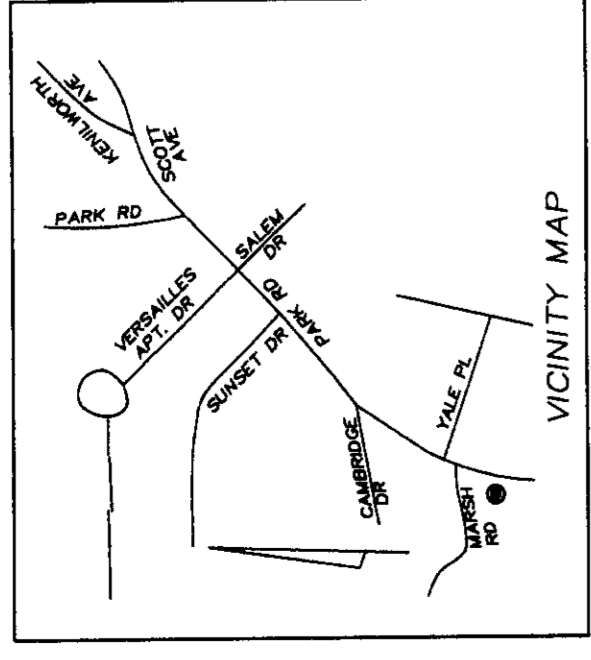


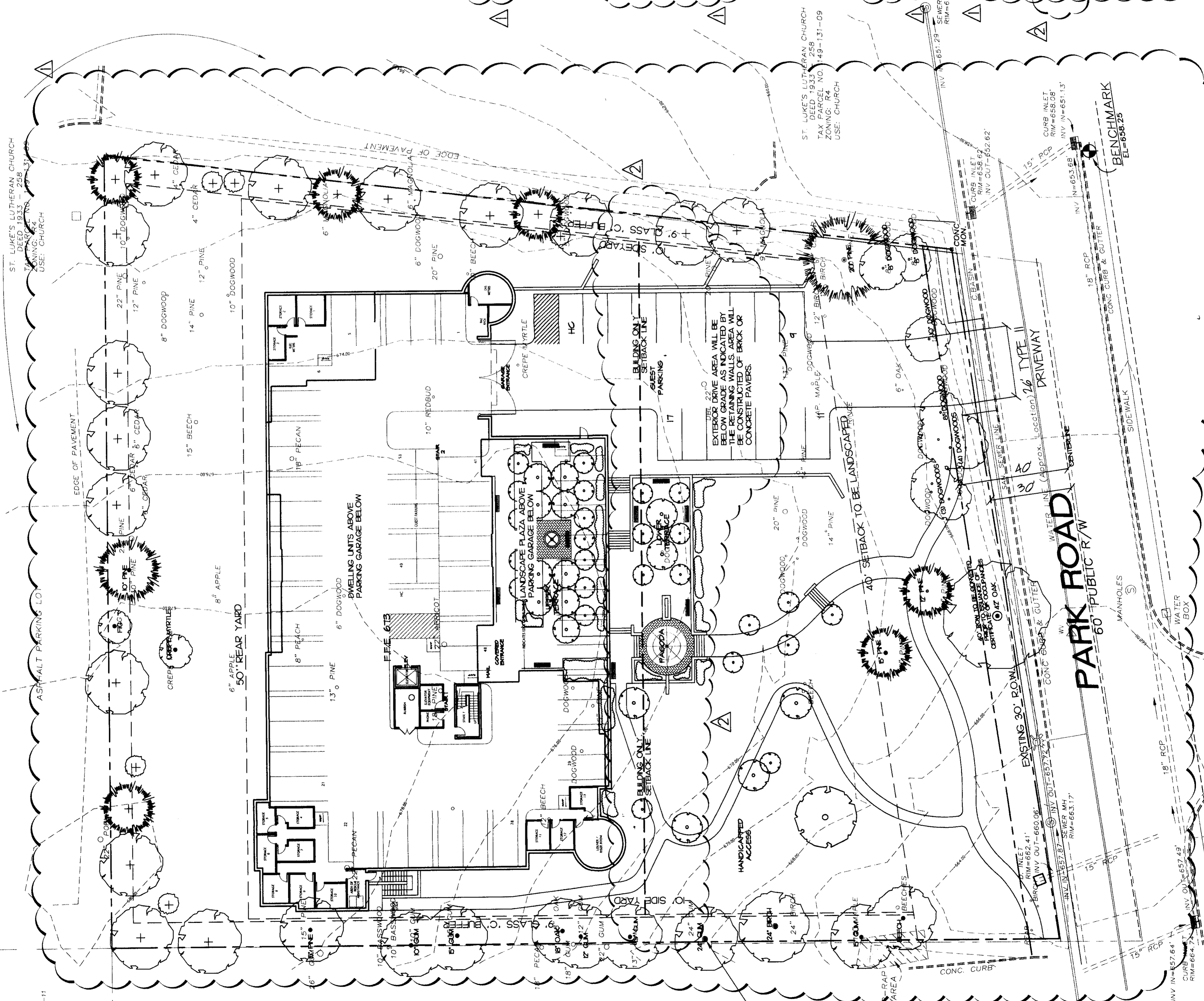
ST. LUKE'S VILLAGE II  
 DEED 12017-860  
 TAX PARCEL NO. 149-131-11  
 USE: VACANT



VICINITY MAP

KINDER CARE LIMITED  
 MINI-SKOOLES LIMITED  
 DEED 7263-80  
 TAX PARCEL NO. 149-131-07  
 ZONING: R4  
 USE: DAY CARE CENTER

NOTE:  
 EXISTING TREES TO BE  
 SAVED ARE INDICATED  
 WITH A SMALL DOT AND  
 TREE LABEL (TYP.)



**SITE DATA:**  
 PROPOSED UNITS: 24 FOR SALE CONDOMINIUMS  
 AREA: 2.02 ACRES  
 TAX PARCEL NO. 149-131-08  
 EXISTING ZONING: R4  
 PROPOSED ZONING: R12 MF CD  
 PROPOSED DENSITY: 11.88 D.U./A.  
 REQUIRED OPEN SPACE: 45% OR 0.9 AC.  
 OPEN SPACE PROVIDED: +0.9 AC.  
 REQUIRED PARKING: (36) 15 PER UNIT  
 PROPOSED PARKING: 36+ SPACES  
 BUILDING HEIGHT: 40' MAXIMUM  
 SIDE YARD: 10'  
 REAR YARD: 50'  
 SETBACK: 40'  
 BUFFER: 9' CLASS C

APPROVED BY COUNCIL  
 DATE APRIL 15, 2005

**DEVELOPMENT STANDARDS**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
2. All lighting installed on the site shall be "pedestrian scale"; all light posts internal to the site shall not exceed 15' in height, including base and top, in addition all light will be internally directed so no site lighting spills onto adjacent properties. No wall-pac lighting will be allowed.
3. Signage will be permitted in accordance with applicable Zoning standards.
4. Parking will be provided which will meet the standards of the Zoning ordinance.
5. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
6. Access will be provided by one driveway connection to Park Rd. The exact location shown may vary and will be subject to approval by the appropriate transportation authority. Petitioner shall coordinate with CDOT to determine the appropriate location of the driveway based on sight distance issues, etc.
7. The Petitioner shall install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street.
8. If required by the Stormwater ordinance, detention will not be placed in any setbacks or buffers.
9. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Trash handling on the site will be by way of private mini dumpsters that will be stored in the building parking garage.
10. Development of the site shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.
11. The setback area along Park Rd. will be landscaped with a combination of lawns, existing shrubs and trees, planted shrubs and trees, and other landscape elements.
12. The Petitioner shall dedicate and convey the additional right-of-way along the Park Rd. frontage of the site; up to 40' from the centerline will be conveyed to the City prior to Plan Multifamily Approval.
13. The Petitioner will install a sidewalk system along Park Road that will meander through the existing trees unless ADA compliance and tree save requirements can not be met. As only a last resort the sidewalk will be installed at the back of curb (per City Project #512-02-048). The exact location will be determined with final grading plans and coordinated with City staff.
14. Development of the site shall comply with Section 12.403 of the City of Charlotte Zoning Ordinance.
15. Development of the site shall comply with Section 12.529 of the City of Charlotte Zoning Ordinance.

