



design resource group

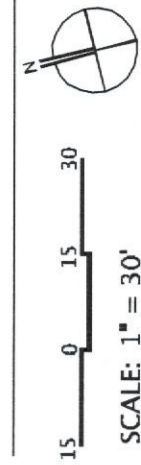
- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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 charlotte, nc 28208  
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# PARK TOWNE APARTMENTS

CHARLOTTE, NORTH CAROLINA  
 CHARLOTTE HOUSING AUTHORITY  
 1301 SOUTH BOULEVARD  
 CHARLOTTE, NC 28203  
 704.336.5183

REZONING DOCUMENTS



PROJECT #: 070-010  
 DRAWN BY: CL  
 CHECKED BY: SK

TECHNICAL DATA

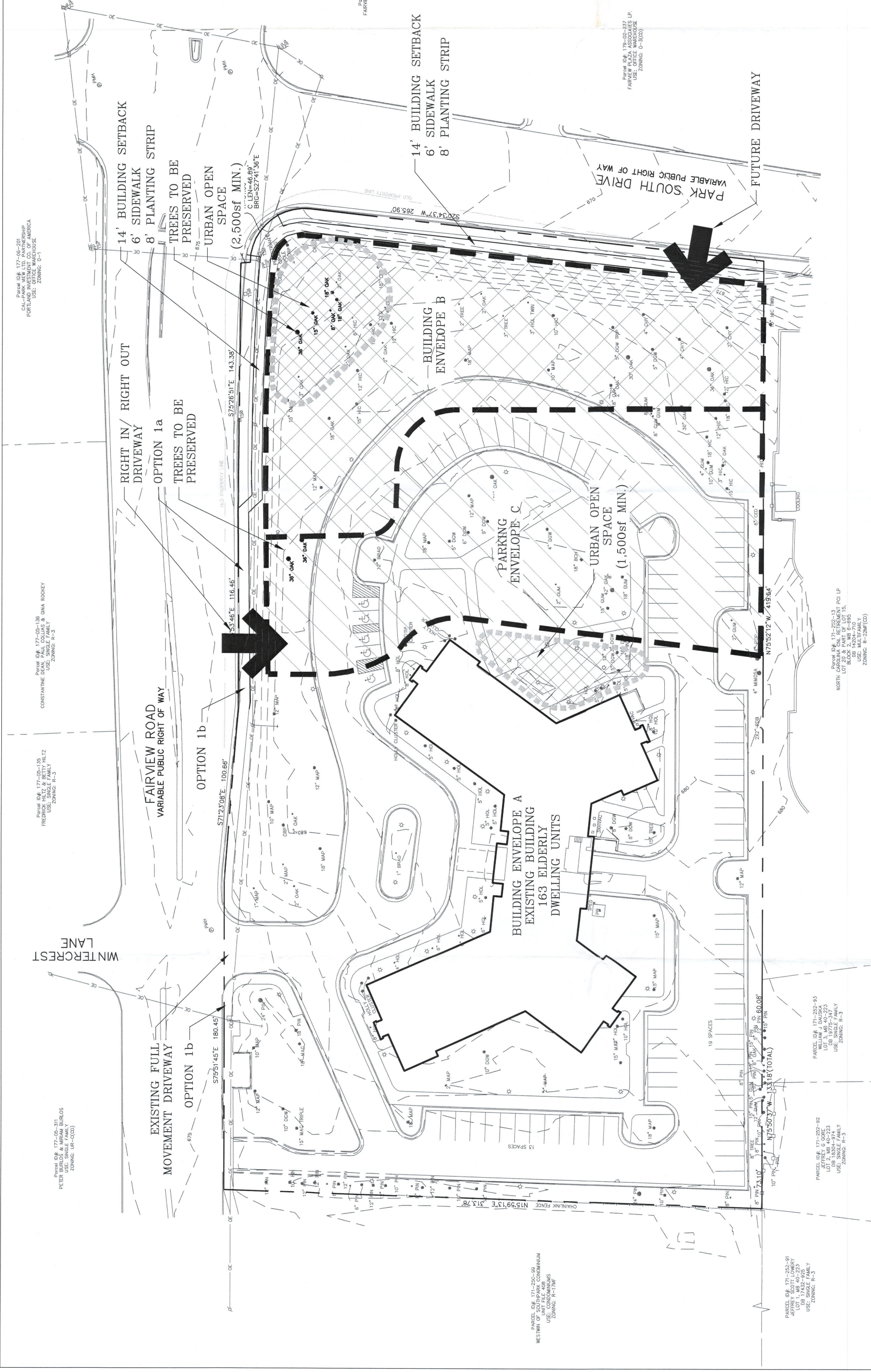
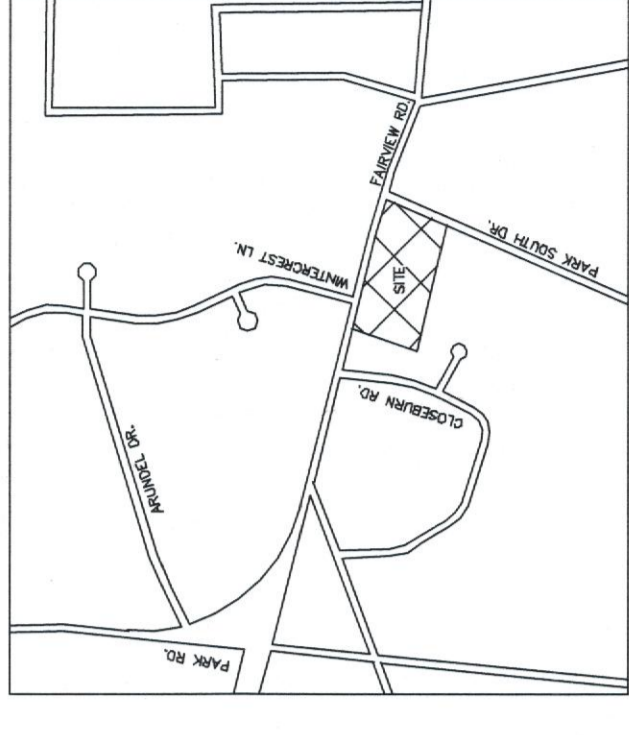
SHEET

FOR PUBLIC HEARING  
 PETITION #2009-035

MARCH 24, 2009

- REVISIONS:
- 15 MAY 2009 PER CHFC COMMENTS
  - 11 JUNE 2009 PER CHFC COMMENTS
  - 7 JULY 2009 NOTE 9 CLARIFICATION

RZ 1



- The Petitioner shall provide for vehicular and pedestrian cross-access easements to Fairview Road (2 entry points) and Park South Drive (1 entry point).
- Future Detached pole lighting, except City streetlights, will be limited to full cut-off fixtures at maximum of 28' height. No wall "pak" type lighting will be permitted on the perimeter of the buildings.
- "Elderly Housing Units" shall be used by an occupant who is at least 55 years old or disabled and related to the owner/lessee of the principal dwelling by blood, marriage or adoption.
- Petitioner commits to providing a Solid Waste Management Plan per LUESA guidelines prior to commencement of any construction.

- The Petitioner shall be allowed minor variations to the individual Building Envelopes on the Technical Data Sheet so long as the overall use, units and square footage (Envelope B) requirements are met and so long as other more limiting conditions in these Development Standards are met.
- The Schematic Site Plan is general in nature, minor variations to the building footprint and parking/circulation shall be allowed, so long as the overall intent is maintained.
- Petitioner shall be allowed to substitute up to 1 residential unit for 750 square feet of commercial space, so long as overall parking requirements stated in this petition are met.
- Commercial uses may include retail, office and restaurant uses.
- Commercial uses, other than restaurant, shall be parked at a minimum of 4 spaces/1000 SF. Restaurant uses, including outdoor dining areas shall be parked at 1 space/125 SF.
- Accessory uses shall be allowed in all building envelopes, except that no drive-through windows shall be allowed.
- The Petitioner commits to saving the existing cluster of trees at the corner of Fairview Road and Park South Drive, including the 36' oak, two 18' oaks, 15' oak, 8' oak, and 2' oak. The Petitioner shall also save the two existing 36' oaks adjacent in Parking Envelope C, adjacent to Fairview Road.
- The Petitioner shall convey sidewalk easements along Fairview Road and Park South Drive 2' off sidewalk, or to existing building or wall face, to the City of Charlotte prior to obtaining Certificate of Occupancy the building in Building Envelope B.

- The Petitioner shall be allowed to vary the sidewalk and planting strip cross-section in order to address existing grade constraints in the following ways:
  - The sidewalk and planting strip relationship may be reversed in the area adjacent to the two 36' oaks along Fairview Road, in order to provide for more trees save protection.
  - The existing sidewalk shall be allowed to remain along Fairview Road in front of the existing building, in order to save the existing trees in this area.
- It is intended that the additional 50 elderly residential units will be income restricted, as such, the parking requirement for that use shall be 0.25 space/Elderly Housing Unit. If, for any reason, the additional 50 units are not income restricted, then parking shall revert to the MUDD ordinance requirement of 1 space per unit.
- Limited parking, generally as depicted on the Schematic Site Plan shall be allowed between the existing buildings and Fairview Road.

- Existing Elderly Housing Units
  - 40.75 Spaces at 0.25 sp/DU
  - 41 Spaces min.
- Open Space Required: 1,127 SF at 1 SF/100 SF Required/1 SF/100 SF Proposed: 1,500 SF min.
- Proposed Use: 50 Elderly Residential Units, 10,000 SF Ground Floor Commercial
- Open Space Required: 638 SF at 1 SF/100 SF Required/1 SF/100 SF Proposed: 2,500 SF min.
- Parking Required: 13 Spaces Required at 0.25 sp/DU, 40 Spaces at 4 SF/1,000 SF, 53 Spaces
- Parking Provided: 13 Spaces Required at 0.25 sp/DU, 40 Spaces at 4 SF/1,000 SF, 53 Spaces min.

SITE DATA

Site Area: 3.9948 AC.  
 Existing Zoning: MUDD-0  
 Proposed Zoning: MUDD-0  
 Max. Building Height: 80'

Building Envelope A:  
 Use:  
 Parking Required:  
 Parking Provided:  
 Open Space Required:  
 Open Space Proposed:

Building Envelope B:  
 Proposed Use:  
 Open Space Required:  
 Open Space Proposed:

Building Envelope C:  
 Parking Required:

Parking Provided:

DEVELOPMENT STANDARDS

Development of the Site will be controlled by the standards depicted on this Site Plan and by the standards of the Mixed-Use Development District. The development scenario depicted on the Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, and any individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases so long as the overall requirements are met.

Development Options:  
 1. The Petitioner shall be allowed to vary the sidewalk and planting strip cross-section in order to address existing grade constraints in the following ways:

- The sidewalk and planting strip relationship may be reversed in the area adjacent to the two 36' oaks along Fairview Road, in order to provide for more trees save protection.
- The existing sidewalk shall be allowed to remain along Fairview Road in front of the existing building, in order to save the existing trees in this area.

2. It is intended that the additional 50 elderly residential units will be income restricted, as such, the parking requirement for that use shall be 0.25 space/Elderly Housing Unit. If, for any reason, the additional 50 units are not income restricted, then parking shall revert to the MUDD ordinance requirement of 1 space per unit.

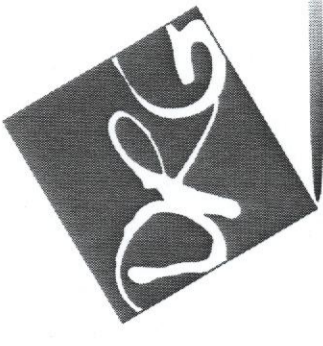
3. Limited parking, generally as depicted on the Schematic Site Plan shall be allowed between the existing buildings and Fairview Road.

DEVELOPMENT CONDITIONS:

- The Petitioner shall be allowed minor variations to the individual Building Envelopes on the Technical Data Sheet so long as the overall use, units and square footage (Envelope B) requirements are met and so long as other more limiting conditions in these Development Standards are met.
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 CHARLOTTE, NC 28203  
 704.336.5183

REZONING DOCUMENTS

SCALE: 1" = 30'  
 PROJECT #: 070-010  
 DRAWN BY: CL  
 CHECKED BY: SK

SCHEMATIC SITE PLAN

FOR PUBLIC HEARING  
 PETITION #2009-035

MAY 15, 2009

REVISIONS:

APPROVED BY  
 CITY COUNCIL  
 JUL 20 2009

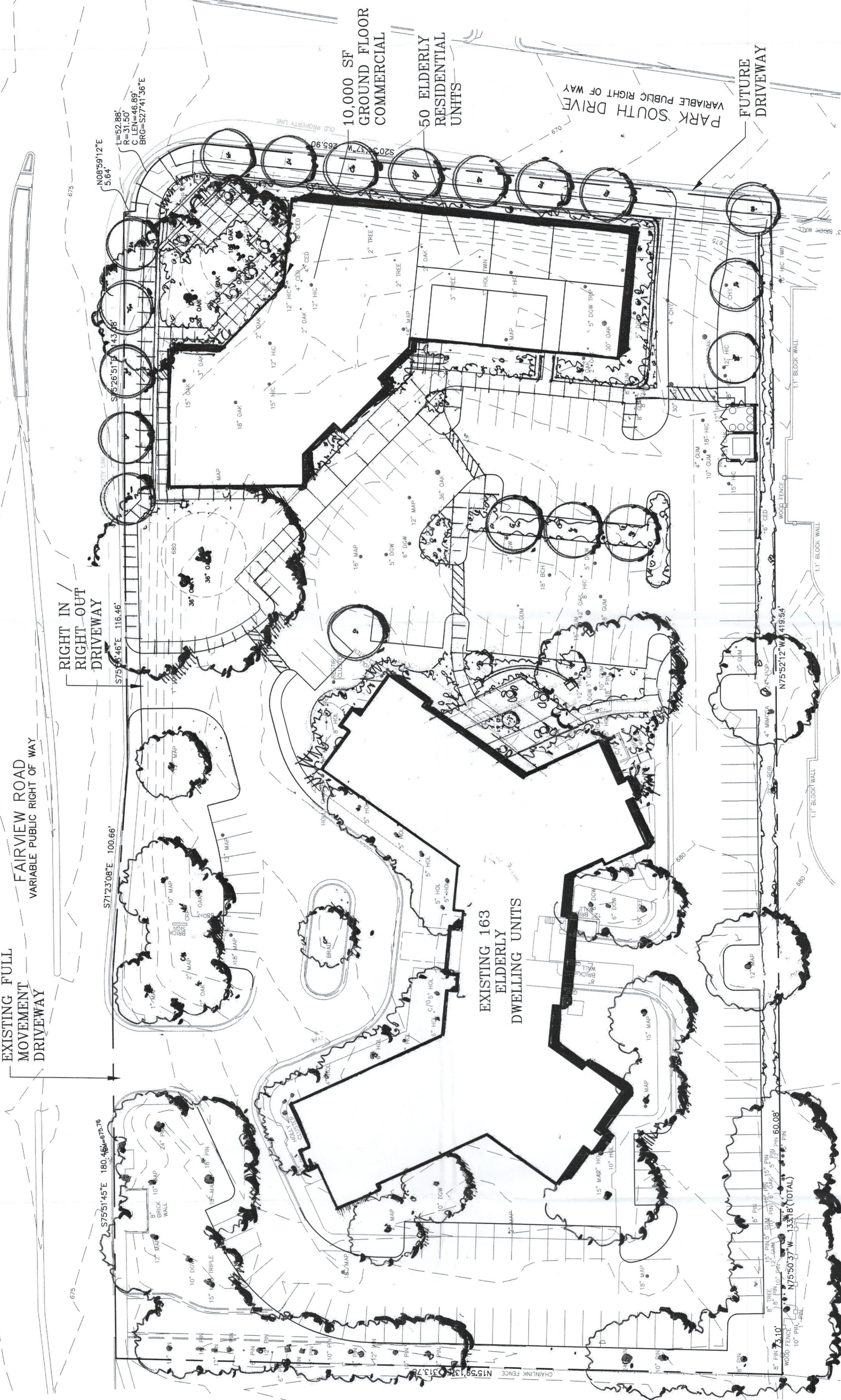
Parcel ID# 177-06-200  
 C&L-PARK VEH. LTD. PARTNERSHIP  
 PARTIAL OFFICE WAREHOUSE  
 USE: OFFICE WAREHOUSE  
 ZONING: O-1

Parcel ID# 177-05-135  
 FREDRICK HILTZ & SALLY HILTZ  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 177-05-135  
 FREDRICK HILTZ & SALLY HILTZ  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 177-05-311  
 PETER BURLOS & MIRIAM BURLOS  
 USE: SINGLE FAMILY  
 ZONING: R-3

EXISTING FULL MOVEMENT DRIVEWAY  
 FAIRVIEW ROAD VARIABLE PUBLIC RIGHT OF WAY  
 RIGHT IN / RIGHT-OUT DRIVEWAY



Parcel ID# 179-02-237  
 FAIRVIEW PLAZA ASSOCIATES LP  
 USE: OFFICE WAREHOUSE  
 ZONING: D-3(CO)

Parcel ID# 171-05-135  
 NORTH CAROLINA FIN. RETIREMENT PLAN LP  
 LOT 3, MAR 40-223  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 171-05-135  
 NORTH CAROLINA FIN. RETIREMENT PLAN LP  
 LOT 3, MAR 40-223  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 171-05-99  
 WESTMAN UNIT FILE 405  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 171-05-99  
 WESTMAN UNIT FILE 405  
 USE: SINGLE FAMILY  
 ZONING: R-3

Parcel ID# 171-05-99  
 WESTMAN UNIT FILE 405  
 USE: SINGLE FAMILY  
 ZONING: R-3