

<h1 style="text-align: center;">SITE DATA</h1>				
DEVELOPER		EASTWOOD HOMES ATTN: JOE DORITY (JDORITY@EASTWOODHOMES.COM) P.O. BOX 667 2857 WESTPORT ROAD CHARLOTTE, NC 28208		
PARCELS	TAX ID	AC	ZONING	
TRACT 1	18272136	2.96	R-3	
TRACT 2	18272142	1.16	R-3	
LOT AREA ACERAGE:		4.13		
EXISTING ZONING:		R-3		
CURRENT USE:		RESIDENTIAL		
PROPOSED ZONING:		UR-2(CD)		
TOTAL NUMBER OF UNITS ALLOWED:			N/A	
TOTAL NUMBER OF UNITS PROPOSED:			20	
PROPOSED DENSITY:		4.8 UNITS/AC		
BUFFER TYPE:		VARIES		
FLOOR AREA RATIO		1.0		

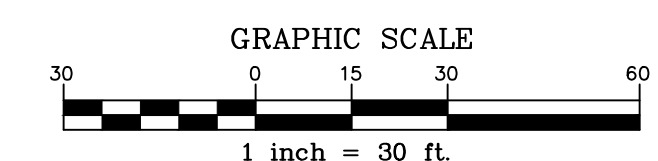
NOTES:  
PLAN ASSUMES THAT UR-2 RE-ZONING WILL BE ALLOWED WITH THE ABOVE DENSITY REQUIREMENTS.

STORM WATER MANAGEMENT FACILITY IS CONCEPTUAL AND SUBJECT TO CHANGE.

TRASH COLLECTION TO BE ROLL OUT.

SEE RZ-2 FOR SETBACKS PERTAINING TO INDIVIDUAL LOTS.

ALL ZONING CLASSIFICATIONS ARE FROM MECKLENBERG COUNTY POLARIS DATA.



**MCADAMS**

REVISIONS:



