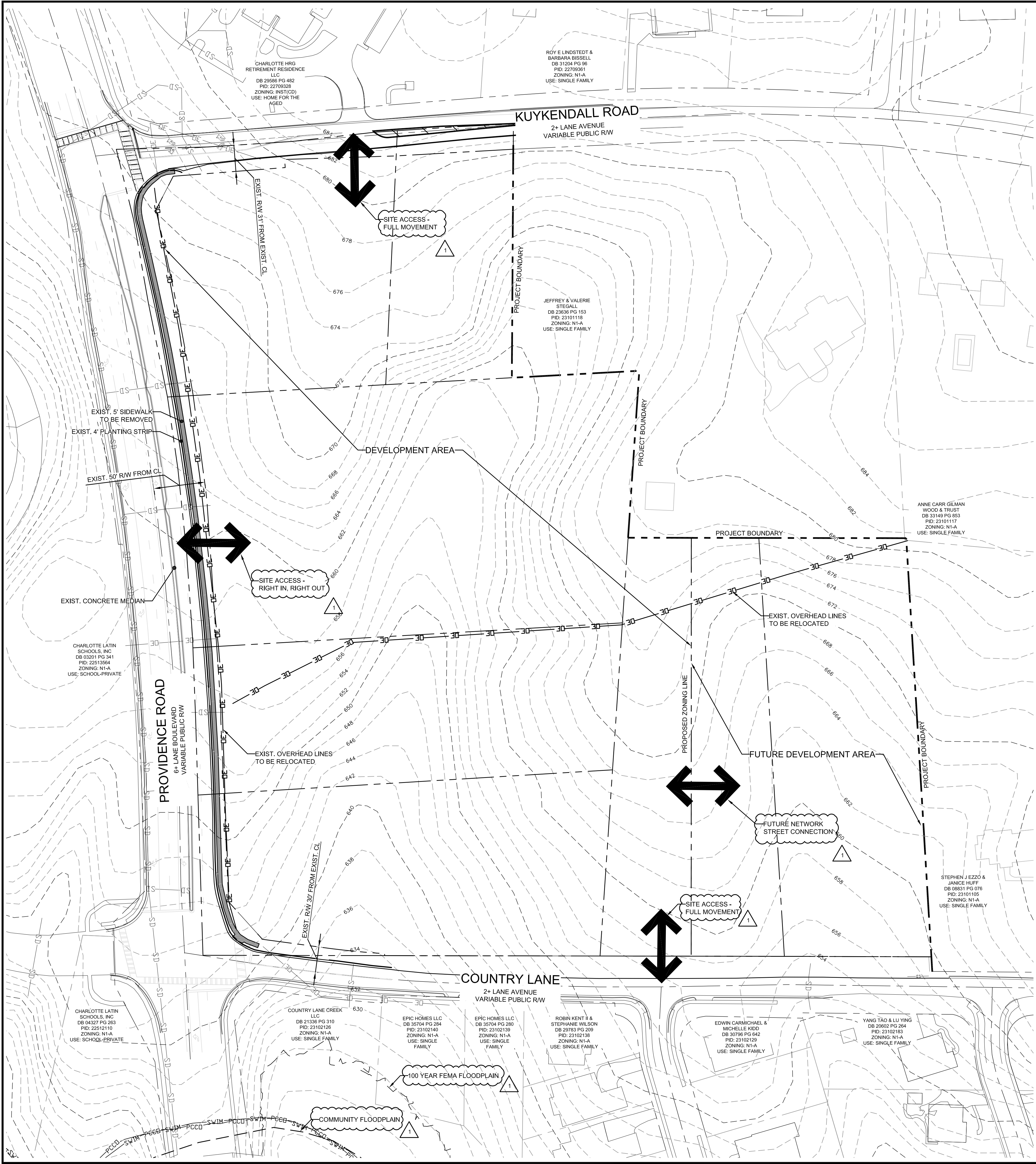


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**DEVELOPMENT STANDARDS**

**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 C Investments 2, LLC ("Petitioner") to accommodate the development of a residential community with affordable housing component on an approximately 14-acre site located on the east side of Providence Road, between Country Lane and Kuykendall Road, more particularly described as Mecklenburg County Tax Parcel Numbers 231-011-02, 231-011-03, 231-011-04, 231-011-19, 231-011-21, 231-011-22, 231-011-23 (the "Site").

b. **Intent.** This Rezoning is intended to accommodate development on the Site of a mixture of multi-family residential uses with an affordable housing component, as consistent with the N2 placetype.

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 Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-C and N1-F zoning districts shall govern development taking place on the designated portion of the Site.

d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

**II. Permitted Uses & Maximum Development**

The principal buildings constructed may be developed with up to: five hundred forty-five (545) Multi-Family Residential Units.

