



design resource group

- landscape architecture
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DREXEL PLACE
 CHARLOTTE, NORTH CAROLINA

SELWYN PROPERTY GROUP
 1914 BRUNSWICK AVENUE, SUITE 2A
 CHARLOTTE, NORTH CAROLINA 28207
 704-343-2828

REZONING PETITION

PETITION # 2012-056

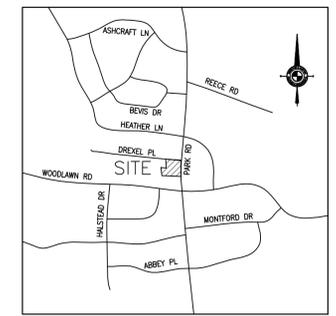
SCALE: 1" = 20'

PROJECT #: 379-001
 DRAWN BY: LL
 CHECKED BY: BS

DATE: MARCH 23, 2012

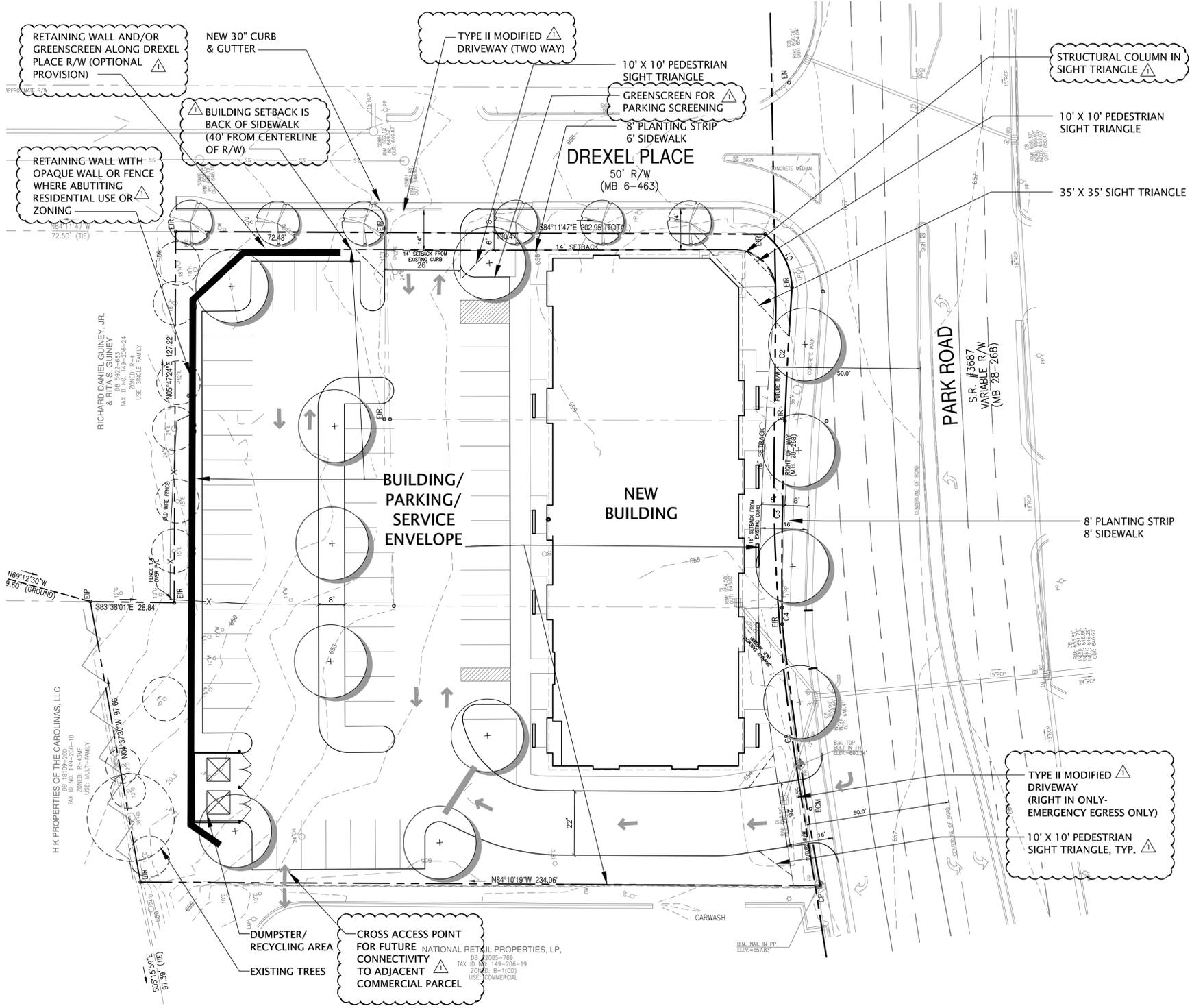
REVISIONS: 5-18-12 PER CMPC COMMENTS

RZ-1.0



VICINITY MAP NOT TO SCALE

RECEIVED
 By Michael Cataldo at 7:40 am, May 21, 2012



DEVELOPMENT CONDITIONS:

