

**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com  
nc firm no: P-0416  
sc coa no: C-03044

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	171-043-24
TOTAL SITE AREA:	0.32 AC
EXISTING ZONING:	R-4
CURRENT:	R-4
PROPOSED:	O-2(CD)

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS.**

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

**PURPOSE**  
THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL SURFACE PARKING LOT AS PART OF THE 4400 PARK ROAD SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE O-2 DISTRICT AS A CONDITIONAL DISTRICT (O-2 (CD)).

**PERMITTED USES**

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE LIMITED TO A SMALL SURFACE PARKING LOT.

**TRANSPORTATION**

THE SITE WILL HAVE ACCESS ONLY FROM THE 4400 PARK ROAD SITE AND FROM AN ADJOINING OFFICE SITE ON PARK ROAD AS GENERALLY DEPICTED ON THE SITE PLAN.

- THE PETITIONER WILL ESCROW A TOTAL OF \$8,000.00 FOR THE REPLACEMENT OF THE EXISTING CURB HANDICAP RAMPS AT THE CORNER OF DREXMORE AND WOODLAWN AS REQUESTED BY CDOT. THE ESCROWED FUNDS WILL BE AVAILABLE TO THE CITY OF CHARLOTTE FOR THE REQUESTED CURB RAMP REPLACEMENT AT ANY SUCH TIME AS THE CITY MAY CHOOSE TO MAKE THE IMPROVEMENTS. SUBJECT TO THE FOLLOWING LIMITATION. IF THE CITY HAS NOT CONSTRUCTED THE CURB RAMPS WITHIN 18 MONTHS FROM THE ESTABLISHMENT OF THE ESCROW ACCOUNT THEN THE FUNDS SHALL BE RETURNED TO THE PETITIONER AND NO FURTHER OBLIGATION FOR THE REPLACEMENT OF THE CURB RAMPS.
- THE PETITIONER WILL CONSTRUCT THE PLANTING STRIP AND SIDEWALK AS GENERALLY DEPICTED ON THE SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

**ARCHITECTURAL STANDARDS**

NOT APPLICABLE

**STREETScape AND LANDSCAPING**

THE PETITIONER WILL INSTALL LANDSCAPE SCREEN ALONG THE FRONT OF THE SITE TO SCREEN THE PARKING FROM DREXMORE AVENUE. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY. THESE IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE PARKING LOT, WITH DUE CONSIDERATION OF THE ALLOWANCES FOR THE PLANTING SEASON. THE PETITIONER RESERVES THE RIGHT TO MEANDER ANY NEW SIDEWALKS INSTALLED ON THE SITE TO PRESERVE EXISTING TREES.

- THE PETITIONER WILL CONSTRUCT A SPECIFIC LANDSCAPING PLAN ALONG THE SOUTH SIDE OF THE SITE AS DEPICTED AND DESCRIBED IN THE PLAN ATTACHED TO AND MADE A PART OF THIS APPLICATION. THE PLAN CALLS FOR THE CONSTRUCTION OF AND INCLUDES SPECIFICATIONS FOR A FENCE, BUSHES, AND TREES THAT WILL EXCEED THE REQUIREMENTS OF THE BUFFER STANDARDS, CONTAINED IN THE ORDINANCE.

**ENVIRONMENTAL FEATURES**

THERE SHALL BE NO STORM WATER DISCHARGE FROM THE PROPOSED SURFACE PARKING LOT ONTO THE ADJOINING SINGLE-FAMILY PARCEL ADDRESSED AS 1368 DREXMORE AVENUE. TREE SAVE AREAS ON THE SITE WILL BE COMPOSED BASED ON THE FOLLOWING CALCULATION: 0.31 ACRES X 0.15 TREE SAVE= 0.04 ACRES OF TREE SAVE AREA.

**PARKS, GREENWAYS, AND OPEN SPACE**

NOT APPLICABLE

**FIRE PROTECTION**

NOT APPLICABLE

**SIGNAGE**

ONLY INTERNAL DIRECTIONAL SIGNAGE WILL BE PERMITTED

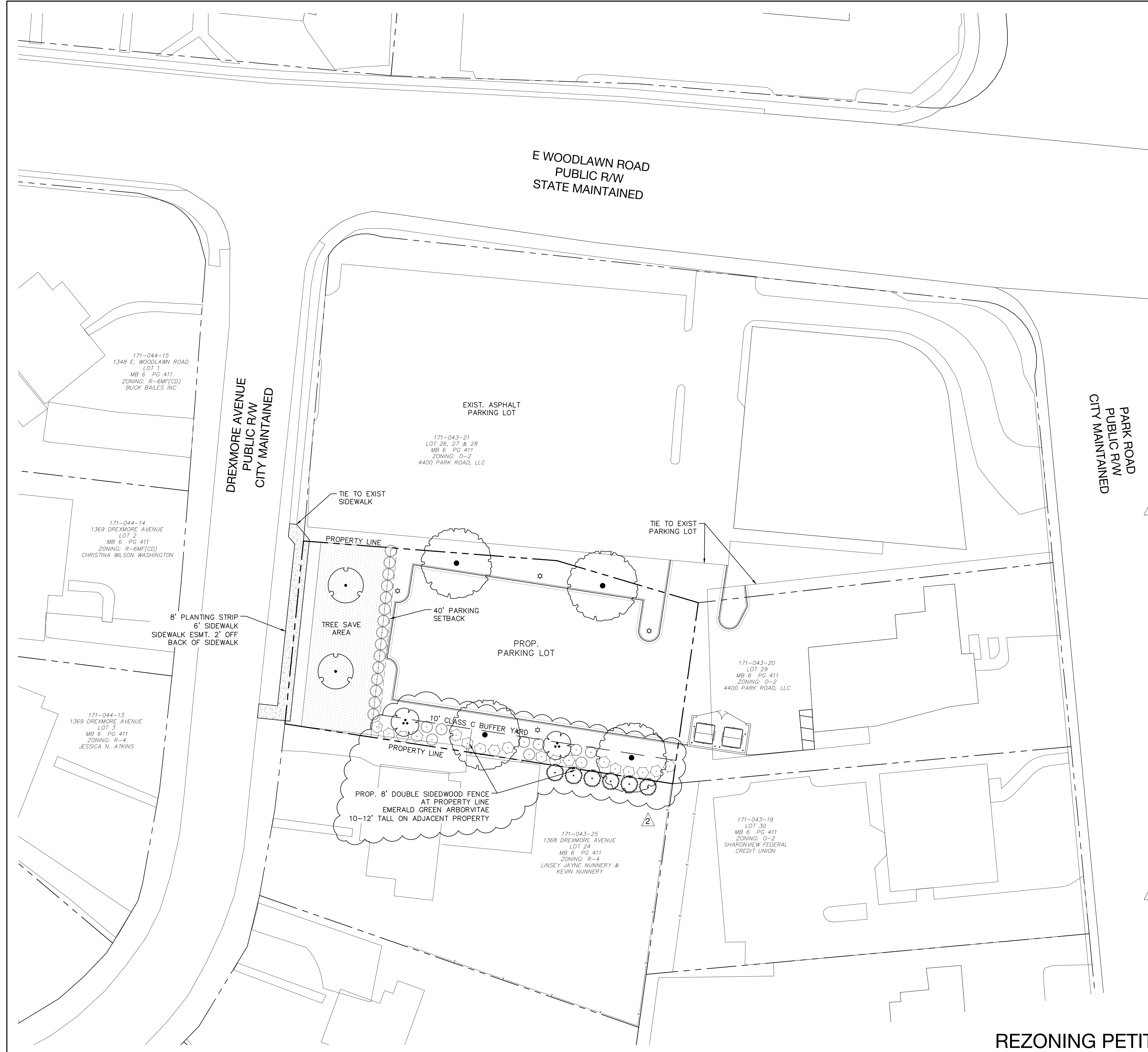
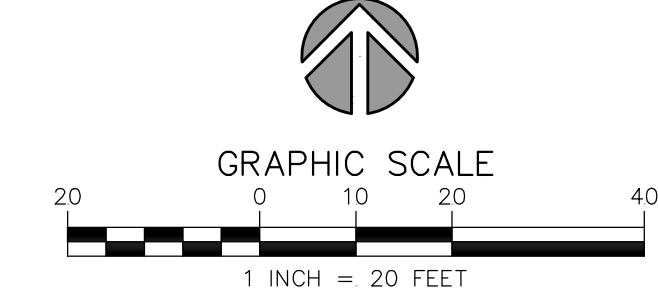
**LIGHTING**

- THE LIGHTING TO BE INSTALLED WILL BE SELECTED FROM THE DUKE ENERGY LIST OF AVAILABLE LIGHT FIXTURES AND MAY INCLUDE BUT NOT BE LIMITED TO BOLLARD LIGHTING, FREE STANDING PEDESTRIAN LIGHTING NOT EXCEEDING 12 FEET IN TOTAL HEIGHT OR SOME COMBINATION OF FIXTURES. IN ALL CASES LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL EMPLOY FULLY SHIELDED CUTOFF LUMINAIRES.

**PHASING**

RESERVED

INITIAL SUBMISSION- 4-2-19, 1.0  
REVISED PER STAFF COMMENTS, 6-10-19, 1.1  
REVISED PER STAFF ANALYSIS, 7-22-19, 1.2



REZONING PETITION #2019-060

4400 Park Road LLC

1374 Drexmore Ave.

NO.	DATE	BY:	REVISIONS:
1	06.10.19	UDP	PER CITY COMMENTS
2	07.22.19	UDP	PER CITY COMMENTS

Project No: 19-025  
Date: 03.07.2019  
Designed by: UDP  
Drawn By: UDP  
Sheet No:

RZ-1.0

Rezoning Plan  
Charlotte, NC

1 Greenway Plaza STE 800  
Houston, TX 77046