

JULY 23, 2015

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY DAVID WILLIS FOR AN APPROXIMATELY 1.5 ACRE SITE LOCATED ON THE EAST SIDE OF PROVIDENCE ROAD BETWEEN BEVERLY CREST BOULEVARD AND ARBORETUM DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE UR-C ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE REZONING PLAN.

C. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVE DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED WITHOUT DESIGN OR CONSTRUCTION VIOLATING DOCUMENT VIOLATIONS.

D. FUTURE DEVELOPMENTS OF THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

A. THE SITE MAY BE DEVOTED ONLY TO A CHILD CARE CENTER THAT MAY SERVE A MAXIMUM OF 185 CHILDREN, AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE URC ZONING DISTRICT. THE CENTER SHALL BE WITHOUT A STAIRWAY OR ELEVATOR. THE CHILD CARE CENTER SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 12.502 OF THE ORDINANCE. THE BUILDING TO BE LOCATED ON THE SITE MAY CONTAIN A MAXIMUM OF 12,000 SQUARE FEET OF GROSS FLOOR AREA.

B. NOTWITHSTANDING THE FOREGOING, THE PETITIONER MAY HOLD A MAXIMUM OF 6 TOTAL ACCESSORY SPECIAL EVENTS PER YEAR AT THE CHILD CARE CENTER. ACCESSORY SPECIAL EVENTS SHALL INCLUDE PARENTS' NIGHT OUT OR PARENTS' MORNING OUT WHERE CHILDREN WHO ATTEND THE CHILD CARE CENTER ARE CARED FOR AT THE CHILD CARE CENTER AT TIMES WHEN THE CHILD CARE CENTER IS CLOSED TO GROSS FLOOR AREA. ACCESSORY SPECIAL EVENTS SHALL INCLUDE COMMUNITY EVENTS, SUCH AS AN EASTER EGGS HUNT.

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- B. OFF-STREET VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.502(4)(F) OF THE ORDINANCE.
- C. BICYCLE PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- D. WHEN AN ACCESSORY SPECIAL EVENT REFERRED TO ABOVE IN PARAGRAPH B UNDER PERMITTED USES/USE LIMITATIONS IS HELD AT THE SITE (OTHER THAN PARENTS' NIGHT OUT OR PARENTS' MORNING OUT), THE PETITIONER SHALL BE REQUIRED TO SECURE OFF-SITE PARKING TO ACCOMMODATE ANY EXCESS PARKING REQUIREMENTS FOR THE ACCESSORY SPECIAL EVENT. THIS OFF-SITE PARKING MAY NOT BE LOCATED IN A PUBLIC RIGHT OF WAY.
- E. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, THE PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE IMMEDIATELY ADJACENT TO PROVIDENCE ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 50 FEET FROM THE CENTERLINE OF THE EXISTING PROVIDENCE ROAD RIGHT OF WAY TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, THE PETITIONER SHALL MODIFY THE EXISTING UTILITY BULB IN NORTHBOUND PROVIDENCE ROAD ADJACENT TO THE SITE TO CREATE A RIGHT TURN LANE INTO THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

A. THE MAXIMUM HEIGHT OF THE BUILDING TO BE LOCATED ON THE SITE SHALL BE 28 FEET.

B. ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND QUALITY OF THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDING. ACCORDINGLY, THE FRONT, SIDE AND REAR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT SCHEMATIC ARCHITECTURAL RENDERING ATTACHED TO THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, CHARACTERISTICS OF THE BUILDING WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND QUALITY OF THE BUILDING ARE PERMITTED.

C. THE DOORS LOCATED ON THE NORTH ELEVATION OF THE BUILDING MAY BE USED FOR EMERGENCY PURPOSES ONLY.

D. THE PERMITTED EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE DESIGNATED AND LABELLED ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS OF THE BUILDING. THE EXTERIOR BUILDING MATERIALS TO BE INSTALLED ON THE BUILDING SHALL BE SUBSTANTIALLY SIMILAR IN TYPE AND PERCENTAGES TO THE SPECIFIED AND DEPICTED ON THE ATTACHED SCHEMATIC ARCHITECTURAL RENDERINGS.

A. THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE FUTURE BACK OF CURB AS DEPICTED ON THE REZONING PLAN.

B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE YARD REQUIREMENTS OF THE UR-C ZONING DISTRICT.