1. General Provisions:

a. These Development Conditions form a part of the Rezoning Petition filed by Selwyn Property Group Investments, LLC ("Petitioner" or "Owner") to accommodate the development of an approximately 1.13 AC site located on the west side of Park Road at the corner of Drexel Place and which is more particularly depicted on the Site Plan (the "Site"). These Development Conditions, the Site Plan, Elevations, Application and any revisions thereof are collectively referred to as the "Rezoning Petition".

b. The Site is currently improved with three small office buildings and one residence. In 2008, the Site was rezoned to MUDD (CD) to allow for one 4 story building with 25 residential units and 9,900 SF of commercial use (including office and retail) (see Rezoning Petition 2007-127 approved January 22, 2008). The Site was never developed in accordance with the 2007 Approved Plan.

c. This Rezoning Petition seeks to modify the previously Approved Plan by increasing the number of residential units from 25 units to a maximum of 42 units and thereby decreasing the ground floor commercial square footage from 9,900 SF to 4,200 SF, reducing the number of parking spaces, and permitting the use of a green screen in lieu of a traditional screening wall or fence.

d. The proposed design, including location of access points, size, configuration and location of buildings and parking areas may be altered or modified during the design development/construction phases, as long as it meets the requirements of these Development Standards and Section 6.207 of the Ordinance.

e. The number of accessory buildings will not exceed the number of principal buildings on the Site.

f. The Development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"), subject to the optional provision(s) set out below.

2. Optional Provision:

The following variation from the MUDD minimum standards for design and development is requested as part of this MUDD-O Petition:

a. Section 12.303 (Screening Requirements): The Rezoning Petition seeks the optional provision to use a "green screen" to meet the screening requirements of the Ordinance for surface parking areas except in area abutting the residential zoning/use to the rear of the Site.

3. Permitted Uses:

a. Use of the Site shall be permitted for up to 42 residential units and up to 4,200 square feet of commercial use, including retail, general and medical office uses and business service uses. If non-residential uses are provided, they shall be limited to the ground floor of the proposed building. Accessory uses and structures allowed in MUDD, including, but not limited to, leasing office and amenities to the residential units such as recreation area and fitness facility shall also be permitted on the ground floor and shall not be included as part of the 4,200 SF of commercial use. Residential units may be either for sale or for rent.

b. A restaurant is not an allowed use in the building. Neighborhood food and beverage service use shall be permitted as defined in the Ordinance.

4. Transportation:

a. Access to the Site will be generally as depicted on the Site Plan. Exact driveway locations and design will be subject to review and approval of the City Department of Transportation (CDOT); provided however, the dual access Drexel Place driveway shall remain in the location as shown on the Site Plan. The Park Road driveway shall be right in only, however fire and other emergency vehicles shall be permitted to use the Park Road driveway to exit the Site.

b. Petitioner shall offer for dedication additional right of way along Park Road to include an eight (8) foot planting strip and an eight (8) foot sidewalk (sixteen (16) feet from back of curb), generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy.

c. Petitioner shall offer for dedication additional right of way along Drexel Place to include an eight (8) foot planting strip and a six (6) foot sidewalk (fourteen (14) feet from back of curb), generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy.

d. Two (2) 35' X 35' sight triangles shall be reserved as depicted on the Site Plan. All proposed trees, berms, walls, fences and/or identification signs may not be located within the reserved sight triangles shown on the Site Plan. Petitioner reserves the right to install a structural column within the sight triangle as near the corner of Park Road and Drexel Place in the location as shown on the Site Plan.

e. Any fence or wall constructed within any sidewalk or street right of way requires a certificate issued by CDOT.

f. A Right of Way Encroachment Agreement is required for installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/ existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

g. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

5. Architectural Standards:

a. No buildings constructed on the Site may exceed four (4) stories.

b. Trash and Recycling shall be enclosed within a masonry structure.

c. Electric and gas meters will not be located on the public street sides of the proposed building.

d. The attached building Elevation(s) is intended to represent the general architectural theme and overall design of the proposed building to be constructed on the Site. Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.

e. The building, parking and landscape configuration shown on the Site Plan represents a firm plan for the development of this Site.

f. Exterior building materials shall consist of Hard Plank siding, brick and stone in proportions as generally shown on the attached building Elevation(s); provided, however, a minimum of thirty percent (30%) masonry material shall be used on the facade of the building.

g. A detail of the proposed green screen is shown on the Site Plan. Green screen may be used to screen all surface parking areas except in location that abuts the residential zoning/use to the rear of the Site.

