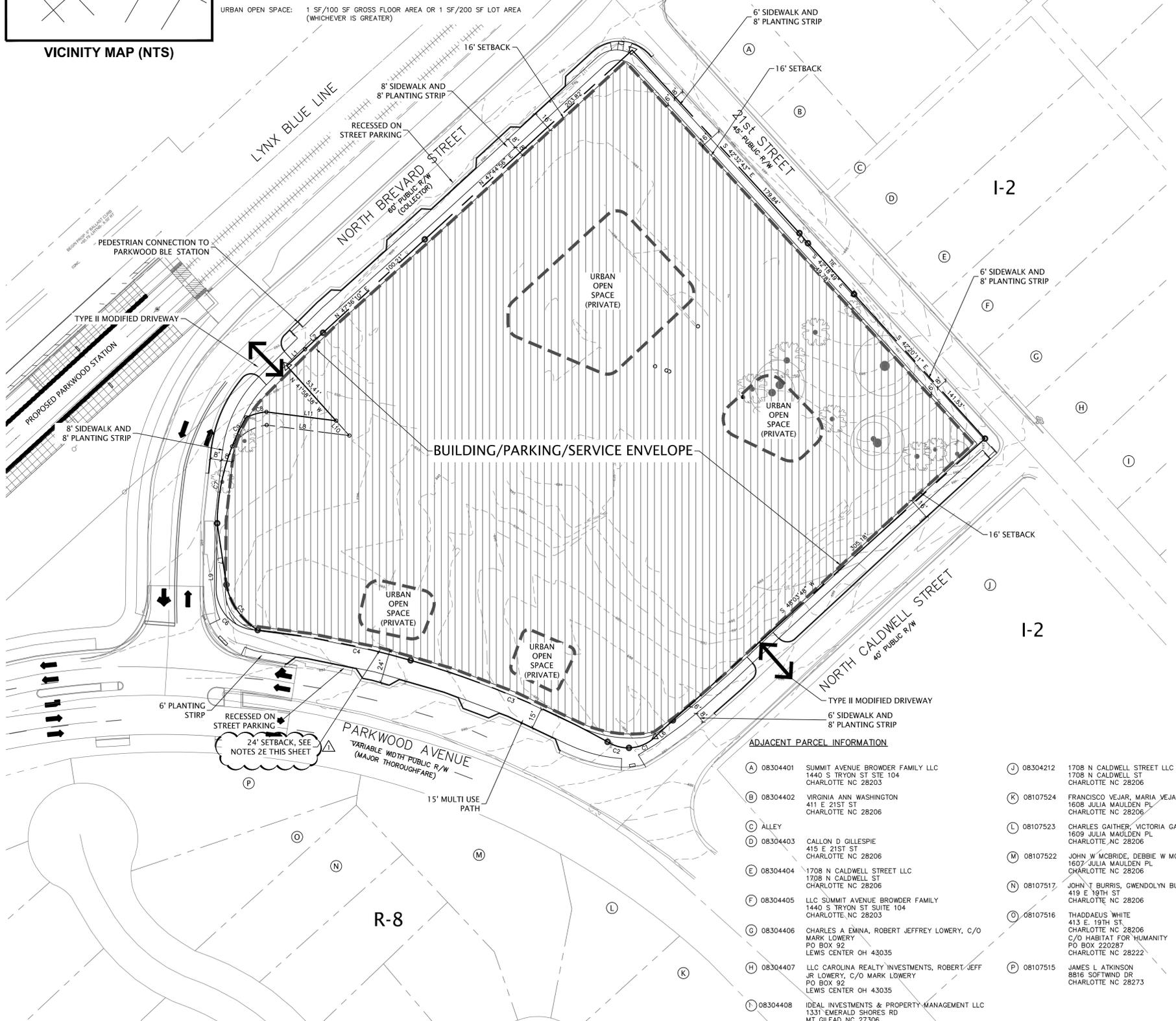


VICINITY MAP (NTS)

**SITE DEVELOPMENT DATA**

SITE AREA: ±3.63 ACRES  
 PARCEL ID #: 08107803, 08304106, 08304101, 08304103  
 EXISTING ZONING: I-1 & I-2  
 EXISTING USE: INDUSTRIAL  
 PROPOSED ZONING: TOD-R(O)  
 PROPOSED USE: 351 DWELLING UNITS (MULTI-FAMILY APARTMENTS)  
 RESIDENTIAL DENSITY: 20 UNITS/ACRE MINIMUM  
 BUILDING HEIGHT: 85' (120' MAXIMUM)  
 PARKING SPACES: 1 SPACE/UNIT MINIMUM - 1.6 SPACE/UNIT MAXIMUM  
 URBAN OPEN SPACE: 1 SF/100 SF GROSS FLOOR AREA OR 1 SF/200 SF LOT AREA (WHICHEVER IS GREATER)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	LINE	BEARING	DISTANCE
C1	27.92'	21.09'	20.59'	S 67°14'55" W	L1	N 47°34'32" E	17.80'
C2	27.92'	18.43'	18.20'	N 74°14'58" W	L2	N 47°34'32" E	17.80'
C3	675.56'	155.22'	154.88'	N 67°36'14" W	L3	S 40°10'08" E	9.59'
C4	680.39'	113.54'	113.41'	N 78°50'59" W	L4	S 70°10'03" E	8.83'
C5	50.00'	41.08'	39.93'	N 34°46'29" W	L5	S 70°54'05" E	2.14'
C6	30.00'	46.46'	41.96'	N 45°59'32" W	L6	S 47°07'13" W	17.65'
C7	157.65'	80.27'	79.41'	N 151°7'11" E	L7	N 08°33'47" W	45.01'
C8	44.64'	15.50'	15.42"	N 74°48'39" E	L8	N 82°45'49" W	60.58'
C9	35.14'	30.49'	29.54'	S 58°22'16" W	L9	N 09°50'05" E	48.16'
					L10	S 41°58'36" E	14.47'
					L11	S 82°45'49" E	51.02'



**ADJACENT PARCEL INFORMATION**

A	08304401	SUMMIT AVENUE BROWDER FAMILY LLC 1440 S TRYON ST STE 104 CHARLOTTE NC 28203	J	08304212	1708 N CALDWELL STREET LLC 1708 N CALDWELL ST CHARLOTTE NC 28206
B	08304402	VIRGINIA ANN WASHINGTON 411 E 21ST ST CHARLOTTE NC 28206	K	08107524	FRANCISCO VEJAR, MARIA VEJAR 1608 JULIA MAULDEN PL CHARLOTTE NC 28206
C	ALLEY		L	08107523	CHARLES GAITHER, VICTORIA GAITHER 1609 JULIA MAULDEN PL CHARLOTTE NC 28206
D	08304403	CALLON D GILLESPIE 415 E 21ST ST CHARLOTTE NC 28206	M	08107522	JOHN W MCBRIDE, DEBBIE W MCBRIDE 1607 JULIA MAULDEN PL CHARLOTTE NC 28206
E	08304404	1708 N CALDWELL STREET LLC 1708 N CALDWELL ST CHARLOTTE NC 28206	N	08107517	JOHN T BURRIS, GWENDOLYN BURRIS 419 E 19TH ST CHARLOTTE NC 28206
F	08304405	LLC SUMMIT AVENUE BROWDER FAMILY 1440 S TRYON ST SUITE 104 CHARLOTTE, NC 28203	O	08107516	THADDAEUS WHITE 413 E 19TH ST CHARLOTTE NC 28206 C/O HABITAT FOR HUMANITY PO BOX 220287 CHARLOTTE NC 28222
G	08304406	CHARLES A EMINA, ROBERT JEFFREY LOWERY, C/O MARK LOWERY PO BOX 92 LEWIS CENTER OH 43035	P	08107515	JAMES L ATKINSON 8816 SFTWIND DR CHARLOTTE NC 28273
H	08304407	LLC CAROLINA REALTY INVESTMENTS, ROBERT JEFF R LOWERY, C/O MARK LOWERY PO BOX 92 LEWIS CENTER OH 43035			
I	08304408	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC 1331 EMERALD SHORES RD MT GILEAD NC 27306			

**DEVELOPMENT STANDARDS**

**1. GENERAL PROVISIONS**

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Parkwood Residences LLC (the "Petitioner") for an approximately 3.63 acre site bounded by Parkway Avenue, North Brevard Street, East 21st Street and North Caldwell 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. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

D. Setbacks depicted on the Rezoning Plan are not build-to-lines, but rather, they are minimum setbacks from the back of the relevant curbs.

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.

**2. OPTIONAL PROVISIONS**

The following optional provisions shall apply to the development of the Site:

A. Parking and maneuvering space shall be allowed between the building and the required setback from North Brevard Street as depicted on the Rezoning Plan.

B. A roof line variation every 30 feet as set out in Section 9.1209(1)(g) of the Ordinance shall not be required.

C. The building entrance requirements of Section 9.1209(1)(i) of the Ordinance shall not apply to the building to be constructed on the Site. Building entrances along Parkway Avenue and North Brevard shall be provided in the manner depicted on the conceptual, schematic images of the building.

D. Section 9.1209(1)(j) of the Ordinance shall not apply to the Site, and the first floor of the building to be constructed on the Site shall not be required to have any portion of the linear street frontage developed for non-residential use.

E. The 24 foot setback along the Site's frontage on Parkway Avenue shall be measured from the back of the existing curb of the existing travel lane, not the back of curb of the recessed, on-street parking, as depicted on the Rezoning Plan.

F. The sidewalks and planting strips installed along the Site's frontages on Parkway Avenue and North Brevard Street shall be as depicted on the Rezoning Plan.

**3. PERMITTED USES**

A. The Site may only be devoted to a multi-family residential community containing a maximum of 351 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Incidental and accessory uses to the multi-family residential use may include, without limitation, a leasing and management office and amenities for the residents such as a fitness center.

B. Notwithstanding the terms of paragraph A above, any fitness center shall not be visible from a public street or a public sidewalk adjacent to a public street.

**4. 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. A minimum of 1 parking space per dwelling unit shall be provided on the Site.

C. Petitioner shall provide a recessed, on-street parking spaces (6 feet plus 2 foot gutter pan) along the Site's frontage on Parkway Avenue as generally depicted on the Rezoning Plan.

D. Petitioner shall install a 15 foot wide multi-use path (the "Multi-Use Path") behind the back of curb along the Site's frontage on Parkway Avenue as generally depicted on the Rezoning Plan.

E. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Parkway Avenue that are necessary to extend the existing right of way for Parkway Avenue to the back of the Multi-Use Path.

F. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall convey to the City of Charlotte (subject to a reservation for any necessary utility easements) a 2 foot wide easement that will be located behind and adjacent to the rear edge of the Multi-Use Path as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, an easement shall not be conveyed or granted to the City in those locations where the building to be constructed on the Site abuts the Multi-Use Path.

G. Petitioner shall install 7 foot wide on-street parking spaces (5 feet plus 2 foot gutter pan) along the Site's frontage on North Brevard Street as generally depicted on the Rezoning Plan.

H. Petitioner shall provide a pedestrian crossing on North Brevard Street to provide a pedestrian connection from the Site to the transit station as generally depicted on the Rezoning Plan. Petitioner shall install an accessible ramp on the Site side of the pedestrian crossing. Notwithstanding the foregoing, the precise location of the pedestrian crossing shall be determined during the permitting process, but in no event shall the location of the pedestrian crossing conflict with or cause a relocation of the driveway into the Site located on North Brevard Street that is depicted on the Rezoning Plan.

**5. ARCHITECTURAL AND DESIGN STANDARDS**

A. Attached to the Rezoning Plan are conceptual, schematic images of the Parkway Avenue and North Brevard Street elevations of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of these elevations. Accordingly, the Parkway Avenue and North Brevard Street elevations of the building to be constructed on the Site shall be complementary to the Parkway Avenue and North Brevard Street elevations of the building in terms of general architectural style and character and exterior building materials. Notwithstanding the foregoing and subject to the optional provisions set out above, the East 21st Street and North Caldwell Street elevations shall only be required to meet the minimum design standards of the TOD-R zoning district, and these elevations will not have the same degree of articulation and recesses as the Parkway Avenue and North Brevard Street elevations.

B. The permitted exterior building materials for the Parkway Avenue and North Brevard Street elevations of the building to be constructed on the Site are designated and labeled on the attached conceptual, schematic images of these elevations.

C. The East 21st Street elevation and the North Caldwell Street elevation of the building to be constructed on the Site shall be complementary to the Parkway Avenue and North Brevard Street elevations of the building in terms of general architectural style and character and exterior building materials. Notwithstanding the foregoing and subject to the optional provisions set out above, the East 21st Street and North Caldwell Street elevations shall only be required to meet the minimum design standards of the TOD-R zoning district, and these elevations will not have the same degree of articulation and recesses as the Parkway Avenue and North Brevard Street elevations.

D. The ground floor of those portions of the building that front on Parkway Avenue shall contain a minimum 50 percent glazing.