- A. LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
- B. AN 18 FOOT WIDE LANDSCAPE AREA THAT MEETS THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S NORTHERN AND EASTERN BOUNDARY LINES AS DEPICTED ON THE REZONING PLAN, AND A 10 FOOT LANDSCAPE AREA THAT MEETS THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHERN BOUNDARY LINE AS DEPICTED ON THE REZONING PLAN.
- C. THE PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL OPAQUE VINYL FENCE ALONG THE SITE'S NORTHERN, EASTERN AND SOUTHERN BOUNDARY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE FENCE MAY MEANDER TO SAVE EXISTING TREES. A DETAIL OF THIS 6 FOOT FENCE IS SET OUT ON THE REZONING PLAN.
- D. THE PETITIONER SHALL INSTALL AN 8 FOOT PLANTING STRIP AND A 6 FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN
- E. A MINIMUM 5 FOOT WIDE SIDEWALK SHALL PROVIDE PEDESTRIAN CONNECTIVITY FROM THE BUILDING TO BE LOCATED ON THE SITE TO THE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON PROVIDENCE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

B. THE POTENTIAL LOCATIONS OF THE REQUIRED TREE SAVE AREAS HAVE BEEN INDICATED ON THE REZONING PLAN, HOWEVER, THE FINAL LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN.

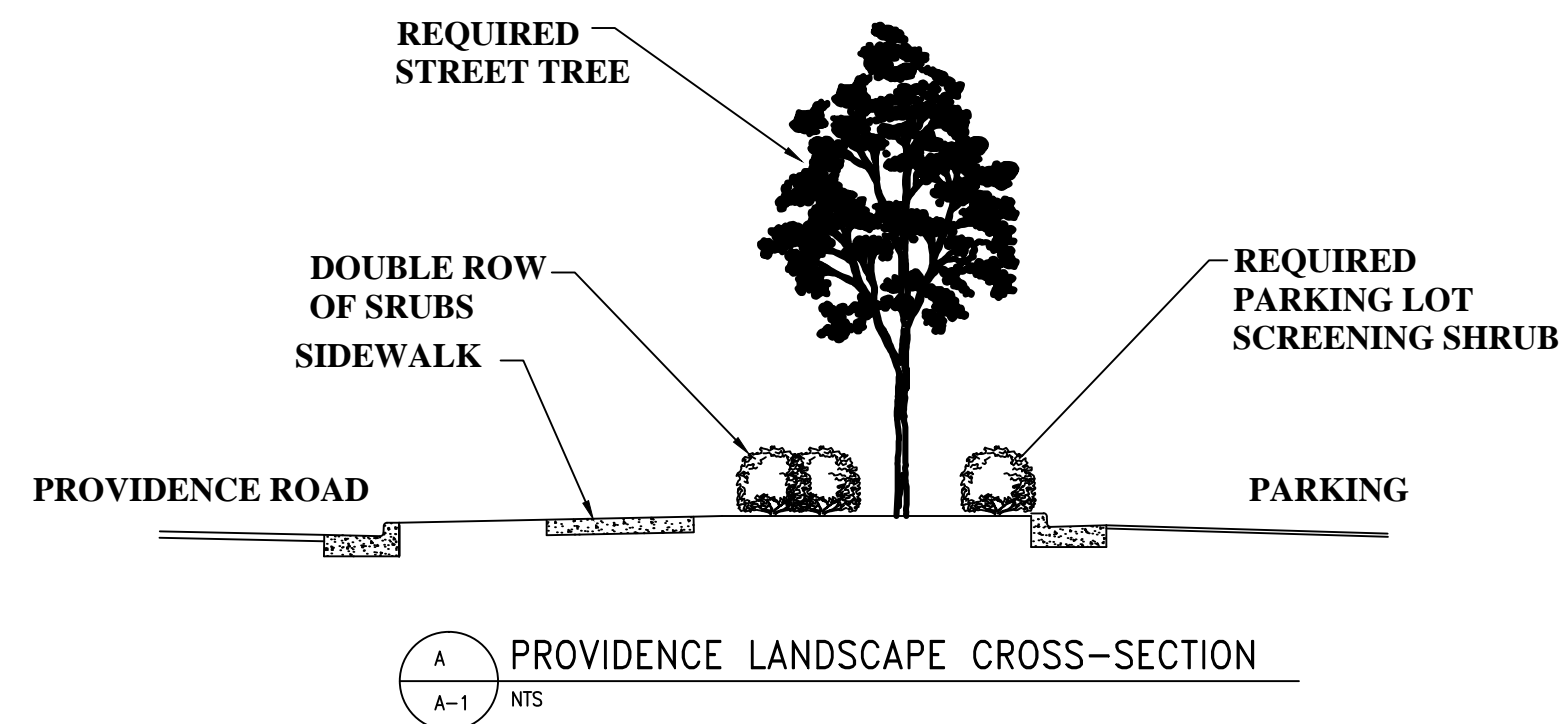
ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS THAT MAY BE REQUIRED) SHALL BE FULL CUTOFF FIXTURES AND THE ILLUMINATION SHALL BE DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS THAT MAY BE REQUIRED) SHALL BE EQUIPPED WITH AUTOMATIC TIMERS, AND THESE FREESTANDING LIGHTING FIXTURES SHALL TURN OFF NO LATER THAN 10:00 PM EACH EVENING, AND THEY MAY NOT TURN ON PRIOR TO 5:30 AM EACH MORNING.