6. Streetscape, Landscaping and Buffers:

a. Street trees, landscaping, buffers and screening will be provided as required by the Ordinance, subject to these Development Conditions.

b. The Petitioner shall install a minimum eight (8) foot sidewalk and (8) foot planting strip along Park Road.

c. The Petitioner shall install a minimum six (6) foot sidewalk and (8) foot planting strip along Drexel Place.

d. Parking spaces shall be screened per the MUDD requirements, subject to these Development Conditions.

e. Upon CATS written request, and provided CATS makes said request prior to installation by Petitioner of the sidewalk along Park Road, Petitioner shall construct a bus waiting pad on Park Road to be located approximately 60' from the intersection of Park Road and Drexel Place. The pad shall be constructed to CATS development standards 60.01A.

f. Individual sidewalk connections will be provided for ground floor units facing Park Road out to the public walkway.

7. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The Petitioner shall comply with the City of Charlotte Tree Ordinance.

8. Signage:

Signage shall be allowed in accordance with the Ordinance.

9. Lighting:

a. All new light pole fixtures located within the site shall be a maximum of 20' height and shall be fully shielded. Lighting will be full cut-off fixtures designed to achieve zero (0) foot candles along the western property edge.

b. No wall-pak lighting shall be allowed.

c. Incidental decorative lighting, such low path lighting and landscape lighting may also be installed.

10. Amendments to the Rezoning Petition:

Future amendments to the Rezoning Petition may be applied for by the Owner or Owners of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

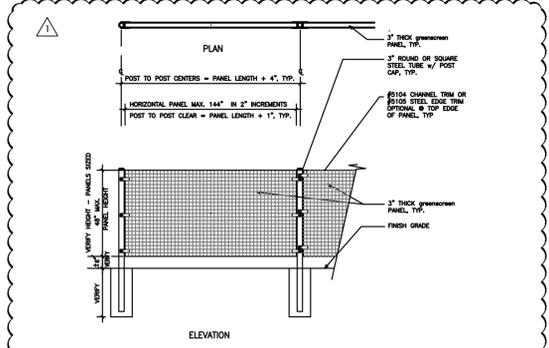
11. Binding Effect of the Rezoning Petition:

Upon approval of this Rezoning Petition, all conditions applicable to the development of the Site imposed under the Rezoning Petition, unless amended in the manner provided under the Ordinance, shall be binding upon and inure to the benefit of the Petitioner and the current and subsequent Owners of the Site and their respective successors in interests and assigns.

Throughout these Development Conditions, the terms "Petitioner" and "Owner" or "Owners" 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 and may be involved in any future development thereon.

12. Vesting:

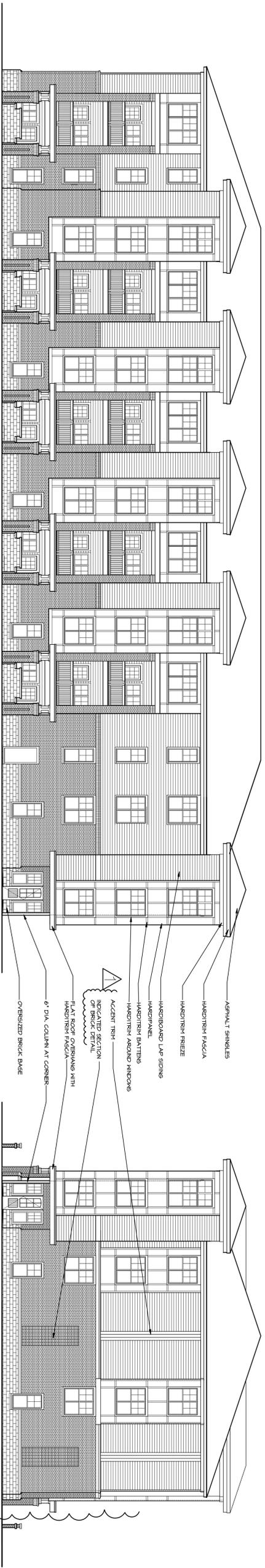
Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, due to the nature of the development, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Rezoning Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period.



