

KEY MAP

SCALE

PROJECT

**PRODUCT KNOWLEDGE TRAINING FACILITY**

520 PROVIDENCE ROAD CHARLOTTE, NC 28207

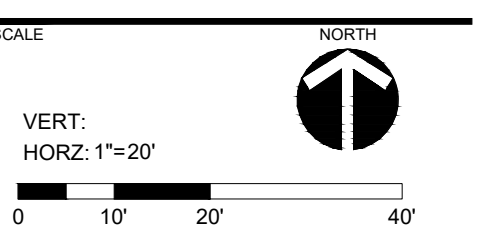
**REZONING #2022-190**

LANDDESIGN PROJ.# 1021260

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
01	REZONING SUBMITTAL	10-11-22
02	1ST CYCLE CITY COMMENTS	04-10-23
03	2ND CYCLE CITY COMMENTS	05-18-23

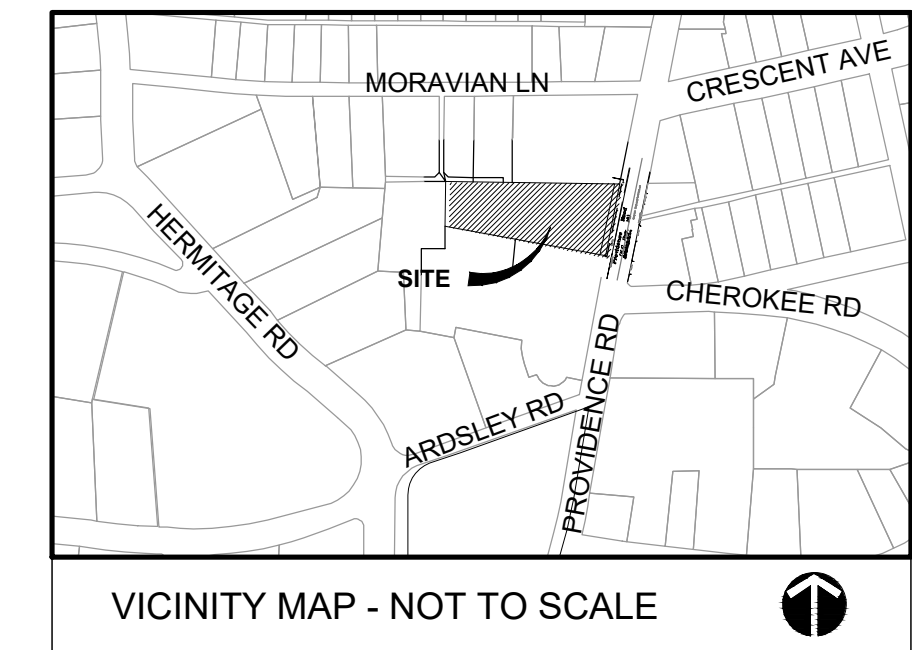
DESIGNED BY: JM  
DRAWN BY: NG  
CHECKED BY: AM



