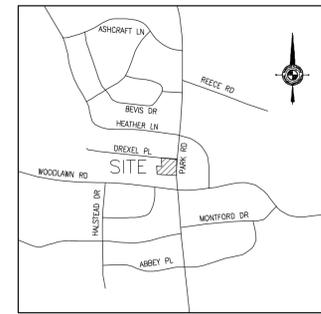




design resource group

- 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.drggrp.com



VICINITY MAP
NOT TO SCALE

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 3700 SF ON GROUND LEVEL ONLY
 MAX. BUILDING HEIGHT: 55' (4 STORIES)
 MAX. BUILDING AREA: 48,000 SF
 PARKING REQUIRED: 1.25 SPACES/UNIT
 PARKING PROVIDED: 1.25 SPACES/UNIT

DEVELOPMENT CONDITIONS:

1. General Provisions:

- 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".
- 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.
- This Rezoning Petition seeks to modify the previously Approved Plan by decreasing the ground floor commercial from 9,900 SF to 3,700 SF; reducing the number of parking spaces, increasing the number of residential units from 25 units to a maximum of 42 units and permitting the use of a green screen at the rear of the Site in lieu of a traditional screening wall or fence.
- 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.
- Accessory buildings and structures shall not be considered as a limitation on the number of principal buildings (one) on the Site.
- 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 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:

- Section 12.303 (Screening Requirements): Use of a green screen shall be permitted in lieu of a screening fence or wall.

3. Permitted Uses:

Use of the Site shall be permitted for no more than 42 residential units and 3,700 SF of commercial use, including retail, general and medical office uses and business service uses provided that the non-residential uses shall be on 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 3,700 SF of commercial use. Residential units may be either for sale or for rent.

4. Transportation:

- Access to the Site will be generally as depicted on the Site Plan. Exact driveway locations and design will be subject to approval of the City Department of Transportation (CDO).
- 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.
- 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.

5. Architectural Standards:

- No buildings constructed on the Site may exceed four (4) stories.
- Trash and Recycling shall be enclosed within a masonry structure.
- Electric and gas meters will not be located on the public street sides of the proposed building.
- 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, including materials, colors, etc., so long as the general overall architectural theme is preserved.
- The building, parking and landscape configuration shown on the Site Plan represents a firm plan for the development of this Site.

6. Streetscape, Landscaping and Buffers:

- Street trees, landscaping, buffers and screening will be provided as required by the Ordinance, subject to these Development Conditions.
- The Petitioner shall install a minimum eight (8) foot sidewalk and (8) foot planting strip along Park Road.
- The Petitioner shall install a minimum six (6) foot sidewalk and (8) foot planting strip along Drexel Place.
- Parking spaces shall be screened per the MUDD requirements, subject to these Development Conditions.
- 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.

7. Environmental Features:

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

8. Signage:

Signage shall be allowed in accordance with the Ordinance.

9. Lighting:

- 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.
- No wall-pak lighting shall be allowed.
- Incidental decorative lighting, such as low path lighting and landscape lighting may also be installed.

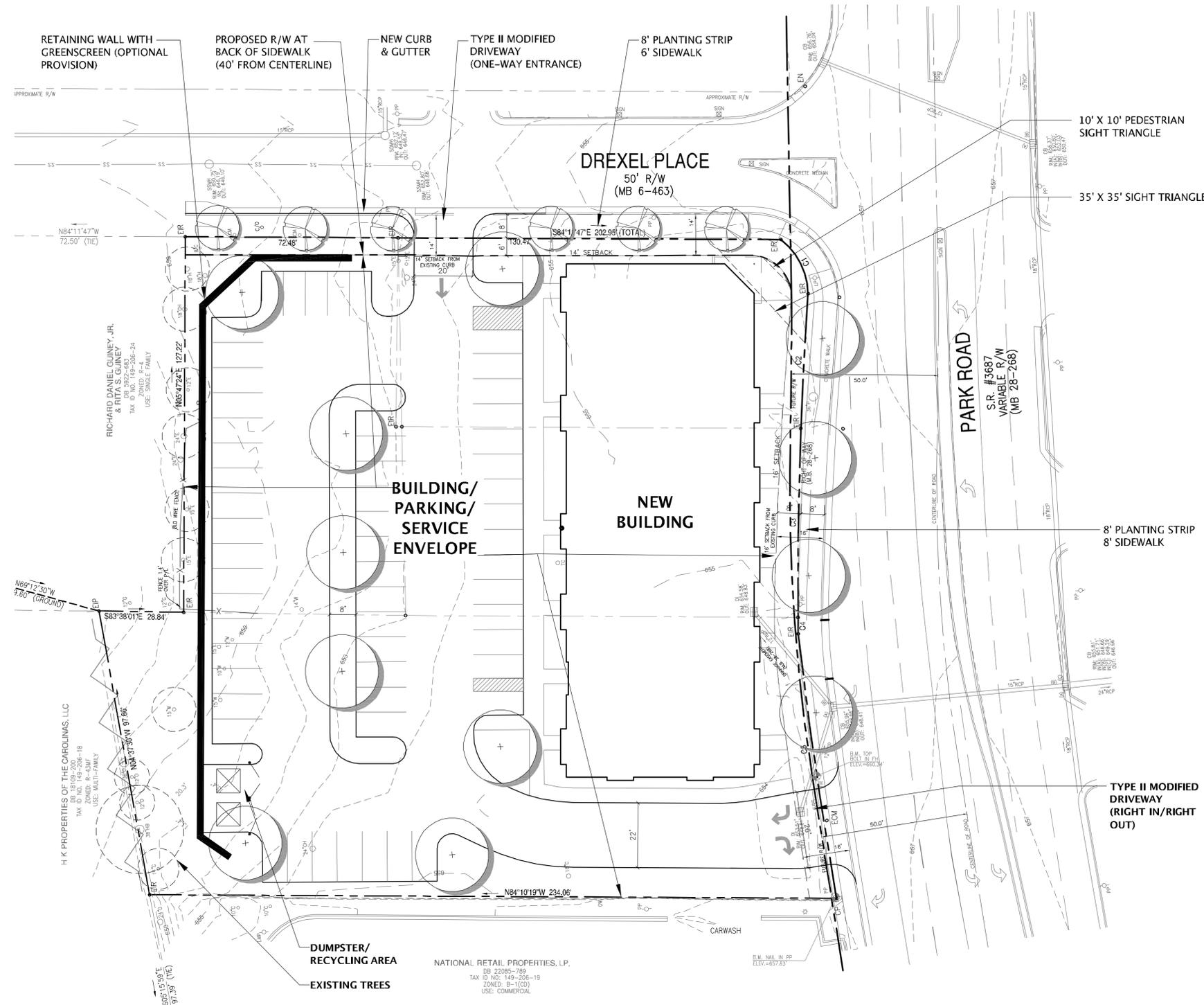
10. Amendments to the Rezoning Petition:

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 or 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 interest 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.



DREXEL PLACE
 CHARLOTTE, NORTH CAROLINA

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

RECEIVED
 By Michael Cataldo at 2:35 pm, Mar 23, 2012

REZONING PETITION

SCALE: 1" = 20'

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

DATE: MARCH 23, 2012

REVISIONS:



BUILDING ELEVATION AT PARK ROAD

ELEVATION AT DREXEL PLACE



BUILDING ELEVATION AT PARKING SIDE

ELEVATION OPPOSITE DREXEL PLACE

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

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, including materials, colors, etc., so long as the general overall architectural theme is preserved.

23 MAR 12

PROJECT	1206
DATE	19 MAR12
DRAWN BY	CEL
CHECKED BY	CEL

REZONING
 BUILDING ELEVATIONS

RZ2.0