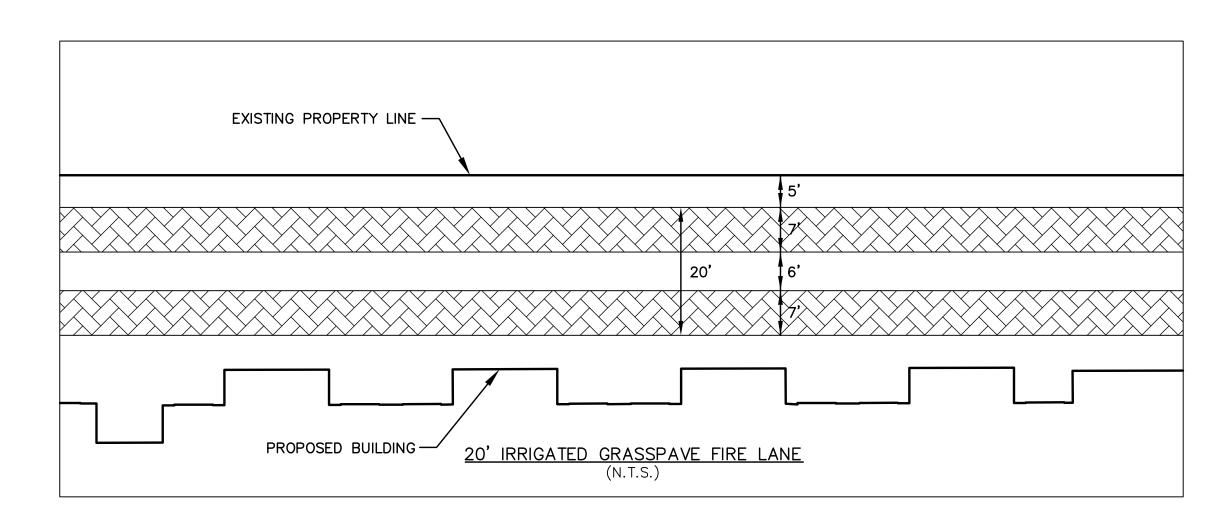
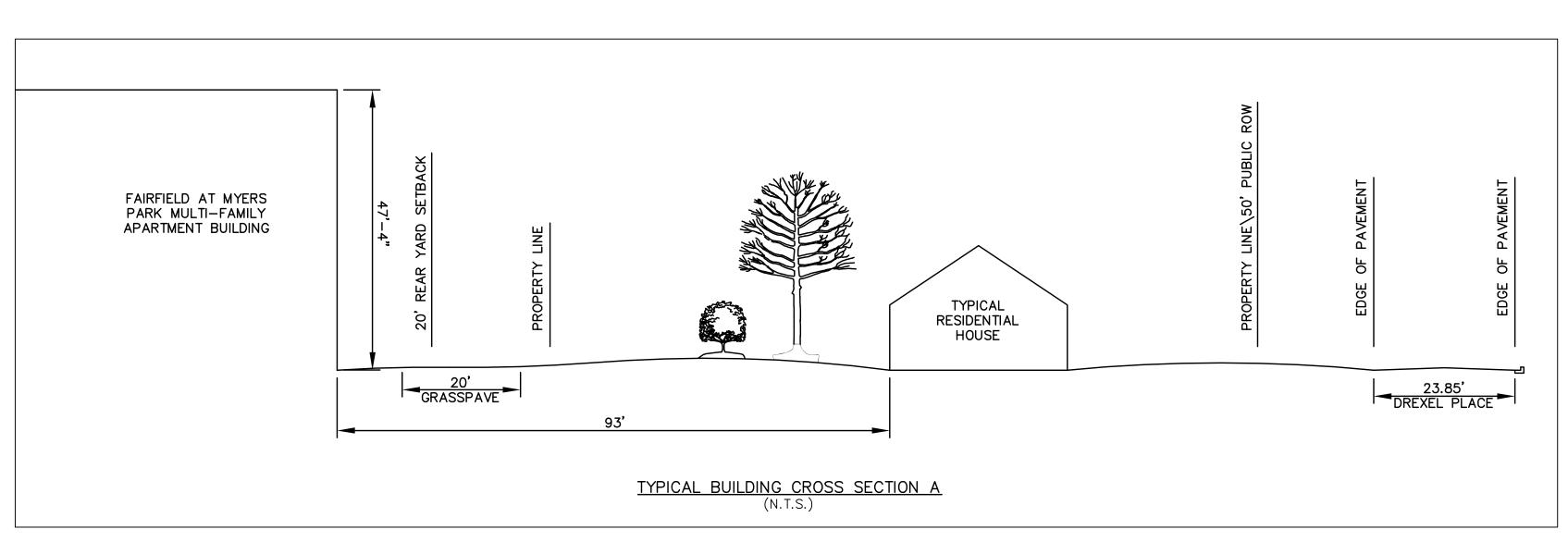
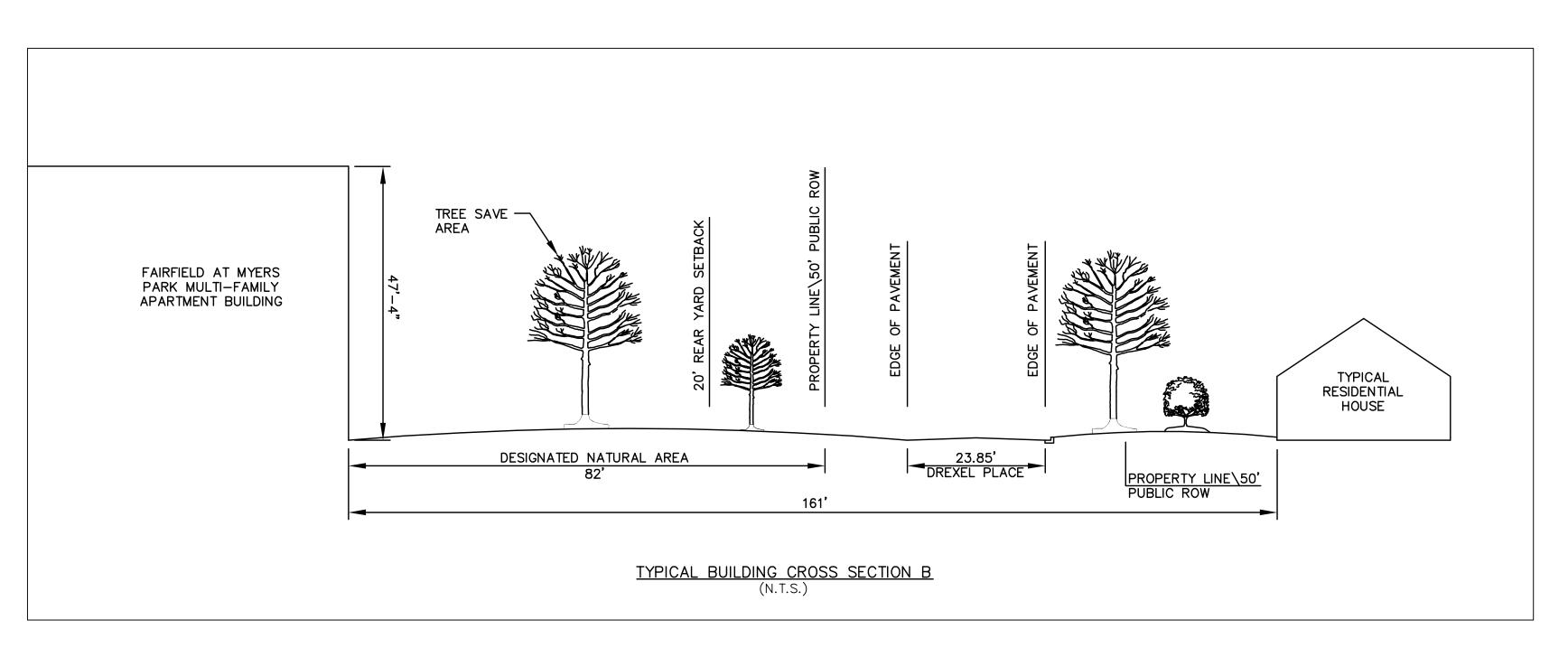


