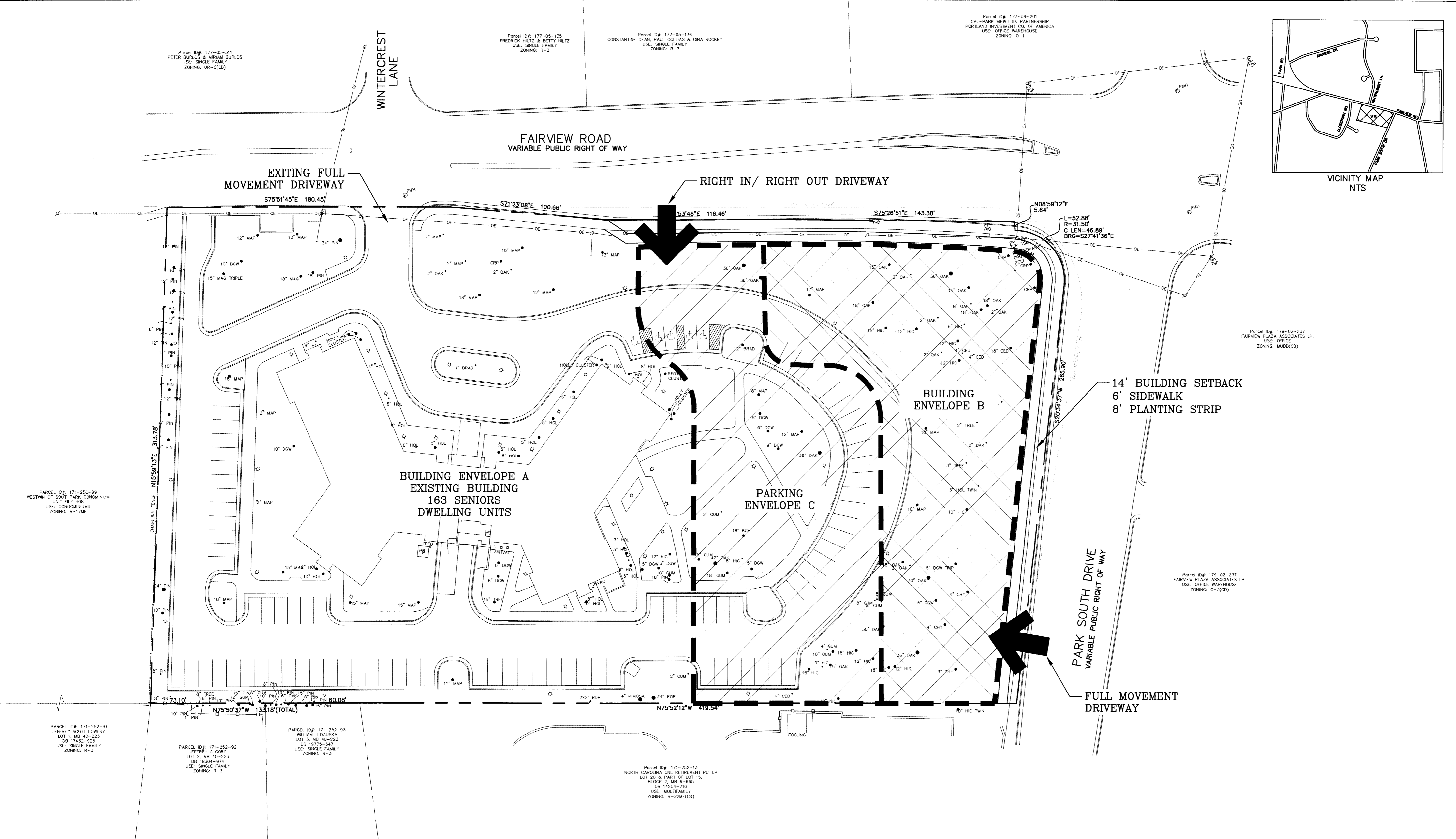
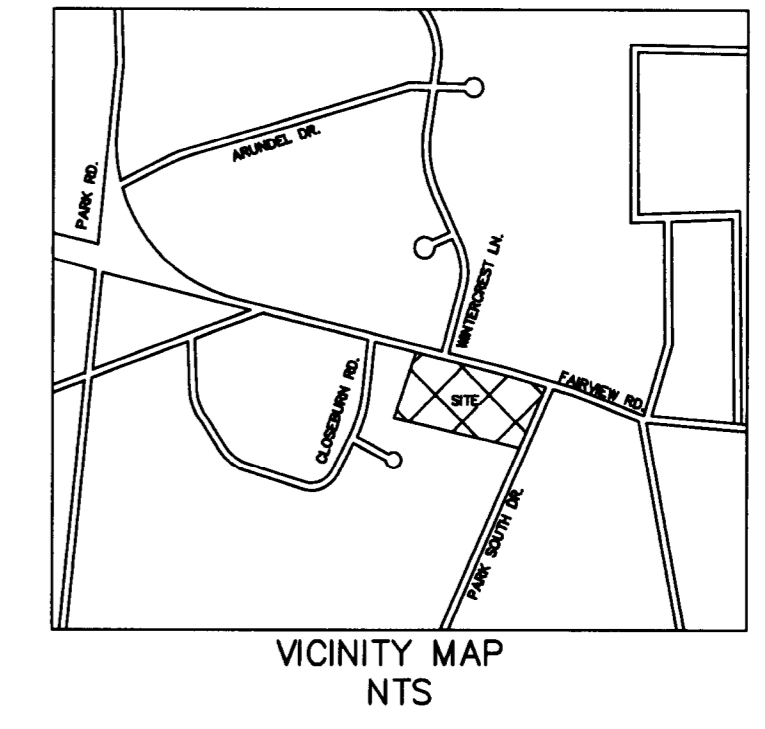




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2459 wilkinson boulevard, suite 200
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SITE DATA

Site Area: 3.9948 Ac.
 Existing Zoning: R-43 MF
 Proposed Zoning: MUDD - O
 Max. Building Height: 120'

Building Envelope A:

Use: 163 Existing Senior Housing Units
 Parking Required: 40.75 Spaces at 0.25 sp/DU
 Parking Provided: 41 Spaces
 Open Space: 1 SF/100 SF Required/1 SF/100 SF Proposed

Building Envelope B

Proposed Use: 50 Senior Residential Units
 10,000 SF Ground Floor Commercial

Parking Envelope C

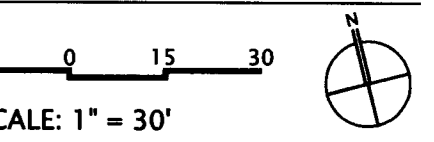
Parking Required: 13 Spaces Required at 0.25 sp/DU
 40 Spaces at 4 SP/1,000 SF
 53 Spaces Total
 Parking Provided: 13 Spaces Required at 0.25 sp/DU
 40 Spaces at 4 SP/1,000 SF
 53 Spaces Total
 Open Space: 1 SF/100 SF Required/1 SF/100 SF Proposed

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.
 - Options:
 - The Petitioner shall be allowed to vary the sidewalk and planting strip cross-section in order to address existing grade constraints.
 - The residential uses on the site shall be Senior Housing, as such the parking requirement for that use shall be 0.25 space/Senior Housing Unit.
- 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 for the MUDD District are met.
- Commercial uses may include retail, office and restaurant uses, so long as the overall parking requirements for the MUDD District are met.
- Commercial uses shall be parked at a minimum of 4 spaces/1000 SF.
- Accessory uses shall be allowed in all building envelopes.
- Revisions to existing parking, accessory structures, and circulation shall be allowed in Building Envelope A.
- The Petitioner shall make a reasonable effort to save the existing trees on the site.
- The Petitioner shall grant public easements for the sidewalks constructed on the site as necessary.

PARK TOWNE APARTMENTS
 CHARLOTTE, NORTH CAROLINA
CHARLOTTE HOUSING AUTHORITY
 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:

MAR 23 2009

RZ1.0



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 CHARLOTTE HOUSING AUTHORITY
 1301 SOUTH BOULEVARD
 CHARLOTTE, NC 28203
 704.336.5183

REZONING DOCUMENTS

15 0 15 30
 SCALE: 1" = 30'

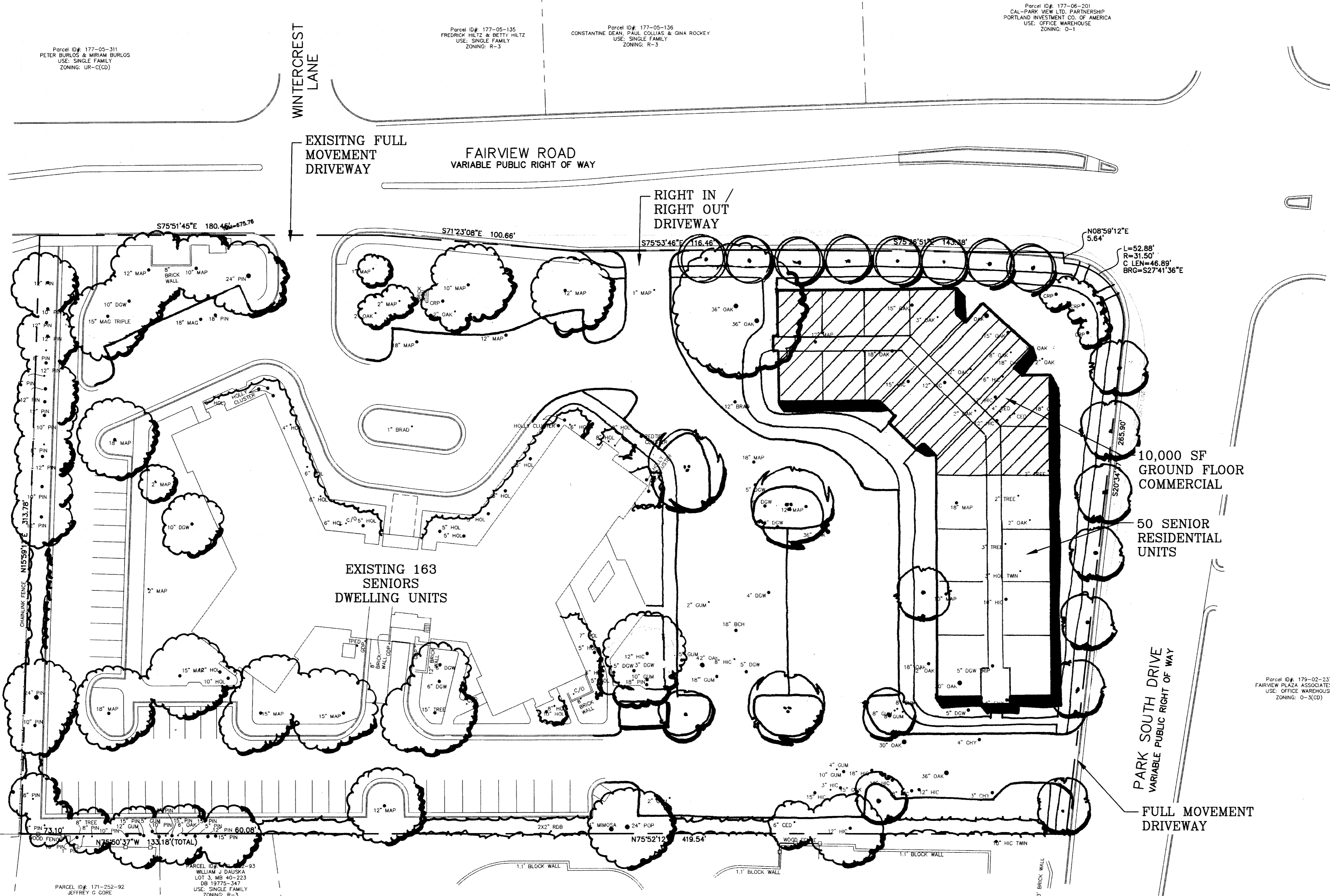
PROJECT #: 070-010
 DRAWN BY: CL
 CHECKED BY: SK

**SCHEMATIC SITE PLAN
 FOR PUBLIC HEARING
 PETITION #2009-035**

MARCH 24, 2009

REVISIONS:

RZ1.1



Parcel ID# 177-05-311
 PETER BURLIOS & MIRIAM BURLIOS
 USE: SINGLE FAMILY
 ZONING: UR-C(CD)

Parcel ID# 177-05-135
 FREDRICK HILTZ & BETTY HILTZ
 USE: SINGLE FAMILY
 ZONING: R-3

Parcel ID# 177-05-136
 CONSTANTINE DEAN, PAUL COLLIAS & GINA ROCKEY
 USE: SINGLE FAMILY
 ZONING: R-3

Parcel ID# 177-06-201
 CAL-PARK VIEW LTD. PARTNERSHIP
 PORTLAND INVESTMENT CO. OF AMERICA
 USE: OFFICE WAREHOUSE
 ZONING: O-1

Parcel ID# 179-02-237
 FAIRVIEW PALAZZA ASSOCIATES LP.
 USE: OFFICE WAREHOUSE
 ZONING: MU0(CD)

Parcel ID# 179-02-237
 FAIRVIEW PALAZZA ASSOCIATES LP.
 USE: OFFICE WAREHOUSE
 ZONING: O-1(CD)

Parcel ID# 171-25C-99
 WESTWIN OF SOUTH-PARK CONDOMINIUM
 UNIT FILE 409
 USE: CONDOMINIUMS
 ZONING: R-17MF

Parcel ID# 171-252-91
 JEFFREY SCOTT LOWERY
 LOT 1, MB 40-223
 DB 17432-225
 USE: SINGLE FAMILY
 ZONING: R-3

Parcel ID# 171-252-92
 JEFFREY G GORE
 LOT 2, MB 40-223
 DB 18304-274
 USE: SINGLE FAMILY
 ZONING: R-3

Parcel ID# 171-252-93
 WILLIAM J DAUSKA
 LOT 3, MB 40-223
 DB 18772-347
 USE: SINGLE FAMILY
 ZONING: R-3

Parcel ID# 171-222-13
 NORTH CAROLINA CNL RETIREMENT FCI LP
 LOT 20 & PART OF LOT 15,
 BLOCK 2, MB 6-895
 DB 14204-710
 USE: MULTIFAMILY
 ZONING: R-22MF(CD)