

VICINITY MAP - NTS

APPROVED BY CITY COUNCIL  
JAN 22 2008

EXISTING SITE DATA

TAX PARCEL NO.:	14920620, 21, 22, and 23
TOTAL SITE AREA:	1.2 ± AC.
EXIST. ZONING:	R-4, O-2, R43-MF
PROPOSED ZONING:	MUDD (CD)

DEVELOPMENT DATA

PROPOSED BUILDING(S):	1
BUILDING USE:	MIXED-USE
RESIDENTIAL:	25 UNITS
OTHER USES:	6 UNITS (GROUND FLOOR COMMERCIAL USES)
NUMBER OF FLOORS:	4
BUILDING GROSS FLOOR AREA:	42,000 GROSS SF ±
OTHER USES:	9,900 GROSS SF ±
OFF-STREET PARKING:	
RESIDENTIAL REQUIRED:	1 SPACE PER DWELLING UNIT = 25 REQUIRED
OTHER USES REQUIRED:	1 SPACE PER 600 GROSS SF = 16 REQUIRED
PARKING PROVIDED:	68 TOTAL PROVIDED (25 SPACES ARE UNDERGROUND, 43 AT GRADE) (INCLUDES 3 ACCESSIBLE SPACES; 1 BELOW, 2 AT GRADE)
TREE CANOPY TO REMAIN:	± 12 AC.

OWNERS:  
14920620 - MARY B REITZELL AND REITZELL  
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209  
14920621 - MARY B REITZELL  
MAILING ADDRESS: 4028 WINDWARD DR, TEGAY CAY, SC 29708  
14920622 - DANIEL R WALTERS AND BELINDA P WALTERS  
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209  
14920623 - WILLIAM HENRY STRAUGHN AND JANE Y (ET-AL)  
MAILING ADDRESS: 4312 PARK RD, CHARLOTTE, NC 28209