NOTE: REFERENCE TO GREEN SCREEN IS TO A RIGID, METAL GRID SYSTEM WITH METAL POSTS WHICH IS DESIGNED TO PROVIDE STRUCTURAL SUPPORT FOR PLANT MATERIALS (I.E. VINES) IN NARROW CLEARANCE APPLICATIONS.

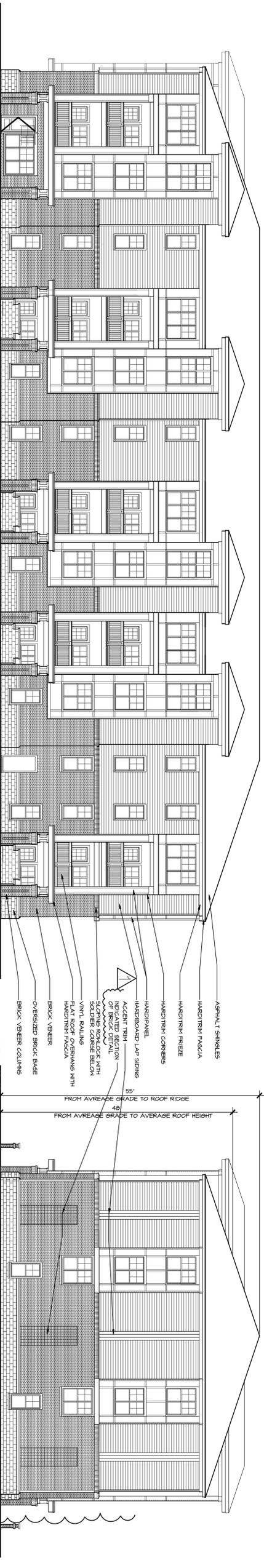
SITE DATA

AREA:	1.13 ACRES
TAX PARCEL NO:	149-206-20, -21, -22, -23
EXISTING ZONING:	MUDD (CD) by Rezoning Petition 2007-127
PROPOSED ZONING:	MUDD-O
EXISTING USE:	OFFICE/SF RESIDENTIAL
PROPOSED USE:	MIXED USE (RESIDENTIAL AND COMMERCIAL)
RESIDENTIAL DENSITY:	NOT TO EXCEED 42 UNITS
NONRESIDENTIAL:	NOT TO EXCEED 4200 SF ON GROUND LEVEL ONLY
MAX. BUILDING HEIGHT:	55' (4 STORIES)
MAX. BUILDING AREA:	48,000 SF
PARKING REQUIRED:	1.0 SP MIN. PER DWELLING UNIT 1.0 SP MIN. PER 600 SF OFFICE
PARKING PROVIDED:	42 DWELLING UNITS = 42 SP. MIN 4200 SF OFFICE = 7 SPACES MIN.
TOTAL PARKING REQ'D.:	= 49 SP. MIN.



BUILDING ELEVATION AT PARK ROAD

ELEVATION AT DREXEL PLACE



BUILDING ELEVATION AT PARKING SIDE

ELEVATION OPPOSITE DREXEL PLACE

- ASPHALT SHINGLES
- HARDTOWN FACIA
- HARDTOWN FREEZE
- HARDTOWN CORNERS
- HANDPAINT
- HANDPAINT LAP SIDING
- ACCENT TRIM
- FLAT ROOF OVERHANG WITH SOLID BRICK DENTIL
- FLAT ROOF OVERHANG WITH SOLID BRICK DENTIL
- VINTL RAILING
- HARDTOWN FACIA
- BRICK VENER
- OVERSIZED BRICK BASE
- BRICK VENER COLUMNS

55'
FROM AVREAGE GRADE TO ROOF RIDGE

46'
FROM AVREAGE GRADE TO AVERAGE ROOF HEIGHT

The attached Building elevation is illustrative and intended to represent the general architectural theme and overall design of the proposed building. Petitioner reserves the right to alter the various building/design elements, so long as the general overall architectural theme is preserved.



DREXEL PLACE
 A Multi-Family Community
 Charlotte, NC
 Selwyn Property Group, Inc

141 MAY 12 ZONING
 9 MAY 12
 23 MAR 12

PROJECT 1206
 DATE 19 MAR 12
 DRAWN BY CEL
 CHECKED BY CEL

REZONING
 BUILDING ELEVATIONS

RZ2.0