B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.

C. LIGHTING FIXTURES ATTACHED TO THE NORTH ELEVATION OF THE BUILDING SHALL ONLY BE SECURITY LIGHTING EQUIPPED WITH MOTION SENSORS THAT WILL ILLUMINATE ONLY IN THE EVENT THAT THE MOTION SENSORS ARE TRIPPED, OR EMERGENCY LIGHTING THAT WILL ILLUMINATE ONLY IN THE EVENT OF AN EMERGENCY. LIGHTING FIXTURES ATTACHED TO THE SOUTH, EAST AND WEST ELEVATIONS OF THE BUILDING SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON THE PETITIONER TO THE EXTENT OF THE PETITIONER'S INTEREST IN THE SITE. THE PETITIONER, OWNER OF THE SITE, AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OF THE SITE FROM THE TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



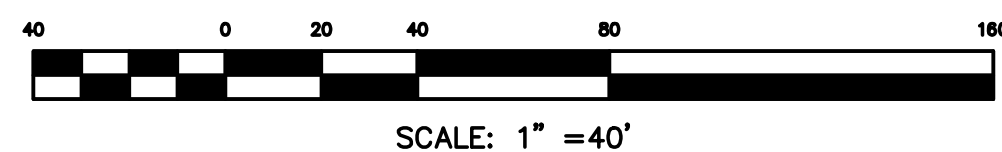
PROJECT NAME: KIDDIE ACADEMY
PROJECT ADDRESS: 7509 PROVIDENCE ROAD
TAX PARCEL: 21344175
EXISTING ZONING: R-3
EXISTING USE: VACANT SINGLE FAMILY HOME
PROPOSED REZONING: UR-C(CD)
PROPOSED USE: CHILDCARE THAT CAN ACCOMMODATE A
MAXIMUM OF 185 CHILDREN
JURISDICTION: CHARLOTTE
SITE AREA: 1.5 AC

SETBACK & YARDS:
FRONT: 14' FROM BACK OF CURB
SIDE: 5'
REAR: 20'

NORTH: 18' CLASS C
EAST: 18' CLASS C
SOUTH: 10'

REQUIRED: 1 SPACE PER 10 CHILDREN & 1 SPACE PER EMPLOYEE
39 SPACES
PROVIDED: 40 SPACES

15% OF TOTAL SITE ACREAGE
REQUIRED: $1.5(0.15) = 0.225$ - 9,801 FT²
36 TREES PER ACRE = 9 TREES REQUIRED



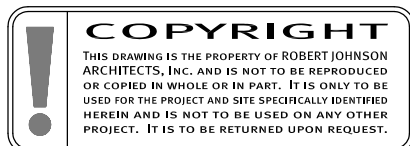
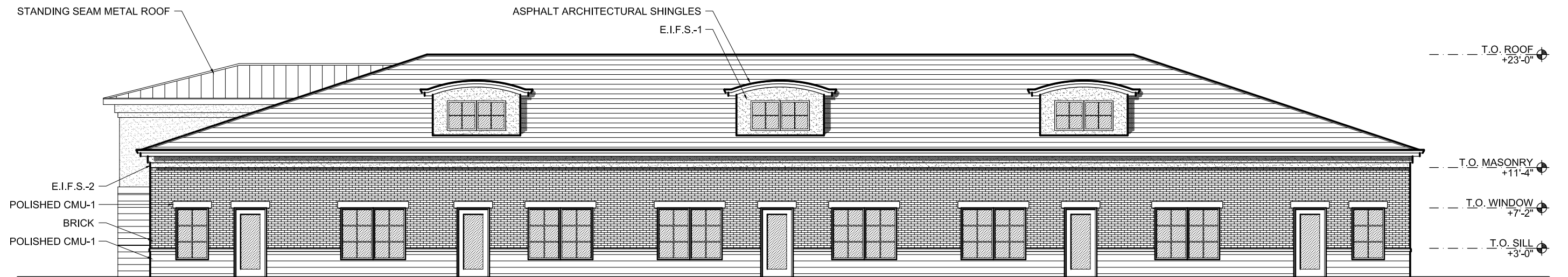
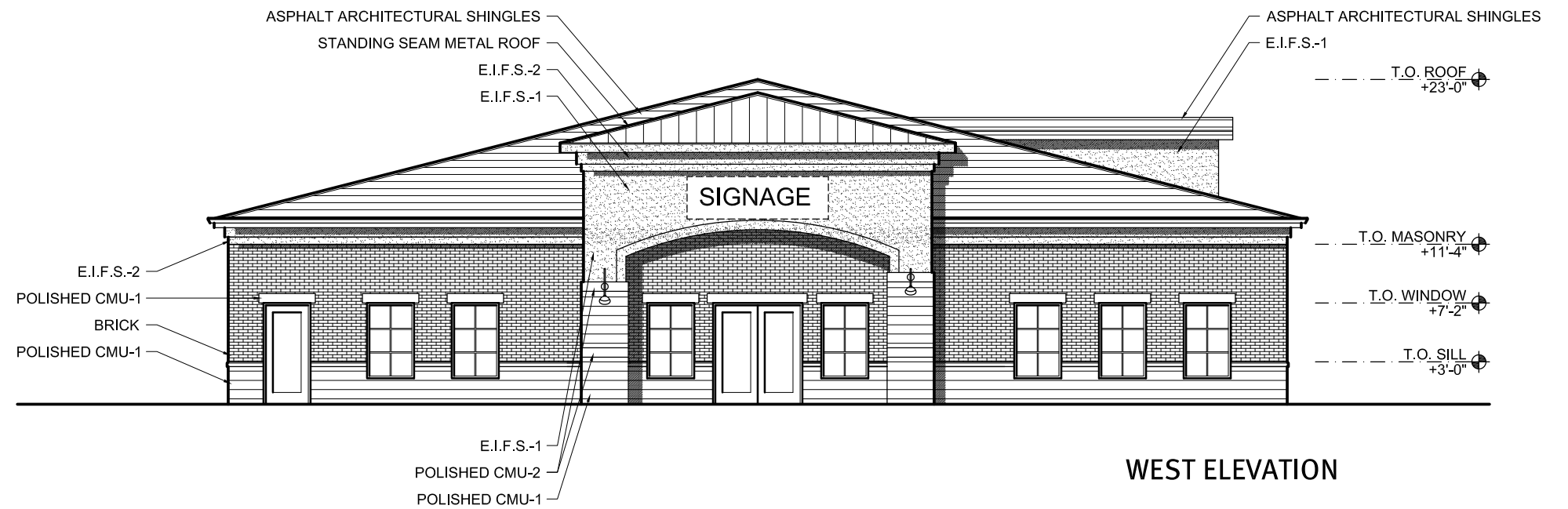
PROJECT MANAGER		DRAWING SCALE		REV.		DATE
J.R.		1"=30'				
DESIGN BY		PROJECT DATE		1	REV. PER CITY OF CHARLOTTE	3.20.15
J.R.		1-20-15		2	REV. PER CITY OF CHARLOTTE	6.19.15
APPROVED BY		PROJECT NUMBER		3	REV. PER CITY OF CHARLOTTE	7.23.15
K.C.						
FILE NAME		TASK		PHASE		
		FOOT DATE				

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CHARLOTTE, NORTH CAROLINA

REZONING PLAN

 $(RZ-1)$



KIDDIE ACADEMY

PRELIMINARY ELEVATIONS - RJA PROJECT #1526 - 07. 10. 15 - N.T.S.

*NOTE: DOORS & WINDOWS MAY VARY BASED ON FINAL FLOOR PLAN



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EAST ELEVATION



SOUTH ELEVATION

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KIDDIE ACADEMY

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