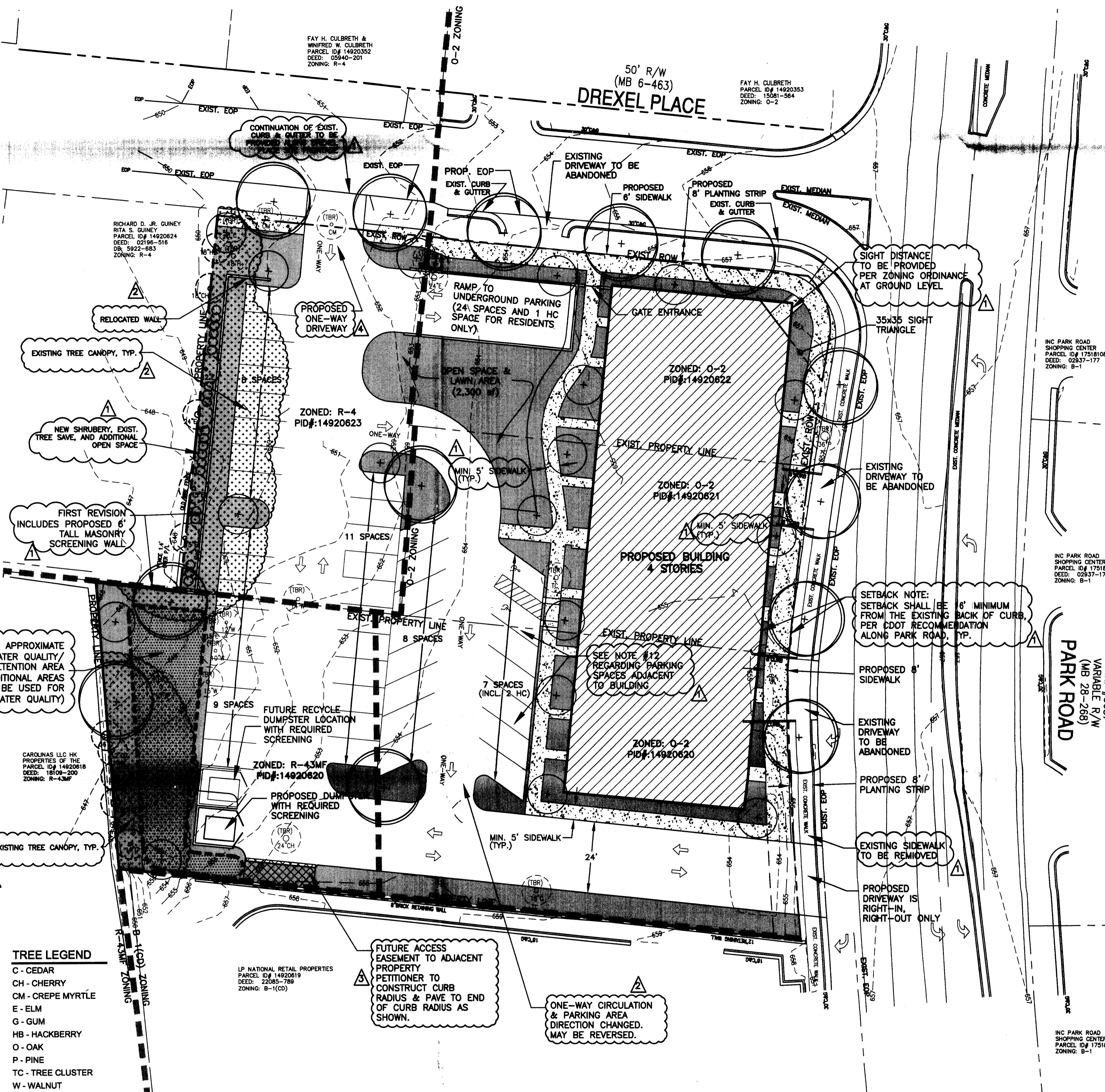
