



NOVEMBER 11, 2019
 DATE

GREENWAY HOLDINGS, LLC

568 JETTON ST., SUITE 200
 DAVIDSON, N.C. 28036
 PHONE: (704) 895-2084
 watson@piedmontdevelopment.com

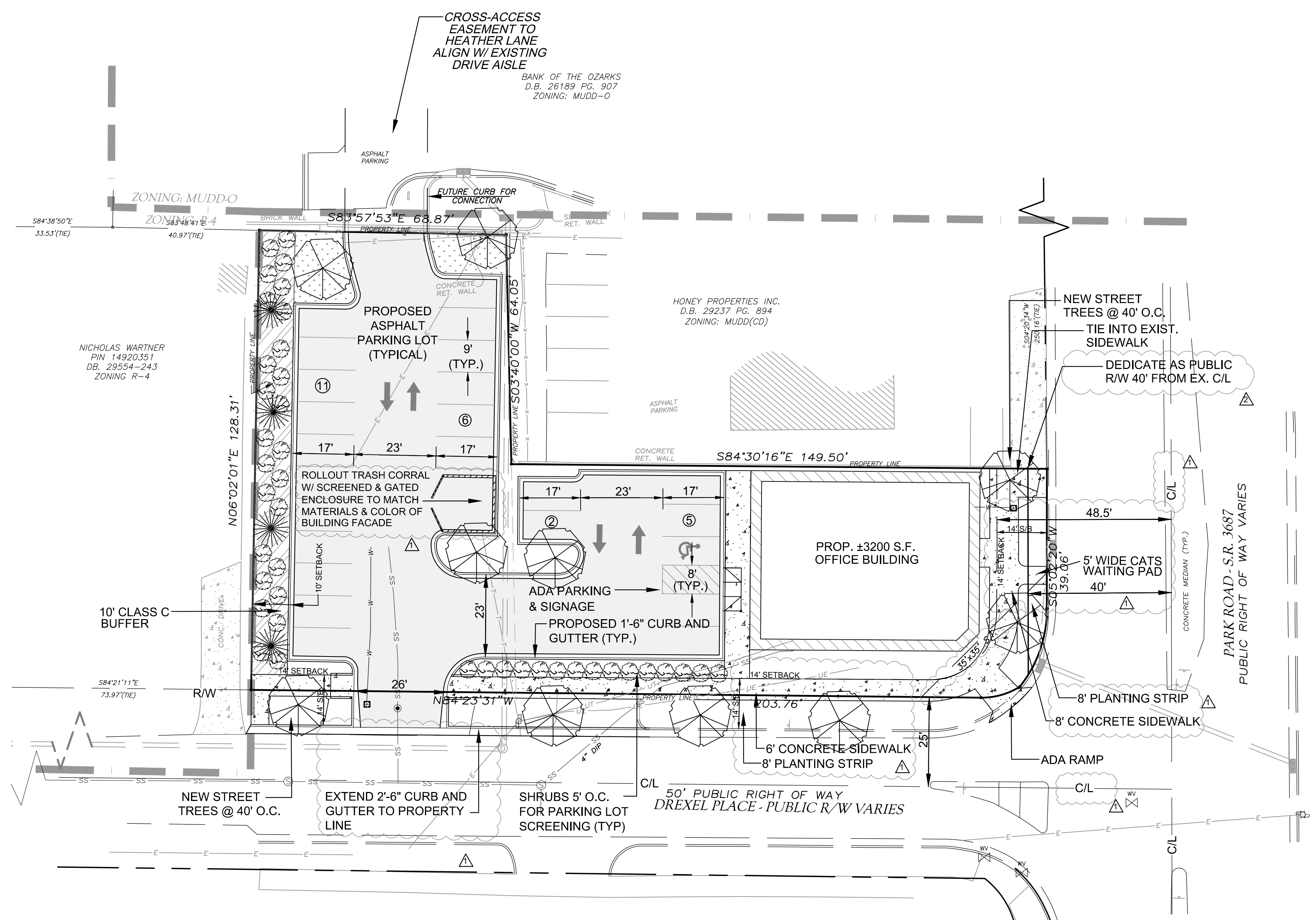
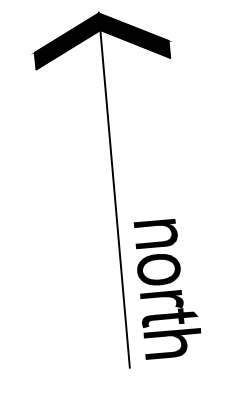
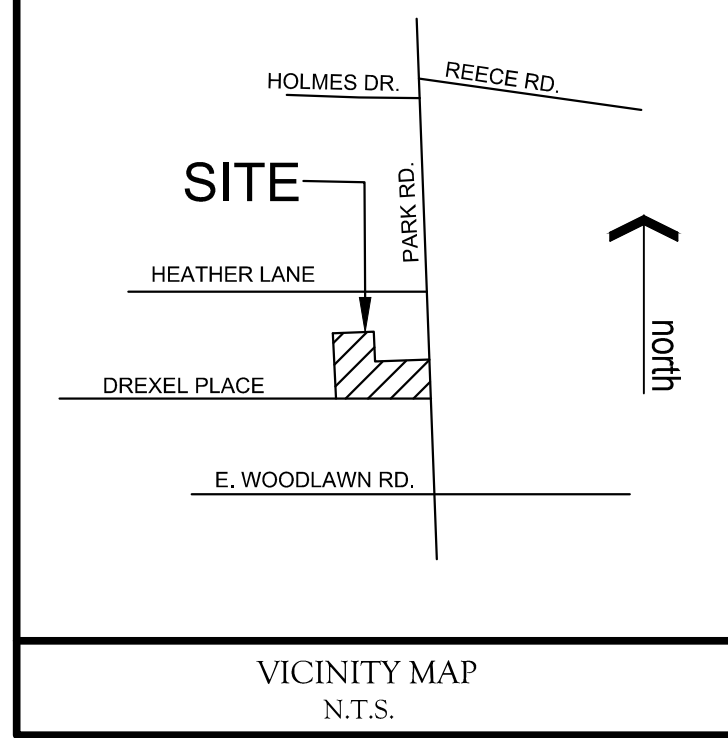
PETITION NO. 2019-130
4304 PARK RD., CHARLOTTE, N.C. 28209
REZONING SITE PLAN

