

**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". (see drawing)
- 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:  
Vistor 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)

**SITE DATA:**

TOTAL AGREAGE: .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: 40'  
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'

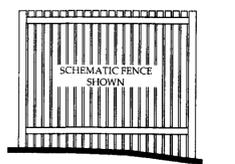
REAR YARD REQ'D: 50'  
REAR YARD PROPOSED: 50'

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

**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 building envelope line as shown on the plan.
- 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, shake 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.
- Trash handling on the site will be by way of individual "roll-out" type containers that will be stored inside individual unit garages and/or within the unit's recessed rear entry alcoves.
- The Petitioner will install internal 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-feet of 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 project. (see drawing)
- At the request of Zoning Staff, (to ensure compliance with Section 9.305(1).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)
- At the request of adjacent property owners, the Petitioner reserves the option to request a variance for the location of the fence located within the C Class Buffer. (see drawing, requested fence location T.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" poplar trees and 20" beech tree. (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)

FENCE DESIGN: PER SECTION 12.302(b)  
SCHEMATIC DESIGN-  
WOOD POST AND PLANK FENCE  
-MIN. 6-FT HEIGHT  
-NO MORE THAN 25% OF SURFACE TO BE OPEN  
-FINISHED SIDE FACING ADJUTING PROPERTY



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

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)

Cary/Rex Eagle and  
Glenda L. Eagle  
(PID 14709541)  
ZONING: R-4

12' ALLEY PER  
D.B. 1589-531 &  
D.B. 4181-240

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

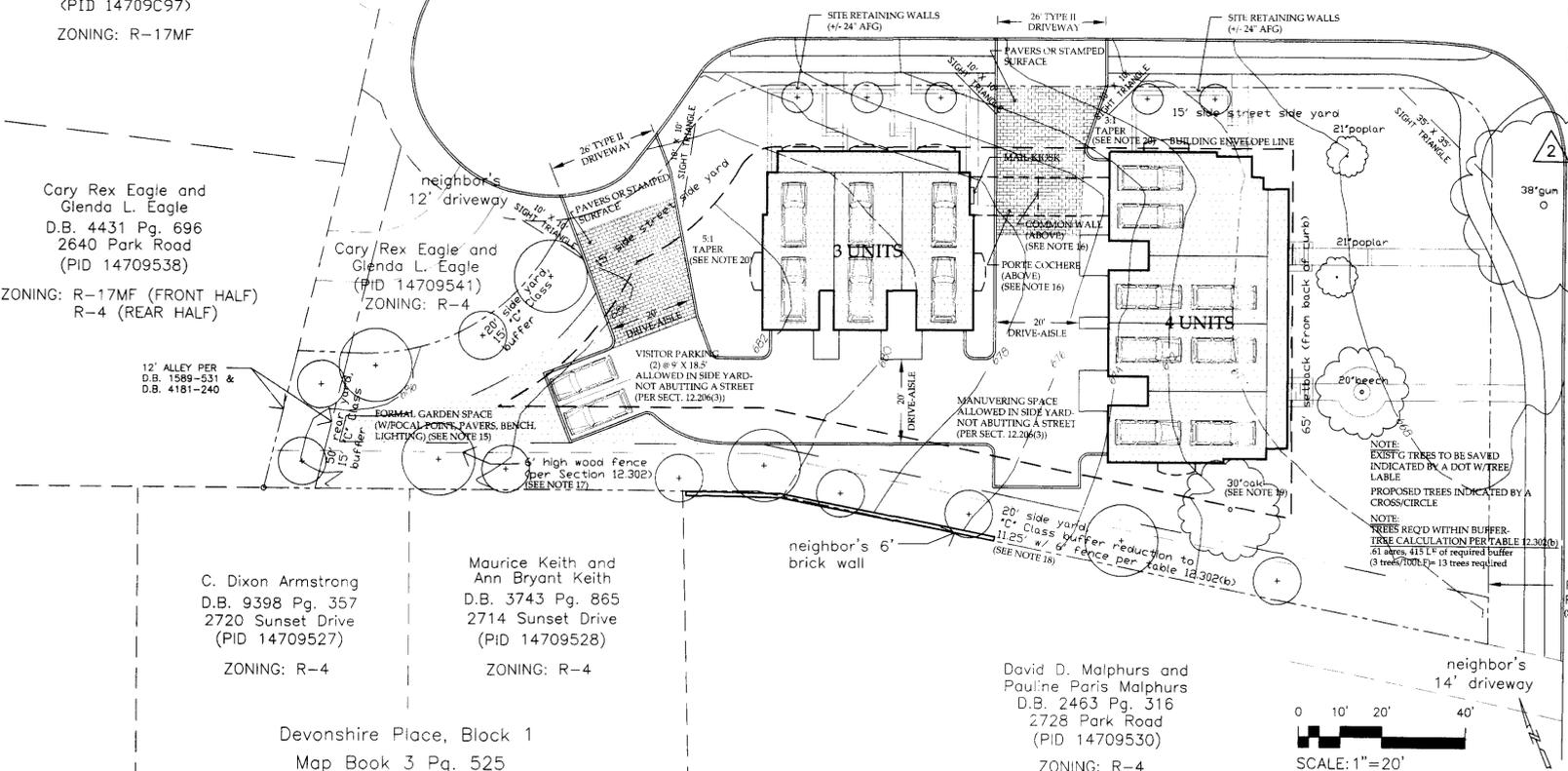
Maurice Keith and  
Ann Bryant Keith  
D.B. 3743 Pg. 865  
2714 Sunset Drive  
(PID 14709528)  
ZONING: R-4

