

PETITION
NO. 2018-142

6408 PROVIDENCE
ROAD

PROFFITT DIXON PARTNERS
6408 PROVIDENCE ROAD
CHARLOTTE, NC 28226

LANDDESIGN PROJ.#
1018227

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PER CITY STAFF COMMENTS	01-14-2019

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

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

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

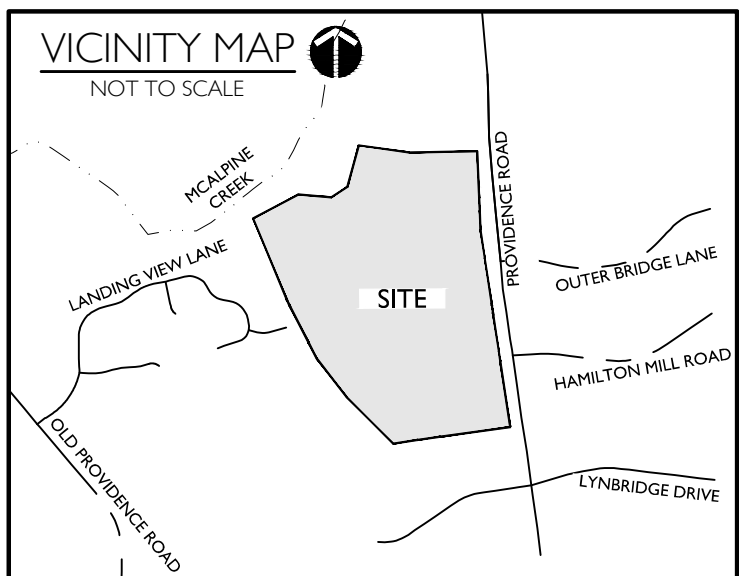


SITE DEVELOPMENT AREA

- ACREAGE: ~~11.1~~ 19.93 ACRES
- TAX PARCEL #S: 21101102, 21101106, 21101111, 21101108, 21101109, 21101110, 21101105, 21101101, 21101107
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-8MF(CD) & INST(CD)
- EXISTING USES: SINGLE-FAMILY RESIDENTIAL
- PROPOSED USES: UP TO 200 ACTIVE ADULT RETIREMENT COMMUNITY UNITS AND 80 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS
- DENSITY: 8 DWELLING UNITS PER ACRE (DUA)(R-8MF)
- SETBACKS: 50' REAR YARD AND 20' SIDE YARD - BASED ON BUILDING ORIENTATION
- MAXIMUM BUILDING HEIGHT: 40 FEET AND THREE (3) STORIES FOR R-8MF AND 55 FEET AND FOUR (4) STORIES (EXCLUSIVE OF BASEMENT) FOR INST
- PARKING: SHALL SATISFY OR EXCEED R-8MF AND INSTITUTIONAL MINIMUM REQUIREMENTS, RESPECTIVELY

R RIGHT IN/RIGHT OUT ACCESS

FM FULL MOVEMENT ACCESS



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PETITIONER: PROFFITT DIXON PARTNERS

DEVELOPMENT STANDARDS

SHALL SATISFY OR EXCEED R-50M AND
INST MINIMUM REQUIREMENTS,
RESPECTIVELY

- a. CAMERA SECURITY SYSTEM;
- b. VESTIBULE FOR RESIDENCE SECURITY;
- c. INTERCOM SYSTEM FOR VISITORS;
- d. DOUBLE LOADED CORRIDORS;
- e. 24/7 MAINTENANCE SUPPORT;
- f. FULL TIME OFFICE MANAGER;
- g. COMMUNITY LIVING ROOM WITH FULL FIREPLACE;
- h. INDOOR COMMUNITY MAIL ROOM AND PACKAGE CENTER;
- i. MULTI-USE ROOM;
- j. INTERIOR TRASH CHUTES OR VALET TRASH SERVICE FOR RESIDENTS;
- k. COMMUNITY ARTS AND CRAFTS AND/OR GAME ROOM;
- l. SOCIAL ACTIVITIES AND SERVICES COORDINATOR;
- m. CONTINENTAL BREAKFAST SERVICE FOR RESIDENTS;
- n. OUTDOOR SEATING, INCLUDING TABLES AND CHAIRS;
- o. COVERED PATIO WITH OUTDOOR GRILL;
- p. SALON AND/OR SELF-CARE CENTRIC AMENITY ROOM;

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 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.

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 VENTS AND WINDOWS.

c. BUILDING(S) SHALL BE A MAXIMUM OF FOUR (4) STORIES IN HEIGHT (HOWEVER, SUCH BUILDING(S) MAY INCLUDE A BASEMENT LEVEL AS DEFINED IN THE 2018 NC STATE BUILDING CODE).

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVICES, 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.

NO.	DESCRIPTION	DATE
1	PER CITY STAFF COMMENTS	01-14-2019

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

SCALE

NORTH

VERT: ---
HORZ: 1"=10'

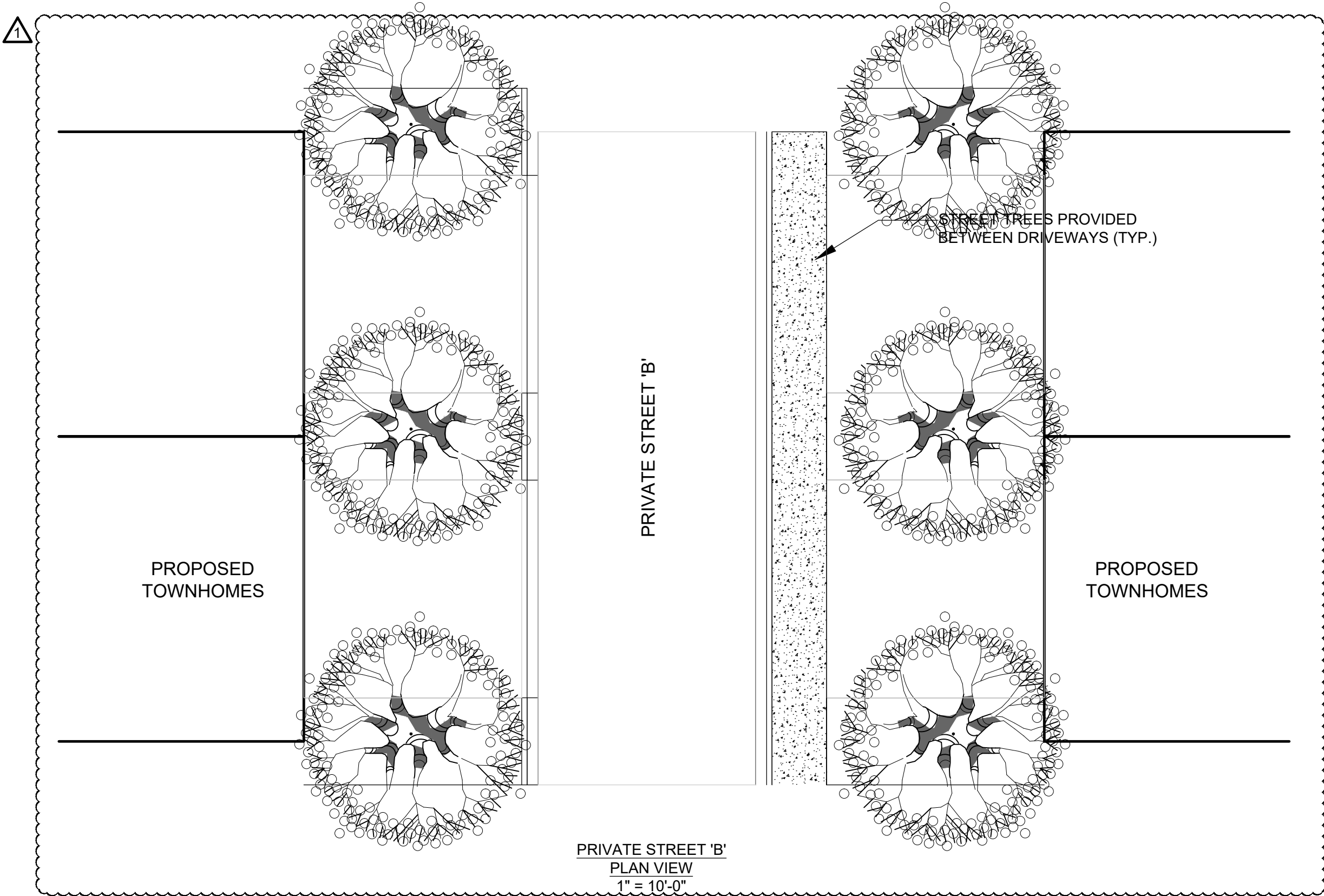
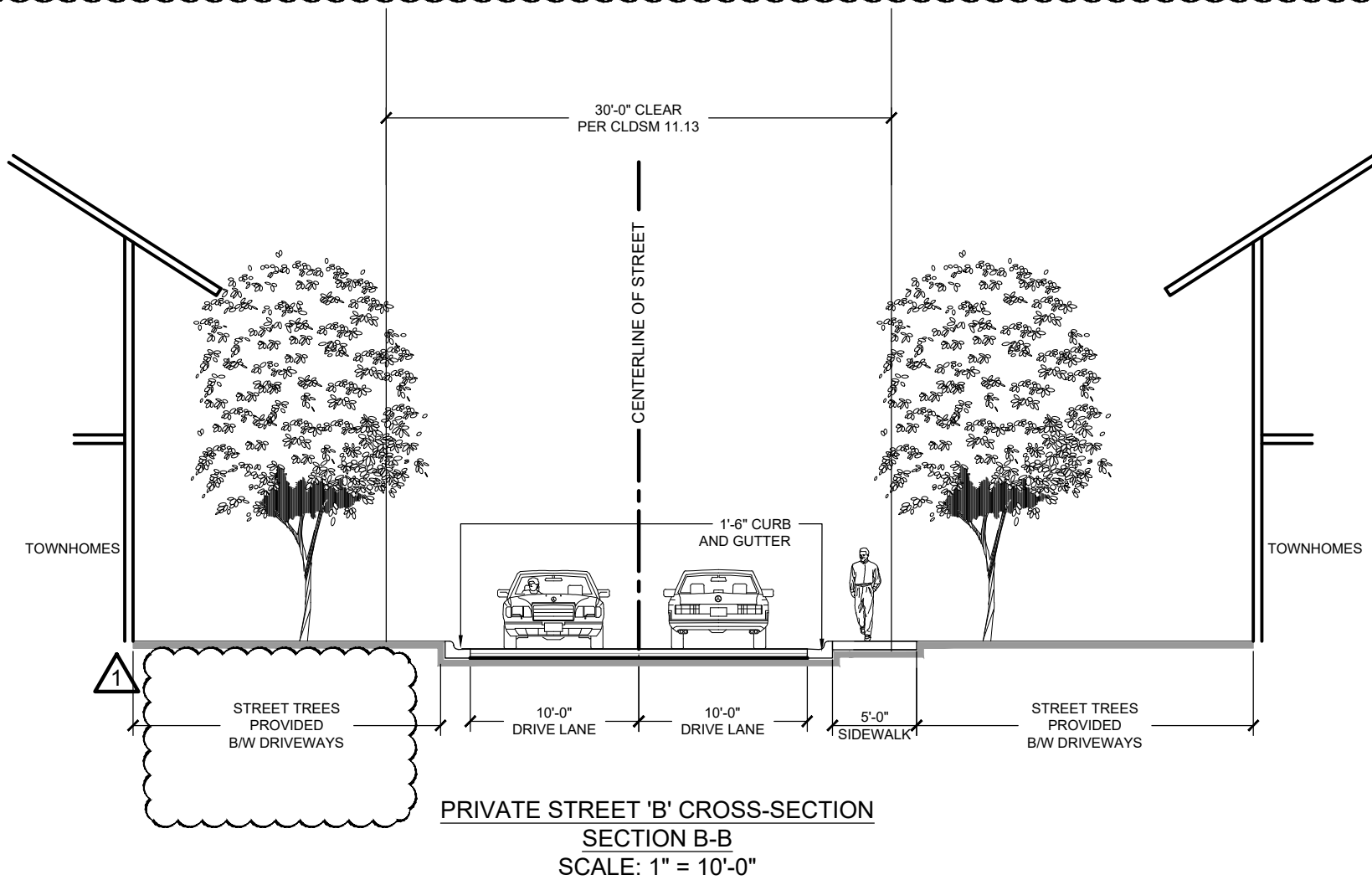
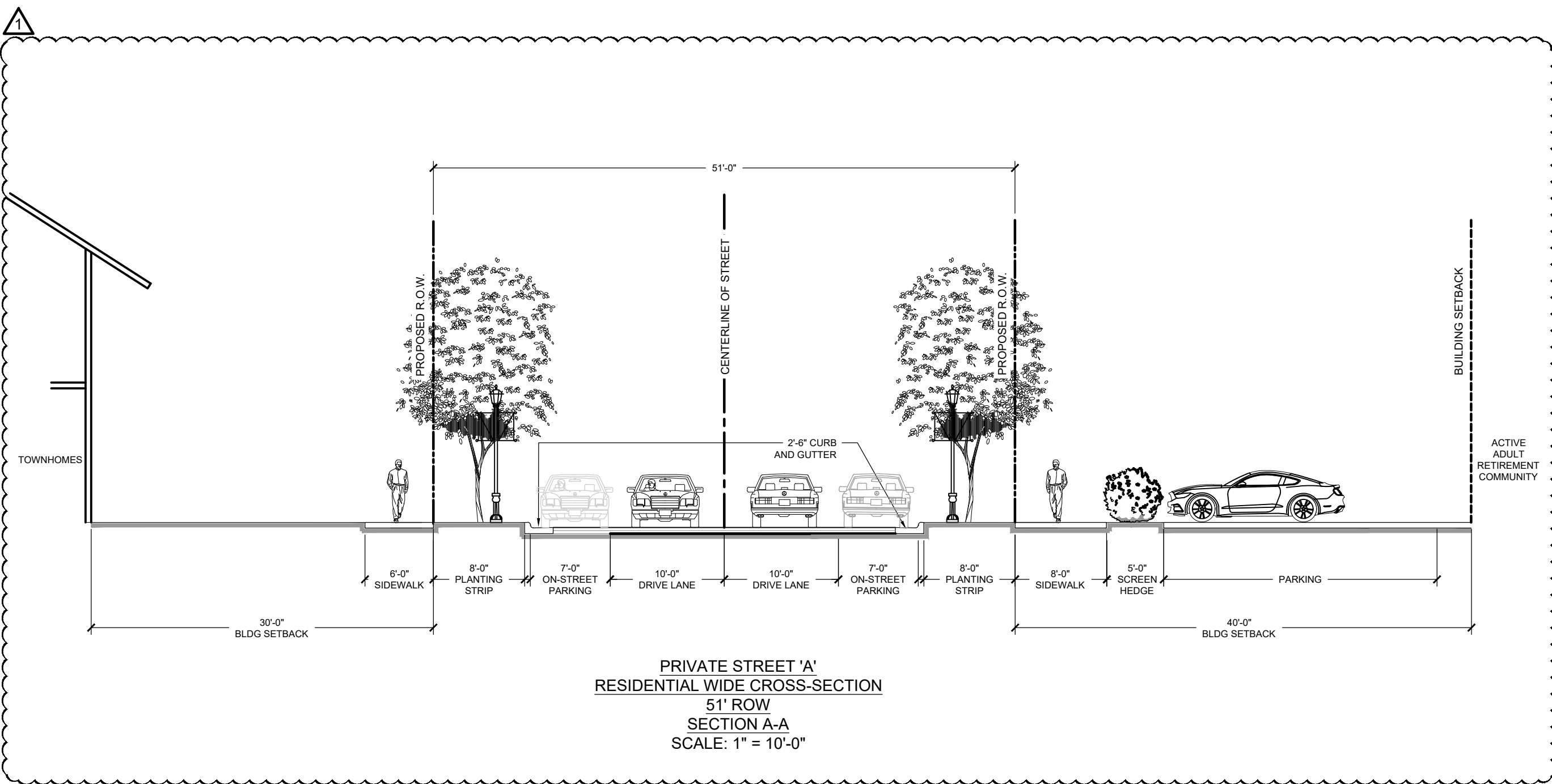
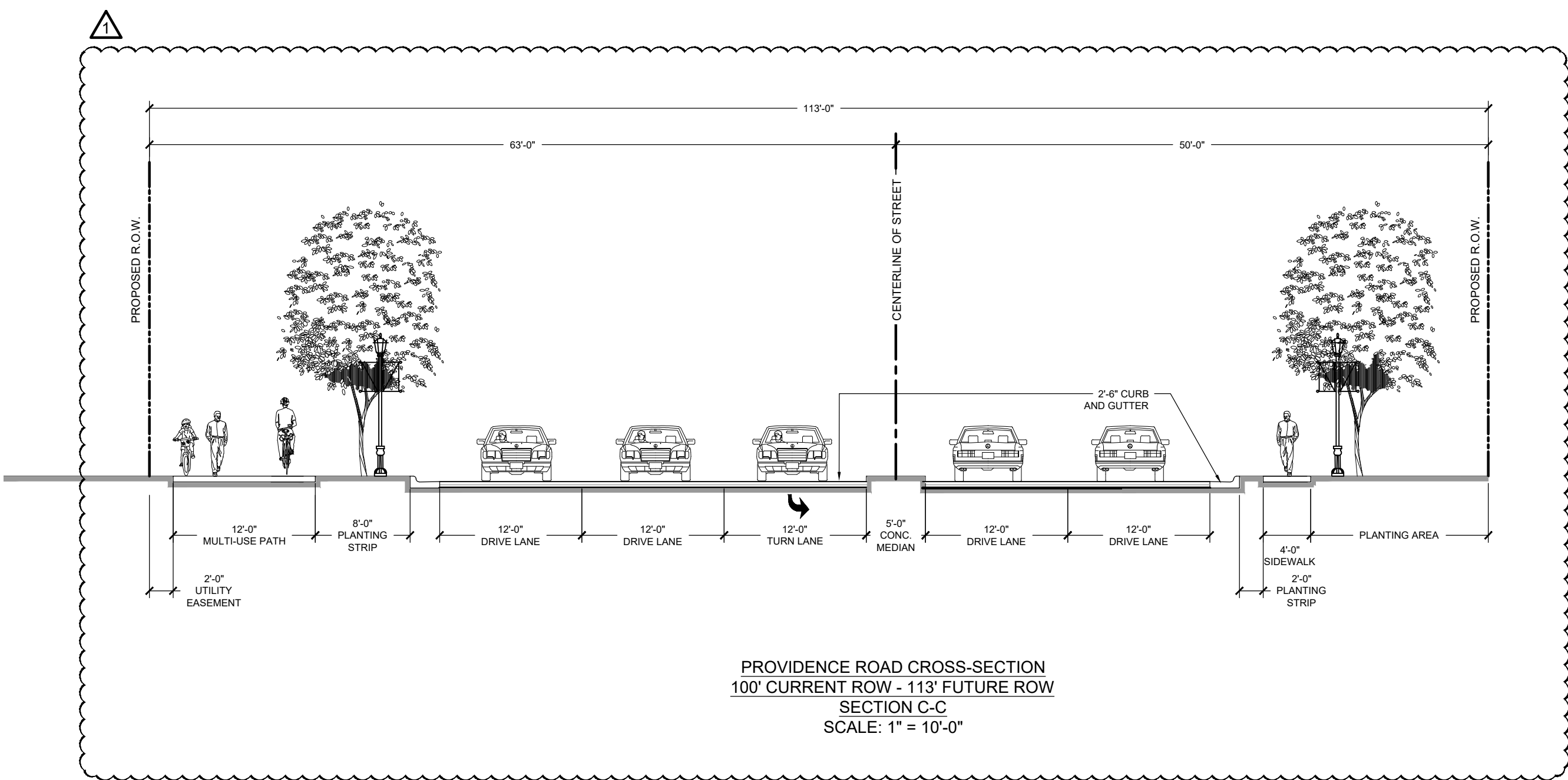
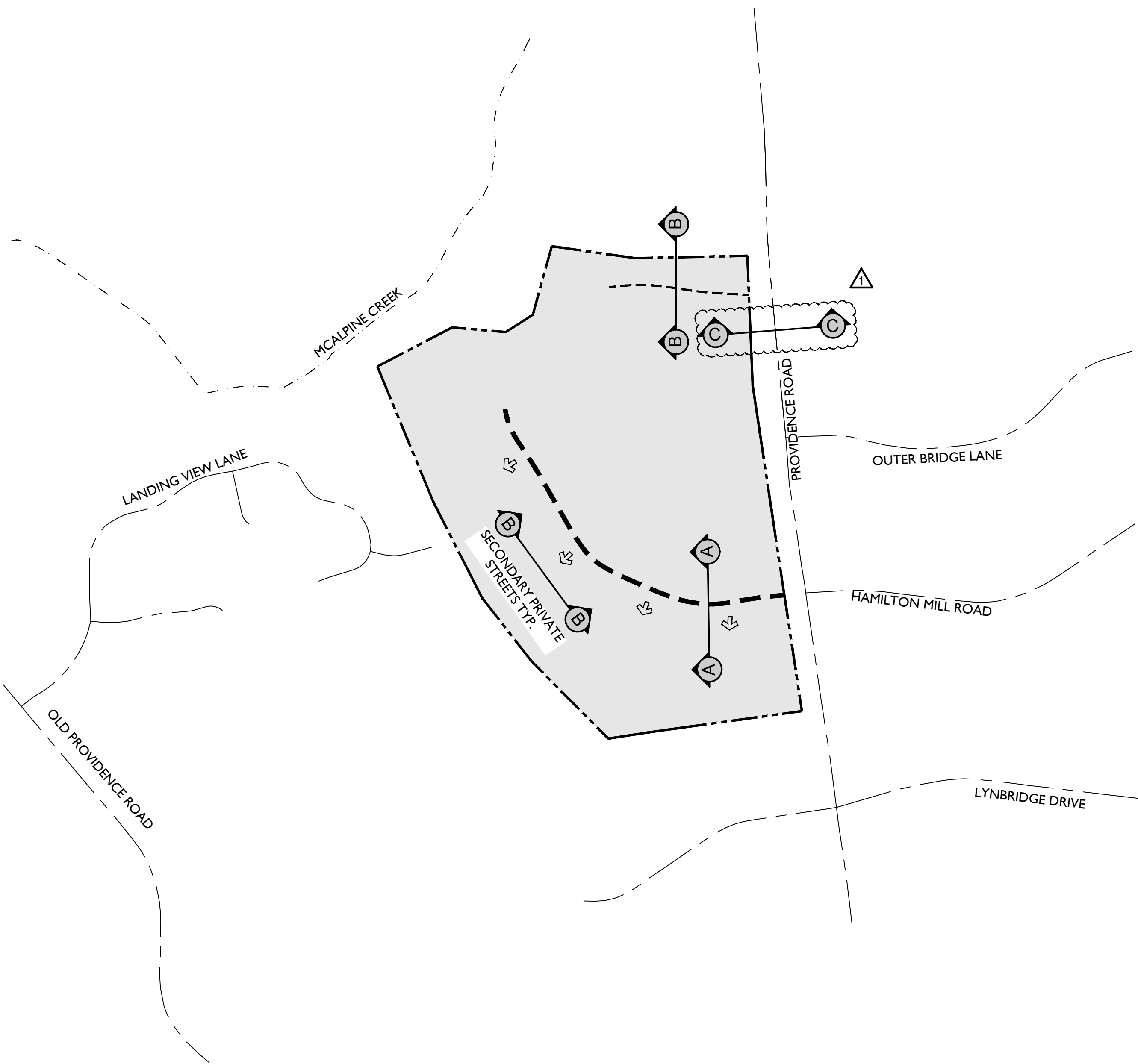
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SHEET TITLE

STREET CROSS-SECTIONS

SHEET NUMBER

RZ-3



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