**TECHNICAL DATA SHEET**

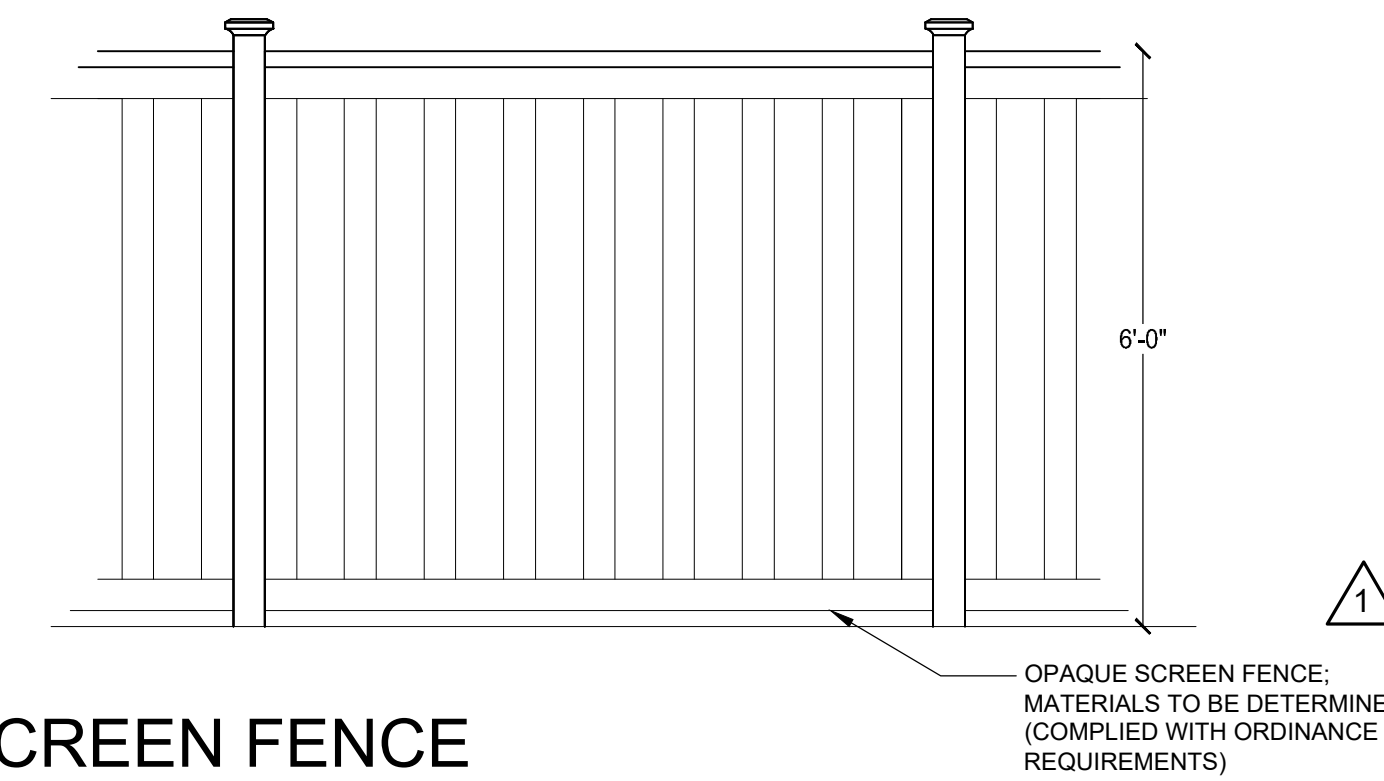
SHEET NUMBER

**RZ-1.0**



VICINITY MAP - NOT TO SCALE

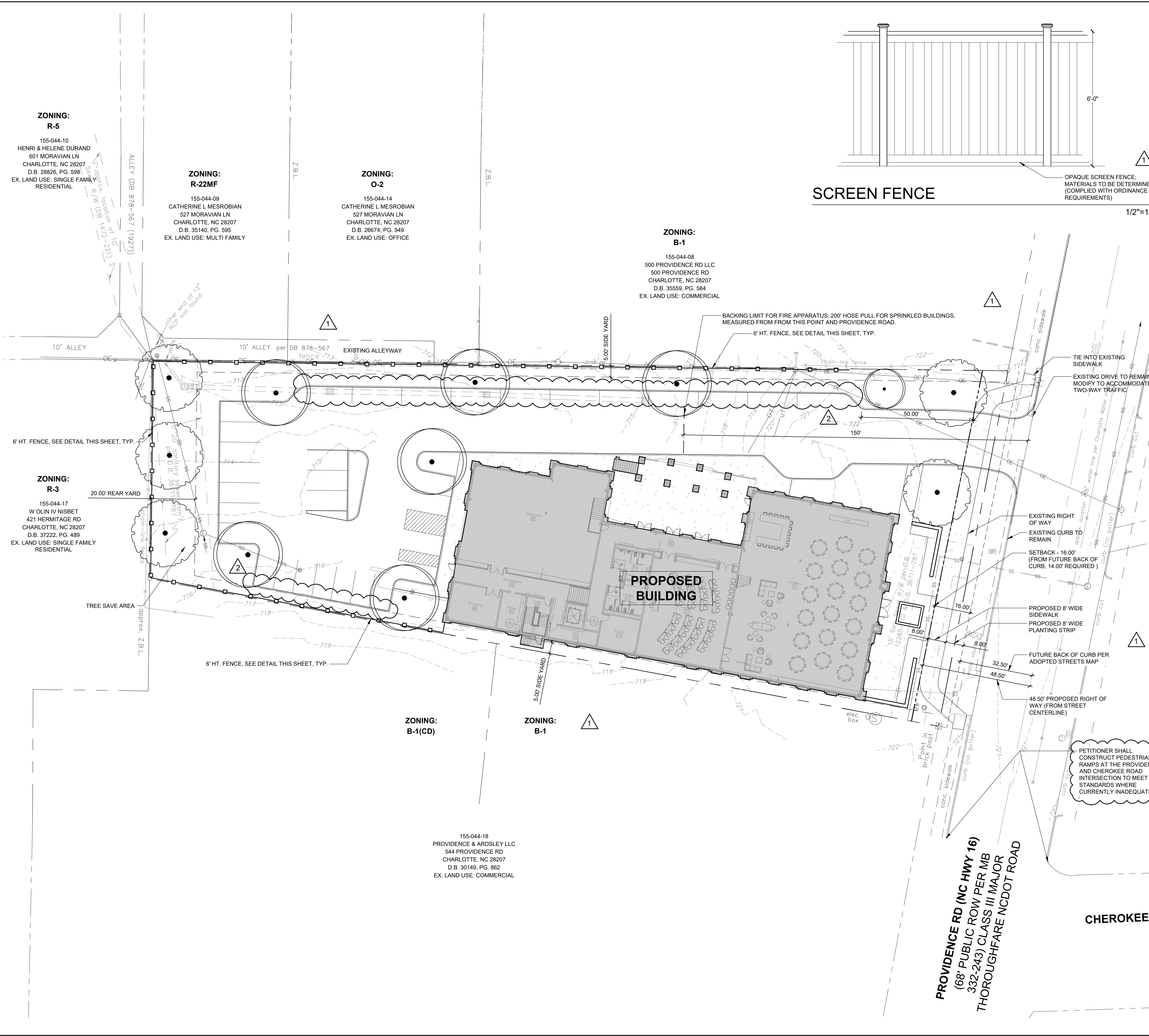
**SCREEN FENCE**



1/2"=1'

**DEVELOPMENT DATA TABLE**

- SITE AREA: ± 1.086 ACRES (ADJUSTED TO 1.042 AC TO ACCOMMODATE REQUESTED RIGHT OF WAY BY CDOT)
- REZONING #: 2022-190
- TAX PARCEL #: 155-044-07
- OWNER: CHARLOTTE PIPE AND FOUNDRY COMPANY
- PROPERTY ADDRESS: 520 PROVIDENCE ROAD, CHARLOTTE, NC 28207
- DEED BOOK #: 36711, PAGE 801
- EXISTING ZONING: UR-C(CD)
- PROPOSED ZONING: UR-C (CD) SPA
- EXISTING USES: VACANT BUILDING
- PROPOSED USES: NONRESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
- MAXIMUM OF DEVELOPMENT AREA: 33,000 SF OF NON-RESIDENTIAL USES
- MAXIMUM BUILDING HEIGHT: 50 FEET, AS MEASURED PER THE ORDINANCE
- PARKING: AS REQUIRED PER ORDINANCE FOR THE UR-C ZONING DISTRICT: 1 PARKING SPACE/1,000 GSF MIN., 1 PARKING SPACE/400 GSF MAX.
- SETBACKS & YARDS:  
SETBACK: 14'-0" FROM FUTURE BACK OF CURB  
SIDE YARD: 5'-0"  
REAR YARD: 20'-0"
- REQUIRED FAR: 3.0 MAX
- URBAN OPEN SPACE: 10% OF LOT AREA  
REQUIRED: 0.104 AC - 4,530 SF  
PROVIDED: AS REQUIRED
- TREE SAVE: 15% OF LOT AREA (WEDGE LOCATION)  
REQUIRED: 0.156 AC - 6,811 SF (BASED ON ADJUSTED AREA PER FUTURE ROW DEDICATION), REPLANTED WITH 36 TREES/ACRE - 6 TREES  
PROVIDED: AS REQUIRED
- BUFFERS: N/A



**ZONING: R-5**

155-044-10  
HENRI & HELENE DURAND  
601 MORAVIAN LN  
CHARLOTTE, NC 28207  
D.B. 28826, PG. 698  
EX. LAND USE: SINGLE FAMILY RESIDENTIAL

**ZONING: R-22MF**

155-044-09  
CATHERINE L MESROBIAN  
527 MORAVIAN LN  
CHARLOTTE, NC 28207  
D.B. 35140, PG. 595  
EX. LAND USE: MULTI FAMILY

**ZONING: O-2**

155-044-14  
CATHERINE L MESROBIAN  
527 MORAVIAN LN  
CHARLOTTE, NC 28207  
D.B. 26674, PG. 949  
EX. LAND USE: OFFICE

**ZONING: B-1**

155-044-08  
500 PROVIDENCE RD LLC  
500 PROVIDENCE RD  
CHARLOTTE, NC 28207  
D.B. 35559, PG. 584  
EX. LAND USE: COMMERCIAL

**ZONING: R-3**

155-044-17  
W OLIN IV NISBET  
421 HERMITAGE RD  
CHARLOTTE, NC 28207  
D.B. 37222, PG. 459  
EX. LAND USE: SINGLE FAMILY RESIDENTIAL

**ZONING: B-1(CD)**

**ZONING: B-1**

155-044-18  
PROVIDENCE & ARDSLEY LLC  
544 PROVIDENCE RD  
CHARLOTTE, NC 28207  
D.B. 30149, PG. 862  
EX. LAND USE: COMMERCIAL

**PROVIDENCE RD (NC HWY 16)**  
(68' PUBLIC ROW PER MB 332-243) CLASS III MAJOR THOROUGHFARE NCDOT ROAD

**CHEROKEE RD**

PETITIONER SHALL CONSTRUCT PEDESTRIAN RAMPS AT THE PROVIDENCE AND CHEROKEE ROAD INTERSECTION TO MEET ADA STANDARDS WHERE CURRENTLY INADEQUATE.

DEVELOPMENT STANDARDS  
PETITIONER: CHARLOTTE PIPE AND FOUNDRY  
REZONING PETITION NO. 2022-190  
6/1/2023

**SITE DEVELOPMENT DATA:**

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- ACREAGE: ± 1.086 ACRES
- TAX PARCEL: 155-044-07
- EXISTING ZONING: UR-C(CD)
- PROPOSED ZONING: UR-C(CD) SPA
- EXISTING USES: VACANT BUILDING
- PROPOSED USES: NONRESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.

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- MAXIMUM DEVELOPMENT: 33,000 SQUARE FEET OF NON-RESIDENTIAL USES
- MAXIMUM BUILDING HEIGHT: 50 FEET, AS MEASURED PER THE ORDINANCE
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE UR-C ZONING DISTRICT.

**I. GENERAL PROVISIONS:**

- a. **SITE DESCRIPTION.** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLOTTE PIPE & FOUNDRY ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A PRODUCT KNOWLEDGE BUILDING ON AN APPROXIMATELY 1.086-ACRE SITE LOCATED AT 520 PROVIDENCE ROAD, ON THE WEST SIDE OF PROVIDENCE ROAD BETWEEN MORAVIAN LANE AND ARDSLEY ROAD, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 155-044- 07 (THE "SITE").
- b. **INTENT.** THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF A PRODUCT KNOWLEDGE BUILDING, CONTAINING NON-RESIDENTIAL PERMITTED USES INCLUDING BUT NOT LIMITED TO OFFICE, TRAINING, VOCATIONAL SCHOOL, CONFERENCE AND MEETING ROOMS, AND SMALL-SCALE EVENT SPACE, WITH POTENTIAL LIMITED FOOD SERVICE.
- c. **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-C ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

**II. MAXIMUM DEVELOPMENT AND RESTRICTIONS**

- a. SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED MAY BE DEVELOPED WITH UP TO 33,000 SQUARE FEET OF NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-C ZONING DISTRICT, ALONG WITH ANY ACCESSORY AND INCIDENTAL USES ALLOWED IN THE UR-C ZONING DISTRICT.
- b. **PROHIBITED USES:** CAR WASHES, SELF-STORAGE FACILITIES AS PRINCIPAL USE, ANIMAL CREMATORIALS, DRY CLEANING AND LAUNDRY ESTABLISHMENTS, TATTOO ESTABLISHMENTS, MEDICAL OFFICE USES, RESTAURANT USES EXCEEDING 5,000 SQUARE FEET OF THE GROSS BUILDING AREA.

