

# 1120 Park West

## A Townhouse-Style Condominium Development

1120 ParkWest, LLC  
 115 East Park Ave.  
 Suite E  
 Charlotte, NC 28203

04/25/03

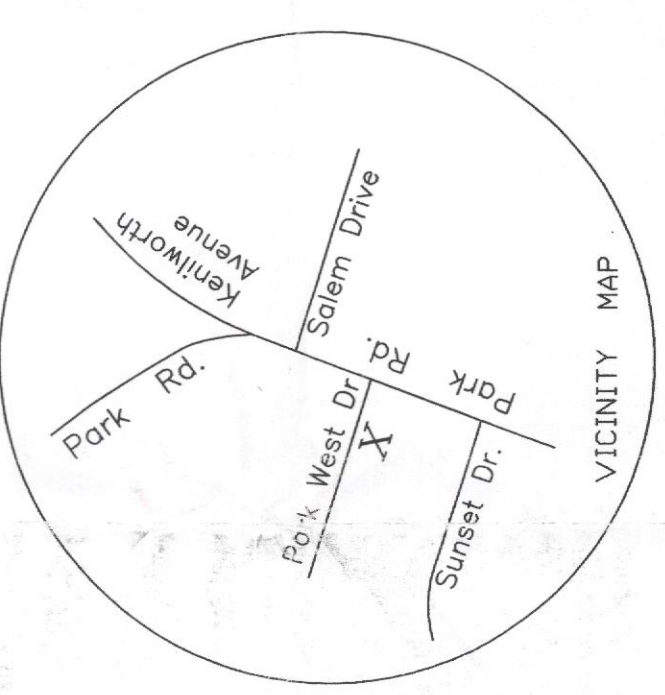
627/03  
 Planning Staff, CDOT,  
 Stormwater Comments,  
 Neighborhood Comments,  
 Neighbors Comments, CDOT  
 Unit Count to 7  
 Revision of Note 16, addition  
 of Note 20

REZONING  
 PLAN  
 1

PARK ROAD SITE DEVELOPMENT STANDARDS

- 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 60-day period of the CDOT review process.
- The use of the site will be as prescribed by this plan, a multi-family, for-sale, condominium development, consisting of (7) units.
- At the request of neighborhood associations, the Petitioner will offer at least one 3-bedroom unit, and all others will be offered as 2-bedroom units with a 3rd bedroom option.
- Building elevations submitted with this Petition represent style, shape and mass of the buildings to be located on the site. The overall design concept is to design a companion project to The Oakley Condominium building. The materials include combinations of brick and/or other masonry products, slate siding, metal and/or architectural shingle roof material. Design effort will focus to make the final project appear as shown, but the Petitioner reserves the right to make adjustments during design, design-development and construction to building elements consistent with the general style demonstrated in the illustrations.
- These plantings are to be installed within 90 days of final construction. All plants are to be stored inside individual unit garages and/or within the unit's recessed rear entry alcoves.
- The Petitioner will install interior sidewalks that link the units to the existing sidewalk system at the street.
- Any detached lighting on the site will be limited to 20' in height.
- Signage will be permitted in accordance with applicable Zoning Standards.
- Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.
- All buildings will be within 750' of a fire hydrant as prescribed by the Charlotte Fire Department.
- Access to the site will be provided by a drive-aisle, both entered and exited by way of Park West Drive. No direct access will be provided to Park Road.
- 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.
- The proposed site plan creates less than 20,000 SF of impervious area (+/- 11,500 SF). No stormwater detention to be provided. However, at the request of Stormwater Services, the Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to 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 (such as underground detention).
- 40-foot right-of-way from the centerline of Park Road will be conveyed and dedicated prior to issuance of building permits. (see drawing)
- Improvements to the formal garden space will be constructed as part of the condominium development (see drawing).
- At the request of Zoning Staff, to ensure compliance with Section 9.305(0.5) "Single-Building Project", the design of the porte cochere over the drive-aisle has been revised to include the interior space of Units 4 and 5. This revision includes a common wall between these two units. (see drawing)
- The Petitioner shall provide a fence located within the C Class Buffer to request a variance for the location of the fence located within the C Class Buffer. (see drawing, requested fence location I.B.D.)
- At the request of the neighborhood associations, the Petitioner is providing a "C" Class Buffer abutting the single-family lots. Per Table 12.302a, a buffer is not required (since the proposed project is under 12 units).
- This revised proposal includes saving the 30' oak, in addition to the two 21" trees and 20' beech trees (see drawing)
- At the request of CDOT, the two driveway to drive-aisle tapers have been increased to ratios of 5:1 and 3:1. (see drawing)