Devonshire Place, Block 1  
Map Book 3 Pg. 525

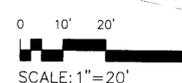
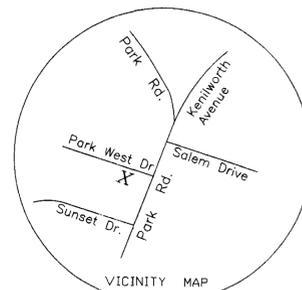
David D. Malphurs and  
Pauline Paris Malphurs  
D.B. 2463 Pg. 316  
2728 Park Road  
(PID 14709530)  
ZONING: R-4

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

**PARK ROAD**  
(70' PUBLIC R.O.W.)



APPROVED BY CITY COUNCIL  
DATE 9/15/03



**FOR PUBLIC HEARING**  
#2003-067

**1120 Park West**  
A Townhouse-Style Condominium Development

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

- 04/25/03
- 6/27/03 Planning Staff, CDOT, Stormwater Comments, Neighborhood Input, Reduced to R12MF (CD) and Unit Count to 7
- 7/15/03 Revision of Note 16, addition of Note 20

**REZONING PLAN**  
**1**

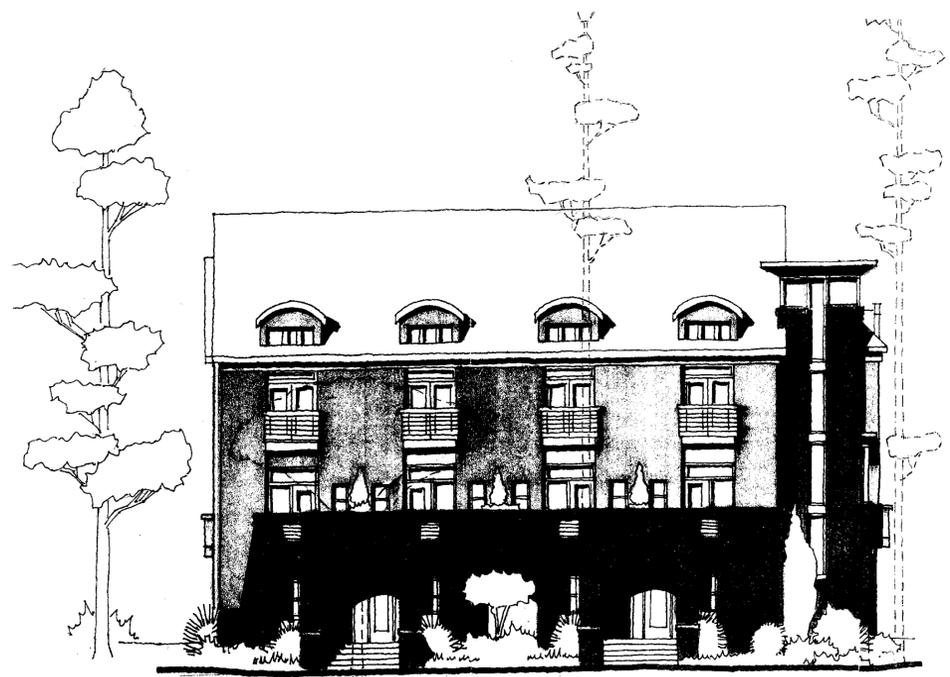
**1120 Park West**  
A Townhouse-Style Condominium Development

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

Petition # 2003-067

● 04/25/03  
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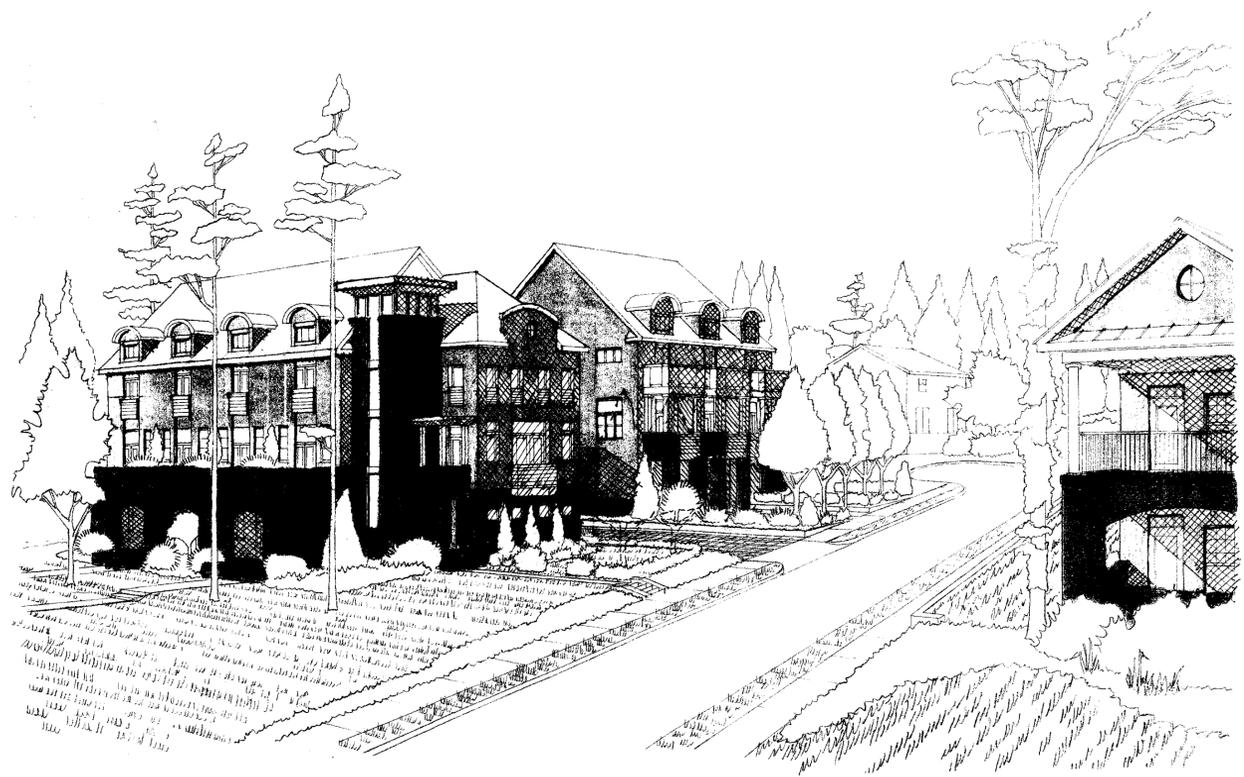
REZONING  
PLAN



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



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



3  
**VIEW FROM PARK ROAD**



4  
**VIEW FROM FORMAL GARDEN**

APPROVED BY CITY COUNCIL  
DATE 4/15/03

**FOR PUBLIC  
HEARING  
#2003-067**