



design resource group

- landscape architecture
- civil engineering
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- land planning
- traffic engineering
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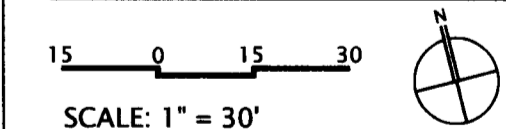
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PARK TOWNE APARTMENTS

CHARLOTTE HOUSING AUTHORITY
 CHARLOTTE, NORTH CAROLINA

1301 SOUTH BOULEVARD
 CHARLOTTE, NC 28203
 704.336.5183

REZONING DOCUMENTS



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

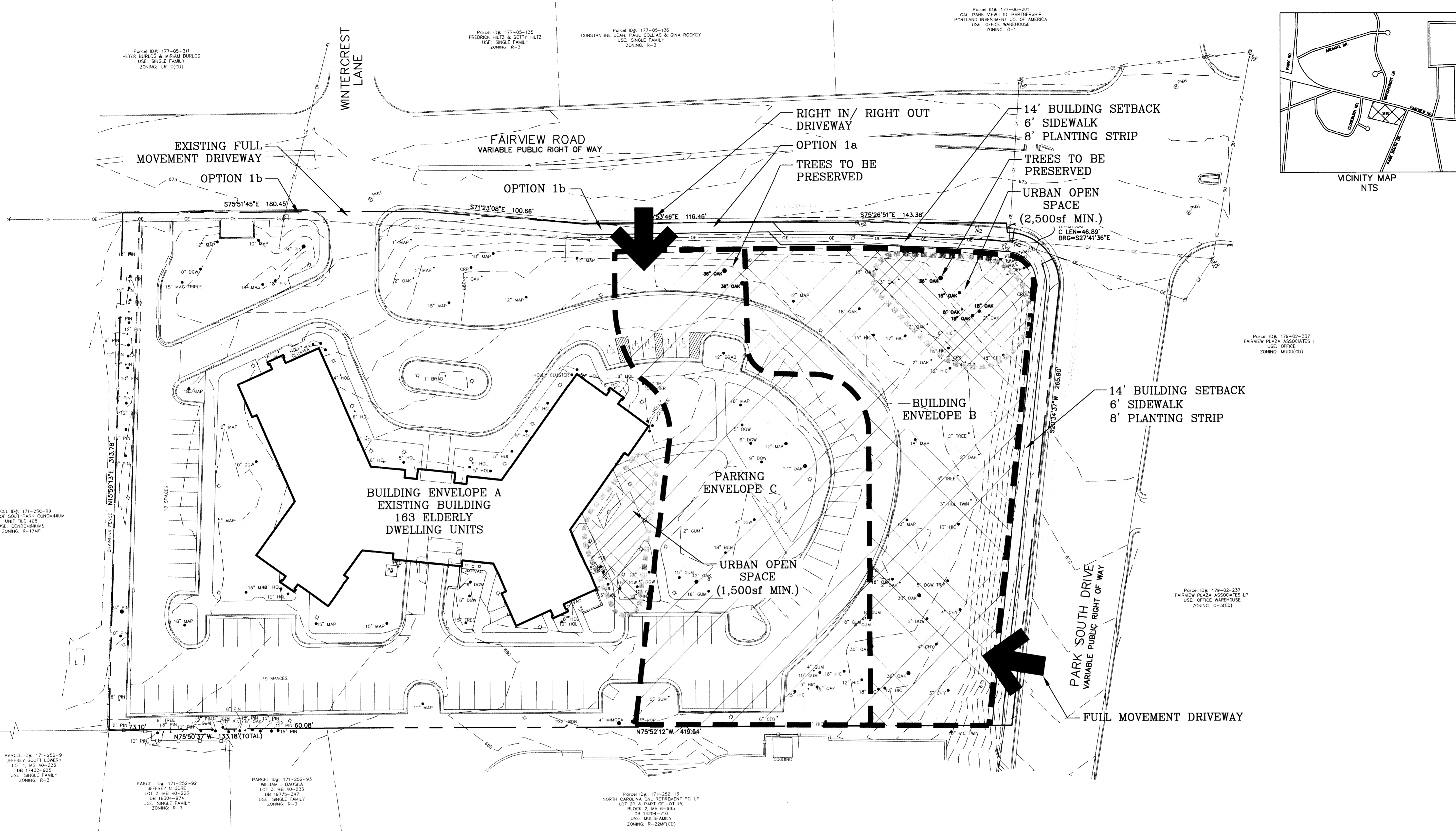
TECHNICAL DATA SHEET

FOR PUBLIC HEARING
 PETITION #2009-035

MARCH 24, 2009

REVISIONS:
 1. 15 MAY 2009 PER CMPC COMMENTS

RZ 1



SITE DATA

Site Area: 3.9948 Ac.
 Existing Zoning: R-43 MF
 Proposed Zoning: MUDD - O
 Max. Building Height: 80'

Building Envelope A:
 Use: 163 Existing Elderly Housing Units
 Parking Required: 40.75 Spaces at 0.25 sp/DU
 Parking Provided: 41 Spaces min.
 Open Space Required: 1,127 SF at 1 SF/100 SF Required/1 SF/100 SF
 Open Space Proposed: 1,500 SF min.

Building Envelope B
 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
 Open Space Proposed: 2,500 SF min.

Parking Envelope C
 Parking Required: 13 Spaces Required at 0.25 sp/DU
 40 Spaces at 4 SP/1,000 SF
 53 Spaces
 Parking Provided: 13 Spaces Required at 0.25 sp/DU
 40 Spaces at 4 SP/1,000 SF
 53 Spaces min.

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, 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 so long as the overall requirements are met.

- Development Options:**
- 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.
 - The residential uses on the site shall be Elderly Housing; as such the parking requirement for that use shall be 0.25 space/Elderly Housing Unit.
 - Limited parking, generally as depicted on the Schematic Site Plan shall be allowed between the existing buildings and Fairview Road.
 - The Petitioner shall comply with the MUDD signage ordinance requirements; in addition, the Petitioner shall be allowed to construct one monument sign per street frontage for the proposed building on the corner of Fairview Road and Park South Drive, and one monument sign on Fairview Road for the existing building.

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.
- 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 shall be parked at a minimum of 4 spaces/1000 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 provide for vehicular and pedestrian cross-access easements for full access 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



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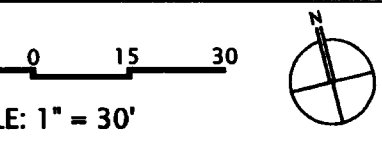
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SCHEMATIC SITE PLAN

FOR PUBLIC HEARING
 PETITION #2009-035

MAY 15, 2009

REVISIONS:

