

SOLARPARK.US

Existing Conditions

SolarPark.us

7921 Park Road, Charlotte North Carolina 28210

design:
Solar Frankenstein
David Thompson

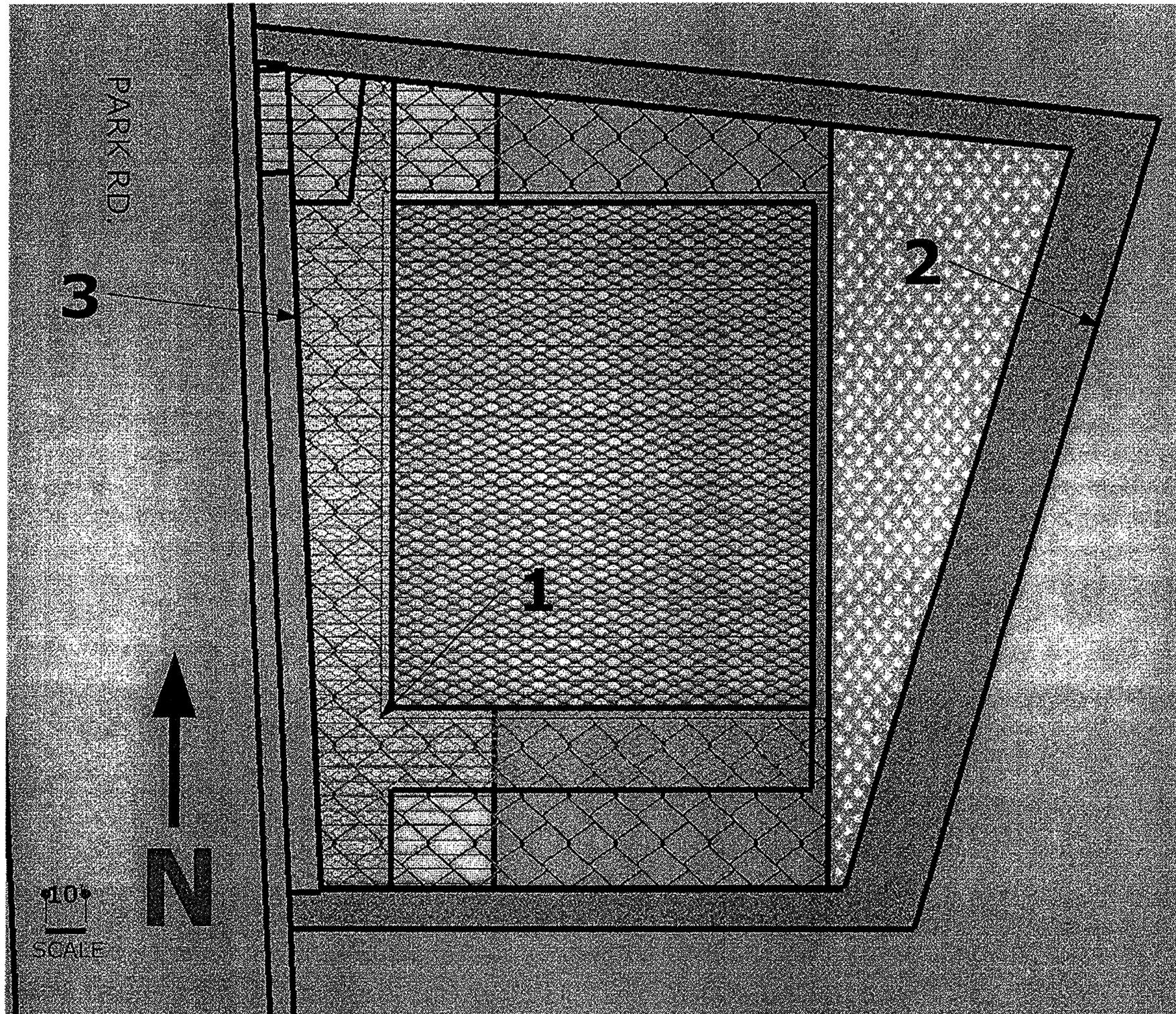
07/28/2008

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2008-140

petition #

REC'D
JUL 28 2008
BY:



Technical Data Information

Total Area Rezoned 1. Acres
 Existing Zoning R-3
 Proposed Zoning UR-3
 Max Residential Units 17
 Max Gross Building SF 72500
 Max Height 80 Feet

- 1. Building Line Envelope
- 2. Property Area Rezoned
- 3. 14 Foot Line

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Technical Data Sheet

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Reasons to approve this request:

Introduction

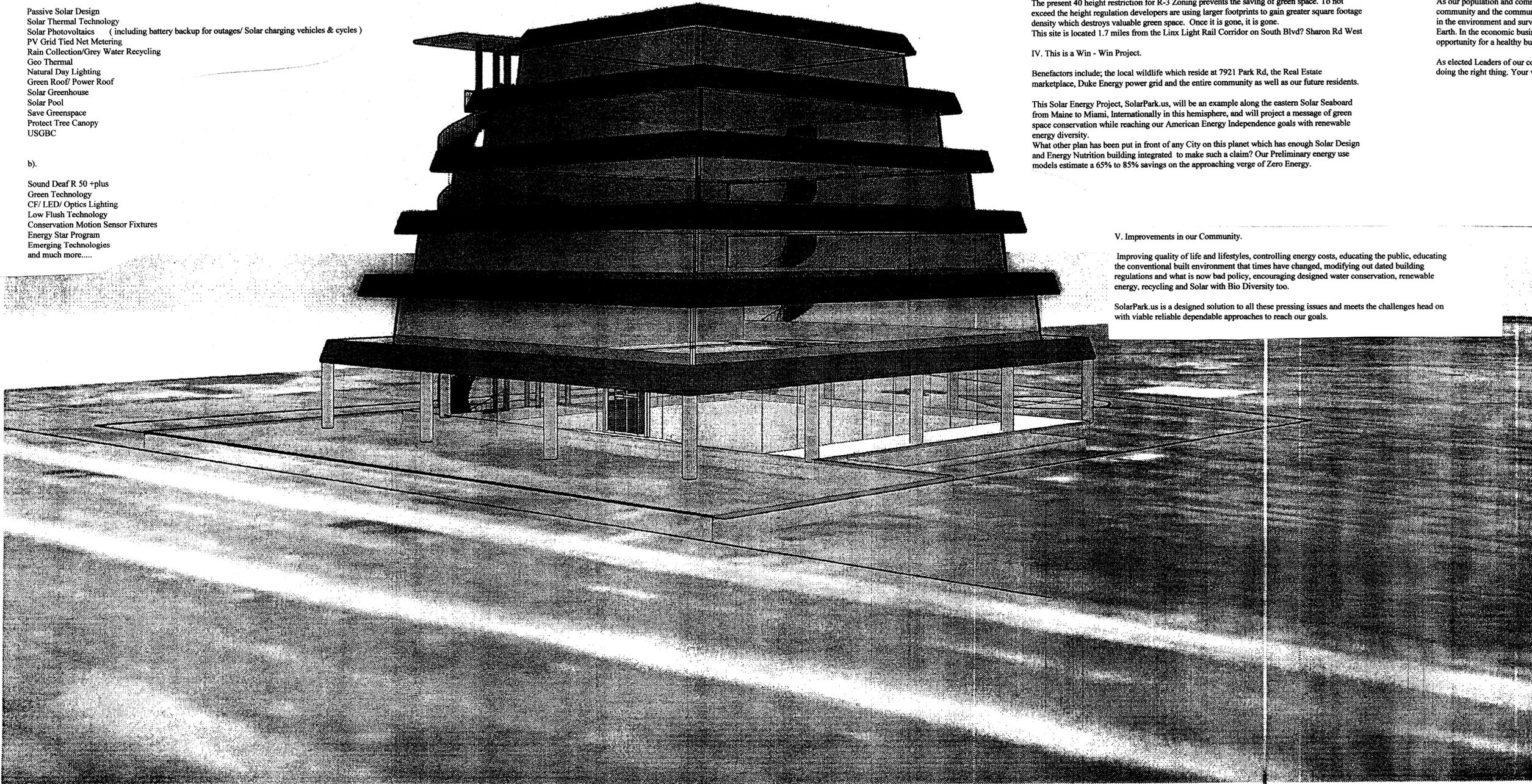
SolarPark.us is a Solar Design with environmental and technological approaches to saving green space via strengthening our energy grid through reliable renewable energy diversity while conserving our natural resources. This project encourages a healthier built environment by setting building standards and the regulatory bar higher with experienced visionary knowledge of American know how with a Real Estate example in the community of how to do things right, via responsible Solar Design.

I. This project and the benefits to this community, region, state, country and planet justify the positive modification of traditional building regulations to include requiring Solar energy above 40 feet in height. Creative Land Use policy is required to meet the demands for conservation, due to growth, and the ever changing needs of the real estate marketplace within our community.

II. Primary Solar Technology and Conservation Measures

- a).
 - Passive Solar Design
 - Solar Thermal Technology
 - Solar Photovoltaics (including battery backup for outages/ Solar charging vehicles & cycles)
 - PV Grid Tied Net Metering
 - Rain Collection/Grey Water Recycling
 - Geo Thermal
 - Natural Day Lighting
 - Green Roof/ Power Roof
 - Solar Greenhouse
 - Solar Pool
 - Save Greenspace
 - Protect Tree Canopy
 - USGBC

- b).
 - Sound Deaf R 50 +plus
 - Green Technology
 - CF/ LED/ Optics Lighting
 - Low Flush Technology
 - Conservation Motion Sensor Fixtures
 - Energy Star Program
 - Emerging Technologies
 - and much more.....



III. Ideal Solar Site Location

Critical environmental site challenges such as the high tree canopy were also critical project feature design elements.

To minimize the footprint the design element was balanced to the existing site features including existing impervious surface area, high tree canopy, natural areas and elevations.

To maximize the Solar Energy Radiation Collection, Save Green Space, Balance Density, Height is a featured design element in a project with these typical existing site conditions (note, these typical site conditions exist throughout the city).

To maximize the preservation of green space Earth Sheltered Parking and under building space were featured design elements.

To balance density with land use modifications and height above 40 feet requiring solar energy allows relief on our natural resources and the energy grid while maintaining managed growth,

Due to the fact that most of the trees are on the east side of the project and the rise of the adjacent land is 21 feet higher in elevation, the trees and land elevations soften and provide a natural tree canopy of visually buffering the project from the east and Sharon Rd to an elevation 59 feet.

Located along Park Rd, which is now an Interstate Highway Wedge with high traffic counts with increased noise, 50% of any shading of the Sun resulting from this project will occur in the middle of the road reducing Sun Heat reflection from the asphalt road. With the continued growth of our community and new demands on all our resources new vision is demanded to meet the public interests and needs for our economic survival.

The present 40 height restriction for R-3 Zoning prevents the saving of green space. To not exceed the height regulation developers are using larger footprints to gain greater square footage density which destroys valuable green space. Once it is gone, it is gone. This site is located 1.7 miles from the Linx Light Rail Corridor on South Blvd? Sharon Rd West

IV. This is a Win - Win Project.

Benefactors include; the local wildlife which reside at 7921 Park Rd, the Real Estate marketplace, Duke Energy power grid and the entire community as well as our future residents.

This Solar Energy Project, SolarPark.us, will be an example along the eastern Solar Seaboard from Maine to Miami, Internationally in this hemisphere, and will project a message of green space conservation while reaching our American Energy Independence goals with renewable energy diversity.

What other plan has been put in front of any City on this planet which has enough Solar Design and Energy Nutrition building integrated to make such a claim? Our Preliminary energy use models estimate a 65% to 85% savings on the approaching verge of Zero Energy.

V. Improvements in our Community.

Improving quality of life and lifestyles, controlling energy costs, educating the public, educating the conventional built environment that times have changed, modifying out dated building regulations and what is now bad policy, encouraging designed water conservation, renewable energy, recycling and Solar with Bio Diversity too.

SolarPark.us is a designed solution to all these pressing issues and meets the challenges head on with viable reliable dependable approaches to reach our goals.

VI. Action speaks louder than words.

SolarPark.us is a plan for action.

1. Appropriately address in fill density by including more height, with more Solar.
2. No Solar on your project, then little density and no extra height.
3. Protect our beautiful tree canopy.
4. Ensure the conservation of our community resources with real options.
5. Strengthen our energy grid with renewable energy diversity by Solar from the Sun.
6. Conserve Water with Grey Water Recycling and Rain Water Collection by saving it.
7. Improve the built environment in our community, by example, via responsible Solar Design.
8. Educate the community via innovative approaches to problem solving and how to use the Sun.
9. Adapt outdated land use regulation, amend policy now, and for the future to include Solar.
10. Protect the neighborhood from negative market changing influences and conditions.
11. Solve a lot of problems in the built environment, at once, in one location, by example.
12. Demonstrate to the National and International community, visionary leadership!
13. Reduce CO2 emissions resulting in fewer high ozone days in at least one build.
14. Allow Government planning the flexibility to strengthen the community while protecting it.
15. Ease demand on the utility grid through a diversity of renewable energy supply.
16. Allow this marketplace and our community to reach its' true full Solar Potential.
17. Permit a healthier quality of life with a fantastic urban residential Solar development.
18. Action Speaks Louder than Words.
19. Please recognize a pioneering Solar Design when one is placed in front of you.
20. It is time to change, the time is now.
21. There are no excuses.
22. Life is a learning experience.

As our population and community ages so do the needs of the individuals who are within the community and the community itself. Being able to adapt to the ever changing conditions that are in the environment and survive them is a key to human life in this community and on the planet Earth. In the economic business environment, a healthy environment and community creates an opportunity for a healthy business climate.

As elected Leaders of our community, Please make a positive difference in our community by doing the right thing. Your vote counts! Thankyou!

Development of the site will be governed by the Technical Data Sheet (RZ - II.), the Schematic Site Plan (RZ - III.), these Development Standards, and the applicable provisions of The City of Charlotte Zoning Ordinance (the " Ordinance ") Unless the Technical Data Sheet, The Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance of the UR-3 Development District Zoning Classification, or subject to the Provisions provided below, shall govern all development taking place on this site.

I. Statements with respect to the Graphics which are set forth on Exhibits accompanying The Technical Data Sheet.

The permanent layouts of the development proposed for the Site and the Parcels or Lots forming the parts thereof, the exact alignments, points of access, configurations and placements of parking areas, pool, solar arrays, underground storm water vaults and other individual site elements to be constructed have not been finalized. With this consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not considered to be the final development plans but are presented as preliminary graphic representations of the types and quality of development proposed.

Schematic Site Plan may, therefore be altered or modified during the design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying UR-3 Development Standards of The Ordinance.

II. Permitted Uses and Maximum Development.

The Site may be devoted to all uses under the Ordinance District UR-3 and will be developed to the following UR-3 development restrictions and provisions. Uses permitted by right within the UR-3 District are detached, duplex, triplex, quadruplet, multi-family dwellings and group homes for up to ten residents. Business or Office uses limited to those permitted in B-1 neighborhood business districts are also allowed, except that no drive-in windows or automotive sales, service or repair is permitted. Any such Commercial uses will be limited in floor area to two times the size of the building footprint, but there are no requirements as to where within the structure the uses may be located. Business or offices are not permitted as free-standing uses but may be combined with residential uses in the same structure.

Urban Residential-3 District (UR-3). The intent of this district is to provide for high-density residential development. The district is located nearer the employment corridor and in areas identified for their special adaptability and appropriateness for this type of housing.

A. Within the Building and Parking Area the total Gross Square Footage of the Building will be limited to the maximum square footage floor ratio of 2.0 allowed by UR-3 District Ordinance.

B. Surface level parking and Earth Sheltered parking are permitted in UR-3 District Ordinance.

C. The maximum residential density will be no more than R-17 overlay allows, or a maximum 17 units per acre.

D. For the purposes of the development limitations set forth in these Development Standards the term " gross floor area " shall mean and refer to the sum of the gross horizontal areas of each floor of the principal building, measured from the outside walls or from the center line of party walls, provided such term shall be exclusive of surface, earth sheltered and structured parking facilities and related access area, areas used for the building access (such as stairs, elevator shafts and maintenance crawl space) and areas devoted to uses and structures accessory to the uses on the site. Areas devoted to pool, patio area, solar arrays are not intended to be included in the calculation of square footage limitations set forth in these Development Standards.

III. Planned Development: Setbacks, Yards, Parking and Open Space Requirements.

A. Except as set forth below, setbacks and yards shall be provided in accordance with the UR-3 District Ordinance or as indicated on the technical data sheet and schematic site plan

B. The site shall be viewed as Urban Residential 3 as defined in the District Ordinance as to the components of the site generally depicted on the technical data sheet. Therefore, all setbacks, rear and side yards, buffers will be strictly adhered to located on the site.

C. Furthermore, the Petitioner reserves the right, as allows by this Ordinance, to modify change the location of all the graphic representations illustrated on the technical data sheet and schematic site plan, provided, however, all such changes adhere to the UR-3 District Ordinance within the exterior boundary of the site proposed.

D. Parking may be provided by way of structured Earth Sheltered Parking located below grade and some surface parking may be provided for in this development subject to compliance with the parking ratio requirements for UR-3 District Ordinance by CDOT.

IV. Development Provisions:

A. The Petitioner seeks the provision to allow a deviation from the building height limit of the Urban Residential-3 District Ordinance Classification for the building located on this site as generally depicted in the Schematic Site Plan. The building may extend up to 80 feet in height. Building Height shall be measured as prescribed in the Ordinance, provided that for each 10 feet of additional height above the 60 foot measure, there is a corresponding increment of 1 foot distance further setback from the required measuring point for every 10 feet of additional height. This height limit shall not apply to skylights, roof structures for elevators, lifts, stairways, tanks, heating and cooling equipment, solar arrays, building ventilation, or similar equipment for operation and maintenance of the building, and any device used to screen such structures and equipment.

V. Design and Performance Standards:

A. The proposed Solar Energy Mid Rise structure, parking areas, solar arrays will comply will all applicable Urban Residential - 3 District Ordinance requirements except as noted above in IV Development Provisions provided on the technical data sheet.

B. As required by UR-3 District Ordinances, a minimum side setback of 5 feet, and a minimum rear 20 foot, and a minimum front setback measured from the back of the curb to 14 feet is required. In addition, one foot additional setback, side and rear, for every ten feet above the standard of 60 feet building height, for a total of two feet additional side setback due to 20 feet additional requested height, will be required. The Petitioner graciously shall increase this side setback by 3 additional feet, for a new total measurement of 10 foot buffer side setback (which includes the 5 foot side setback, plus 2 feet for additional height, and 3 extra feet) for a total of a 10 foot wide side setback as indicated on the Technical Data Sheet and the Schematic Site Plan these documents provide.

C. The landscape buffer shall include the tree and green space save in the rear of the site on both lots as generally depicted on the Schematic Site Plan. The landscaping within the side setback buffer shall include a combination of newly planted immature White Oak trees, ever green Bamboo and Martha Berry Hollies. Due to the soil content, drought related issues, it is unclear as to which plants and trees will exactly be located within the side green buffer setbacks. The rear of the site will remain undisturbed as it exists today, including the nature trail path, Tall White Oaks, Wisteria Garden, and other natural plants. There may be a slight change to the nature trail in the design and construction phase of this development.

D. Exterior Lighting will be restricted to motion sensor lighting on the entire exterior of the structure for the residents usefulness for pedestrian use of the structure via the patios, the spiral staircases and elevators.. All Exterior Lighting fixtures shall have a light collar on around each bulb, or the fixture and bulb are sited in such a way that exterior lights on the structure do not beam the light directly on to another property. There will be no flood lights, or spot lights shined on to the building from any direction, or called "spot lighting the building", from the interior of the site or the exterior of the site, period. Light Pollution is an unnecessary use of light, spots or floods, that has no positive effect on the surrounding natural environment, and surely has a negative effect on the neighboring parcels, adjacent property owners, natural wildlife such as bird and owl nests, or other areas, and as such wastes electricity and our natural resources while damaging the quality of life to our surroundings. Nature provides a nighttime darkness via the Earths orbit and tilt in degrees for a reason, to allow rest and peacefulness. This common sense restrictive approach to exterior lighting means that this structure will not be a bright spot in the neighborhood and community during darkness at night, nor disturb such including the natural creatures that need their rest as much as human beings do.

E. Trash Cans and Recycle Bins will be located near the access to the Earth Sheltered Parking area.

F. Bicycle Parking shall be provided for within the Earth Sheltered Parking area.

VI. Storm Water Management:

A. Petitioner shall comply with the City of Charlotte approved and adopted Post Construction Controls Ordinance as adopted by the Charlotte City Council.

B. The Petitioner shall tie in to the existing storm water system(s). During the permitting stage of the site developments, the Petitioner shall have the immediate next receiving drainage system(s) adjacent to the Site , analyzed to ensure that it will not be taken out of standard due to the development contemplated hereby (such a system is not already out of standard or the contemplated development will not take such existing system of out of standard) If it is found that the contemplated development will cause the storm drain to be taken out of standard as described above, the Petitioner shall provide on site water detention or other alternative methods to prevent this from occurring.

C. Any surface level water detention shall not be located in the required building setbacks or landscape buffer.

VII. Transportation:

A. The number of vehicular access points shall be limited to the number depicted on the Technical Data Sheet.

B. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction pla and designs and to any adjustments required for approval by the City of Charlotte and/ or the North Carolina Department of Transportation.

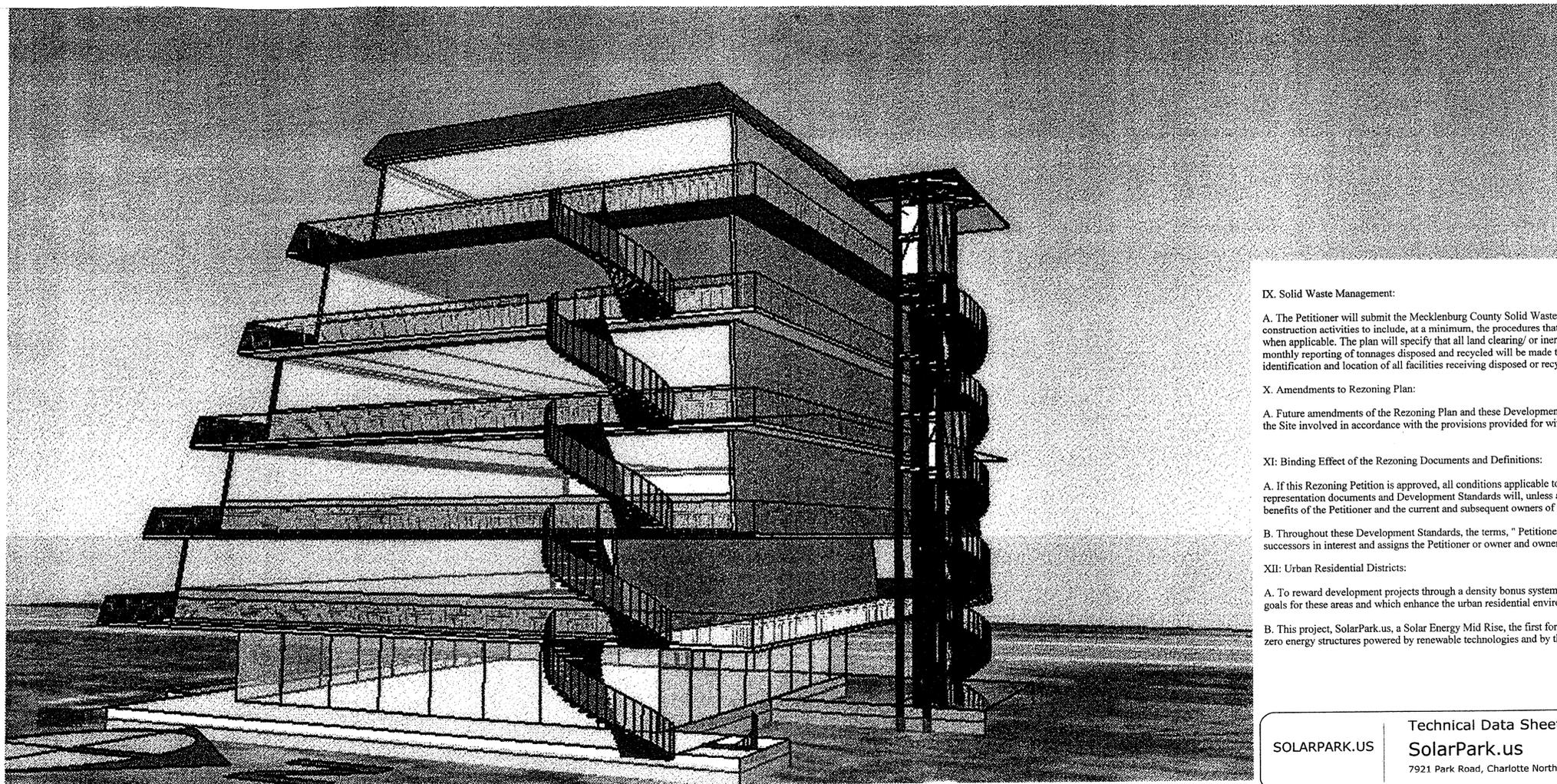
C. The Petitioner will coordinate its roadway improvements with CDOT.

D. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the owner of the Parcels within the site involved in accordance with the provisions of the prescribed Ordinance.

VIII. Architectural Controls:

A. The principle buildings materials exclusive of the solar arrays, windows and doors will use one or more of the following materials; Natural Rock, Cast Stone Veneer, Architectural Precast Concrete, Architectural Metal including Decorative Metals and Railing and Stairways. There will be no Vinyl, no Lap Siding, no Stucco, nor Shake Shingle siding.

B. The attached elevations are intended to reflect the general style and quality of the building that will be constructed on the site. (the actual building constructed on this site may vary from these illustrations as long as the general consents and general intent illustrated is maintained).



IX. Solid Waste Management:

A. The Petitioner will submit the Mecklenburg County Solid Waste a Solid Waste Management Plan prior to initiating demolition and removal/ or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metals, and concrete generated during removal when applicable. The plan will specify that all land clearing/ or inert debris shall be taken a properly permitted facility. The plan will also state that monthly reporting of tonnages disposed and recycled will be made to Mecklenburg County Solid Waste program. The report will also include the identification and location of all facilities receiving disposed or recycled materials.

X. Amendments to Rezoning Plan:

A. Future amendments of the Rezoning Plan and these Development Standards may be applied for by the then owner, or owners of the Parcels/lots within the Site involved in accordance with the provisions provided for within these Ordinances.

XI: Binding Effect of the Rezoning Documents and Definitions:

A. If this Rezoning Petition is approved, all conditions applicable to development of this Site imposed under this Rezoning Plan with these graphic representation documents and Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefits of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the terms, " Petitioner ", " Owner", shall be deemed to include heirs, devisees, personal representatives, successors in interest and assigns the Petitioner or owner and owners of the Site from time to time who may be involved in any future development thereof.

XII: Urban Residential Districts:

A. To reward development projects through a density bonus system for including specific development features which significantly further the overall goals for these areas and which enhance the urban residential environment.

B. This project, SolarPark.us, a Solar Energy Mid Rise, the first for such a design, enhances the urban residential environment by advancing a market for zero energy structures powered by renewable technologies and by the use of solar energy via Responsible Solar Design.

**SOLARPARK.US
PROJECT DATA**

1. Acres

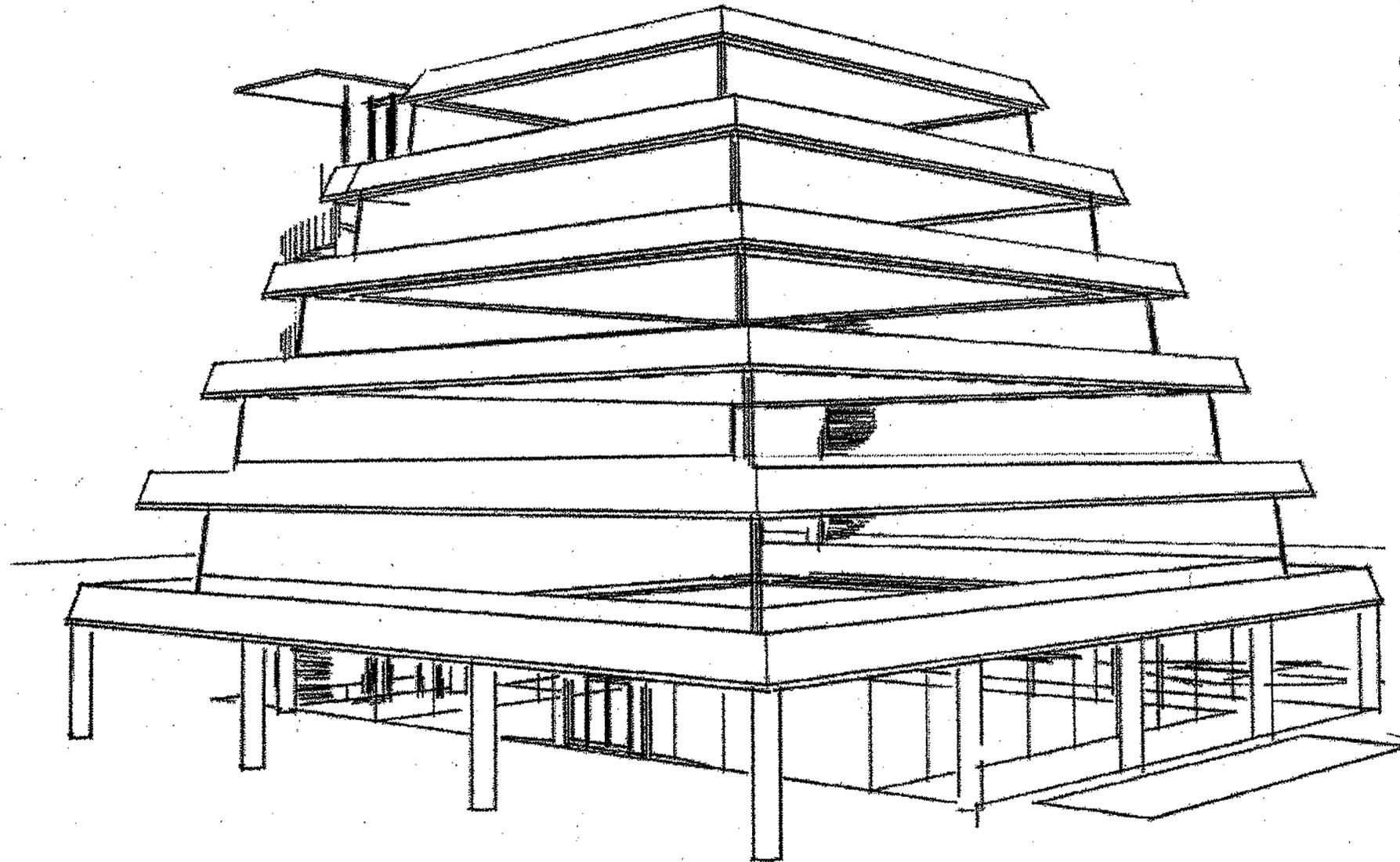
**Saving Green Space
Low-Impact Footprint
Protecting The Tree Canopy**

**6 Stories Over
Underground Parking
Mechanical, Thermal Mass**

**Passive Solar Design
Natural Day Lighting
Solar Photovoltaic
Solar Thermal
Grey Water Recycling
Rain Water Collection
Green Technology
Geothermal
Green Roof / Power Roof
Solar Greenhouse
Solar Pool
80 ft. Height**

**Earth Sheltered Parking.
Electric Cars and Cycles.**

**USGBC
National Security
Department of Energy
American Solar Energy Society
American Energy Independence**



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**Elevations
SolarPark.us**

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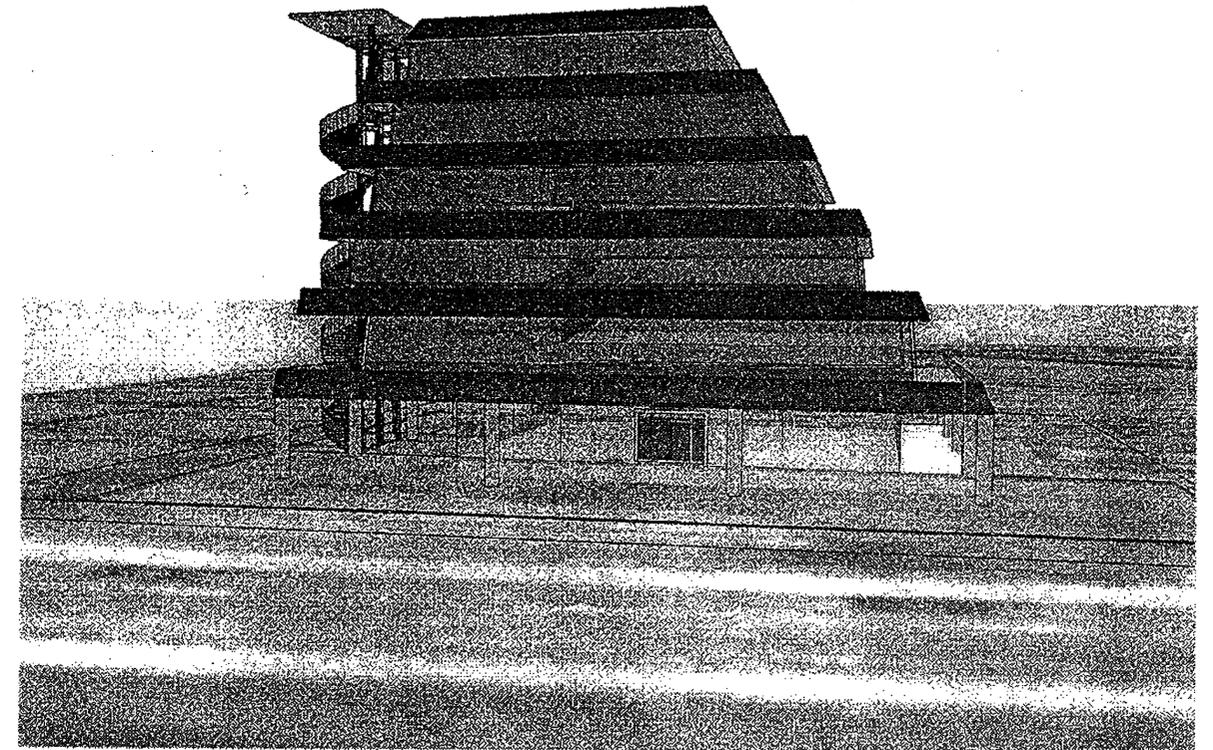
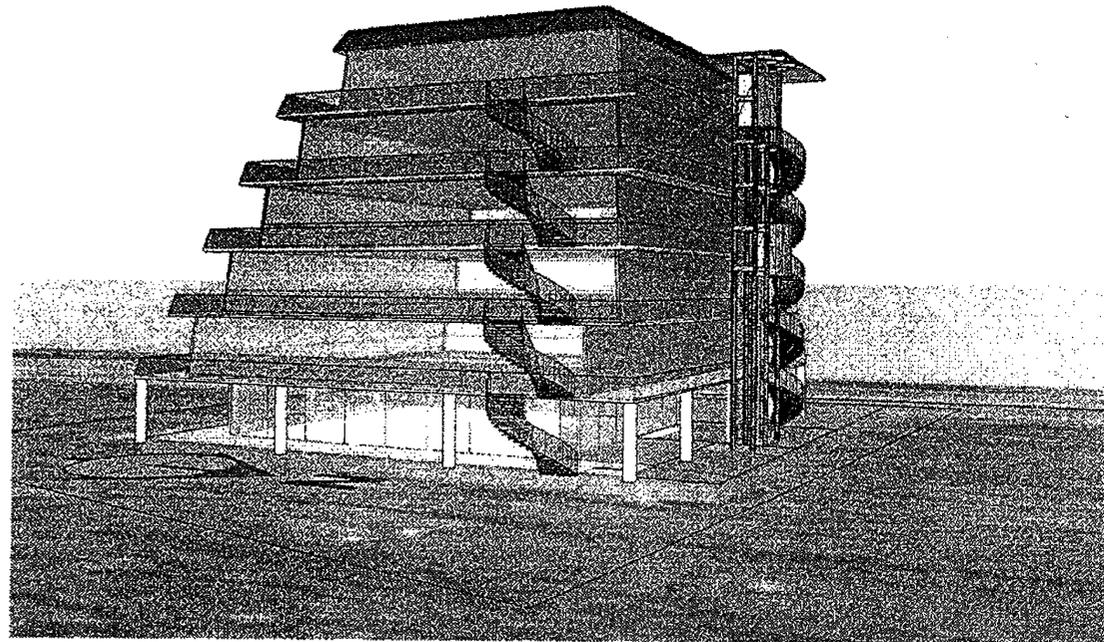
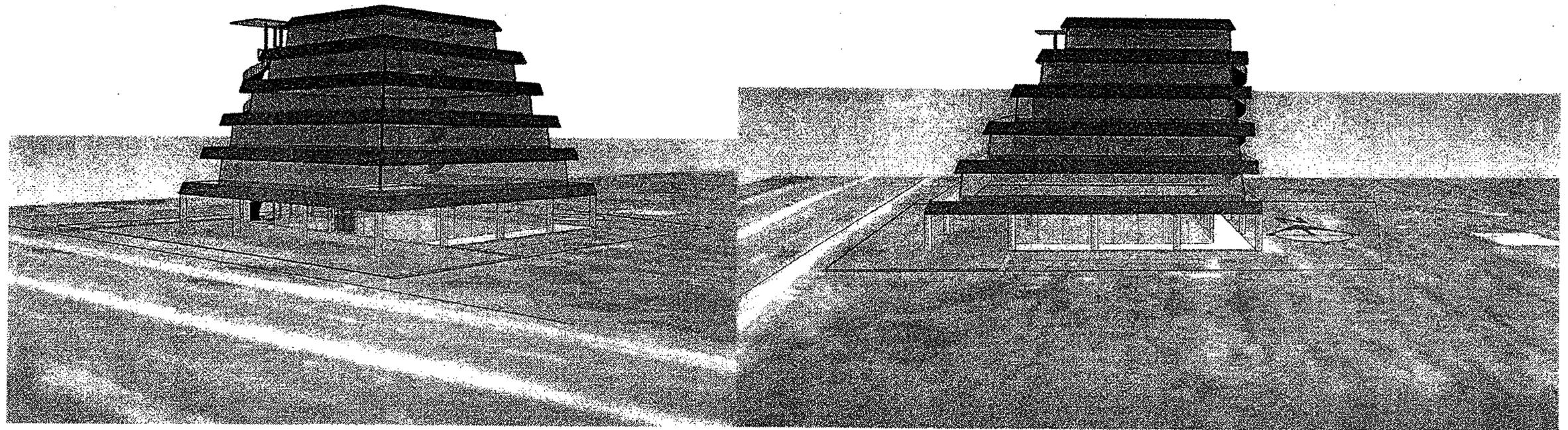
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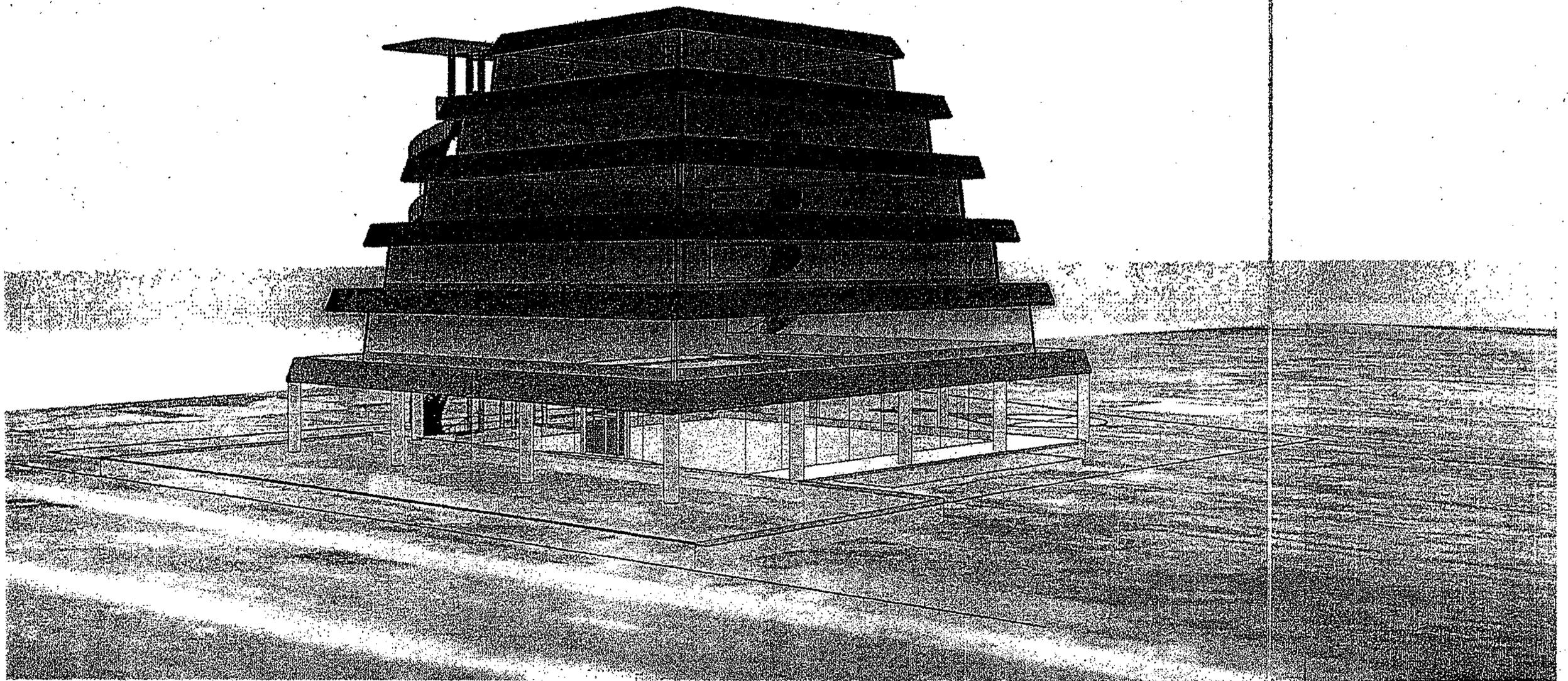
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Stormwater Schematic

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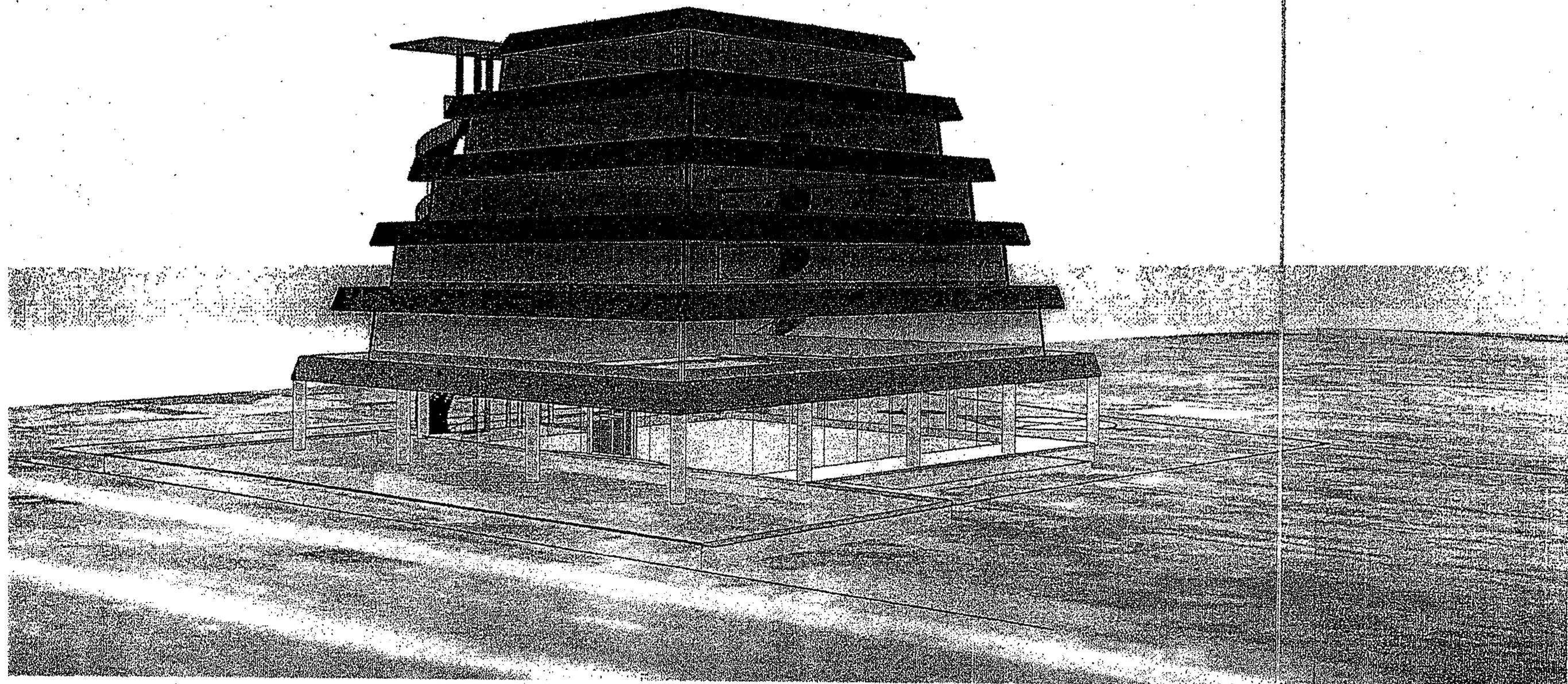
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Stormwater Schematic