**III. Affordable Housing Commitment**

A minimum of 20% of the total multi-family residential units shall maintain monthly rents that are income restricted for households earning less than or equal to 80% of the Area Media Income (AMI) for a period of not less than twenty (20) years from the date of issuance of certificates of occupancy for the first building to be constructed on the Site.

**IV. Environmental**

a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).

b. 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 plan 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.

**V. Transportation**

a. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b. Petitioner shall construct a minimum twelve (12) foot wide multi-use path and eight (8) foot wide planting strip along the Site's frontage of Providence Road and a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontages of Kuykendall Road and Country Lane.

c. Petitioner shall dedicate 66 feet of right-of-way from Providence Road centerline as shown on RZ-2.

d. Petitioner shall dedicate 42 feet of right-of-way from Kuykendall Road centerline as shown on RZ-2.

e. Petitioner shall dedicate 35' 6" of right-of-way from Country Lane centerline as shown on RZ-2.

f. Petitioner shall commit to construct bicycle facilities by locating the curb and gutter 24' from the center line along Kuykendall Road.

g. 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/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.

h. Petitioner shall construct a dedicated right-turn lane into the site with 100-feet of storage in coordination with NCDOT along Providence Road.

i. Petitioner shall restripe a dedicated 100' left-turn lane into the site from Kuykendall.

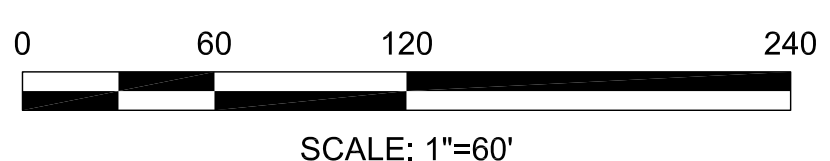
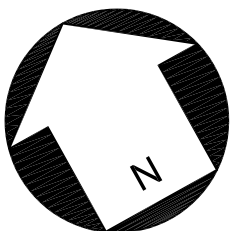
j. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.

k. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.

l. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, 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 area, by way of a private/public partnership effort or other public sector project support.

- LEGEND:**
- PROPERTY BOUNDARY: - - - - -
  - EXISTING R.O.W.: - - - - -
  - PROPOSED R.O.W.: - - - - -
  - ROAD CENTERLINE: - - - - -
  - EXISTING CURBING: - - - - -
  - EXISTING LOT LINE: - - - - -
  - CONTOUR LINE: - - - - -
  - EXISTING OVERHEAD LINES: - - - - -
  - OVERHEAD LINES TO BE REMOVED: - - - - -
  - EXISTING STORM PIPES: - - - - -
  - TREE SAVE AREA: + + + + +

