

SITE DEVELOPMENT DATA:

ACREAGE: 0.507 ACRES
 TAX PARCEL #: 08114709 AND 08114708
 EXISTING ZONING: R-5
 PROPOSED ZONING: UR-3 (CD)
 EXISTING USES: VACANT
 PROPOSED UNITS: 17 (33.5 UNITS/ACRE)

ZONING CASE 2019-156

1. GENERAL PROVISIONS.

- a. 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 UNITS 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 AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS 'OWNER', 'OWNERS', 'PETITIONER' OR 'PETITIONERS,' SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE OR AT BACK OF SIDEWALK AT A MINIMUM.

2. PURPOSE

- a. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT WILL INCLUDE AT LEAST THREE (3) AFFORDABLE-RATE UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3(CD) DISTRICT. THE BALANCE OF THE UNITS WILL BE MARKET-RATE.

3. PERMITTED USES

- a. USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 17 MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 20,000 SQ. FT.

4. TRANSPORTATION

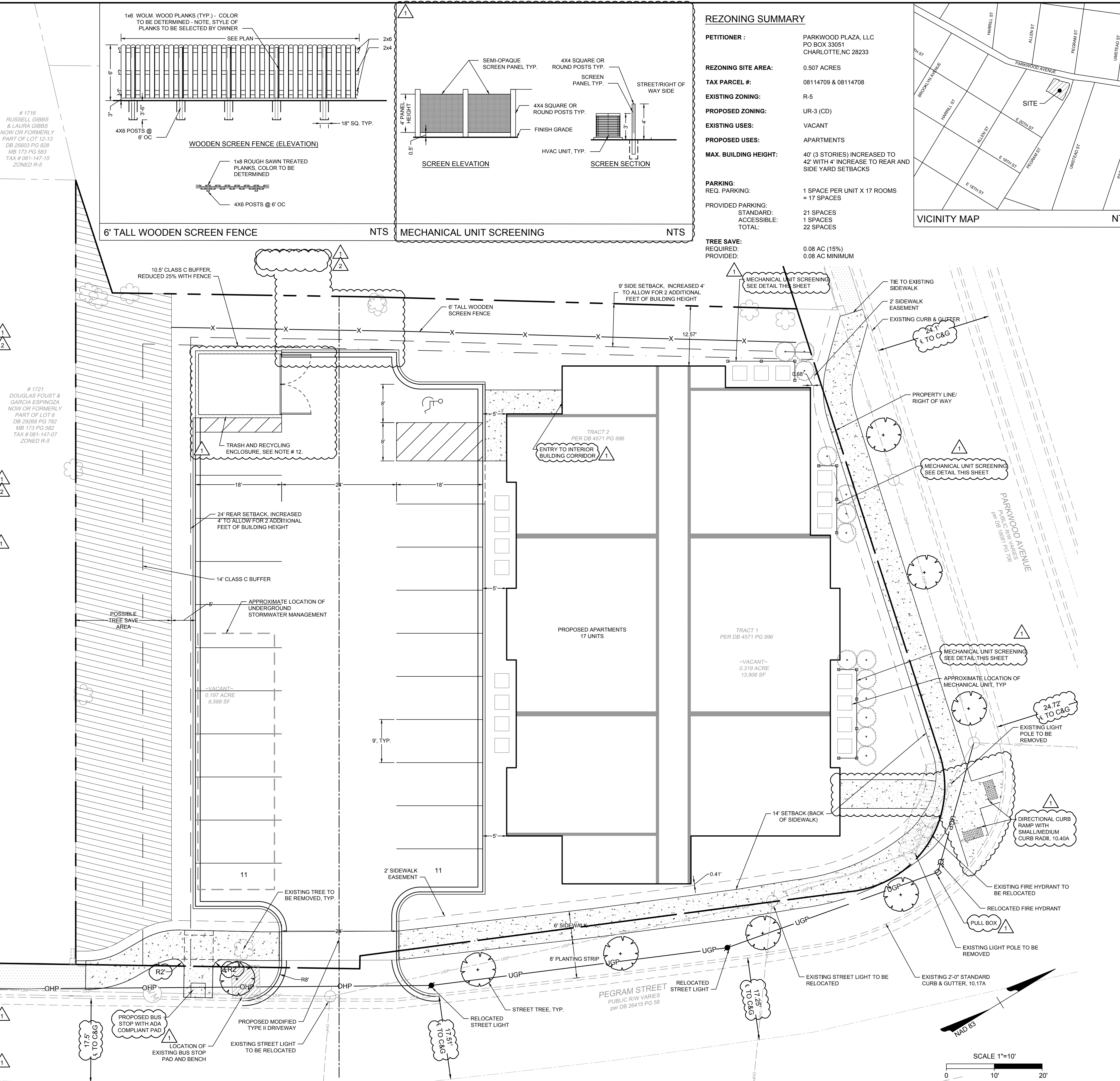
- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO PEGRAM STREET AS GENERALLY IDENTIFIED ON THE REZONING PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. THE PETITIONER WILL REPLACE THE EXISTING BENCH AND WAITING PAD WITH AN ADA COMPLIANT WAITING PAD PER CATS SPECIFICATIONS AND DETAIL (CLDS 80.01A) IN THE LOCATION IDENTIFIED ON THIS PLAN.
- d. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE BUILDING'S CERTIFICATE OF OCCUPANCY IS ISSUED.

5. ARCHITECTURAL STANDARDS

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, CANOPIES, AND ON HANDRAILS/RAILINGS. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED AS A BUILDING MATERIAL. PREFERRED EXTERIOR BUILDING MATERIALS: THE BUILDING SHALL COMPRISE A MINIMUM OF 15% OF THE ENTIRE FAÇADE (EXCLUSIVE OF WINDOWS AND DOORS) FACING PARKWOOD AVENUE AND PEGRAM STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- b. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL BE COMPOSED OF WOOD OR FIBER CEMENT MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. BUILDING ELEVATIONS SHALL BE DESIGNED WITH ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
- d. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
- e. FAÇADES SHALL INCORPORATE WINDOWS OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.
- f. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM. TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 3:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - ALONG THE MAIN PUBLIC ELEVATIONS, PARKWOOD AVENUE AND PEGRAM STREET, THE BUILDING IS 3 LEVELS IN HEIGHT. AS THE TOPOGRAPHY FALLS ALONG PEGRAM STREET, A PORTION OF THE BUILDING BECOMES GREATER THAN 3 STORIES DUE TO THE BUILDING FOUNDATION (STEM WALL). IN THIS AREA THE MAXIMUM BUILDING HEIGHT, AS MEASURED ALONG THE AVERAGE GRADE AT THE BASE OF THE BUILDING, WILL EXCEED 40'-0". A MAXIMUM BUILDING HEIGHT OF 42'-0" IS REQUESTED AND IS ALLOWED ACCORDING TO TABLE 9.406(3)(A) WITH AN INCREASE OF 4' TO THE SIDE AND REAR SETBACKS.
 - EXPANSES OF BLANK WALL WILL BE NO LONGER THAN 20 FEET.

6. STREETScape AND LANDSCAPING

- a. RESERVED
- 7. ENVIRONMENTAL FEATURES**
- a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- 8. PARKS, GREENWAYS, AND OPEN SPACE**
- a. RESERVED
- 9. FIRE PROTECTION**
- a. RESERVED
- 10. SIGNAGE**
- a. RESERVED
- 11. LIGHTING**
- a. ALL LIGHTING WITHIN THE PROPERTY SHALL BE FULL-CUT OFF TYPE, EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG INTERNAL DRIVE AISLES, SIDEWALKS, COURTYARDS AND LANDSCAPE ACCENT LIGHTING.
- 12. TRASH**
- a. TRASH ENCLOSURE TO PROVIDE SUFFICIENT SPACE TO ACCOMMODATE REQUIRED TRASH AND RECYCLING AS DIRECTED BY CITY OF CHARLOTTE SOLID WASTE. PRIVATE ROLL-OUT SERVICE MAY BE UTILIZED IN LIEU OF CITY CONTRACT SERVICE.



REZONING SUMMARY

PETITIONER : PARKWOOD PLAZA, LLC
 PO BOX 33051
 CHARLOTTE, NC 28233

REZONING SITE AREA: 0.507 ACRES

TAX PARCEL #: 08114709 & 08114708

EXISTING ZONING: R-5

PROPOSED ZONING: UR-3 (CD)

EXISTING USES: VACANT

PROPOSED USES: APARTMENTS

MAX. BUILDING HEIGHT: 40' (3 STORIES) INCREASED TO 42' WITH 4' INCREASE TO REAR AND SIDE YARD SETBACKS

PARKING: 1 SPACE PER UNIT X 17 ROOMS = 17 SPACES

REQ. PARKING: 1 SPACES

PROVIDED PARKING: 21 SPACES

STANDARD: 1 SPACES

ACCESSIBLE: 1 SPACES

TOTAL: 22 SPACES

TREE SAVE: 0.08 AC (15%)

REQUIRED: 0.08 AC MINIMUM

PROVIDED: 0.08 AC MINIMUM



1716
 RUSSELL GIBBS & LAURA GIBBS
 NOW OR FORMERLY
 PART OF LOT 12-13
 DB 25603 PG 828
 MB 173 PG 583
 TAX # 081-147-15
 ZONED R-5

1721
 DOUGLAS FOUST & GARCIA ESPINOZA
 NOW OR FORMERLY
 PART OF LOT 6
 DB 28268 PG 782
 MB 173 PG 582
 TAX # 081-147-07
 ZONED R-5

neighboring concepts
 ARCHITECTURE • PLANNING • INTERIORS

DATE	REVISION DESCRIPTION
01/13/2020 <td>STAFF COMMENTS</td>	STAFF COMMENTS
02/07/2020 <td>PLAN REVISIONS</td>	PLAN REVISIONS

DATE	DRAWN BY
10/2/19	S. ELIASON
DATE	DESIGNED BY
	S. ELIASON
DATE	CHECKED BY
	J. DOLAN
SCALE	
1" = 10'	

TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

1118 PARKWOOD AVENUE
 Charlotte, North Carolina

REZONING PLAN 2019-156

JOB NO. 44497
 SHEET NO. RZ100

S:\10444497-1118 Parkwood Avenue\DWG\Sheet\CD\44497_RZ100-Rezoning.dwg | Printed on 07/20/20 2:04 PM | by Jason Dobson

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