PARK ROAD CONDOMINIUMS  
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 CHARLOTTE, NC 28211

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 www.drgpp.com

•Landscape Architecture  
 •Urban Design  
 •Civil Engineering  
 •Land Planning

**DRG**

**REZONING PLAN**  
 FOR PUBLIC HEARING  
 PETITION #2005-030

**NORTH**

Scale: 1" = 20'  
 Date: 22 NOVEMBER 2004  
 Project No.: 129-004  
 Revisions:  
 L 26 JAN 2005 PER CMFC COMMENTS  
 2 2 MAR 2005 PER CMFC COMMENTS

Sheet 1

PARK ROAD CONDOMINIUMS  
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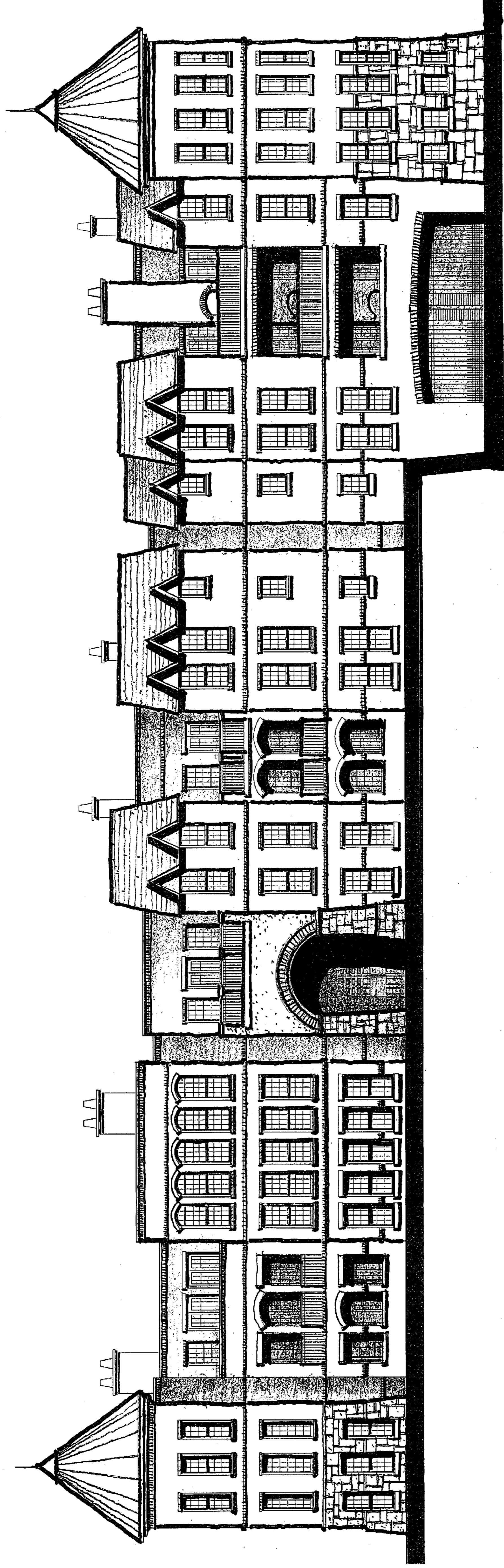
**DRG**

**REZONING  
ELEVATION**

FOR PUBLIC HEARING  
PETITION #2005-030



Scale: 1" = 20'  
Date: 22 NOVEMBER 2004  
Project No.: 129-004  
Revisions:  
1.26 JAN 2005 PER CMFC COMMENTS



**EXTERIOR ELEVATION**

1

SCALE: NTS