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DESIGN
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300 Parkwood, LLC

601 S. Cedar Street
Suite 500
Charlotte, NC 28202

Parkwood 17th

Existing Conditions

Charlotte, NC

NO. DATE BY: REVISIONS:

Project No: 15-007
Date:
Designed by: udp
Drawn By: udp
Scale: 1"= 20'
Sheet No:

1-800-

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 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. 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").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.
- E. 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.

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 MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office.

Transportation

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points to be subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The proposed residential community will meet the minimum parking requirements of the Ordinance. Pursuant to Section 9.8507(5) of the Ordinance, on-street parking spaces located on the same side of the street as the Site may be used to meet the minimum parking requirements of the Ordinance.
- C. Bicycle parking will be provided on the Site as required by the Ordinance.

Architectural Standards

- A. The maximum height in stories of the buildings to be constructed on the Site shall be 3 stories.
- B. The buildings to be constructed on the Site shall meet the applicable urban design standards of Section 9.8506 of the Ordinance.
- C. Any roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

Setback and Yards/Streetscape and Landscaping

- A. Development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.
- B. 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.
- C. A 10 foot landscaped area shall be established along the southerly boundary of the Site as depicted on the Rezoning Plan. At a minimum, this 10 foot landscaped area will meet the tree and shrub requirements of a Class C buffer.
- D. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- E. All backflow preventers and transformers will be internal or screened and located in such a manner that they are not visible from the public streets and sidewalks.

Environmental Features

- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

Signs

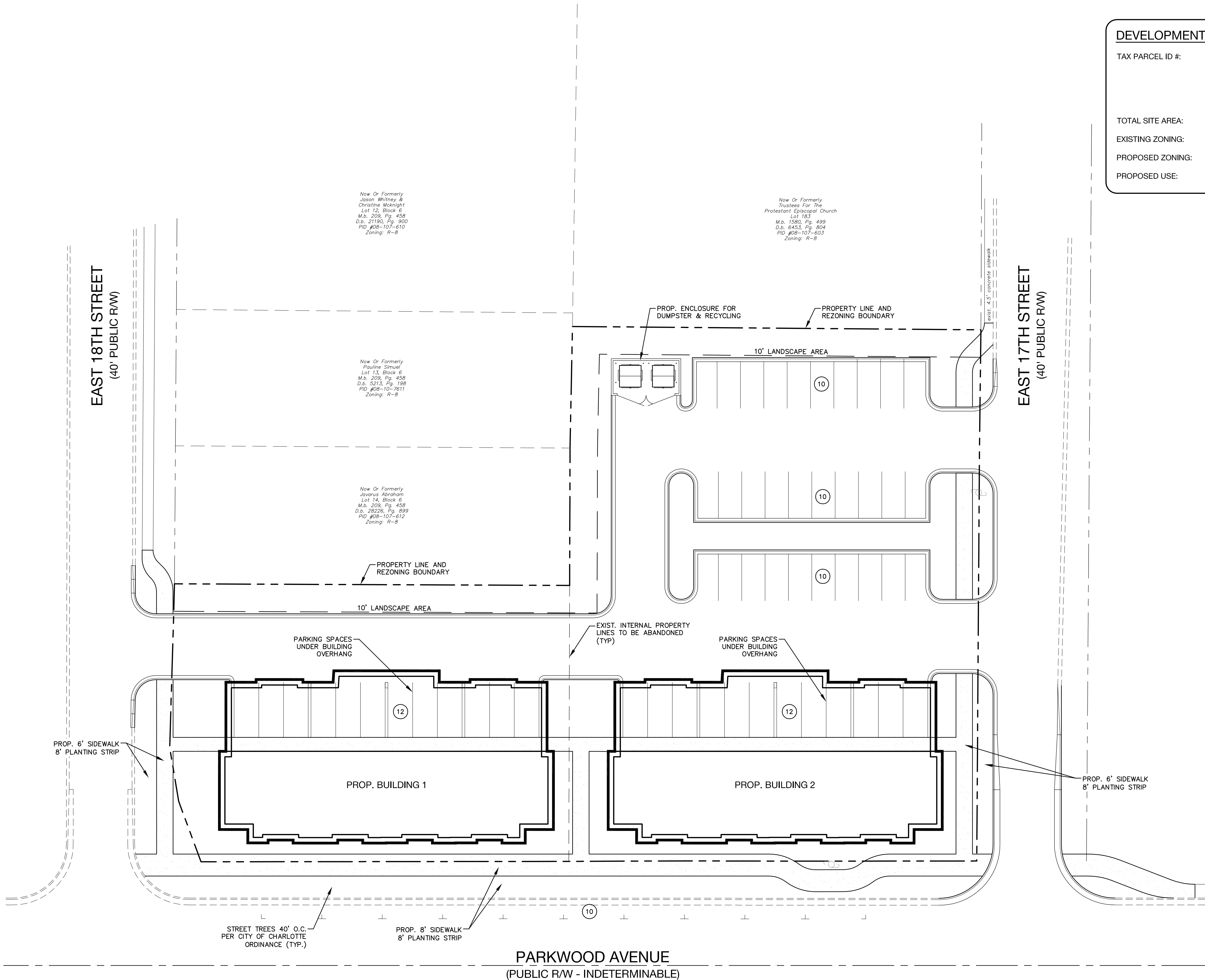
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

Lighting

- A. Any freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site (excluding street lights) shall be 20 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

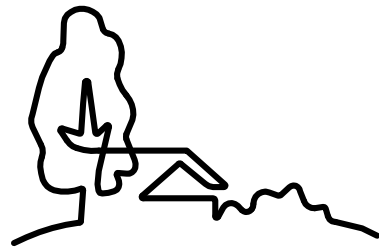
Binding Effect of the Rezoning Documents and Definitions

- 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.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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:	MUDD (CD)
PROPOSED USE:	MULTI-FAMILY 50 UNITS MAX



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Rezoning Site Plan
Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 15-007

Date: April 27, 2015

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RZ-1