REVISIONS
REV. NO. 1 NOV. 11, 2019 REVISED PLAN PER CITY REVIEW COMMENTS.
REV. NO. 2 DEC. 18, 2019 REVISED PLAN PER CITY REVIEW COMMENTS.

PROJECT NO.: 2019.14
 SCALE: 1" = 20'
 DRAWN BY: MRH
 CHECKED BY: JLW

SHEET NO:
RZ-1

SITE DEVELOPMENT DATA:
 A. SITE AREA: ±0.43 AC.
 B. PARCEL ID: 14920352
 DB: 33530, PG. 292; DB: 33530, PG. 296
 LEGAL DESC.: LC & LE M6-483
 SITE ADDRESSES: 4304 PARK ROAD &
 1435 DREXEL PLACE
 CHARLOTTE, NC 28209
 C. EXISTING ZONING: MUDD (CD)
 D. PROPOSED ZONING: MUDD (CD) SPA
 E. EXISTING USE: MEDICAL OFFICE
 PROPOSED USE: SEE DEVELOPMENT STANDARDS
 F. NO. RESIDENTIAL UNITS BY HOUSING TYPE: N/A
 G. SQUARE FOOTAGE: 3200 S.F. OFFICES
 H. FLOOR AREA RATIO:
 I. MAXIMUM BUILDING HEIGHT: 40'
 J. MAXIMUM NO. BLDGS: 1
 K. PARKING: SEE DEVELOPMENT NOTES THIS SHEET
 M. OPEN SPACE: N/A
 L. SETBACKS AND YARDS:
 PARK ROAD: 14' FROM BACK OF CURB
 DREXEL PLACE: 14' FROM BACK OF CURB
 REAR: 10'



- 4303 Park Road
 Conditional Development Standards
- General Provisions.
 - 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
 - Purpose

The purpose of this Rezoning application is to provide for the use of an office site fronting both Park Road and Drexel Place. The site is covered by an existing conditional plan (2008-033) that was approved in 2008. To achieve this purpose, the application seeks a site plan amendment of the previously approved site plan with an MUDD (CD) SPA request.
 - Permitted Uses

The property included in this Petition may be used for any office or retail use permitted in the MUDD.
 - Transportation
 - The site will have one driveway connection to Drexel Place and an internal connection to the property to the north.
 - Parking areas are generally depicted on the concept plan for the site.
 - Parking will be constructed to meet or exceed Ordinance standards.
 - All transportation improvements will be constructed prior to the issuance of the first certificate of occupancy on the site.
 - The Petitioner will install a CATS waiting pad at a location to be determined between CATS and the Petitioner.
 - The Petitioner will dedicate or convey the fee simple interest for 40 feet of right of way measured from the centerline of Park Road.
 - The Petitioner will develop the streetscape on Park Road to include an 8' planting strip and an 8' sidewalk, and on Drexel Place to include an 8' planting strip and a 6' sidewalk.
 - Architectural Standards

Reserved.
 - Streetscape and Landscaping
 - Environmental Features

The Petitioner will submit a tree survey for all trees two-inches or larger located in the rights of way of all streets if any are present. In addition, the survey shall include all trees eight-inches or larger in the setback if any are present.
 - Parks, Greenways, and Open Space

Reserved
 - Fire Protection

Reserved
 - Signage

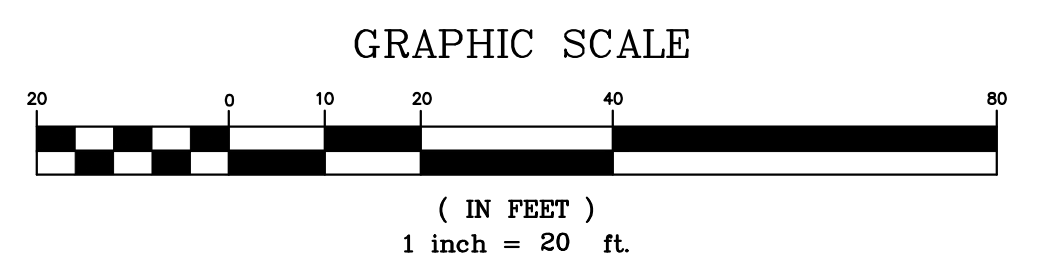
Reserved
 - Lighting

New freestanding lighting will be limited to 12' in height. Architectural lighting on the exterior of buildings is permitted provided it is capped and downwardly directed and away from the adjoining residential property.
 - Phasing

Reserved

Revised for staff - initial submission 7-29-19, 1.0
 Revised per staff comments 11-11-19, 1.1
 Revised per Staff Analysis 12-23-19, 1.2

Charlotte Planning Department
APPROVED BY CITY COUNCIL
 January 21, 2020



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



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