

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by 300 Parkwood, LLC (the "Petitioner") for an approximately 1 acre site located on the south side of Parkwood Avenue between East 17th Street and East 18th Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
- C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- OPTIONAL PROVISIONS
- The following optional provisions shall apply to the development of the Site:
- A. The maximum height in feet of the buildings to be constructed on the Site shall be 43 feet as measured from the average grade at the base of each building.
- B. The minimum setbacks from Parkwood Avenue, East 17th Street and East 18th Street shall not be required to meet the standard of Section 9.1208(1)(a)(1) of the Ordinance, and the minimum setbacks from Parkwood Avenue, East 17th Street and East 18th Street shall be as depicted on the Rezoning Plan.
- C. The minimum required rear yard shall be 10 feet.
- D. Parking may cover more than 35 percent of the width of the Site as depicted on the Rezoning Plan.

- E. As noted below in paragraph C under Transportation, Petitioner shall install recessed, on-street parking along the Site's frontages on Parkwood Avenue and East 17th Street as generally depicted on the Rezoning Plan. The on-street parking shall be recessed into portions of the planting strip and shall be in lieu of the relevant portions of the planting strip.

- F. Where recessed, on-street parking is installed adjacent to the Site, the setback shall be measured from the back of curb of the travel lane, not the back of curb of the recessed, on-street parking.

PERMITTED USES

- A. The Site may only be devoted to a residential community containing a maximum of 50 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. Petitioner shall extend East 17th Street from its current terminus to Parkwood Avenue. The extended portion of East 17th Street to be constructed by Petitioner shall match the existing conditions of East 17th Street in terms of right of way width and street section. Notwithstanding the foregoing, Petitioner shall not be required to install a sidewalk on the west side of extended East 17th Street, and the existing sidewalk may remain in place on the west side of East 17th Street. The extended portion of East 17th Street shall be completed by Petitioner and approved by CDOT prior to the issuance of a certificate of occupancy for the first new building constructed on the Site.
- C. Petitioner shall install recessed, on-street parking along the Site's frontages on Parkwood Avenue and East 17th Street as generally depicted on the Rezoning Plan.
- D. Petitioner shall submit a Petition to the City of Charlotte requesting the abandonment of an existing alley located on the southerly portion of the Site and the abandonment of an existing vehicular turnaround located on the westerly portion of the Site adjacent to East 17th Street. The abandonment of the existing alley and the existing vehicular turnaround shall be completed prior to the issuance of a building permit for the first new building constructed on the Site.

ARCHITECTURAL STANDARDS

- A. The maximum height in stories of the buildings to be constructed on the Site shall be 3 stories.
- B. The maximum height in feet of the buildings to be constructed on the Site shall be 43 feet as measured from the average grade at the base of each building.
- C. Set out on Sheet RZ-2 are conceptual architectural renderings of the front, side and rear elevations of the buildings to be constructed on the Site that are intended to depict the general conceptual architectural style and character of the front, side and rear elevations of the buildings. Accordingly, the front, side and rear elevations of the buildings to be constructed on the Site shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- D. The permitted exterior building materials for the buildings to be constructed on the Site are designated and labelled on the conceptual architectural renderings set out on Sheet RZ-2. Vinyl shall not be a permitted exterior building material provided, however, that vinyl may be utilized on the soffits and trim, and vinyl windows may be installed on the buildings.
- E. All buildings with more than 4 ground level dwelling units along Parkwood Avenue shall have individual entrances into such dwelling units that are directly accessible from Parkwood Avenue and the parking lot. Walkways providing such access from Parkwood Avenue shall be shared by no more than two adjacent dwelling units. The entrances into these ground floor dwelling units from Parkwood Avenue shall be located above the grade of the adjacent sidewalk located along Parkwood Avenue, and the entrances shall be located an average of 24 inches above average grade, which means that some of such entrances may be located greater than 24 inches above average grade, and some of such entrances may be located less than 24 inches above average grade.
- F. A minimum 4 foot separation shall be provided between the back of the sidewalk located along Parkwood Avenue and the entry door into each ground floor dwelling unit from Parkwood Avenue. Notwithstanding the foregoing, steps and stoops located at the entrances into the ground floor dwelling units from Parkwood Avenue may encroach into this 4 foot separation.
- G. Exterior entry steps shall have enclosed risers.
- H. Doors and windows that operate as horizontal sliders are prohibited. Notwithstanding the foregoing, balcony doors may operate as horizontal sliders.
- I. "Optimist Park" shall be incorporated into the name of the proposed development.