200 UNIONVILLE-INDIAN TRAIL ROAD W  
INDIAN TRAIL, NORTH CAROLINA 28079

OWNER: \_\_\_\_\_

OLD PROVIDENCE ROAD TOWN HOMES  
OLD PROVIDENCE RD  
CHARLOTTE, NC

PROJECT NO.	CPW-15010
FILENAME:	CPW15010
CHECKED BY:	JDM
DRAWN BY:	PMV
SCALE:	1"=30'
DATE:	09-26-2016
SHEET NO.	D3 1

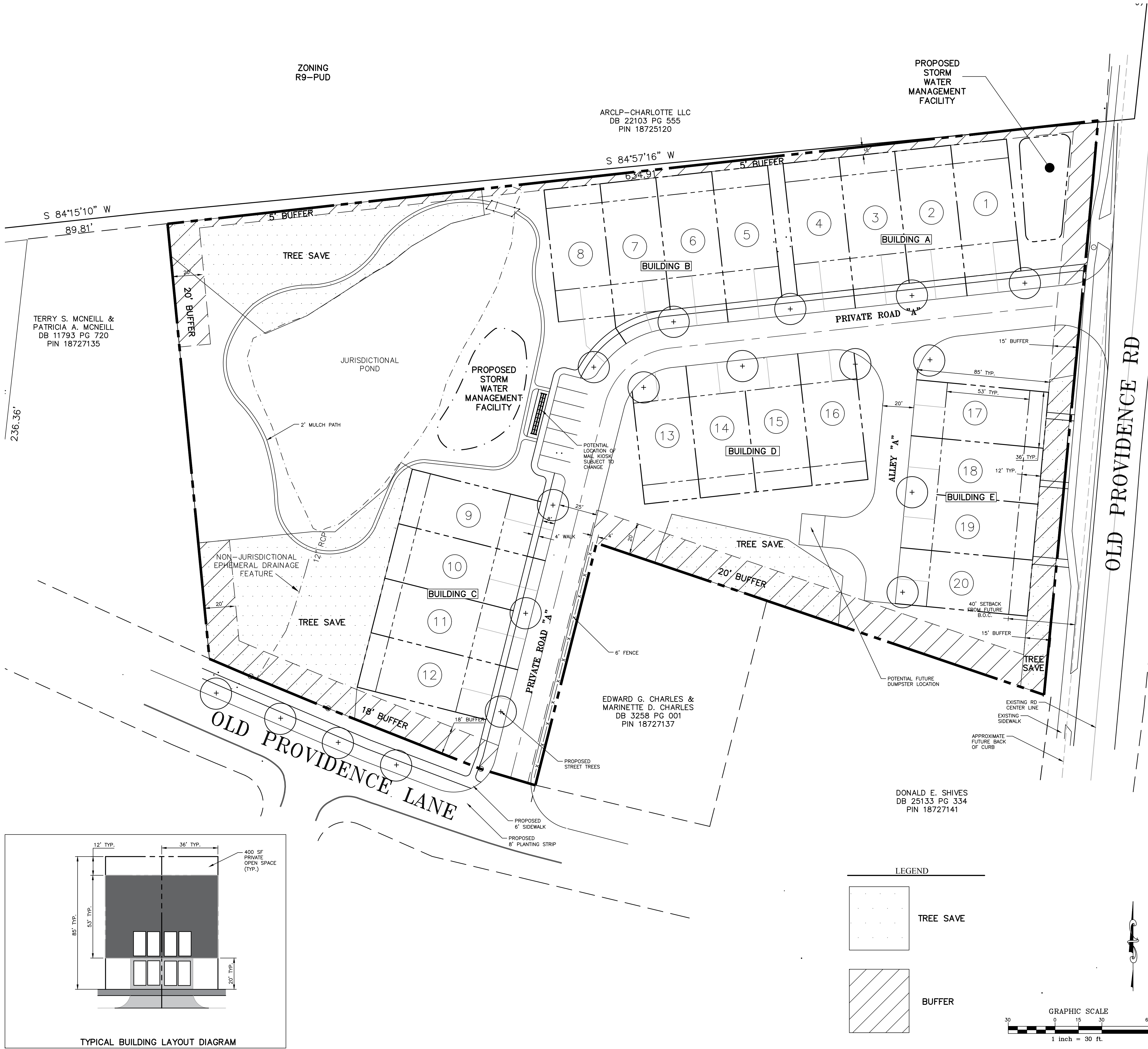


Y: \Projects\CPW\15010\Land\Current\Construction Drawings\CPW15010 RZ.dwg, 9/26/2016 1:45:38 PM, Nick

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



Y:\Projects\CPW-15010\Land\Current\Drawings\CPW15010 RZ.dwg, 9/28/2016 1:49:40 PM, Low, Nick



**CW Development**  
Development Standards  
09/26/16  
Rezoning Petition No. 2016-000

**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.
- Maximum Building Height: Not to exceed three (3) stories; 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:**

- Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning 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").
- Zoning Districts Ordinance:** Development of the Site will be governed by 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 UR-2 zoning classification shall govern.
- 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 Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning 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 Rezoning 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:
  - minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
  - modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1. The Planning Director will determine if such minor modifications are allowed per this 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.
- 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 buildings located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to; a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.
- Parking layouts for surface parking** may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

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

- 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:**

- Access to the Site will be from Old Providence Road and Old Providence Lane in the manner generally depicted on the Rezoning Plan.
- 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 Rezoning Petition. The Petitioner will require that the existing sidewalk and planting strip widths along Old Providence Road be allowed to remain as allowed by Section 9.407, 4(K) of the Ordinance.
- Along the Site's internal private drive, a six (6) foot planting strip with a five (5) foot sidewalk will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan. Street trees will also be provided along the private drive as generally depicted on the Rezoning Plan. Decorative pedestrian scale lights will be provided along the internal private drive.
- Parking areas nor a private drive will be allowed between the units and Providence Road and Providence Lane as generally depicted on the Rezoning Plan.
- 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 CDOT in accordance with applicable published standards.
- 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, Court Yards/Amenity Areas:**

- 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, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles; metal type roofing materials may also be used.
- 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).
- The side elevations of the building along Old Providence Road and Old Providence Lane will contain windows so that blank walls over 20 feet in length will not occur.
- Each unit will have a two (2) car garage.
- 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.
- To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
- Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- 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.
- Townhome buildings shall be limited to five units or less.
- A decorative six (6) foot wooden fence will be provided on the east side of the private drive and the adjoining property (tax parcel # 187-271-37) as generally depicted on the Rezoning Plan.
- Meter banks will be screened from adjoining properties and from Old Providence Road and Old Providence Lane.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- Garbage pickup for the Site will be via roll out containers from each unit.

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

- A 40-foot building setback measured from the back of the future back of curb will be provided along Old Providence Road and Old Providence Lane.
- A 5-foot rear yard for buildings A and B will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan. Building C will have a 20-foot rear yard as generally depicted on the rezoning plan, building D will have a 25-foot rear yard and building E will have a 20-foot side yard. 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.
- A 20-foot Class C Buffer will be provided adjacent to building D and E along the southern property line as generally depicted on the Rezoning Plan. A 6' wood privacy fence shall be provided along the eastern side of private road A adjacent to the Charles Parcel.
- The existing pond located on the Site will be preserved.
- The existing vegetation between building C and building B 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. The vegetation on the existing slope of the dam will have to be cleared in order for the dam to meet state dam regulations.
- 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.
- Screening requirements of the Ordinance will be met.
- Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Old Providence Road.

