



VICINITY MAP: N.T.S.

CONDITIONAL DEVELOPMENT NOTES:

- GENERAL PROVISIONS:**
 - SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FOR THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY LAT PURSER & ASSOCIATES, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 5.92 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF PROVIDENCE ROAD AND ALEXANDER ROAD (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 DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - GRAPHICS AND ALTERATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING ENVELOPES 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.
- PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**
 - THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 71 SINGLE-FAMILY ATTACHED DWELLING UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2(CD) ZONING DISTRICT.
 - THE PROPOSED RESIDENTIAL BUILDINGS AND DWELLING UNITS WILL BE DESIGNED AS SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES) EACH UNIT WILL HAVE 400 SQUARE FEET OF PRIVATE OPEN SPACE OR 10% OF THE SITE SHALL BE PROVIDED AS USABLE COMMON OPEN SPACE AS ALLOWED BY THE ORDINANCE. UNITS MAY BE RENTED OR SOLD.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM PROVIDENCE ROAD AND ALEXANDER ROAD.
 - VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NCDOT.
 - THE PETITIONER WILL CONSTRUCT A 100 FOOT RIGHT-TURN DECELERATION LANE WITH APPROPRIATE TAPERS ALONG PROVIDENCE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
 - PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 - PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE EXISTING CENTER LINE OF PROVIDENCE ROAD, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG PROVIDENCE OR ALEXANDER LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
 - THE PETITIONER WILL PROVIDE ROADWAY IMPROVEMENTS AND UTILITY IMPROVEMENTS AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT AND NCDOT ALLOW A BOND TO BE POST FOR ANY ROADWAY IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CITY REGULATIONS.
- STREETScape, BUFFER, LANDSCAPING OPEN SPACE AND SCREENING:**
 - ALONG PROVIDENCE ROAD THE SETBACK WILL BE THE EXISTING AND FUTURE RIGHT-OF-WAY LINE OR 30'-FEET FROM THE PROPOSED BACK OF CURB WHICHEVER IS GREATER AS GENERALLY INDICATED ON THE REZONING PLAN. PORCHES AND STOOPS MAY ENCRoACH UP TO SIX (6) FEET INTO THE SETBACK ALONG PROVIDENCE ROAD.
 - ALONG ALEXANDER ROAD A MINIMUM OF A 25'-FOOT SETBACK FROM EXISTING BACK OF CURB WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. PORCHES AND STOOPS MAY ENCRoACH UP TO SIX (6) FEET INTO THE SETBACK ALONG ALEXANDER ROAD.
 - THE PETITIONER WILL CONSTRUCT AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. A PORTION OF THE SIDEWALK AND PLANTING STRIP ALONG PROVIDENCE ROAD MAY BE REDUCED DUE TO EXISTING TOPOGRAPHY AND AN EXISTING GUARDRAIL AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A SIDEWALK CONNECTION FROM EACH UNIT WITH FRONTING ON PROVIDENCE OR ALEXANDER ROAD WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. DUE TO THE EXISTING TOPOGRAPHY OF THE SITE, A SIDEWALK CONNECTION WILL NOT BE PROVIDED FROM UNITS FRONTING ON PROVIDENCE ROAD LOCATED NORTH OF THE PROPOSED ACCESS POINT TO PROVIDENCE ROAD.
 - A 25'-FOOT REAR YARD WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AND A 40'-FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - A 25.5'-FOOT BUFFER PLANTED TO MEET A CLASS C BUFFER WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN. A SOLID SIX (6) FOOT PRIVACY FENCE WILL ALSO BE PROVIDED AS PART OF THIS BUFFER IN LIEU OF SHRUBS. THE LOCATION OF THE FENCE WITHIN THE BUFFER MAY VARY TO SAVE EXISTING VEGETATION BUT WILL GENERALLY BE LOCATED AT THE REAR PROPERTY LINE. IF A FENCE IS NOT PROVIDED THE WIDTH OF THE BUFFER WILL BE INCREASED TO 34 FEET AND SHRUBS WILL BE PLANTED AS PART OF THE BUFFER. THE NUMBER OF TREES, AND SHRUBS WHEN REQUIRED, WILL BE BASED ON THE WIDTH OF THE BUFFER AREA WITH NO LESS THAN 6,000 SQUARE FEET WILL BE PROVIDED. THE OPEN SPACE AREA WILL BE IMPROVED WITH A SWIMMING POOL, SEATING AREAS, SIDEWALKS, LANDSCAPING, AND LIGHTING.
- ARCHITECTURAL STANDARDS:**
 - TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK ALONG PROVIDENCE AND ALEXANDER ROAD MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 24 INCHES. THIS STANDARD WILL NOT APPLY TO UNITS THAT DUE TO EXISTING TOPOGRAPHY ARE RAISED MORE THAN TWO (2) FEET BELOW THE GRADE OF PROVIDENCE ROAD.
 - 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - USABLE PORCHES AND STOOPS FORM A PROMINENT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHOULD BE COVERED AND BE AT LEAST 6 FEET DEEP. STOOPS AND ENTRY LEVEL PORCHES MAY BE COVERED BUT SHOULD NOT BE ENCLOSED. FOR UNITS THAT HAVE FRONTAGE ON PROVIDENCE ROAD OR ALEXANDER ROAD THERE SHALL BE A DIRECT SIDEWALK CONNECTION TO PROVIDENCE OR ALEXANDER ROAD THE PORCH OR STOOP WILL BE LOCATED ON THE BUILDING ELEVATION FACING PROVIDENCE OR ALEXANDER ROAD.
 - CORNER/END UNITS FRONTING PUBLIC STREETS SHALL HAVE ENHANCED SIDE ELEVATIONS WITH A FRONT OR REAR STOOP AND/OR PORCH OR OTHERWISE DETAIL ARCHITECTURAL DETAILS TO LIMIT THE MAXIMUM BLANK WALL EXPANSURE TO TEN (10) FEET ON EACH LEVEL OF THE UNIT. IF A PORCH IS UTILIZED, IT MAY BE LOCATED ON THE SECOND STORY OF SUCH UNIT.
 - GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHOULD MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE AND ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
 - WALKWAYS SHOULD BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
 - TOWNHOUSE BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK STREETS SHOULD BE LIMITED TO 5 INDIVIDUAL UNITS OR FEWER. THE NUMBER OF INDIVIDUAL UNITS PER BUILDING SHOULD BE VARIED IN ADJACENT BUILDINGS IF MULTIPLE 5-UNIT BUILDINGS ARE ADJACENT.
 - PERMITTED EXTERIOR BUILDING MATERIALS FOR PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPOSED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - PROHIBITED EXTERIOR BUILDING MATERIALS: (1) VINYL SIDING AND (2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED. VINYL AND ALUMINUM BASED ON HANDRAILS, WINDOWS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM.
 - 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, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER 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 SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - THE EXISTING POND LOCATED ON THE SITE WILL BE PRESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING:**
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
- CATS:**
 - THE PETITIONER SHALL PROVIDE AN ADA COMPLIANT BUS WAITING PAD ON PROVIDENCE ROAD SUBJECT TO CATS APPROVAL. THE EXACT LOCATION SHALL BE DETERMINED DURING THE CITY'S LAND DEVELOPMENT PERMITTING PROCESS.
- 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 OWNER OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