APPROVED BY CITY COUNCIL  
 DATE 9/15/03



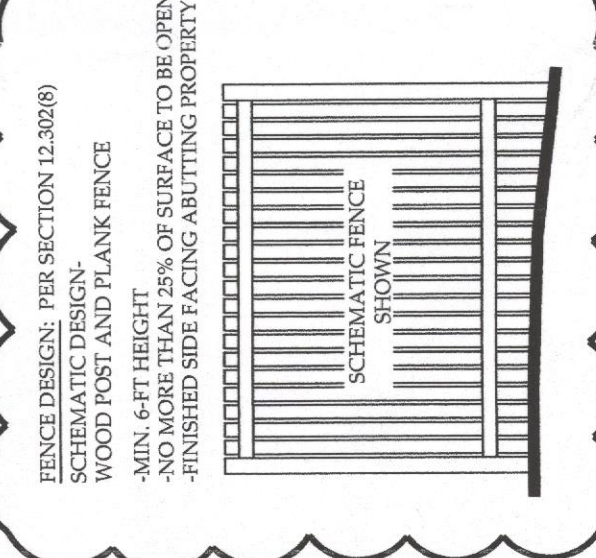
FOR PUBLIC HEARING  
 #2003-067

SITE DATA:

- TOTAL ACREAGE: .61 AC (26,610 SF)
- TAX PARCEL ID #S: LOT 1-14709531, LOT 2-14709542
- EXISTING ZONING: R-4
- EXISTING USE: VACANT
- PROPOSED ZONING: R-12MF (CD)
- PROPOSED DENSITY: 11.48 d.u.a
- PROPOSED UNITS: (7) RESIDENTIAL CONDOMINIUMS (FOR SALE)
- OPEN SPACE REQ'D: 50% (13,305 SF)
- OPEN SPACE PROPOSED: 81% (21,633 SF)
- PARKING REQ'D: 1.5 PER UNIT (11)
- PARKING PROPOSED: 2.28 PER UNIT (16) (14 GARAGED, 2 VISITOR)
- BUILDING HEIGHT MAXIMUM: 30'
- BUILDING HEIGHT PROPOSED: 40' MAX.
- SETBACK REQ'D: 30'
- SETBACK PROPOSED: 47' (65' TO PARK RD. BACK OF CURB)
- SIDE STREET SIDE YARD REQ'D: 15'
- SIDE STREET SIDE YARD PROPOSED: 15'
- SIDE YARD REQ'D: 20'
- SIDE YARD PROPOSED: 20'
- REAR YARD REQ'D: 50'
- REAR YARD PROPOSED: 50'

