

**URBAN
DESIGN
PARTNERS**

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sc cca no: C-03044

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

DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

- A. 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.
- B. 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.
- C. 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

ARCHITECTURAL STANDARDS

RESERVED.

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.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

RESERVED

PHASING

RESERVED

INITIAL SUBMISSION- 4-2-19, 1.0

4400 Park Road LLC

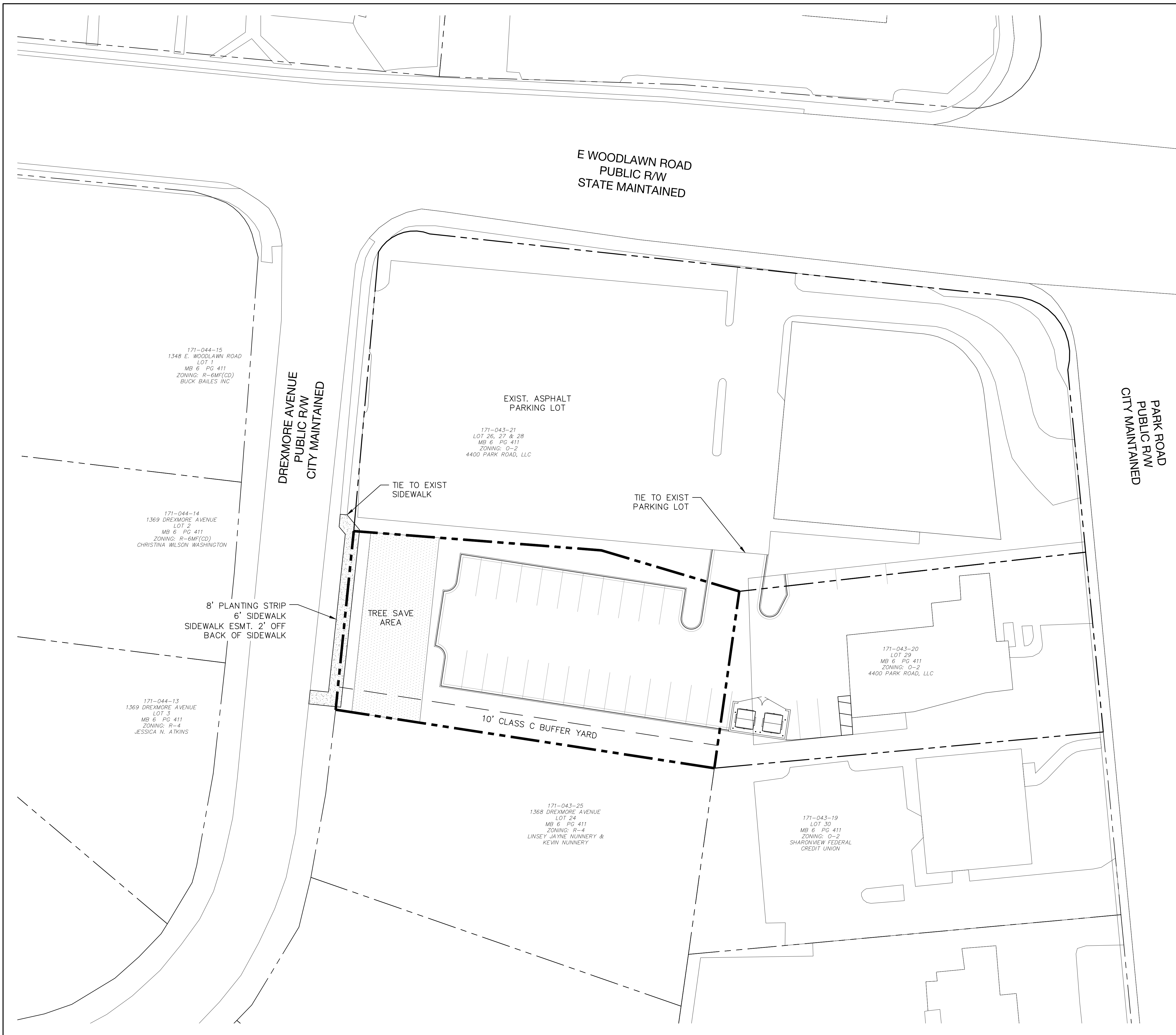
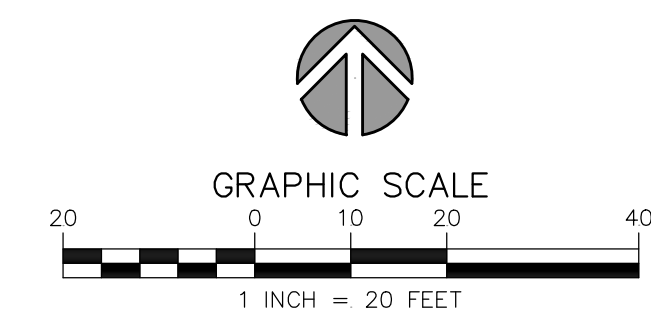
1 Greenway Plaza STE 800
Houston, TX 77046

1374 Drexmore Ave.

Rezoning Plan
Charlotte, NC

NO. DATE: BY: REVISIONS:

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



DREXMORE AVENUE
PUBLIC R/W
CITY MAINTAINED

E WOODLAWN ROAD
PUBLIC R/W
STATE MAINTAINED

PARK ROAD
PUBLIC R/W
CITY MAINTAINED

171-044-15
1348 E. WOODLAWN ROAD
LOT 1
MB 6 PG 411
ZONING: R-BMF(CD)
BUCK BAILES, INC

171-044-14
1369 DREXMORE AVENUE
LOT 2
MB 6 PG 411
ZONING: R-BMF(CD)
CHRISTINA WILSON WASHINGTON

171-044-13
1369 DREXMORE AVENUE
LOT 3
MB 6 PG 411
ZONING: R-4
JESSICA N. ATKINS

171-043-21
LOT 26, 27 & 28
MB 6 PG 411
ZONING: O-2
4400 PARK ROAD, LLC

171-043-20
LOT 29
MB 6 PG 411
ZONING: O-2
4400 PARK ROAD, LLC

171-043-25
1368 DREXMORE AVENUE
LOT 24
MB 6 PG 411
ZONING: R-4
LINSEY JAYNE NUNNERY &
KEVIN NUNNERY

171-043-19
LOT 30
MB 6 PG 411
ZONING: O-2
SHARONVIEW FEDERAL
CREDIT UNION

8' PLANTING STRIP
6" SIDEWALK
SIDEWALK ESMT. 2' OFF
BACK OF SIDEWALK

TREE SAVE
AREA

TIE TO EXIST
SIDEWALK

TIE TO EXIST
PARKING LOT

10' CLASS C BUFFER YARD