.

e. Along the Site's western private drive a six (6) foot planting strip and a six (6) foot sidewalk will be provided on a line side of the proposed private drive as generally depicted on the Resoning 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 Resoning Plan). Street trees will also be provided along the private drive as generally depicted on the Resoning Plan.

f. Parking areas near a private drive will be located between the units and Providence Road and Providence Lane as generally depicted on the Resoning Plan.

g. 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 CDDOT in accordance with applicable published standards.

h. 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 CDDOT in accordance with published standards.

i. The Petitioner will dedicate 35 feet of right-of-way from the center line of Old Providence Road to CDDOT prior to the issuance of the first certificate of occupancy.

j. 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.

4. Architectural Standards, Court Yards/Assembly Areas:

a. 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 black and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation or per side). Vinyl or aluminum as a building material may not be used on soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.

b. 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).

c. The side elevations of the building along Old Providence Road and Old Providence Lane will contain windows so that blank walls over 10 feet in length will not occur on any of the proposed units.

d. Each unit will have a two (2) car garage.

e. 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.

f. To provide privacy, all residential entrances within 15 feet of the sidewalk shall be located on the average sidewalk grade a minimum of 24 inches. Picketed roofs, if provided, shall be symmetrical for porches and attached decks may be no less than 2:12.

g. 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.

h. Townhome buildings shall be limited to five units or less.

i. A decorative six (6) foot wooden fence will be provided on the east side the private drive and the adjoining property (see parcel 187-271-37) as generally depicted on the Resoning Plan.

j. Metal banks will be screened from adjoining properties and from Old Providence Road and Old Providence Lane.

k. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

l. Garbage pickup for the Site will be via roll out containers from each unit.

5. Streetscape, Buffers, Yards and Landscaping:

a. 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 Road will be provided as generally depicted on the Resoning Plan. Required private open space will be allowed to 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 Road a 15 landscaped area will be provided, and along Old Providence Lane a 15 foot landscaped area will be provided within the 40 foot building setback. These landscaped areas will utilize any existing trees that are preserved within the landscaped 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.

b. A 10 foot rear yard for buildings A and B will be provided along the northern property boundary of the Site as generally depicted on the Resoning Plan. Building E will have a 20 foot side yard and building D will have a 25 foot rear yard. Building C will have a 40 foot rear yard as generally depicted on the Resoning 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.

c. A 20 foot Class C Buffer will be provided between building D and E and the southern property line as generally depicted on the Resoning 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.

d. The existing pond located on the Site will be preserved. The final shape and size of the pond may vary from existing shape to allow the existing pond to be brought into compliance with existing storm water related regulations.

e. The existing vegetation between building C and building D 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 this western property boundary as generally depicted on the Resoning Plan. Plant vegetation on the existing slope of the site will have to be cleared in order for the Site to meet State dam 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.

f. Utilities may cross proposed buffers at angles no greater than 75 degrees. Storm drainage discharge aprons and swales with or without rip-rap may also cross the buffer at angles no greater than 75 degrees in order to allow for the natural flow storm water.

g. Above ground backflow preventers will be screened from public view and will be located inside of existing and proposed public street right-of-ways for Old Providence Road and Old Providence Lane, and out of the proposed 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 Resoning 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.

c. 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 final development permitting process for the Site.

d. All utilities within the Site will be placed underground.

7. 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, parking areas and courtyards.

b. Detached lighting on the Site will be limited to 15 feet in height.

8. Signs:

a. Reserved.

9. Amendments to the Resoning Plan:

a. Future amendments to the Resoning Plan (which includes these Development Standards) may be applied 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.

10. Binding Effect of the Resoning Application:

a. If the Resoning Petition is approved, all conditions applicable to the development of the Site imposed under the Resoning Plan, unless amended in the manner provided under the Ordinance, be binding upon and save to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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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-3

McAdams