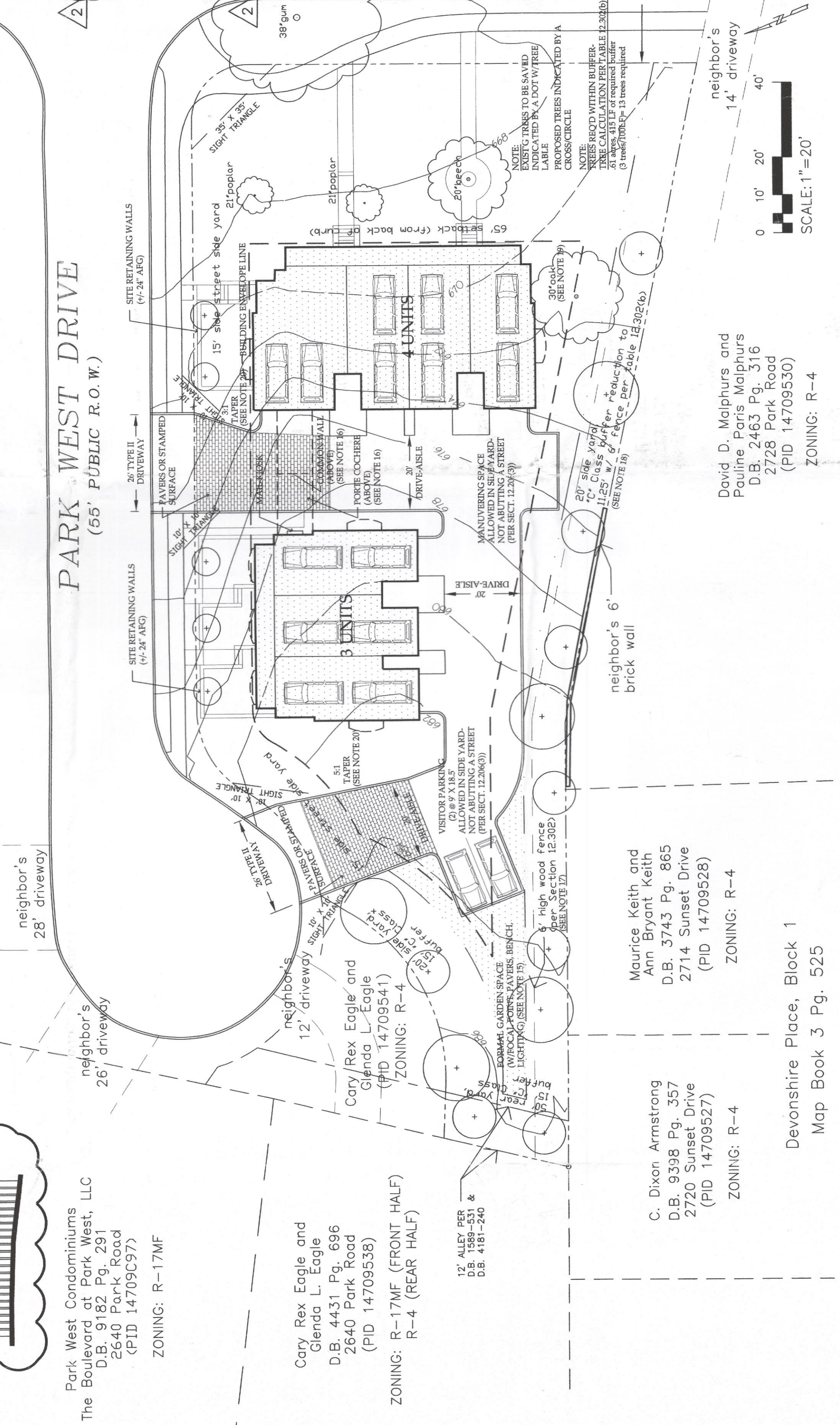
CDOT Review Revisions:

- The petitioner acknowledges the requirement of a Driveway Permit for the connections to Park West Drive, a Certificate issued by CDOT for any fences or walls constructed along any sidewalk or R.O.W., as well as an Encroachment Agreement for the installation of any non-standard item(s) within the R.O.W.
- Both driveway connections to Park West Drive to have two 10' X 10' sight triangles. All proposed parking, trees, berms, walls, fences and/or signs must not occur within sight triangles. Any site walls (retaining walls) or plantings within sight triangles must be maintained below 30'.
- Both driveways to be 26' wide and drive-aisles to be 20' wide. (see drawing)
- Both driveways are to be drop curb ramp Type II driveways (without radii) (see drawing)
- Locations and widths of all adjacent and opposing driveways have been field measured and are as indicated. (see drawing)
- Typical parking module dimensions shall be: Visitor Parking (2 spaces) = 9' X 18.5' @ 90 deg. (per Char-Meck Land Std. No. 50.09)
- On-Site Parking Summary:  
 Parking Required: 1.5 per unit (11)  
 Parking Proposed: 2.28 per unit (16)



The Oakley Condominiums  
 2700 Park Road, LLC  
 D.B. 12055 Pg. 416  
 2700 Park Rd.  
 (PID 14709C96)  
 ZONING: R-17MF (CD)

PARK WEST DRIVE  
 (55' PUBLIC R.O.W.)