STREETSCAPE AND LANDSCAPING

- A. Subject to the installation of the recessed, on-street parking on the Site's frontages along Parkwood Avenue and East 17 Street as described above, Petitioner shall install an 8 foot planting strip and an 8 foot sidewalk along the Site's frontage on Parkwood Avenue, and an 8 foot planting strip and a 6 foot sidewalk along the Site's frontages on East 17th Street and East 18th Street as depicted on the Rezoning Plan.
- B. A buffer that meets the requirements of Section 9.1208(9) of the Ordinance shall be established along those portions of the Site's boundary lines as depicted on the Rezoning Plan.
- C. Those parking spaces located under the second floors of the buildings to be constructed on the Site shall be screened from East 17th Street and East 18 Street with screen walls that have a minimum height of 3 feet as generally depicted on the Rezoning Plan

ENVIRONMENTAL FEATURES

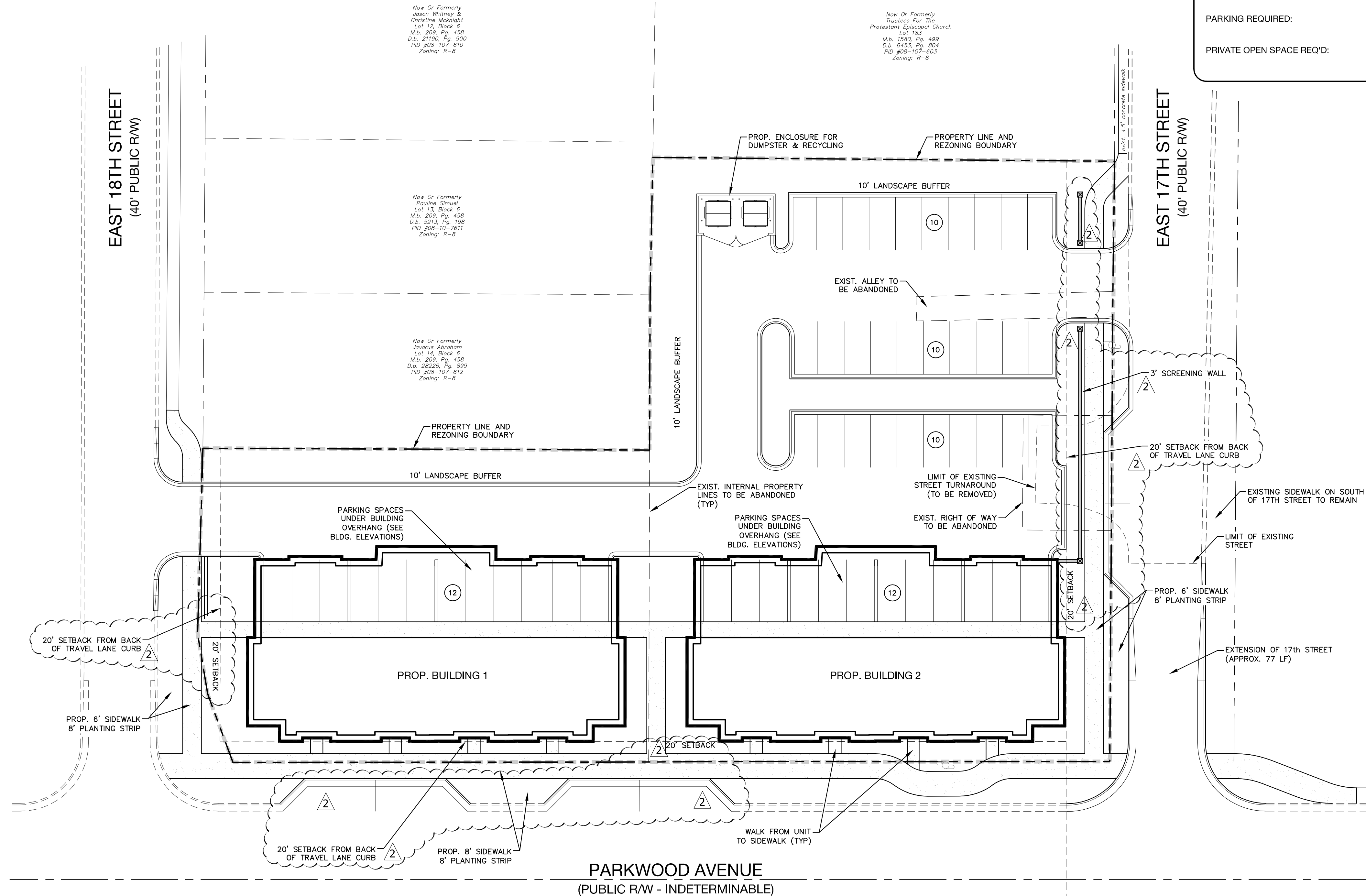
- A. No water supply wells including irrigation wells and open loop geothermal wells may be constructed on the Site.

LIGHTING

- A. The maximum height of any freestanding lighting fixture installed on the Site (excluding street lights) shall be 20 feet.
- B. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

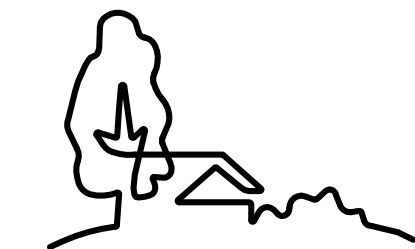
BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	081-076-01 081-076-02 081-076-15 081-076-14 081-076-19 081-076-18
TOTAL SITE AREA:	0.99 AC
EXISTING ZONING:	R-8 & B-1
PROPOSED ZONING:	TOD-R (O)
PROPOSED USE:	MULTI-FAMILY 50 UNITS MAX
PARKING REQUIRED:	50 SP. MINIMUM, 80 SP. MAXIMUM
PRIVATE OPEN SPACE REQ'D:	1 SF/100 SF GFA OR 1 SF/200 SF LOT AREA



URBAN
DESIGN
PARTNERS

1318-s6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

300 Parkwood, LLC

300 Optimist Park

Rezoning Site Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	8.21.15	UDP	PER STAFF COMMENTS
2	9.24.15	UDP	PER STAFF COMMENTS

Project No: 15-007

Date: April 27, 2015

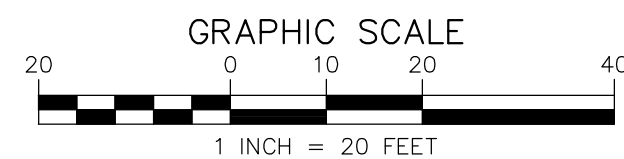
Designed by: udp

Drawn By: udp

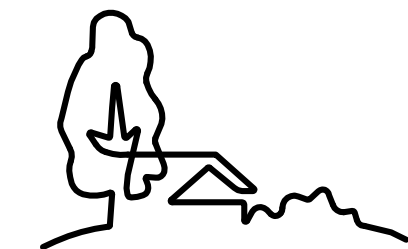
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Sheet No:

RZ-1



REZONING PETITION #2015-91



URBAN
DESIGN
PARTNERS

1318-w6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

300 Parkwood, LLC

601 S. Cedar Street
Suite 500
Charlotte, NC 28202

300 Optimist Park

Building Elevations
Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	8.21.15	UDP	PER STAFF COMMENTS
2	9.24.15	UDP	PER STAFF COMMENTS

Project No: 15-007
Date: April 27, 2015
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