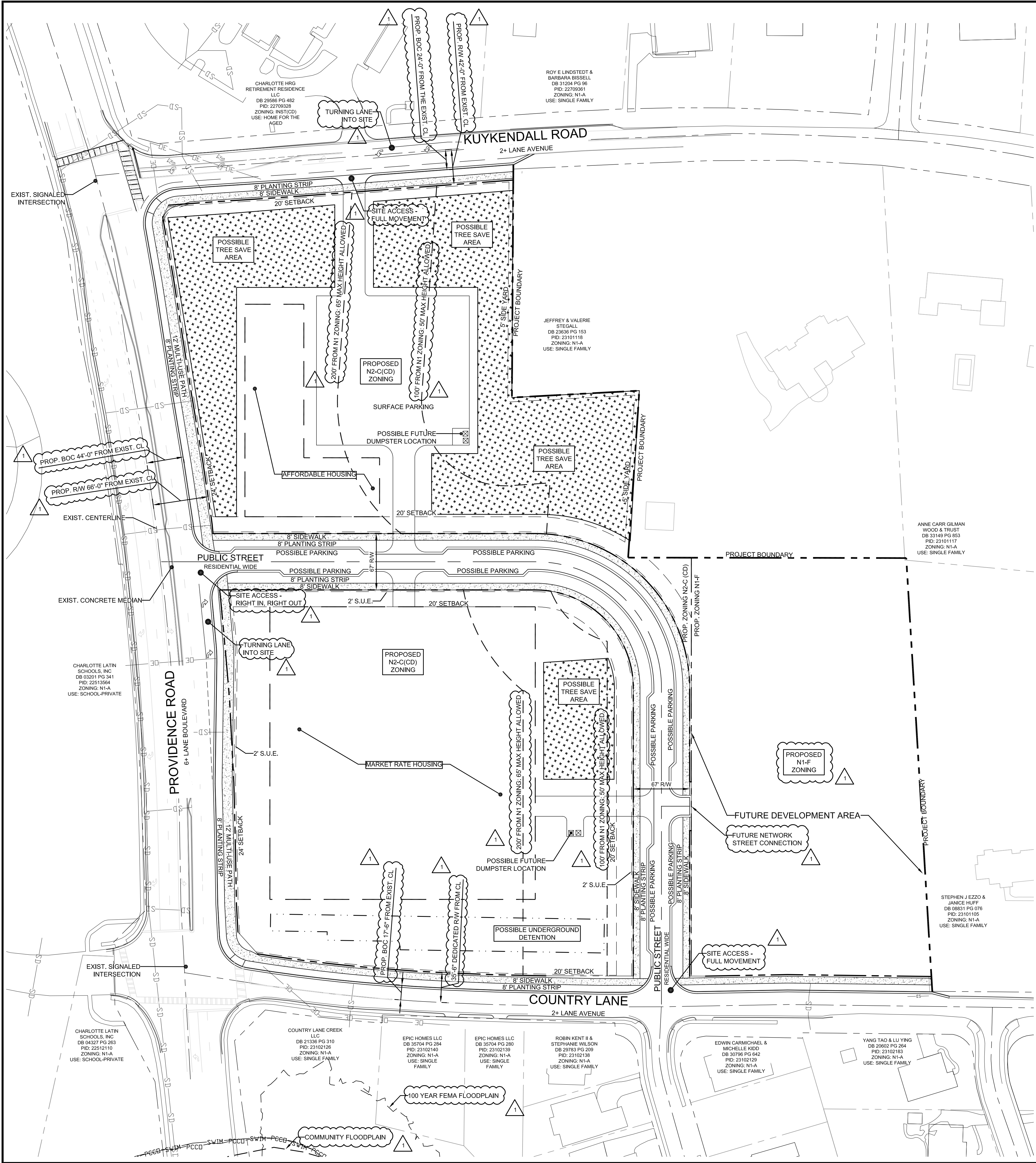
This Plan Is A Preliminary Design. NOT Released For Construction.



**REVISIONS:**

No.	Date	By	Description
1	1/15/24	CAC	REVISIONS PER STAFF COMMENTS

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**DEVELOPMENT DATA:**

SITE AREA:	± 14.0 ACRES
TAX PARCELS:	2310102, 2310103, 2310104, 2310119, 2310121, 2310122, 2310123
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-C(CD) & N1-F
EXISTING USE:	VACANT
PROPOSED USES:	545 MULTIFAMILY RESIDENTIAL UNITS
MIN. FRONT SETBACK:	24' FROM FUTURE BOC (6+ LANE BOULEVARD - PROVIDENCE RD) 20' FROM FUTURE BOC (2+ LANE AVENUE - KUYKENDALL RD & COUNTRY LANE)
MIN. SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	20'
MAX. BUILDING HEIGHT ALLOWED:	65' AS MEASURED PER THE UDO, BUILDING HEIGHT MAY EXCEED 65' UP TO THE MAXIMUM OF 100' W/ APPLICABLE BONUS PROVISIONS UNDER UDO SECTION 16.3
RESIDENTIAL OPEN SPACE REQUIRED:	10% PRIVATE, COMMON, PUBLIC OPEN SPACE
OPEN SPACE PROVIDED:	PER ORDINANCE
TREE SAVE REQUIRED:	15% OF SITE
TREE SAVE PROVIDED:	PER ORDINANCE
PARKING:	PER ORDINANCE
PCCO:	PER ORDINANCE
SOLID WASTE:	PER ORDINANCE

**LEGEND:**

PROPERTY BOUNDARY:	---
EXISTING R.O.W.:	----
PROPOSED R.O.W.:	----
ROAD CENTERLINE:	----
EXISTING CURBING:	----
EXISTING LOT LINE:	----
CONTOUR LINE:	--- 760 ---
EXISTING OVERHEAD LINES:	----
OVERHEAD LINES TO BE REMOVED:	----
EXISTING STORM PIPES:	----
TREE SAVE AREA:	+

This Plan Is A Preliminary Design. NOT Released For Construction.

0 60 120 240  
SCALE: 1"=60'

**REVISIONS:**

No.	Date	By	Description
1	1/15/24	CAC	REVISIONS PER STAFF COMMENTS

**FLATS AT PROVIDENCE**  
CHARLOTTE, NC  
C INVESTMENTS 2, LLC  
CHARLOTTE, NC

**REZONING SITE PLAN**  
REZONING PETITION:  
2023-074

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NC LA - C-253  
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: CAC

Checked By: MDL

Date: 01/15/2024

Project Number: 22021

Sheet Number:

**RZ-2**