David D. Malphurs and  
 Pauline Paris Malphurs  
 D.B. 2463 Pg. 316  
 2728 Park Road  
 (PID 14709530)  
 ZONING: R-4

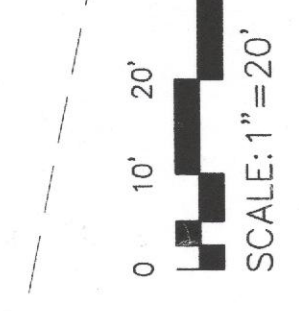
Maurice Keith and  
 Ann Bryant Keith  
 D.B. 3743 Pg. 865  
 2714 Sunset Drive  
 (PID 14709528)  
 ZONING: R-4

C. Dixon Armstrong  
 D.B. 9398 Pg. 357  
 2720 Sunset Drive  
 (PID 14709527)  
 ZONING: R-4

Cary Rex Eagle and  
 Glenda L. Eagle  
 D.B. 4431 Pg. 696  
 2640 Park Road  
 (PID 14709538)  
 ZONING: R-17MF (FRONT HALF)  
 R-4 (REAR HALF)

Park West Condominiums  
 The Boulevard at Park West, LLC  
 D.B. 9182 Pg. 291  
 2640 Park Road  
 (PID 14709C97)  
 ZONING: R-17MF

Devonshire Place, Block 1  
 Map Book 3 Pg. 525



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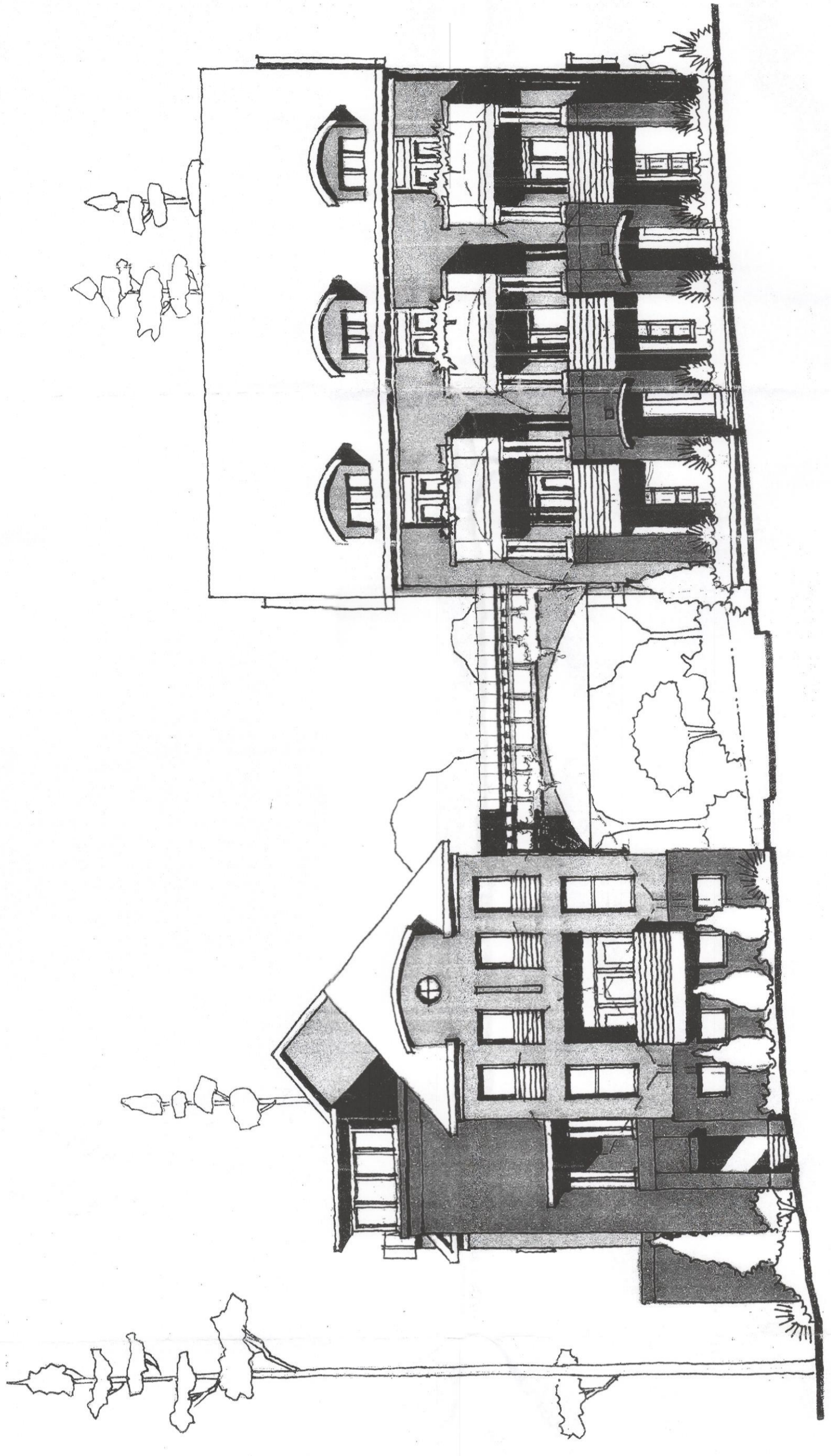
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REZONING  
PLAN  
2

