

**SITE DATA**

AREA: 1.13 ACRES

TAX PARCEL NO: 149-206-20, -21, -22, -23

EXISTING ZONING: MUDD (CD) by Rezoning Petition 2007-127

PROPOSED ZONING: MUDD-O

EXISTING USE: OFFICE/SF RESIDENTIAL

PROPOSED USE: MIXED USE (RESIDENTIAL AND COMMERCIAL)

RESIDENTIAL DENSITY: NOT TO EXCEED 42 UNITS

NONRESIDENTIAL: NOT TO EXCEED 4200 SF ON GROUND LEVEL ONLY

MAX. BUILDING HEIGHT: 55' (4 STORIES)

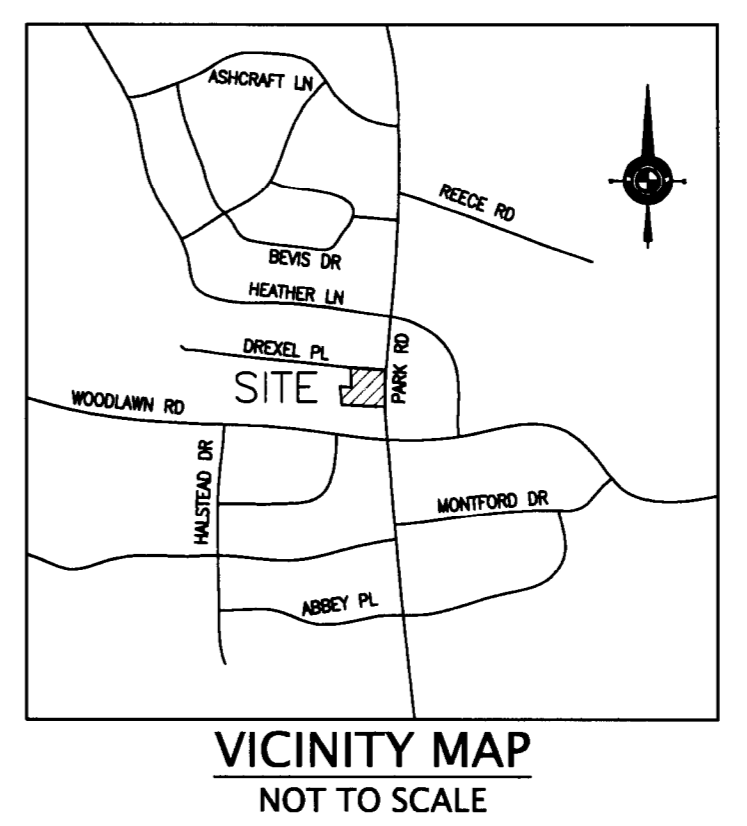
MAX. BUILDING AREA: 48,000 SF

RESIDENTIAL PARKING REQUIRED: 1.0 SP MIN. PER UNIT

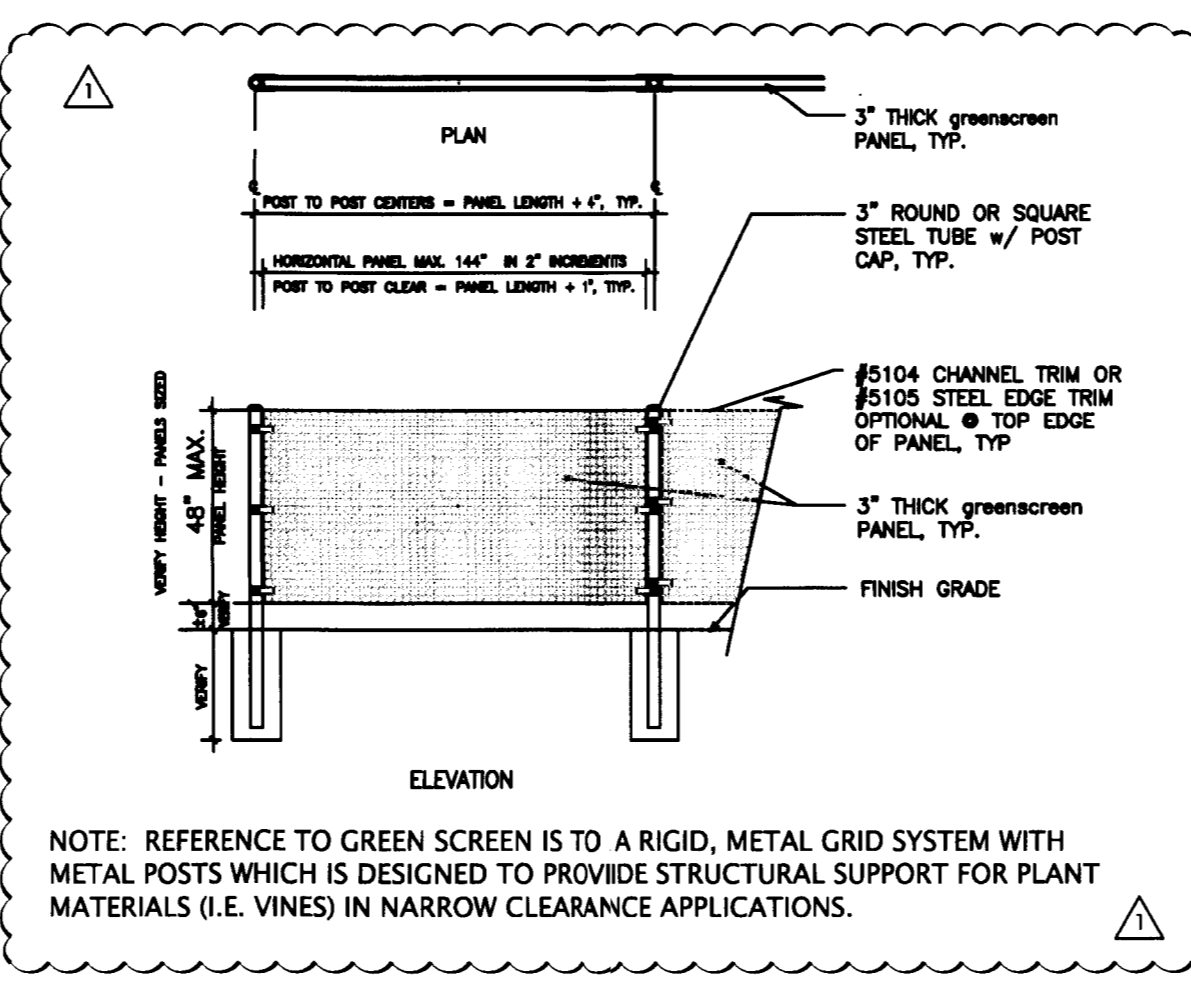
NON-RESIDENTIAL PARKING REQUIRED: 1.0 SP MIN. PER 600 GROSS SF

RESIDENTIAL PARKING PROVIDED: 1.0 SP PER UNIT (MINIMUM)

NON-RESIDENTIAL PARKING PROVIDED: 1.0 SP MIN. PER 600 GROSS SF



- DEVELOPMENT CONDITIONS:**
- 1. General Provisions:**
- These Development Conditions form a part of the Rezoning Petition filed by Selwyn Property Group Investments, LLC ("Petitioner" or "Owner") to accommodate the development of an approximately 1.13 AC site located on the west side of Park Road at the corner of Drexel Place and which is more particularly depicted on the Site Plan (the "Site"). These Development Conditions, the Site Plan, Elevations, Application and any revisions thereof are collectively referred to as the "Rezoning Petition".
  - The Site is currently improved with three small office buildings and one residence. In 2008, the Site was rezoned to MUDD (CD) to allow for one 4 story building with 25 residential units and 9,900 SF of commercial use (including office and retail) (see Rezoning Petition 2007-127 approved January 22, 2008). The Site was never developed in accordance with the 2007 Approved Plan.
  - This Rezoning Petition seeks to modify the previously Approved Plan by increasing the number of residential units from 25 units to a maximum of 42 units and thereby decreasing the ground floor commercial square footage from 9,900 SF to 4,200 SF, reducing the number of parking spaces, and permitting the use of a green screen in lieu of a traditional screening wall or fence.
  - The proposed design, including location of access points, size, configuration and location of buildings and parking areas may be altered or modified during the design/development construction phases, as long as it meets the requirements of these Development Standards and Section 6.207 of the Ordinance.
  - The number of accessory buildings will not exceed the number of principal buildings on the Site.
  - The Development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"), subject to the optional provision(s) set out below.
- 2. Optional Provision:**
- The following variation from the MUDD minimum standards for design and development is requested as part of this MUDD-O Petition:
- Section 12.303 (Screening Requirements): The Rezoning Petition seeks the optional provision to use a "green screen" to meet the screening requirements of the Ordinance for surface parking areas except in areas abutting the residential zoning/uses to the rear of the Site.
- 3. Permitted Uses:**
- Use of the Site shall be permitted for up to 42 residential units and up to 4,200 square feet of commercial use, including retail, general and medical office uses and business service uses. If non-residential uses are provided, they shall be limited to the ground floor of the proposed building. Accessory uses and structures allowed in MUDD, including, but not limited to, leasing office and amenities to the residential units such as recreation area and fitness facility shall also be permitted on the ground floor and shall not be included as part of the 4,200 SF of commercial use. Residential units may be either for sale or for rent.
  - A restaurant is not an allowed use in the building. Neighborhood food and beverage service use shall be permitted as defined in the Ordinance.
- 4. Transportation:**
- Access to the Site will be generally as depicted on the Site Plan. Exact driveway locations and design will be subject to review and approval of the City Department of Transportation (CDOT); provided however, the dual access Drexel Place driveway shall remain in the location as shown on the Site Plan. The Park Road driveway shall be right in only, however fire and other emergency vehicles shall be permitted to use the Park Road driveway to exit the Site. Petitioner shall post a sign on the Site that states "Fire Exit Only".
  - Petitioner shall offer for dedication additional right of way along Park Road to include an eight (8) foot planting strip and an eight (8) foot sidewalk (sixteen (16) feet from back of curb), generally as depicted on the Site Plan; provided, however, upon approval of the City Engineer, the width of the sidewalk and planting strip may be reduced, and the sidewalk allowed to meander as may be reasonably necessary to accommodate the preservation of an existing pine tree in the location identified on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy.
  - Petitioner shall offer for dedication additional right of way along Drexel Place to include an eight (8) foot planting strip and a six (6) foot sidewalk (fourteen (14) feet from back of curb), generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy.
  - Two (2) 35' X 35' sight triangles shall be reserved as depicted on the Site Plan. All proposed trees, berms, walls, fences and/or identification markers may not be located within the reserved sight triangles shown on the Site Plan. Petitioner reserves the right to install a structural column within the sight triangle as near the corner of Park Road and Drexel Place in the location as shown on the Site Plan.
  - Any fence or wall constructed within any sidewalk or street right of way requires a certificate issued by CDOT.
  - A Right of Way Encroachment Agreement is required for installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).
  - All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
  - Petitioner will coordinate with CDOT to place a "No Parking on Other Side of Sign" sign at the rear property line of the Site that prohibits parking along the Site side of Drexel Place beginning at the rear property line of the Site to Park Road.
  - Petitioner will endeavor to keep the existing sidewalk along Park Road and in front of the Site open during construction on the Site unless and until keeping the sidewalk open presents a safety concern to pedestrians.
- 5. Architectural Standards:**
- No buildings constructed on the Site may exceed four (4) stories.
  - Trash and Recycling shall be enclosed within a masonry structure.
  - Electric and gas meters will not be located on the public street sides of the proposed building.
  - The attached building Elevation(s) is intended to represent the general architectural theme and overall design of the proposed building to be constructed on the Site. Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.
  - The building, parking and landscape configuration shown on the Site Plan represents a firm



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgrp.com

APPROVED BY  
CITY COUNCIL

JUL 16 2012

DREXEL PLACE  
CHARLOTTE, NORTH CAROLINA

SELWYN PROPERTY GROUP  
1914 BRUNSWICK AVENUE, SUITE 2A  
CHARLOTTE, NORTH CAROLINA 28207  
704-343-2828

JUN 28 2012

REZONING PETITION

PETITION #  
2012-056

SCALE: 1" = 20'

PROJECT #: 379-001  
DRAWN BY: LL  
CHECKED BY: BS

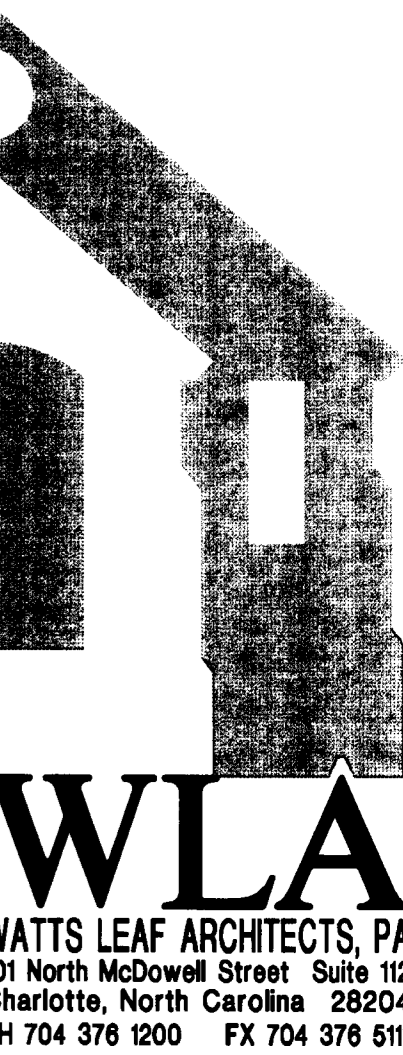
DEVELOPMENT  
DATA

DATE: MARCH 23, 2012

REVISIONS:  
5-18-12 PER CMPC COMMENTS  
6-22-12 FOR ZONING COMMITTEE

2012-056

RZ-1.0



APPROVED BY  
CITY COUNCIL

JUL 16 2012

DREXEL PLACE  
 A Multi-Family Community  
 Charlotte, NC  
 Selwyn Property Group, Inc



BUILDING ELEVATION AT PARK ROAD

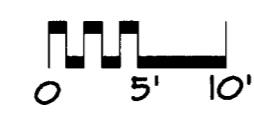
ELEVATION AT DREXEL PLACE

- ASPHALT SHINGLES
- HARDITRIM FASCIA
- HARDITRIM FRIEZE
- HARDIBOARD LAP SIDING
- HARDIPANEL
- HARDITRIM BATTENS
- HARDITRIM AROUND WINDOWS
- ACCENT TRIM
- INDICATED SECTION OF BRICK DETAIL
- FLAT ROOF OVERHANGS WITH HARDITRIM FASCIA
- 6" DIA. COLUMN AT CORNER
- OVERSIZED BRICK BASE

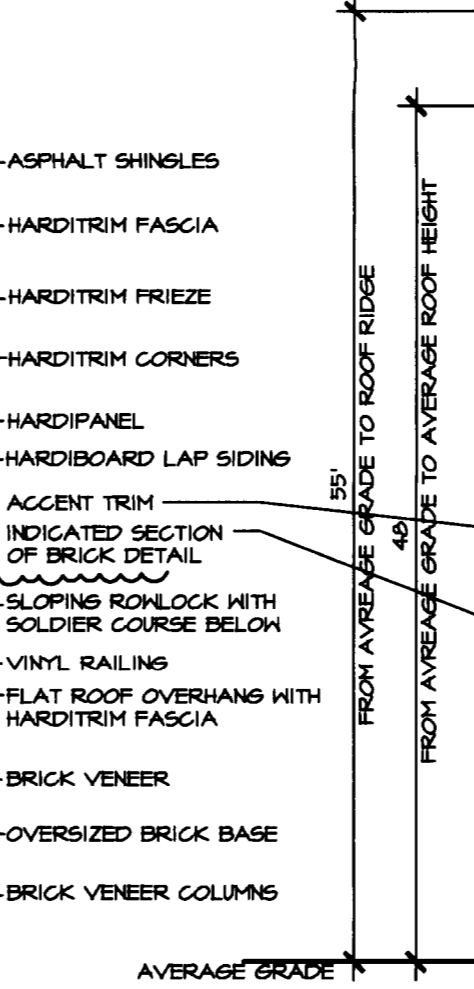


BUILDING ELEVATION AT PARKING SIDE

ELEVATION OPPOSITE DREXEL PLACE



- ASPHALT SHINGLES
- HARDITRIM FASCIA
- HARDITRIM FRIEZE
- HARDITRIM CORNERS
- HARDIPANEL
- HARDIBOARD LAP SIDING
- ACCENT TRIM
- INDICATED SECTION OF BRICK DETAIL
- SLOPING ROWLOCK WITH SOLDIER COURSE BELOW
- VINYL RAILING
- FLAT ROOF OVERHANGS WITH HARDITRIM FASCIA
- BRICK VENEER
- OVERSIZED BRICK BASE
- BRICK VENEER COLUMNS



The attached Building elevation is illustrative and intended to represent the general architectural theme and overall design of the proposed building. Petitioner reserves the right to alter the various building/design elements, so long as the general overall architectural theme is preserved.

14MAY12 ZONING REVISIONS

9 MAY 12

23 MAR 12

PROJECT 1206  
DATE 19 MAR12  
DRAWN BY CEL  
CHECKED BY CEL

REZONING BUILDING ELEVATIONS

**RZ2.0**