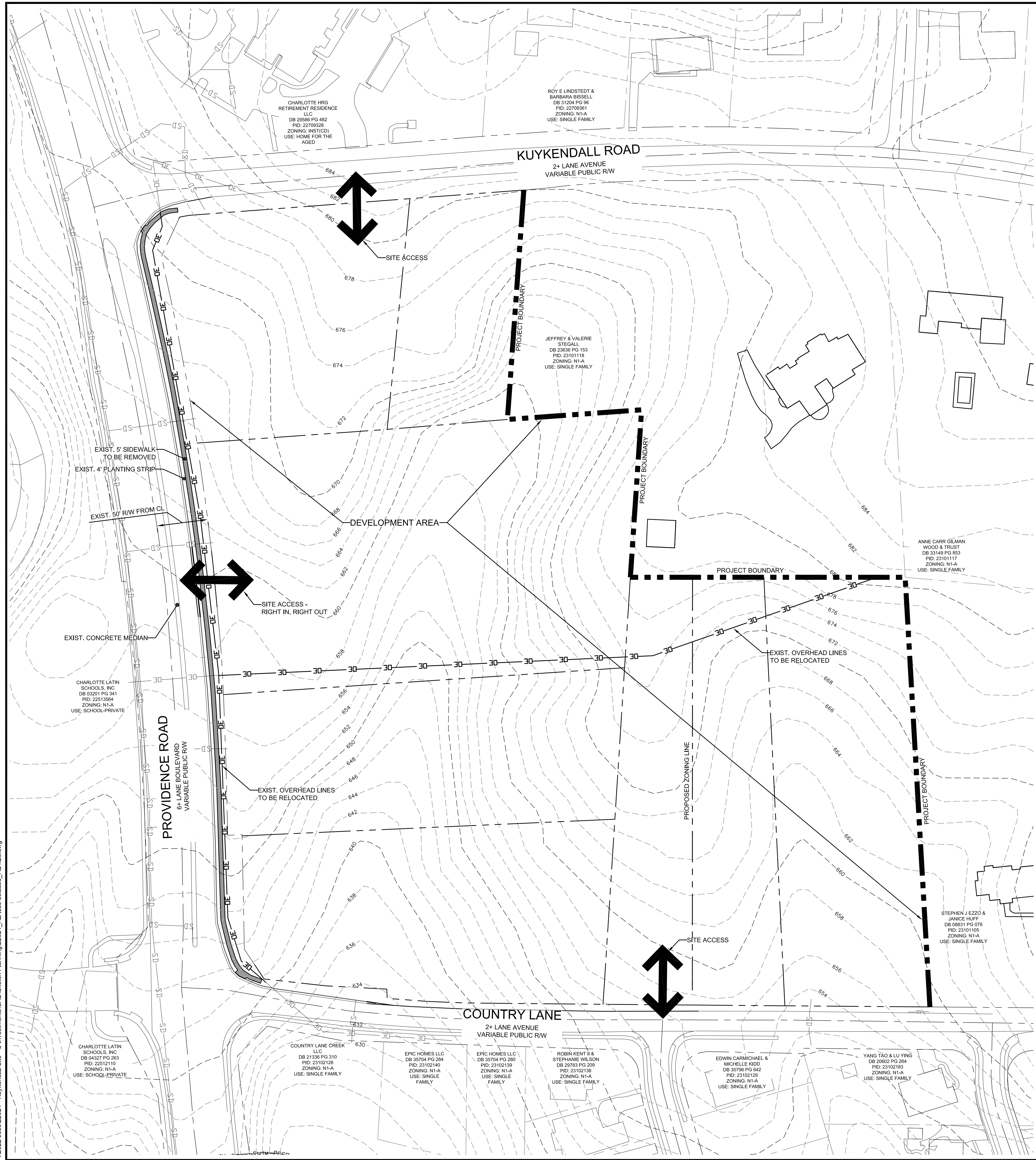


P:\2022 Jobs\22021 - Kuykendall Site - C Investments\GIS\Sketch Planning\2022_RZ less details\7.24.23.dwg



DEVELOPMENT STANDARDS

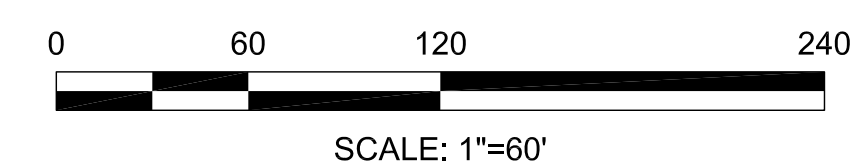
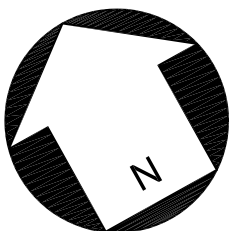
- I. General Provisions:
 - a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by C Investments 2, LLC ("Petitioner") to accommodate the development 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 N2-A 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. 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 Median 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.
- III. 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.
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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: --- 760 ---
- EXISTING OVERHEAD LINES: --- O ---
- OVERHEAD LINES TO BE REMOVED: --- X ---
- EXISTING STORM PIPES: --- S ---
- TREE SAVE AREA: + + + + +

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



REVISIONS:

No.	Date	By	Description

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

EXISTING CONDITIONS PLAN AND TECHNICAL DATA SHEET
 REZONING PETITION: 2023-XXX

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

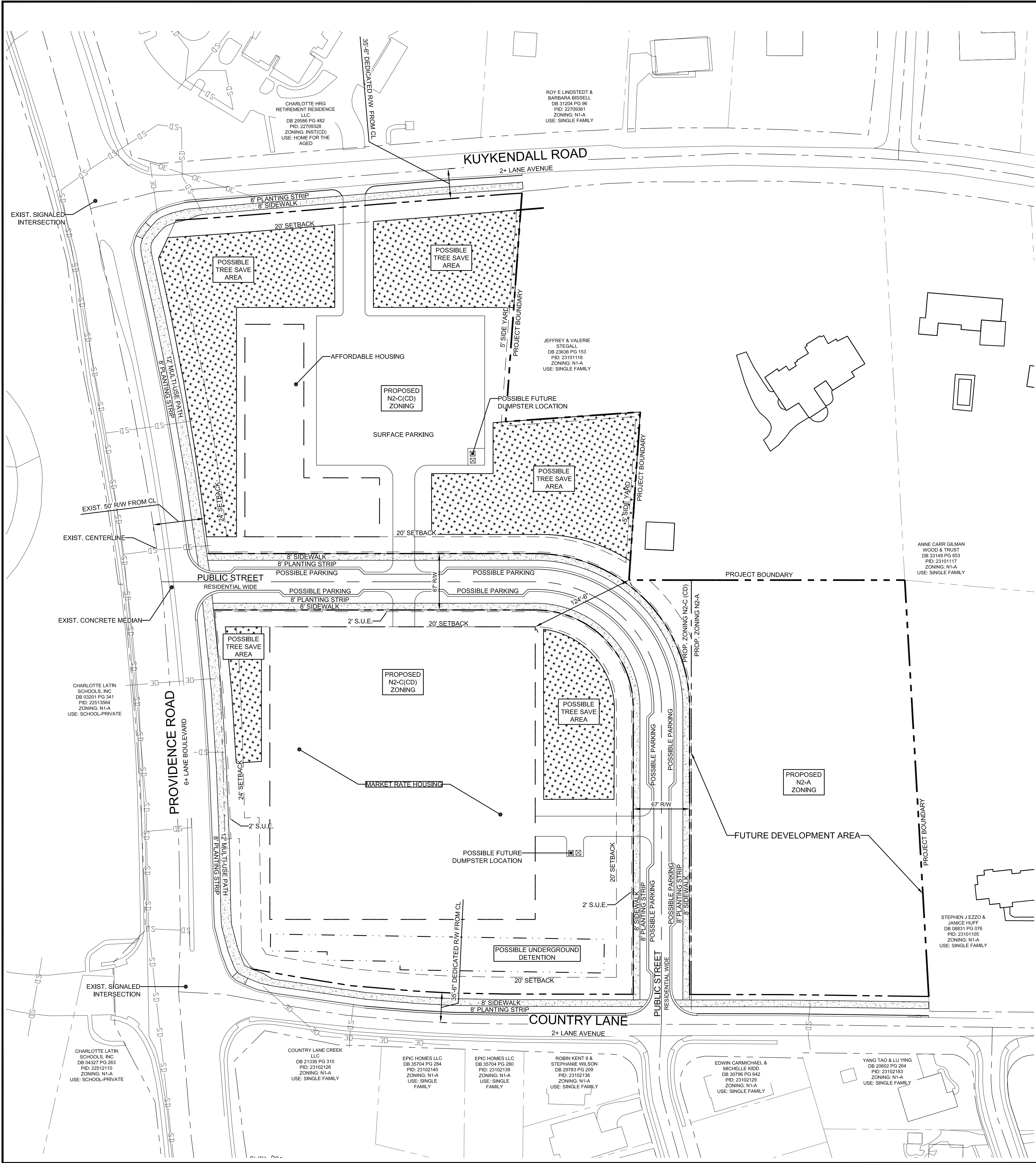
Date: 07/24/2023

Project Number: 22021

Sheet Number:

RZ-1

P:\2022 Jobs\22021 - Kuykendall Site - C Investments\CAD\Sketch Planning\2021_RZ less details\7-24-23.dwg



DEVELOPMENT DATA:

SITE AREA:	± 14 ACRES
TAX PARCELS:	23101102, 23101103, 23101104, 23101119, 23101121, 23101122, 23101123
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-C (CD) & N2-A
EXISTING USE:	VACANT
PROPOSED USES:	MULTI-FAMILY APARTMENTS
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 ORDINANCE
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:	—o—o—o—o—
OVERHEAD LINES TO BE REMOVED:	—x—x—x—x—
EXISTING STORM PIPES:	—s—s—s—s—
TREE SAVE AREA:	+

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

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description

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

REZONING SITE PLAN
REZONING PETITION:
2023-XXX

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: 07/24/2023
Project Number: 22021
Sheet Number: