

± 1.63 acres

187-071-16 & 187-071-19

UR-2(CD) Single-Family

Townhomes

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Canopy CLT ("Petitioner") to accommodate up to 14 townhomes in 3 buildings on an approximately 1.63 acre site located along Providence Road between Creola Road and Jefferson Drive (the "Site"). The Site is comprised of Tax Parcel Numbers

2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and 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 all development taking place on the Site. The configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total

1. The Site may be developed with up to 14 attached residential dwelling units, together with accessory uses allowed in the

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

- 2. As depicted on the Rezoning Plan, the Site will be served by private streets.
- 3. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontages on Providence Road and Creola Road as generally depicted on the Rezoning Plan.
- 4. Pedestrian connections shall be provided to public sidewalks within public rights-of-way. Final placement of connection points is subject to modifications during the Land Development review process.
- 5. Where necessary, Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
- 6. All transportation improvements shall be approved and constructed before the site's first building certificate of
- 1. The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), , EIFS or wood.
- 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- 3. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.
- 4. Façade articulation or variation will be utilized to differentiate townhome units within each building. All front facades will vary with accent siding both horizontally and vertically.

- 1. The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified
- 2. The Petitioner shall comply with the Charlotte Tree Ordinance.
- 1. The Petitioner shall comply with the City of Charlotte Post Construction.
- 2. The location, size, and type of stormwater 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 stormwater treatment requirements and natural site
- 1. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the internal driveways, sidewalks, courtyards, and landscape accent lighting.
- 2. Decorative pedestrian scale lights may be provided within the Site.

Amendments to Rezoning Plan:

- 1. Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the
- 2. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with
- Binding Effect of the Rezoning Documents and Definitions:
- 1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest
- 2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



DESIGN PARTNERS

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Site, harlotte,

Project No: 19-162 Date: 10.30.2019 Designed by: UDP Drawn By: UDP Sheet No: