

DEVELOPMENT SUMMARY

REZONING SITE AREA:	1.14 ACRES
TAX PARCEL ID:	175-181-01A
EXISTING ZONING:	B-1
PROPOSED ZONING:	NS (NEIGHBORHOOD SERVICES)
EXISTING USES:	RESTAURANT
PROPOSED USES:	SEE DEVELOPMENT NOTES
PROPOSED \$F:	14,000 SF GROSS MAX. (BUILDINGS 525, 520 & 515 COMBINED)
PARKING:	AS REQUIRED BY ORDINANCE. SEE DEVELOPMENT NOTES
BUILDING HEIGHT:	AS ALLOWED BY THE ORDINANCE

LEGEND

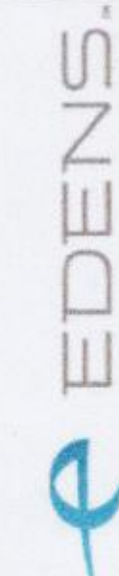
	PROPOSED BUILDING
	PROPOSED 18' CURB AND GUTTER
	PROPOSED ZONING BOUNDARY
	EXISTING PROPERTY LINE
	BUILDING ENVELOPE
	PROPOSED SETBACK

APPROVED BY
CITY COUNCIL



1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2014

1014



EDENS INVESTMENTS, LP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SC 29201

**PROJECT: PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING**

4201 PARK ROAD
CHARLOTTE NC 28209

HEET:
TECHNICAL DATA
SHEET
PETITION 2015-057

[illegible]

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	01004005
DATE:	06.18.2015


RZ-1



Know what's below.
Call before you dig.



SCALE: 1" = 20'

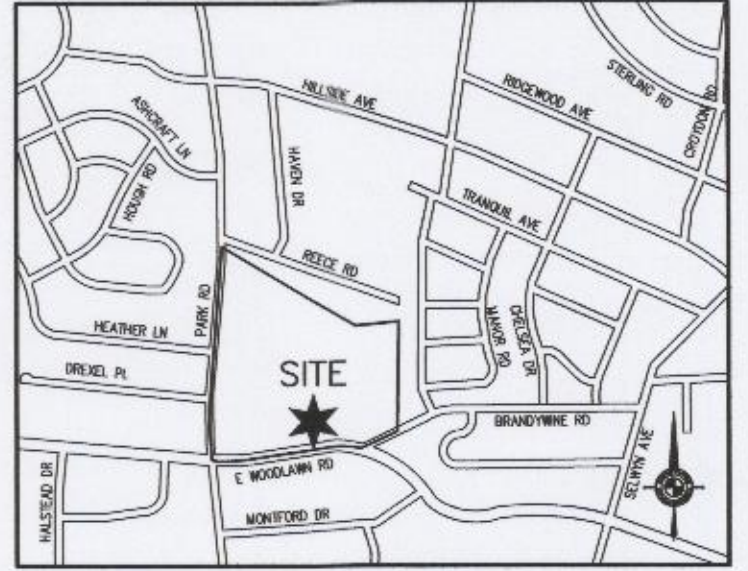
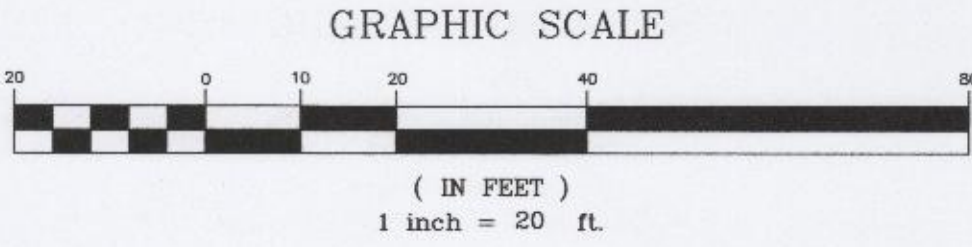


A horizontal scale bar with alternating black and white segments. It is marked with '0', '10', and '20' at the bottom.

PARK ROAD SHOPPING CENTER - 1601 WOODLAWN REZONING

PRSC HOLDINGS, LLC (OWNER)
1601 WOODLAWN ROAD
DEED REFERENCE: 26531-26
TAX PARCEL #: A PORTION OF 175-181-01

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALE



APPROVED BY
CITY COUNCIL

JUL 20 2015

LEGAL DESCRIPTION:

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being a portion of the lands as described in Deed Book 26531, Page 26 and being more particularly described as follows:

Commencing at an existing NGS Monument "Petro" having NC Grid NAD83 coordinates of N: 522,955.07; E: 1,446,768.00; thence South 74°12'27" East a horizontal ground distance of 580.59 feet to a point, situated at the intersection of the northerly margin of East Woodlawn Road to 100' public right-of-way with the westerly line of the subject property; thence over, upon and through the aforesaid lands for the following three (3) courses and distances: 1) North 01°00'11" East a distance of 217.74 feet to a point; 2) South 89°17'57" East a distance of 250.37 feet to a point; 3) South 00°42'03" West a distance of 177.13 feet to a point, situated on the aforesaid northerly margin of East Woodlawn Road; thence along the aforesaid northerly margin South 81°32'36" West a distance of 255.16 feet to the Point of Beginning; Containing 49,567 square feet or 1.1379 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A., dated March 19, 2015 (Map File No. W-4047RM)(Project No. 82905).

REVIEW OFFICER:

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

NOT SUBJECT TO

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF

DATE

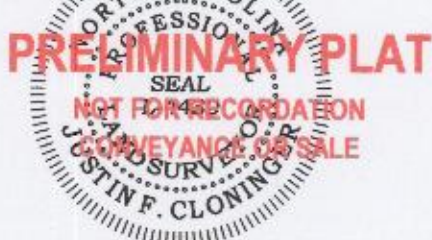
SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DB. 26531, PG. 26); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF MARCH, A.D., 2015.

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

JUSTIN F. CLONINGER
NCPLS, L-4430
jcloninger@rbpharr.com

DATE



RZ-2

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014. COMMUNITY PANEL NO: 370159 4542K

CREW:	DRAWN:	REVISED:
EH	CW	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
SCALE: 1" = 20'	DATE: MARCH 19, 2015	FILE NO. W-4047RM JOB NO. 82905

PLOTTED: 3/19/2015
C:\CARLSON\PROJECTS\RB PHARR\82\9\82905\DWG\82905.DWG

LEGEND:

CP - CALCULATED POINT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
(M) - MEASURED
MB - MAP BOOK
NCM - NEW CONCRETE MONUMENT
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
REZONING LINE
OVERALL PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1
SETBACKS FOR NONRESIDENTIAL
MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: NONE*
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT

*IN B-1 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- SITE LOCALIZED TO NGS MONUMENT "REECE". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ELEVATION = 665.53 FEET, NAVD 88.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- PARK ROAD AND WOODLAWN ROAD ARE SHOWN AS A "MAJOR THOROUGHFARES" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
- NO NEW PARCELS ARE CREATED WITH THIS MAP.
- THE PURPOSE OF THE PLAT IS SHOWN THE NEW ZONING LINE OF NS (NEIGHBORHOOD SERVICES) UPDATED FROM B-1 (NEIGHBORHOOD BUSINESS).

PRSC Holdings (Edens), LLC
Development Standards
06/18/15
Rezoning Petition No. 2015-057

Site Development Data:

--Acreage: ± 1.14 acres
--Tax Parcel #: Portion of #175-181-01A
--Existing Zoning: B-1
--Proposed Zoning: NS
--Existing Uses: Restaurant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the NS zoning district (as more specifically described and restricted below in Section 2).
--Prohibited Uses: The following use is not permitted on the Site: automotive service stations with or without a convenience store, and restaurants (EDEE) with an accessory drive-through window.
--Maximum Gross Square feet of Development: Up to 14,000 square feet of gross floor area.
--Maximum Building Height: As allowed by the Ordinance.
--Parking: Parking will be provided as required by the Ordinance. Parking for the allowed uses may be provided on Site and on the adjoining Park Road Shopping Center property as part of an overall unified development.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by PRSC Holdings (Edens), LLC ("Petitioner") to accommodate the redevelopment of a portion of the Park Road Shopping Center with up to 14,000 square feet of gross floor area of uses allowed in the NS zoning district on approximately 1.14 acre site located at 1601 E. Woodlawn Road (the "Site").
- b. **Zoning Districts/Ordinance.** 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.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, 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.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the

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- Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
 - minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
 - modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks or yards) indicated on the Rezoning Plan; or
 - modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.
- e. **Planned/Unified Development.** The Site together with that certain site located adjacent to the Site and designated as Tax Parcel Nos. 175-181-01 and 09 (the "Adjacent Park Road Shopping Center Site") shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those existing improvements on the Park Road Shopping Center Site. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Park Road Shopping Site. The Petitioner and/or owner(s) of the Site and the Adjacent Park Road Shopping Center Site reserve the right to subdivide the portions or all of the Site and the Adjacent Park Road Shopping Center Site and create lots within the interior of the Site and the Adjacent Park Road Shopping Center Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Park Road Shopping Center Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 14,000 square feet of gross floor area of uses allowed in the NS zoning district, together with accessory uses as allowed in the NS zoning district.
- b. Only one use with accessory drive-through windows will be allowed on the Site.

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For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), areas associated with enclosed escalators and public open space, all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards)

- c. The following use is not be allowed on the Site: automotive service stations with or without a convenience store, and restaurants (EDEE) with an accessory drive-through window.
- d. The setback along East Woodlawn Road will be the future right-of-way line or 16 feet from the future back of curb, whichever is greater, as generally depicted on the Rezoning Plan.

3. Access and Transportation:

- a. Access to the Site will be from East Woodlawn Road in the manner generally depicted on the Rezoning Plan. Access and connections to the Site from the Park Road Shopping Center will also be allowed as generally depicted on the Rezoning Plan.
- b. The Petitioner will install a pedestrian refuge island along the Site's frontage within the right-of-way on E. Woodlawn Road as generally depicted on the Rezoning Plan.
- c. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by CDOT in accordance with applicable published standards.
- d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

4. 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 stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- c. If an accessory drive-through window associated with an allowed use is constructed on the Site, the accessory drive-through window may not be located between the proposed building and E. Woodlawn Road.
- d. Meter banks will be screened from view from E. Woodlawn Road at grade.

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- e. HVAC and related mechanical equipment will be screened from public view and from view of E. Woodlawn Road at grade. HVAC and related mechanical equipment may not be located between the proposed building and E. Woodlawn Road.
- f. Expanses of blank walls may not exceed 20 feet in length. A blank wall is a façade that does not add to the character of the streetscape and does not contain transparent windows or door or sufficient ornamentation, decoration or articulation. When this approach is not feasible architectural elements must be used on the building façade at street level. Elements may include, but are not limited to: molding; string courses; belt courses; changes in material or color; architectural lighting; works of art; display areas, porches, or stoops.
- g. The service side of the buildings may not be oriented to Woodlawn Road.

5. Streetscape, Buffers, Yards and Landscaping:

- a. Along the Site's frontage on E. Woodlawn Road the Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalk along E. Woodlawn Road in the manner generally depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- c. Screening requirements of the Ordinance will be met.
- d. Above-ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
- e. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance.
- b. The Site will comply with the Tree Ordinance.
- c. Any existing street trees in the street right of way along Woodlawn Road that are to remain must be protected during all phases of construction by fencing.

7. Signage:

- a. Signage as allowed by the NS zoning district may be provided.
- b. Wall signs as allowed by the Ordinance may be provided.

8. Lighting:

- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

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- b. Detached lighting on the Site will be limited to 30 feet in height.

9. Amendments to the Rezoning Plan:

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

10. Binding Effect of the Rezoning Application:

- a. 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 or assigns.

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APPROVED BY
CITY COUNCIL

JUL 20 2015

BANKS
ENGINEERING
1919 SOUTH BOULEVARD
SUITE 200
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2014

CLIENT:
EDENS
EDENS INVESTMENTS, LP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SC 29201

PROJECT:
PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING
4201 PARK ROAD
CHARLOTTE, NC 28209

SHEET:
DEVELOPMENT
SUMMARY NOTES
PETITION 2015-057

REV.	DATE	DESCRIPTION
A	05.15.15	Revised per comments from City staff
DESIGNED:	JDB	
DRAWN:		
CHECKED:		
PROJECT:	01004005	
DATE:	06.18.2015	

RZ-3

APPROVED BY
CITY COUNCIL

JUL 20 2015



520 / 515 SOUTH ELEVATION (AS SEEN FROM WOODLAWN)

NOTE: THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (ACTUAL BUILDINGS CONSTRUCTED ON SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED)

PROJECT PARK ROAD
SHOPPING CENTER -
1601 WOODLAWN
REZONING

4201 PARK ROAD
CHARLOTTE, NC 28209

620/515 ELEVATION
SKETCH
PETITION 2015-000

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STREET SIDE ELEVATION

APPROVED BY
CITY COUNCIL

JUL 20 2015



FRONT ELEVATION

PNC BANK ELEVATIONS

NOTE: THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (ACTUAL BUILDINGS CONSTRUCTED ON SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED)