



**FOR PUBLIC HEARING**  
PETITION # 99-80

**DEVELOPMENTAL DATA SUMMARY**

TOTAL SITE AREA: .44 ACRES LESS .030 ACRES DEDICATED TO STREET = .41 ACRES (36,534 SQ. FT.)

FRONT SETBACK: 12 FEET FROM PROPOSED CURB - PARK ROAD  
SIDE SETBACK: 12 FEET FROM PROPOSED CURB - DREXEL PLACE  
MAXIMUM HEIGHT: 1 FLOOR OFFICE, 3 FLOORS RESIDENTIAL, ROOF STRUCTURE

REAR YARD: BUFFERS AS INDICATED ON SITE PLAN

EXISTING ZONING: COMBINATION O2, R-43 MF  
PROPOSED ZONING: MUDD (CD)  
PROPOSED USE: MIXED-USE OFFICE & RESIDENTIAL  
14,150 SQ. FT. - OFFICE AND  
42,450 SQ. FT. RESIDENTIAL FOR SALE (24 UNITS)  
14,150 SQ. FT. BUILDING - GARAGE LEVEL

SITE COVERAGE: 15.5% PER 100 SQ. FT. LOT = 365 SQ. FT.  
PROVIDED OPEN SPACE: 26,956 SQ. FT. (WITHIN PROPERTY LINE)

REQUIRED PARKING: 1 PER 600 SQ. FT. OFFICE = 24  
1.0 PER UNIT RESIDENTIAL = 24  
PROPOSED PARKING: 68 SPACES TOTAL = 48

- 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 buildings and 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.
- Access to the site is provided by driveway from Park Rd. and Drexel Place. With the approval of CDOT, the Petitioner will widen the portion of Drexel Place that abuts the Petitioner's site, within the existing right-of-way, to provide for the creation of a left turn lane from Drexel Place onto Park Rd.
- The proposed use of the property will be for office and residential uses along with associated parking, accessory uses, and service areas.
- All dumpsters will be screened with solid enclosures and gates and will be located adjacent to the southern boundary of the site.
- Any exterior lighting on the site and the lighting within the parking lot will be shielded to prevent direct lighting or glare onto adjacent residential parcels. No freestanding light fixture will exceed 12 feet in height. The exact placement of the light fixtures, whether freestanding or mounted to the building or screening wall will be designed to direct all light for the site, except for architectural lighting, either down or facing away from adjoining residential uses. Architectural lighting, if provided, will only be used to accentuate the architectural details of the structure and will also be designed so as to be directed away from adjoining residential uses.
- The proposed development will comply with all applicable Ordinance requirements for signage, parking, screening and landscaping. Signage will be wall mounted except that directional signs may be ground mounted. Signage may identify the building, office tenants of the building or both and may not be mounted on the western side on the building. All building signage will be designed to complement the architectural character of the building.
- The building will be finished with a combination of brick and stucco materials as generally depicted on the building elevations, which are part of this proposal. All exterior HVAC components will either be roof mounted, concealed within the underground parking lot, or located on the southern end of the building. The anticipated first floor elevation will be approximately 3-4 feet above the top of the curb on Park Rd.
- The Petitioner will install street trees along both Park Rd. and Drexel Place and will establish a landscaped edge along the westerly property line and along the rear of the adjoining residential lot line as illustrated on the site plan, consisting of a mixture of evergreen and deciduous trees and shrubs. Trees planted within this area and along the westerly edge of the parking lot will be 4 to 12 feet tall at time of planting and will consist of a mix of evergreen and deciduous varieties selected for their rate of growth and screening characteristics. Trees planted along Park Rd. and Drexel Place will be approved by the Planning Staff as satisfying the requirements for street trees for the MUDD district.
- The Petitioner will install a brick screening wall as depicted on the site plan to provide a visual and physical separation between the parking lot and the adjoining single family structure. This wall will have a minimum height of 3 feet and an average height of 6 feet over its entire length, to allow for variations in grade across the site.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- The Petitioner will allow medical office space that is no more than one third of the total office space proposed.
- The height will be approximately 55' ± 2' from the finished floor to the top of the 4th floor, not including the roof element.
- The building will have an entrance on, and be connected by sidewalks to, Park Rd.

APPROVED BY CITY COUNCIL  
DATE 3/27/00

**NWA**  
**NARMOUR WRIGHT ASSOCIATES ARCHITECTURE**

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MIXED USE DEVELOPMENT  
**PARK ROAD**  
PARK ROAD AND DREXEL PLACE  
CHARLOTTE, NC

April 12, 1999  
Revised June 18, 1999  
Revised November 18, 1999  
Revised January 19, 2000  
Revised February 23, 2000  
Revised March 3, 2000

DRAWN BY: WM/ML

1999-80  
**Z1**



03 Rear Elevation 1/16" = 1'-0"



02 Drexel Road Elevation 1/16" = 1'-0"



01 Park Road Elevation 1/16" = 1'-0"

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Elevations