RZ-2



TYPICAL PARKWOOD STREET FRONT BUILDING ELEVATION

SCALE: NTS

BEAUXWRIGHT

Parkwood Seventeenth Street
Charlotte, NC
August 20, 2015



1



TYPICAL PARKWOOD REAR BUILDING ELEVATION

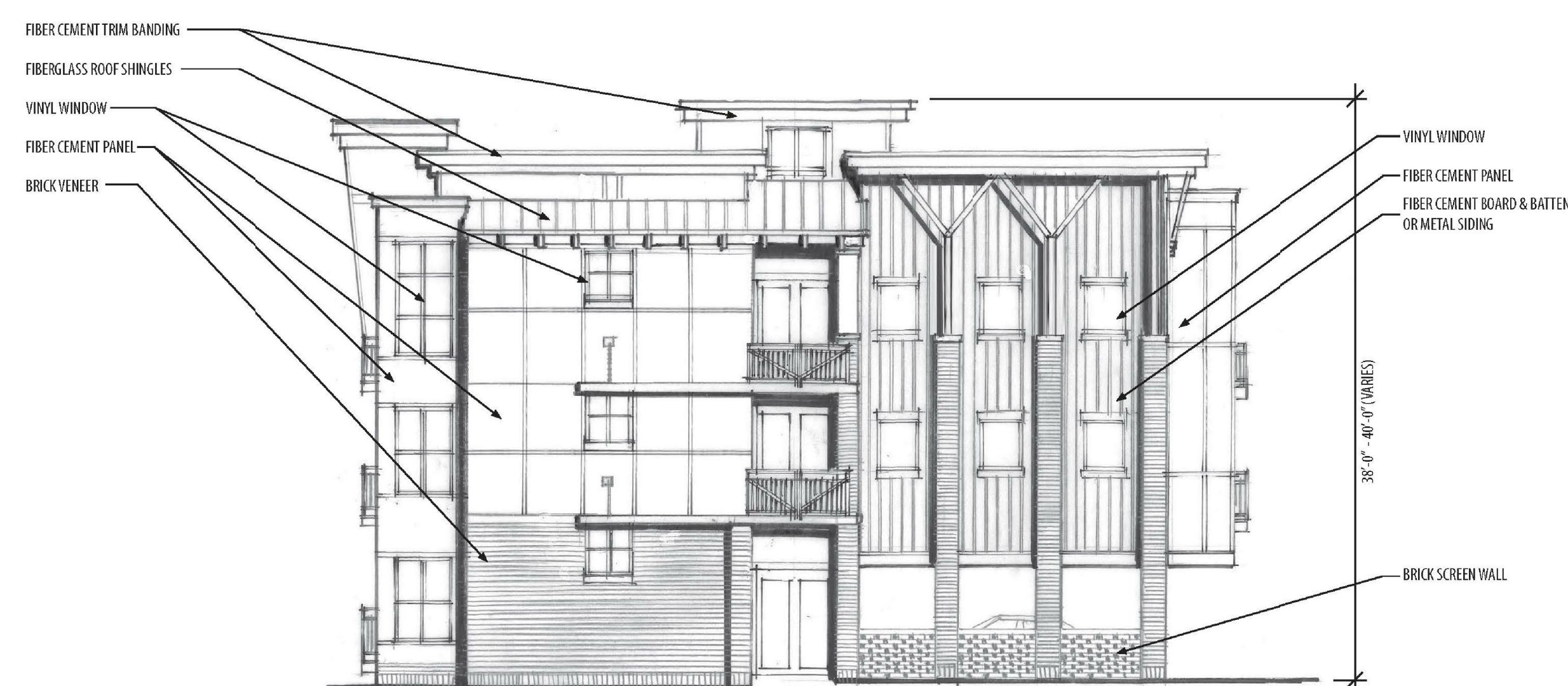
SCALE: NTS

BEAUXWRIGHT

Parkwood Seventeenth Street
Charlotte, NC
August 20, 2015



2



TYPICAL PARKWOOD SIDE BUILDING ELEVATION

SCALE: NTS

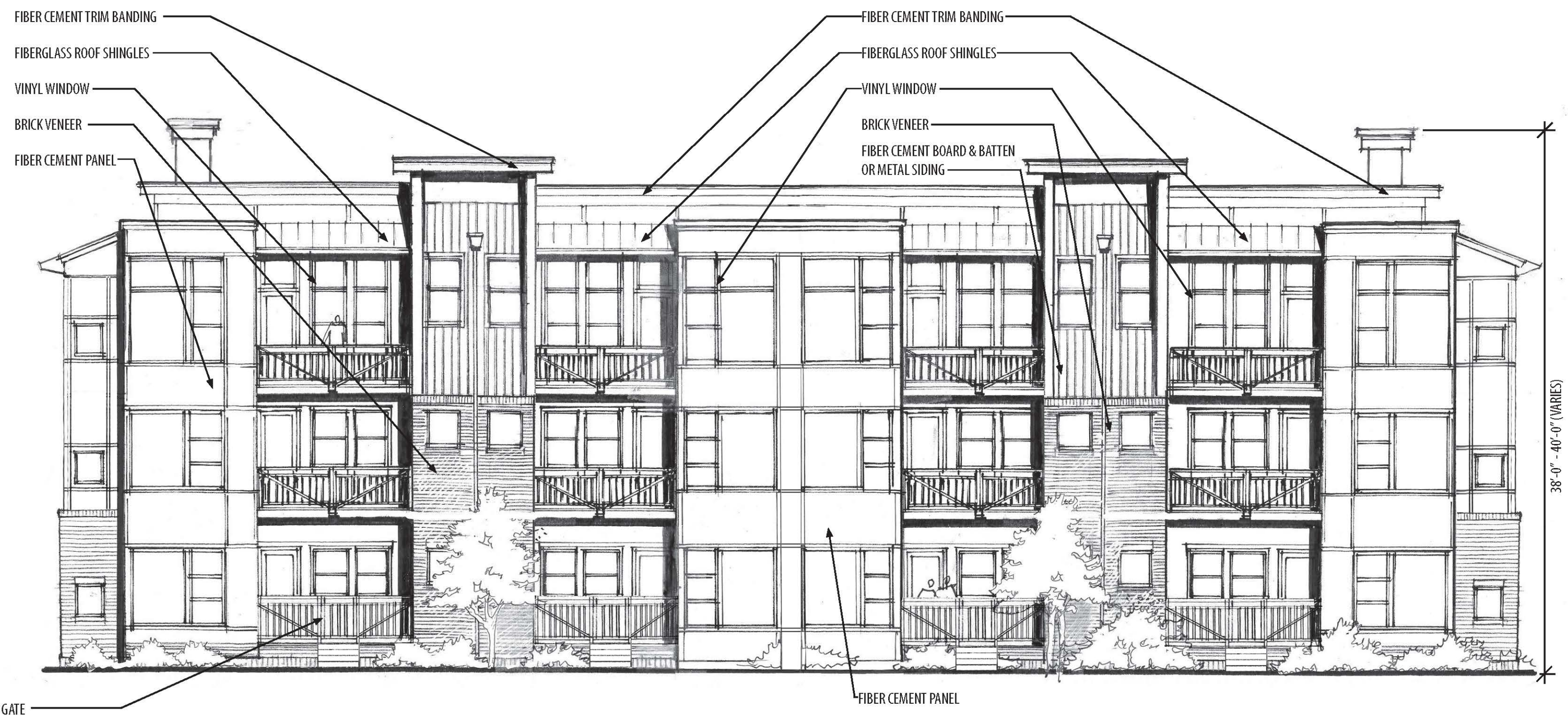
BEAUXWRIGHT

Parkwood Seventeenth Street
Charlotte, NC
August 20, 2015



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REZONING PETITION #2015-91



TYPICAL PARKWOOD STREET FRONT BUILDING ELEVATION

SCALE: NTS

BEAUXWRIGHT

Parkwood Seventeenth Street
Charlotte, NC
August 20, 2015

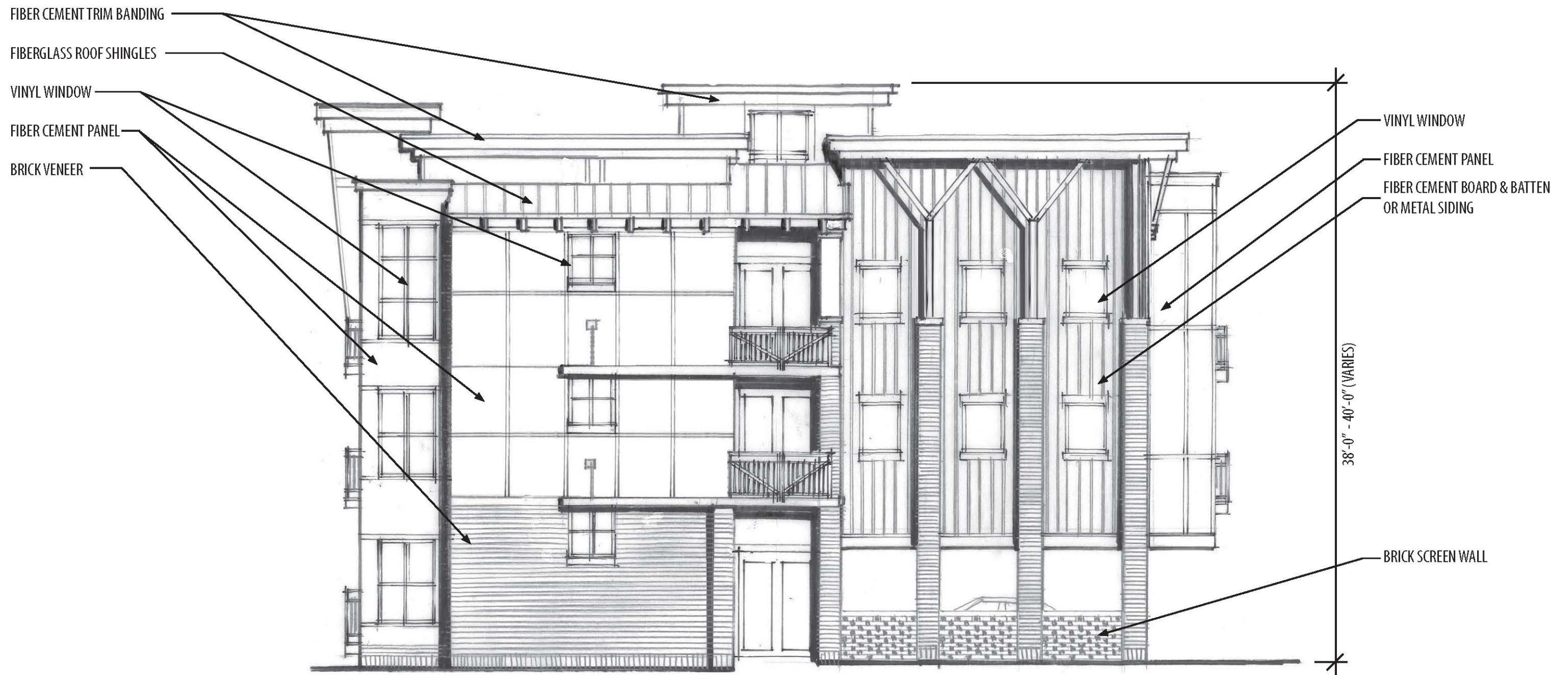


TYPICAL PARKWOOD REAR BUILDING ELEVATION

SCALE: NTS

BEAUXWRIGHT

Parkwood Seventeenth Street
Charlotte, NC
August 20, 2015



TYPICAL PARKWOOD SIDE BUILDING ELEVATION

SCALE: NTS

BEAUXWRIGHT

Parkwood Seventeenth Street
 Charlotte, NC
 August 20, 2015