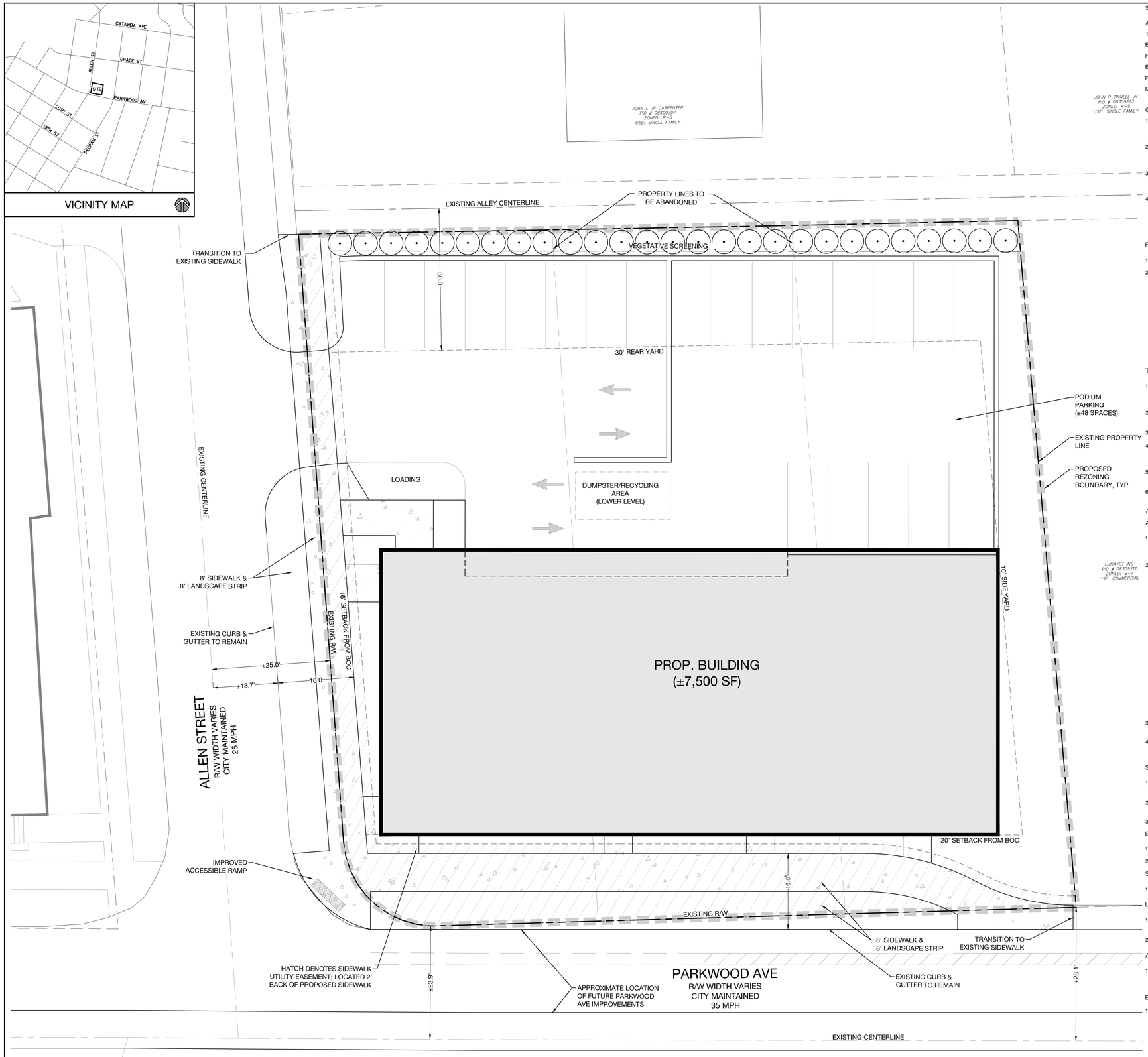
VICINITY MAP



Site Development Data:

Acreage:	+/- 0.51 AC
Tax Parcel:	083-092-08, 083-092-09, 083-092-10
Existing Zoning:	B-1
Proposed Zoning:	NS
Existing Uses:	Commercial (Vacant) & Vacant
Proposed Uses:	Commercial & Multi-family Residential
Maximum Density:	Up to 10,000SF commercial & up to (22) Dwelling Units

General Provisions:

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Green Bird Properties, LLC ("Petitioner") to accommodate new construction of a mixed-use building including non-residential uses and residential units on an approximate 0.51 acre site located on the northeast corner of Parkwood Avenue and Allen Street (the "Site").

2. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the NS zoning classification shall govern.

3. Throughout this Rezoning Petition, the terms "Owner" and "Petitioner" 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.

4. This Rezoning Plan illustrates schematic depictions of the uses, parking areas, sidewalks, building structure, access driveway, streetscape and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Permitted Uses:

1. The Site may only be devoted to the uses and related accessory uses, as permitted in the NS District.

2. A proposed structure of up to four 4) stories and a maximum height of fifty-five (55') shall be located adjacent Parkwood Avenue as generally illustrated on the Site plan. The building shall include ground floor non-residential uses, multi-family residential units and rooftop terrace. Heights associated with the proposed building shall follow zoning ordinance standards.

   a. Up to 10,000 square feet of commercial and retail uses, located within the ground floor and a portion within the rooftop, as allowable within the NS district. Additional Square footage area of non-residential ancillary and support uses related to the proposed onsite residential including residential common space, resident amenity areas, residential storage, etc. shall be excluded from the noted 10,000sf of allowable commercial and retail uses.

   b. Up to twenty (22) residential multi-family units.

   c. Auto oriented businesses allowable within the Neighborhood Services zoning district shall be prohibited on site. These uses shall include accessory drive-thru windows, automotive service stations including repair and lubrication, automotive maintenance services, auto sales and rental, fueling stations, and commercial car washes.

Transportation:

1. The Site will have vehicular access via driveway connection to Allen Street as generally identified on the Site plan. The final placement and configuration of the vehicular access point shown on the Rezoning Plan are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for final approval.

2. The Petitioner will provide an 8' sidewalk and an 8' planting strip along Allen Street. An accessible curb ramp shall be provided at the corner of Allen Street and Parkwood Avenue as illustrated on the Site Plan.

3. The Petitioner shall provide an 8' sidewalk and an 8' planting strip along Parkwood Avenue.

4. Off street parking shall be provided on site to satisfy minimum parking requirements of the zoning ordinance. A minimum of 22 surface parking spaces, 13 structure podium spaces, and 13 hydraulic lift space shall be provided on site towards public and private residential use. A total of 48 parking spaces shall be provided on site.

5. All public related transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued.

6. A sidewalk utility easement (SUE) shall be provided between the public right of way to 2' back of proposed sidewalk as generally illustrated on the Site plan along Parkwood Avenue and Allen Street.

7. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards:

1. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

2. Building placement and site design shall focus on and enhance the pedestrian environment along Parkwood Avenue and Allen Street.

   a. The building shall be placed to present a front or side façade to public streets.

   b. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.

   c. The facades of first/ground floor of the buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick, stone or precast.

   d. Direct pedestrian connections should be provided between street facing doors and corner entrance features to sidewalk on adjacent streets.

   e. Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

   f. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

   g. Floors above the ground floor non-residential shall have a minimum of 20% transparency on all upper stories.

3. All HVAC and mechanical equipment shall be located on the rooftop and shall be screened from public view or at grade and screened from public view.

4. The Site shall comply with Section 12.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with non-residential and residential uses shall be located as generally depicted on the Site plan and shall be screened from public view and described within the ordinance.

Streetscape and Landscaping:

1. A setback of 16', measured from the existing back of curb, shall be provided along Allen Street. A setback of 20', measured from the existing back of curb, shall be provided along Parkwood Avenue.

2. Above ground backflow preventers will be screened from public view and will be located behind existing right-of-way and out of the required setbacks along abutting public streets.

3. Vegetative evergreen screening, as noted on the Site plan, shall be provided along property lines adjacent existing single family uses.

Environmental Features:

1. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

2. The Site shall comply with the City of Charlotte Tree Ordinance.

Signage

1. The Site shall comply with the Zoning Ordinance.

Lighting

1. All new lighting shall be full cut-off type fixtures; excluding, lower decorative lighting that may be installed along the internal drive aisles, sidewalk, courtyards, and landscape accent lighting.

2. Decorative pedestrian scaled lights may be provided within the Site.

Amendments to Rezoning Plan:

1. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest of assigns.

RZP-2020-???

GRAPHIC SCALE
10 0 5 10 20
1 INCH = 10 FEET

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Green Bird Properties, LLC
1712 Thomas Ave
Charlotte, NC 28205

Roots on Parkwood

Rezoning Site Plan
1101 Parkwood Ave, Charlotte, NC 28205

NO.	DATE:	BY:	REVISIONS:

Project No: 20-CLT-003
Date: 03.04.2020
Designed By: UDP
Checked By: GPP
Sheet No:

RZ-1.0