DEVELOPMENT DATA:

- SITE AREA: ±5.92 ACRES
- TAX PARCELS: 2137701, 21307652
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-2(CD)
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL DWELLING UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 71 SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT. (RESIDENTIAL DWELLING UNITS MAY BE RENTED OR SOLD).
- MAXIMUM BUILDING HEIGHT: UP TO 45 FEET AND THREE (3) STORIES. HEIGHT TO BE MEASURED PER THE ORDINANCE. ANY INCREASE IN BUILDING HEIGHT ABOVE 40 FEET WILL COMPLY WITH SECTION 9.406(2)(A). NO MORE THAN 35% OF THE PROPOSED BUILDINGS WILL BE ALLOWED TO HAVE A BUILDING HEIGHT OF 45 FEET. BUILDINGS THAT EXCEED 40 FEET IN BUILDING HEIGHT MAY NOT ABUT THE EXISTING SINGLE-FAMILY DETACHED HOMES.
- PROVIDENCE ROAD SETBACK TO BE A MINIMUM OF 30' FROM BACK OF CURB.
- ALEXANDER ROAD SETBACK TO BE 25' FROM BACK OF CURB.
- PARKING REQUIRED: AS REQUIRED BY ORDINANCE

LEGEND:

- SITE AREA = 257,875 S.F. / 5.92 A.C.
- 15% TREE SAVED REQUIRED = 257,875 X 15% = 38,681 S.F.
- TREE SAVED PROVIDED = 39,454 S.F.
- COMMON OPEN SPACE: MIN. AREA = 6,000/0.14 S.F./AC.
- * CONFIGURATION OF COMMON OPEN SPACE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL CONFIGURATION TO BE DETERMINED AS PART OF SITE DEVELOPMENT PERMIT PROCESS.
- MINIMUM BUILDING SEPARATION TO BE 10'

PRELIMINARY FOR REVIEW PURPOSES ONLY

REZONING PETITION #:2020-103

PROVIDENCE ROAD
6633 PROVIDENCE RD., CHARLOTTE, NC

REZONING PLAN

Project: 2020-02-R2DWG Date: 06/10/20 Project Egr: BTU
 Title: REZONING PLAN
 File #: 2020-02-R2DWG Date: 06/10/20 Project Egr: BTU
 Design By: BTU
 Drawn By: CBH
 Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28211
PHONE (704) 527-3440 FAX (704) 527-8335

C1.0

GRAPHIC SCALE
1 INCH = 40 FEET

NO.	BY	DATE	REVISION
1	CBH	9/14/20	PER REVIEW COMMENTS

ALEXANDER ROAD