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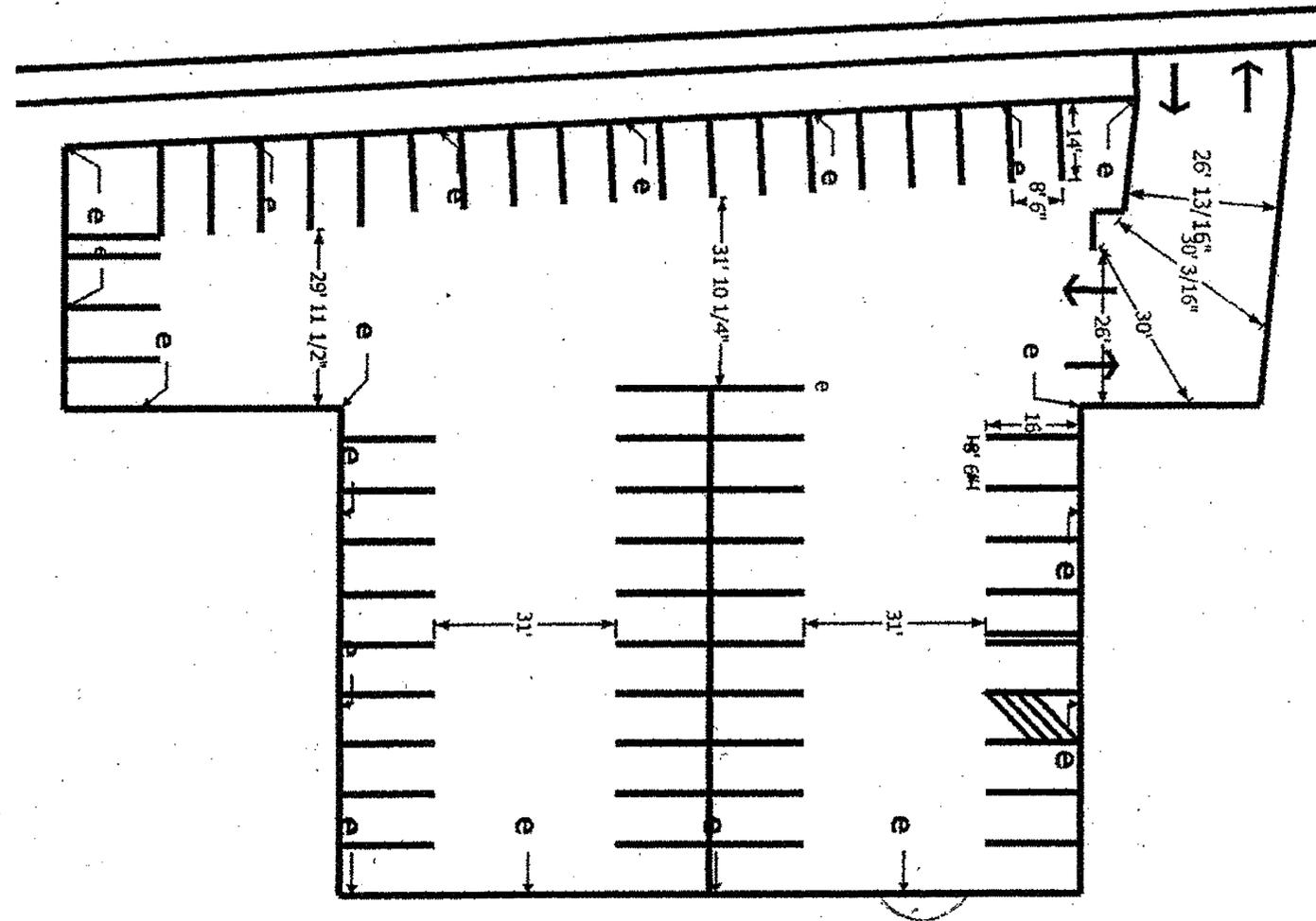
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CDOT Parking Schematic

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7921 Park Road, Charlotte North Carolina 28210

design:
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David Thompson

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