**III. TRANSPORTATION**

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- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, LIMITED TO ONE (1) ACCESS FROM PROVIDENCE ROAD. 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/NC DOT FOR APPROVAL, AS APPLICABLE.
- b. PETITIONER SHALL PROVIDE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTAGE OF PROVIDENCE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN, INCLUDING A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK.
- c. PETITIONER SHALL DEDICATE 48.5 FEET OF RIGHT-OF-WAY FROM THE PROVIDENCE ROAD CENTERLINE AND PROVIDE A TWO (2) FOOT SIDEWALK UTILITY EASEMENT (SUE), AS GENERALLY DEPICTED ON THE REZONING PLAN.
- d. PETITIONER SHALL PROVIDE A MINIMUM FIFTY (50) FOOT DRIVEWAY STEM BEHIND THE RIGHT-OF-WAY AT THE SITE'S ACCESS POINT PER NC DOT COORDINATION AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

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- e. PETITIONER SHALL CONSTRUCT PEDESTRIAN RAMPS AT THE PROVIDENCE ROAD AND CHEROKEE ROAD INTERSECTION TO MEET ADA STANDARDS WHERE CURRENTLY INADEQUATE.
- f. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY OR PROVIDE A SIDEWALK UTILITY EASEMENT TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. RIGHTS-OF-WAY OR SIDEWALK UTILITY EASEMENTS SHALL BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- g. ALL TRANSPORTATION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
  - 1. REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE TECHNICAL DATA SHEET 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, 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 BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- h. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NC DOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTH MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- i. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

2

- j. PETITIONER SHALL UPGRADE THE EXISTING CATS BUS STOP AT THE NORTHWEST INTERSECTION OF ARDSLEY ROAD AND PROVIDENCE ROAD TO 60.02A STANDARDS (AND MEET ADA STANDARDS) EXCLUDING RELOCATION OF ANY EXISTING UTILITY OR STORM DRAINAGE STRUCTURES.

**IV. DESIGN GUIDELINES:**

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- a. PREFERRED EXTERIOR BUILDING MATERIALS: THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE SHALL BE COMPRISED OF A MINIMUM OF 60% OF THE FOLLOWING MATERIALS ALONG THE PROVIDENCE ROAD FAÇADE (EXCLUDING WINDOWS AND DOOR AREAS): GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, EIFS, OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR. THE FAÇADE OF THE FIRST/GROUND FLOOR OF THE BUILDING FRONTAGE ALONG PROVIDENCE ROAD SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.

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- b. VINYL SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL.
- c. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING ELEVATIONS FACING PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

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- d.) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.

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- e. GROUND FLOOR HEIGHT (FLOOR TO FLOOR) SHALL BE A MINIMUM OF TWELVE (12) FEET ALONG THE PROVIDENCE ROAD FRONTAGE. GROUND FLOOR TRANSPARENCY (MEASURED 3' TO 10' FROM FINISHED GRADE) SHALL BE A MINIMUM OF 50% IN THIS AREA.

- f. UPPER FLOOR TRANSPARENCY (% WALL AREA PER STORY), EXCLUDING STRUCTURED PARKING GARAGE

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- LEVELS, SHALL BE A MINIMUM OF 25%.
- g. METER BANKS SHALL BE LOCATED OUTSIDE OF THE SETBACK.
- h. ROOFTOP HVAC UNITS WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY.
- i. ALL DUMPSTER ENCLOSURE AREAS SHALL BE SCREENED WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE.
- j. AN OPAQUE FENCE OF MINIMUM SIX (6) FEET IN HEIGHT SHALL BE PROVIDED ALONG THE NORTHERN, SOUTHERN AND WESTERN PROPERTY BOUNDARIES, AS GENERALLY DEPICTED ON THE REZONING PLAN.

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- V. ENVIRONMENTAL FEATURES**
  - a. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.
  - b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

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- VI. LIGHTING:**
  - ALL FREESTANDING LIGHTING FIXTURES OVER TWENTY-ONE (21) FEET IN HEIGHT SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ON BUILDINGS, ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. HOWEVER, UPWARD FACING ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.

**VII. AMENDMENTS TO THE REZONING PLAN:**

FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.

**VIII. 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, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

KEY MAP

SCALE

PROJECT

**PRODUCT KNOWLEDGE TRAINING FACILITY**

520 PROVIDENCE ROAD CHARLOTTE, NC 28207

REZONING #XXXX-XXX

LANDESIGN PROJ.# 1021260

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
01	REZONING SUBMITTAL	10-11-22
02	1ST CYCLE CITY COMMENTS	04-10-23
03	2ND CYCLE CITY COMMENTS	05-18-23

DESIGNED BY: LANDESIGN  
DRAWN BY: LANDESIGN  
CHECKED BY: LANDESIGN

SCALE: NORTH

VERT: 1"=20'  
HORZ: 1"=20'  
0 10 20 40

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ-2.0**