**6. Environmental Features:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 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 submitted and are not implementing 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.
- The Site will comply with the Tree Ordinance.
- All utilities within the Site will be placed underground.

**7. Lighting:**

- 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.
- Detached lighting on the Site will be limited to 15 feet in height.
- No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

**8. Signage:**

- Reserved.

**9. Amendments to the Rezoning Plan:**

- 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.

**10. Binding Effect of the Rezoning Application:**

- 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.

**PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION**

THE JOHN R. MCADAMS  
COMPANY, INC.  
3436 Turtletown Way  
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Charlotte, North Carolina 28277  
License No.: C-02983  
(800) 733-5646 • McAdamsCo.com



REVISIONS:
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**CW Development**  
MULTI-FAMILY DEVELOPMENT PARTNER

200 UNIONVILLE-INDIAN TRAIL ROAD, W  
INDIAN TRAIL, NORTH CAROLINA 28078

OWNER:

**OLD PROVIDENCE ROAD TOWN HOMES**  
**OLD PROVIDENCE RD**  
CHARLOTTE, NC

**SITE PLAN**

PROJECT NO.	CPW-15010
FILENAME:	CPW15010
CHECKED BY:	JDM
DRAWN BY:	PMV
SCALE:	1"=30'
DATE:	09-26-2016
SHEET NO.	RZ-2
	McAdams



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**CW Development**  
Development Standards  
09/26/16  
Rezoning Petition No. 2016-000

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- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Maximum Building Height: Not to exceed three (3) stories; 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 a part of the Rezoning Plan associated with the Rezoning 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 Districts/Ordinance:** Development of the Site will be governed by 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 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 Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning 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 Rezoning 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:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this 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.

a. **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 include structures and buildings such as but not limited to a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

b. **Parking layouts for surface parking** may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on the Site but specific locations of sidewalks may be subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

**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 Rezoning Plan.

b. 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 Rezoning Petition. The Petitioner will require that the existing sidewalk and planting strip widths along Old Providence Road be allowed to remain as allowed by Section 9.407 (4)(a) of the Ordinance.

c. Along the Site's internal private drive, a six (6) foot planting strip with a five (5) foot sidewalk will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan. Street trees will also be provided along the private drive as generally depicted on the Rezoning Plan. Decorative pedestrian scale light will be provided along the internal private drive.

d. Parking areas nor a private drive will be allowed between the units and Providence Road and Providence Lane as generally depicted on the Rezoning Plan.

e. 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 CDOT in accordance with applicable published standards.

f. 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, Court Yards/Amenity 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, stucco, EIFS, decorative block and/or wood (wood siding may not exceed 25% of the wall surface per unit elevation per side). Vinyl or aluminum as a building material may only be used on windows, 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 20 feet in length will not occur.

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 raised from the average sidewalk grade a minimum of 24 inches.

g. Pitched roofs, if provided, shall be symmetrical sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.

h. 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.

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

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

k. Meter banks will be screened from adjoining properties and from Old Providence Road and Old Providence Lane.

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

m. 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 measured from the back of the future back of curb will be provided along Old Providence Road and Old Providence Lane.

b. A 5-foot rear yard for buildings A and B will be provided along the northern property boundary of the Site as generally depicted on the Rezoning Plan. Building E will have a 5-foot side yard and building D will have a 12-foot rear yard, and building C will have a 12 rear yard as generally depicted on the rezoning 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 Rezoning Plan.

d. The existing pond located on the Site will be preserved.

e. The existing vegetation between building C and building B and the western property boundary will be maintained, except for areas required to be cleared for the construction of the building site infrastructure, and associated utilities. The vegetation on the existing slope of the dam will have to be cleared in order for the dam to meet state dam regulations.

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. Screening requirements of the Ordinance will be met.

h. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Carmel Road.

**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 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.

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.

c. No exterior "wall pack" lighting will be allowed, however architectural lighting on building facades, such as but not limited to scones, will be permitted.

**8. Signage:**

a. Reserved.

**9. 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.

**10. 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS COMPANY, INC.**  
3436 Turtledown Way  
Suite 110  
Charlotte, North Carolina 28277  
License No.: C-02983  
(800) 733-5646 • McAdamsCo.com

**MCADAMS**

REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:

**CW Development**  
MULTIFAMILY DEVELOPMENT PARTNER

200 UNIONVILLE-INDIAN TRAIL ROAD, W  
INDIAN TRAIL, NORTH CAROLINA 28078

**PROVIDENCE ROAD TOWN HOMES**  
**OLD PROVIDENCE RD**  
CHARLOTTE, NC

**SITE PLAN**

PROJECT NO. CPW-15010  
FILENAME: CPW15010  
CHECKED BY: JDM  
DRAWN BY: PMV  
SCALE: 1"=30'  
DATE: 09-26-2016  
SHEET NO. **RZ-2**

**MCADAMS**