E. The floor to floor height of the first floor of the building shall be a minimum of 1 foot taller than the floor to floor height of the upper floors of the building.

F. Primary building entrances shall be prominent and visible. This shall be accomplished through a combination of at least 3 of the following elements:

- decorative pedestrian lighting/sconces;
- architectural details carried through to upper floors;
- covered porches, canopies, awnings or sunshades;
- archways;
- transom windows;
- terraced or raised planters that can be utilized as seat walls;
- common outdoor seating enhanced with specialty details, paving, landscaping or water features;
- double doors;
- stoops or stairs; and
- contrasting pavement from the primary sidewalk.

G. Exterior ground floor entrances to individual dwelling units from the public right of way, where provided, shall have the design appearance of a front door rather than a back patio door design.

H. As generally depicted on the Rezoning Plan, the vehicular entrance into the Site from North Brevard Street and the associated surface parking area shall be designed and constructed as a motor court and pedestrian plaza (the "Plaza") that contains decorative paving, hardscape and landscaping.

I. A portion of the precast concrete parking structure will be exposed to North Caldwell Street and shall not be clad with any additional finishes.

**6. STREETScape/LANDSCAPING AND SCREENING/URBAN OPEN SPACE**

A. Petitioner shall install the Multi-Use Path at the back of curb along the Site's frontage on Parkway Avenue as depicted on the Rezoning Plan. A 6 foot planting strip shall be installed along the Site's frontage on Parkway Avenue as depicted on the Rezoning Plan.

B. Petitioner shall install an 8 foot sidewalk and an 8 foot planting strip along the Site's frontage on North Brevard Street as depicted on the Rezoning Plan.

C. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on East 21st Street as depicted on the Rezoning Plan.

D. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on North Caldwell Street as depicted on the Rezoning Plan.

E. Small maturing trees shall be planted in the curb bump outs for the on-street parking to be installed along the Site's frontages on Parkway Avenue and North Brevard Street.

F. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.

G. The landscaping depicted on the attached conceptual, schematic images is included for the purpose of illustrating the location, density and quality of the landscaping materials to be installed on the Site. However, the types of landscaping materials that may ultimately be installed on the Site may vary from the types depicted on the attached conceptual, schematic images.

H. The interior portions of the private court yards depicted on the Rezoning Plan and the attached conceptual, schematic images are illustrative of the design intent and quality of these private court yards. However, the ultimate design of the interior portions of the private court yards may vary from what is depicted on the Rezoning Plan and the attached conceptual, schematic images.

I. The sidewalks and walking paths installed on the Site or along the Site's public street frontages, other than the pedestrian facilities located within the Plaza, shall be concrete sidewalks and walking paths.

J. Urban open space will be provided on the Site as required by the Ordinance and as generally depicted on the Rezoning Plan.

**7. ENVIRONMENTAL**

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

**8. 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. Pursuant to Section 110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.



design resource group

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

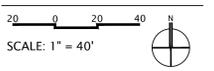
2459 wilkinson boulevard, suite 200  
 charlotte, nc 28208  
 p 704.343.0608 f 704.358.3093  
 www.drgrp.com

the  
**NRP**  
 group LLC

**PARKWOOD PROPERTY**  
 CHARLOTTE, NORTH CAROLINA

**PARKWOOD RESIDENCES LLC**  
 5309 TRANSPORTATION BLVD  
 CLEVELAND, OHIO 44125  
 216-584-0602

REZONING PETITION  
 #2015-126



PROJECT #: 394-004  
 DRAWN BY: BG  
 CHECKED BY: BS

**TECHNICAL DATA SHEET**

NOVEMBER 23, 2015

REVISIONS:  
 01.15.2016 PER STAFF COMMENTS

RZ1.0



# JHP

Architecture/Urban Design

**drG**  
DESIGN  
RESOURCE  
GROUP

## CONCEPT PACKAGE

## PARKWOOD STATION CHARLOTTE, NORTH CAROLINA

2015055  
01.15.2015

the  
**NRP**  
group LLC





01 North Brevard [Leasing Corner]



- Accent Lighting
- Awning above unit entry
- Leasing Entry
- ADA Entry Ramp
- Planter Boxes
- Project Signage
- Motor Court Entry
- Landscape
- Accent Lighting

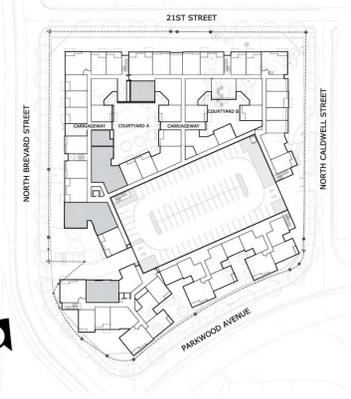
- Unit Entry/ Stoop
- Terraced Planting
- Planter Boxes
- Bench Seating
- Bicycle Rack
- Special Paving



MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 North Brevard [Motor Court]

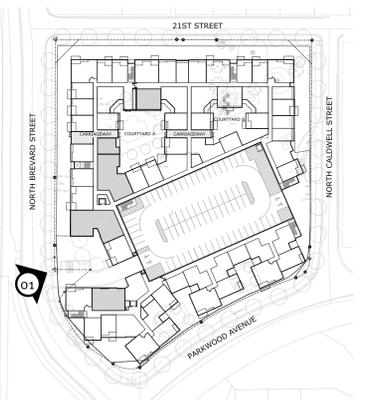
- Unit above garage entry
- Garage Entry
- Outdoor Seating
- Unit Balcony
- Planter Boxes
- High Gloss Paving
- Special Paving
- Leasing Parking
- Landscape Accent Lighting/Bollard



MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 North Brevard and Parkwood [Corner Courtyard]

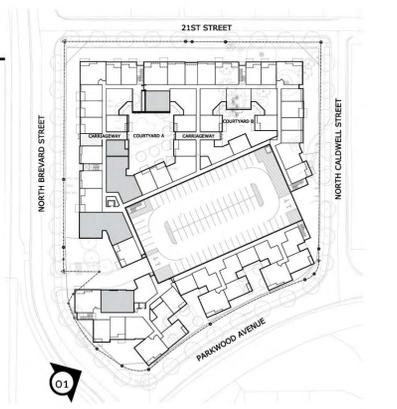


- Awning above unit entry
- Unit Entry/Stoop
- Terraced Planting
- Accent Boulder
- Special Paving

**MATERIAL LEGEND**

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 North Brevard and Parkwood [Corner Courtyard]

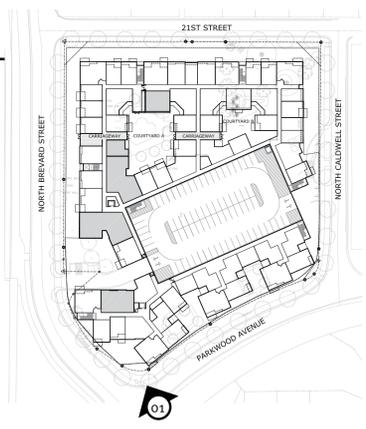
- Unit Balcony
- Building Entry
- Project Signage
- Awning above stair entry
- Planter Boxes
- ADA Entry Ramp
- Grand Stair



MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 Parkwood and North Caldwell

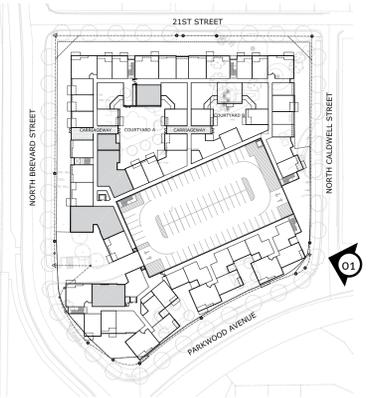
- Accent Lighting
- Awning above unit entry
- Building Entry
- Landscape Accent Lighting/Bollard
- Special Paving
- Stoop/Unit Entry



MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan



01 North Brevard and Parkwood [Corner Courtyard]



02 Parkwood Avenue [Courtyard 1]



03 North Brevard and Parkwood

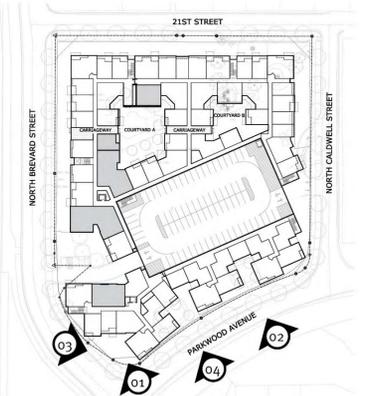


04 Parkwood Avenue [Courtyard 2]

**MATERIAL LEGEND**

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry

**NOTES**  
 - 10'-1" Minimum Ceiling Height at first floor.  
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.



02 Key Plan