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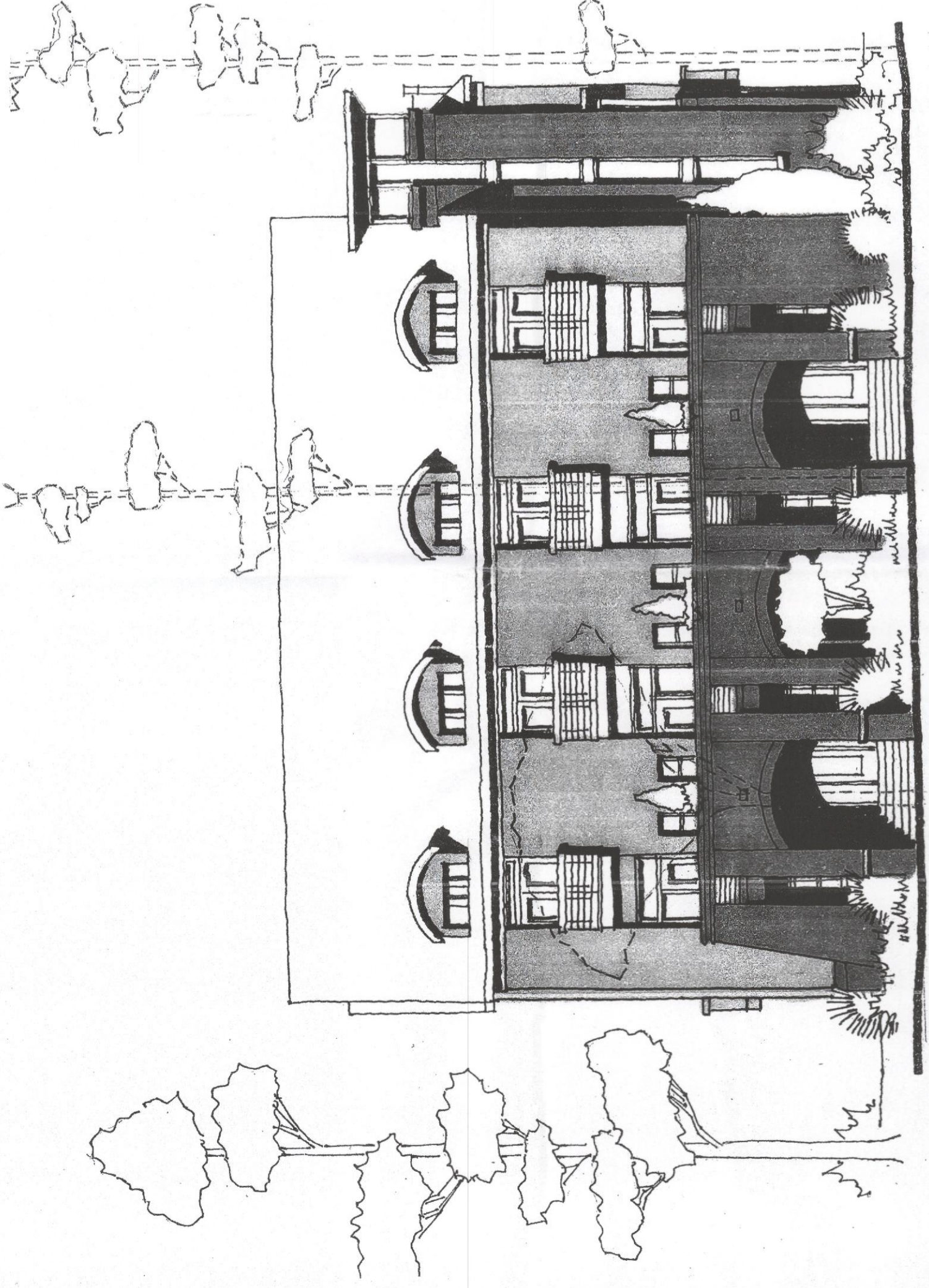
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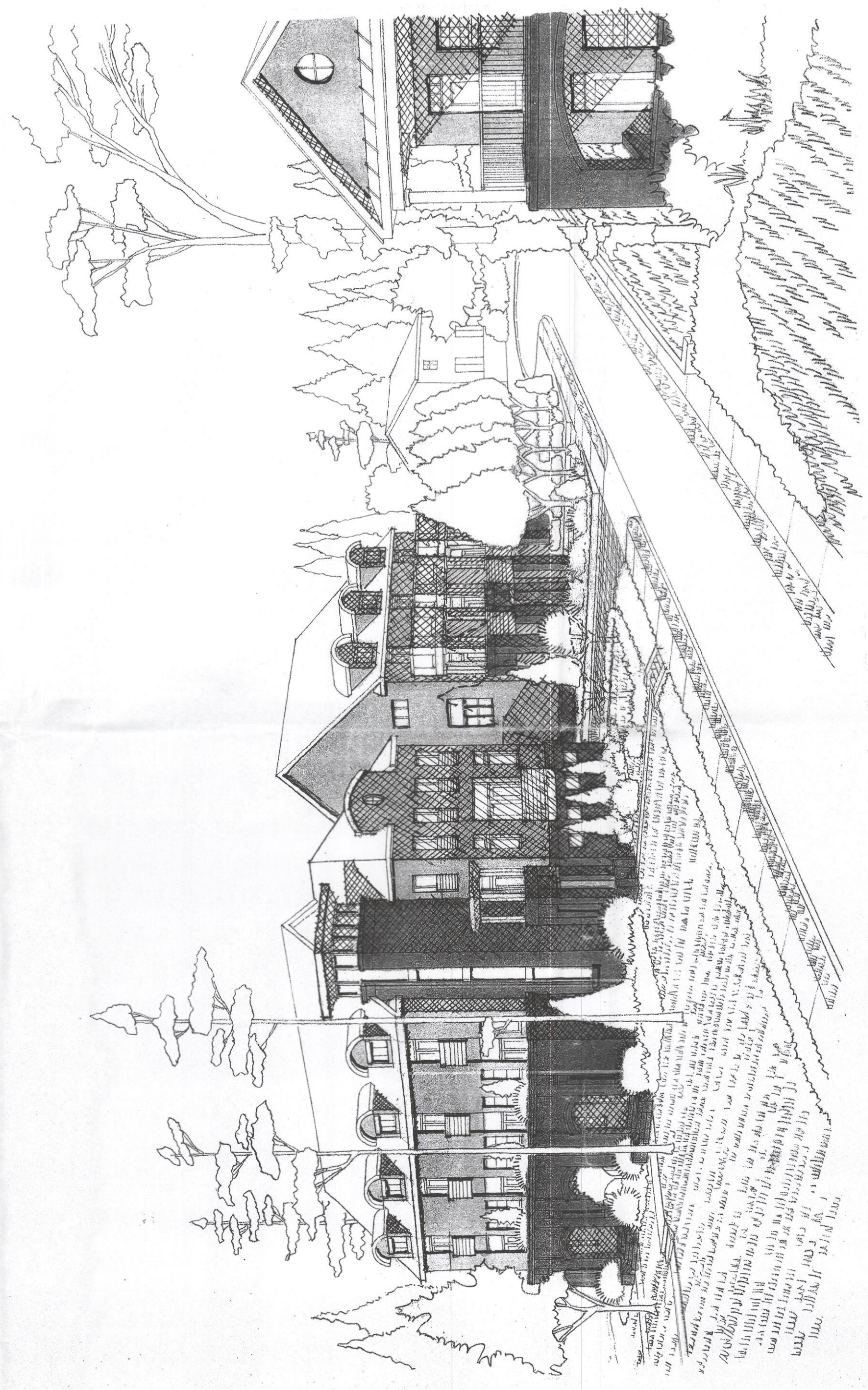
2 PARK WEST DRIVE ELEVATION  
1" = 10'-0"



4 VIEW FROM FORMAL GARDEN



1 PARK ROAD ELEVATION  
1" = 10'-0"



3 VIEW FROM PARK ROAD