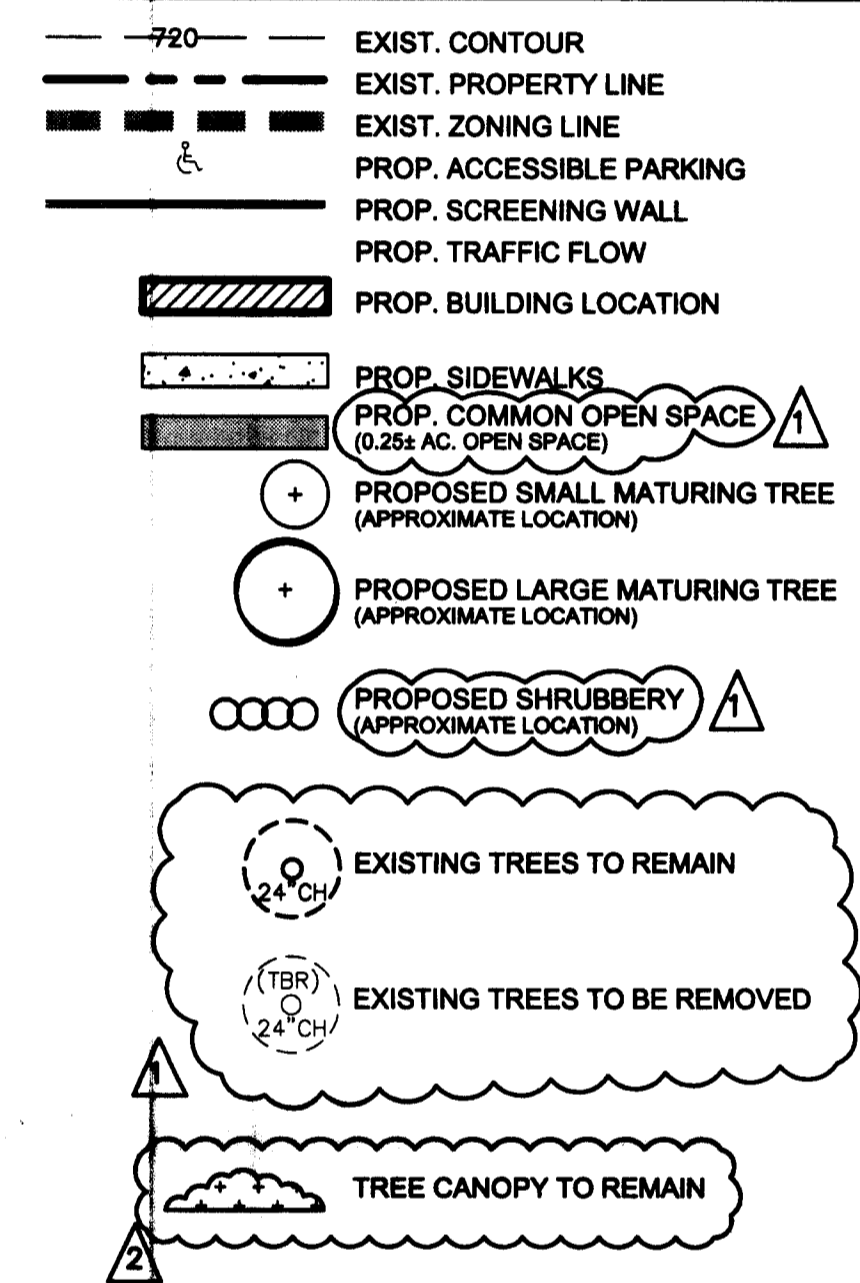
DEVELOPMENT STANDARDS

PROPOSED ZONING:	MUDD (CD)
PROPOSED PERMITTED USES:	RESIDENTIAL AND COMMERCIAL
MIN. LOT AREA:	NONE REQUIRED
MIN. SETBACK:	16' MINIMUM FROM BACK OF EXISTING CURB ON PARK ROAD 14' MINIMUM FROM BACK OF EXISTING CURB ON DREXEL PLACE
MIN. SIDE YARD:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJ. TO A RESIDENTIAL USE
MIN. REAR YARD:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJ. TO A RESIDENTIAL USE
MAX. HEIGHT:	4 STORIES
URBAN OPEN SPACE:	NONE REQUIRED-GROSS FLOOR AREA FOR BLDG IS LESS THAN 50,000 SF

SITE DEVELOPMENT NOTES

- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 8.208(2) AS MAY BE APPLICABLE. MINOR AND INCIDENTAL CHANGES OF DETAIL WHICH DO NOT ALTER THE BASIC, OVERALL LAYOUT AND/OR THE RELATIONSHIPS TO ADJUTING SITES ARE PERMITTED AS A MATTER OF RIGHT FOR THE PETITIONER/DEVELOPER.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING SUCH THINGS AS THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, BUFFERS, SCREENING, OPEN SPACE, LANDSCAPING, TREE ORDNANCE, ETC., UNLESS OTHERWISE INDICATED.
- VEHICULAR POINTS OF ACCESS SHALL BE LIMITED TO THOSE SHOWN ON THE PLAN. THE EXACT LOCATION MAY VARY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN/LOCATIONAL REQUIREMENTS OF THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION.
- THE USE PROPOSED BY THIS REZONING IS A MIXED USE BUILDING CONTAINING GROUND LEVEL COMMERCIAL SPACE AND THREE FLOORS ABOVE CONTAINING A MAXIMUM OF TWENTY-FIVE DWELLING UNITS. DWELLING UNITS WILL BE FOUR-BEDROOM UNITS.
- THE MAXIMUM AMOUNT OF NONRESIDENTIAL BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 9,900 SQUARE FEET.
- RESTAURANTS SHALL NOT BE ALLOWED AS A COMMERCIAL USE.
- THE ATTACHED BUILDING ELEVATION IS INTENDED TO REPRESENT THE GENERAL ARCHITECTURAL THEME AND OVERALL DESIGN OF THE PROPOSED BUILDING. VARIOUS BUILDING ELEMENTS/DETAILS, INCLUDING COLORS, MATERIALS, ETC., MAY BE ALTERED AT THE DISCRETION OF THE PETITIONER TO RESPOND TO FINAL BUILDING PLANS, SITE CONSTRAINTS, TENANT/BUYER NEEDS, ETC. SO LONG AS THE OVERALL GENERAL ARCHITECTURAL THEME IS PRESERVED.
- TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF PROPOSED TREES MAY VARY. SITE SHALL MEET TREE ORDINANCE REQUIREMENTS.
- BUILDING PLACEMENT, PROPOSED SIDEWALK AND PLANTING STRIP ARE SUBJECT TO MODIFICATION DUE TO EXACT RIGHT OF WAY AND CURB AND GUTTER LOCATIONS. MODIFICATIONS WILL BE REFLECTED ON FINAL ENGINEERING PLANS.
- SITE WILL COMPLY WITH BICYCLE PARKING ORDINANCE REQUIREMENTS.
- STREET TREES WILL BE PROVIDED PER CITY OF CHARLOTTE STANDARDS AND REQUIREMENTS.
- PARKING SPACES ADJACENT TO THE PROPOSED BUILDING WILL HAVE WHEEL STOPS TO PREVENT BUMPER OVERHANG AT THE EDGE OF THE SIDEWALK OR PROVIDE A MIN. 7' SIDEWALK AT BACK OF CURB.
- PARKING LOT LIGHTING WILL BE FULLY CAPPED AND SHIELDED AND WILL NOT EXCEED TWENTY FEET IN HEIGHT. WALL PACK LIGHTING SHALL NOT BE ALLOWED.
- BUILDING WINDOWS ALONG PARK ROAD AND DREXEL PLACE WILL BE CLEAR GLASS.
- UTILITY METERS WILL NOT BE LOCATED ALONG THE PUBLIC STREET SIDES OF THE PROPOSED BUILDING.
- AT LEAST ONE OPERABLE DOOR WILL BE UTILIZED FOR EACH OF THE GROUND FLOOR NONRESIDENTIAL SPACES WHICH FACE PARK ROAD. PROPOSED SPACES MAY BE COMBINED TO FORM FEWER THAN THE SIX UNITS REFERENCED HEREIN, BUT IN NO EVENT SHALL THE GRAND TOTAL OF 9,900 SQUARE FEET BE EXCEEDED.
- THE PETITIONER SHALL TIE INTO THE EXISTING STORM WATER SYSTEM(S), WHICH REQUIRES AN EASEMENT AGREEMENT WITH THE ADJACENT PROPERTY OWNER. THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NC DEPT. OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1997 SECTION 4.0 DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE. USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTEAM ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY. "RESIDENTIAL" SHALL BE DEFINED AS A DEVELOPMENT CONTAINING DWELLING UNITS WITH OPEN YARDS ON AT LEAST TWO SIDES WHERE LAND IS SOLD WITH EACH DWELLING UNIT.
- FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HOUR STORM AND PERFORM A DOWNSTEAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY OR IF A DOWNSTEAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.
- FOR COMMERCIAL PROJECTS WITH LESS THAN OR EQUAL TO 24% BUA AND GREATER THAN ONE ACRE OF DISTURBED AREA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 2-YR AND 10-YR, 6-HOUR STORM.
- PARK ROAD IS A MAJOR THOROUGHFARE REQUIRING A MINIMUM OF 100 FEET OF RIGHT-OF-WAY. IF THIS RIGHT-OF-WAY DIMENSION DOES NOT EXIST ALONG THE SITE'S PROPERTY FRONTAGE, THE PETITIONER SHALL CONVEY LAND FOR RIGHT-OF-WAY IN FEE SIMPLE TO MEET THIS REQUIREMENT, MEASURING 50 FEET FROM THE CENTERLINE OF THE ROAD. IN NO EVENT, HOWEVER, SHALL ANY SUCH ADDITIONAL RIGHT-OF-WAY ALTER THE LOCATION OF THE PROPOSED BUILDING AS SHOWN ON THE SITE PLAN NOR SHALL SUCH ADDITIONAL RIGHT-OF-WAY EXTEND THE RIGHT-OF-WAY DEPTH BEYOND THE BACK EDGE OF THE PLANNED SIDEWALK AS SHOWN ON THE SITE PLAN. STORM WATER DETENTION AND BMPs SHALL NOT BE LOCATED IN THE FRONT SETBACK.
- THE PETITIONER SHALL CONSTRUCT A WAITING PAD ON PARK ROAD TO BE LOCATED APPROXIMATELY 60' FROM THE INTERSECTION OF PARK ROAD AND DREXEL PLACE, CONSTRUCTED TO CATS DEVELOPMENT STANDARDS 80.01 A.
- THE DREXEL PLACE DRIVEWAY PROVIDING ACCESS TO THE REZONING SITE SHALL BE DESIGNED AND CONSTRUCTED PER CDOT STANDARDS AS AN "ENTRANCE ONLY" DRIVEWAY. ACCORDINGLY, THE DRIVEWAY SHALL BE LIMITED IN WIDTH TO ONE WAY TRAFFIC AND IDENTIFIED WITH SIGNAGE AS AN ENTRANCE ONLY DRIVEWAY. IN THE EVENT, HOWEVER, THAT VEHICULAR CONNECTIVITY AND DRIVEWAY ACCESS IS PROVIDED, CONSTRUCTED, AND OPEN FOR TRAVEL BETWEEN DREXEL PLACE AND HEATHER LANE PER THE APPROVAL OF REZONING PETITION 2008-33, THEN THE "ENTRANCE ONLY" DRIVEWAY AS DESCRIBED HEREIN SHALL BE MODIFIED TO ALLOW FOR FULL VEHICULAR ACCESS MOVEMENT INSTEAD. SUCH CHANGE SHALL BE ACCOMPLISHED THROUGH THE ADMINISTRATIVE REVIEW AND APPROVAL PROVISIONS OF THE CHARLOTTE ZONING ORDINANCE.
- AS INDICATED IN NOTE 5 ABOVE, THE GROUND LEVEL OF THE PROPOSED BUILDING SHALL CONTAIN NONRESIDENTIAL BUILDING SPACE NOT TO EXCEED A GRAND TOTAL OF 9,900 SQUARE FEET. THE MAXIMUM AMOUNT OF RETAIL/BUSINESS USES WILL BE CAPPED AT 3,500 SQUARE FEET OF THE 9,900 SQUARE FEET TOTAL NONRESIDENTIAL SPACE.
- THE PROPOSED DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORM WATER DETENTION ORDINANCE, WHICH CONTROLS THE TWO YEAR AND TEN YEAR STORMS. FURTHERMORE, IN ADDITION TO THE MINIMUM REQUIREMENTS, THE PROPOSED DEVELOPMENT SHALL BE DESIGNED AND CONSTRUCTED WITH A STORM WATER DETENTION SYSTEM WHICH WILL LIMIT THE RATE OF RUNOFF TO MATCH THE EXISTING RUNOFF CONDITIONS FOR THE ONE HUNDRED YEAR STORM. THE STORM WATER DETENTION SYSTEM SHALL BE LOCATED IN AN UNDERGROUND SYSTEM.
- ANY RETAIL/BUSINESS USES AS NOTED ABOVE IN NOTE 22 SHALL BE REQUIRED TO CLOSE NO LATER THAN 9PM.
- REFUSE COLLECTION FOR THE SITE SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 7AM AND 9PM.
- THE MINIMUM DWELLING UNIT SIZE SHALL BE 1,000 SQUARE FEET.
- THE DREXEL PLACE NEIGHBORHOOD SHALL BE NOTIFIED OF ANY ADMINISTRATIVE CHANGE TO THE SITE PLAN IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE CHARLOTTE ZONING ORDINANCE.

LEGEND



TREE LEGEND

- C - CEDAR
- CH - CHERRY
- CM - CREPE MYRTLE
- E - ELM
- G - GUM
- HB - HACKBERRY
- O - OAK
- P - PINE
- TC - TREE CLUSTER
- W - WALNUT

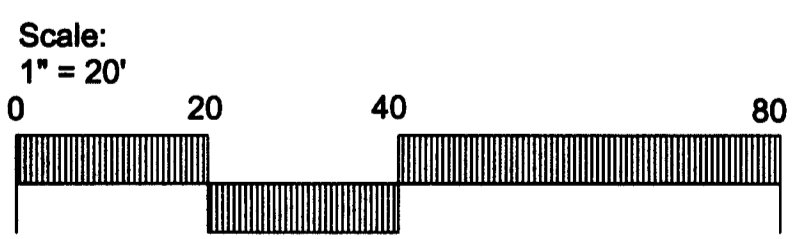
FOR PUBLIC HEARING FOR PETITION NUMBER (07-127)

- Revisions:
- 01/18/08 Added notes 21 through 27 and adjusted Drexel Place driveway entrance to one-way.
  - 01/08/08 Added note 20 and added driveway stub to easement.
  - 12/14/07 Added tree canopy information, redesigned parking circulation, removed one parking space, revised note 16.
  - 09/14/07 Updated site plan using survey information. City comments addressed.

Project Manager  
CG  
Drawn By  
JCS/DMB  
Checked By  
Date  
7/11/07  
Project Number  
07027.2



DPR ASSOCIATES  
Landscape Architects  
Planners & Engineers  
420 Hawthorne Lane  
Charlotte, NC 28204  
704/332-1204



PRELIMINARY  
TECHNICAL DATA SHEET  
DREXEL PLACE  
CHARLOTTE, NORTH CAROLINA  
FOR

CHARLEX DEVELOPMENT CORPORATION, LLC.

Sheet Number

RZ-1

Sheet 1 of 2



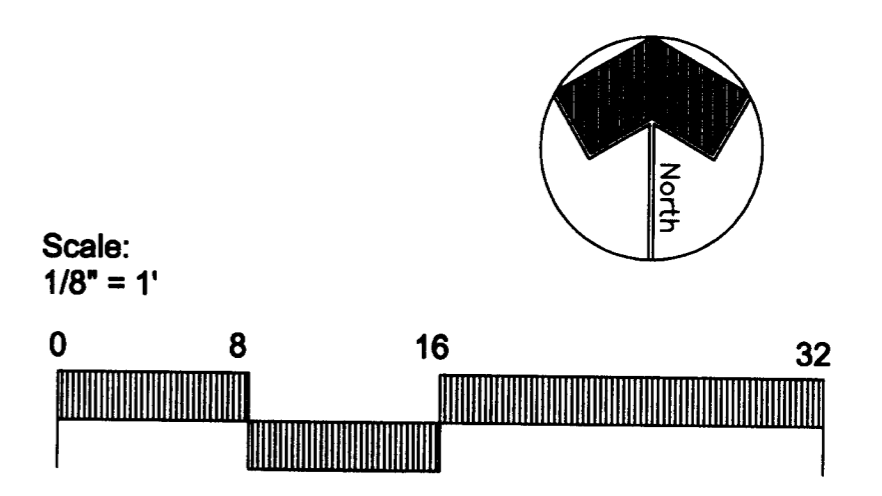
1  
RZ-2  
PROPOSED PARK ROAD ELEVATION  
1/8" = 1'



1  
A2.1  
PROPOSED REAR ELEVATION  
1/8" = 1'

**Fortune Architects**  
8510 McAlpine Park Drive Suite 204  
Charlotte, North Carolina 28211  
704/366-3639  
704/364-9578 FAX

**BUILDING EVELATIONS  
DREXEL PLACE**  
CHARLOTTE, NORTH CAROLINA  
FOR  
**CHARLEX DEVELOPMENT CORPORATION, LLC.**



Sheet Number  
**RZ-2**  
Sheet 2 of 2