**McADAMS** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







## PARCEL INFORMATION

	- · ·
PETITIONER: FAIRFIELD DEVELOPMENT, L.P.	
7200 WISCONSIN AVE, SUITE 1108	
BETHESDA, MD 20814	
,	
PARCEL NUMBERS:	14920617, 14920618,
	& PART OF 14920629
TOTAL AREA:	6.36 ACRES
FUTURE ROW TO BE DEDICATED (WOODLAWN ROAD):	.489 ACRES
NET AREA:	5.871 ACRES
EXISTING ZONING:	R-43MF, R-6MFH(CD), R-4
EXISTING USE:	2 APARTMENT COMPLEXES
PROPOSED ZONING:	UR-3(CD)
PROPOSED USE:	325 MULTI-FAMILY UNITS
MAXIMUM UR-3 FAR:	2.0
MAXIMUM UR-3 FAR BONUS (PARKING DECK):	1.0
PROPOSED UR-3 FAR (INCLUDING PARKING DECK):	2.32
MINIMUM/MAXIMUM PARKING:	325/650
PROPOSED PARKING:	650 SPACES
MINIMUM HC SPACES:	13 SPACES
PROPOSED HC SPACES:	16 SPACES
MINIMUM VAN HC SPACES:	2 SPACES
PROPOSED VAN HC SPACES:	16 SPACES
PROPOSED OFF-STREET SERVICE/DELIVERY SPACES:	2 SPACES
MINIMUM SHORT TERM BICYCLE SPACES:	17 SPACES
PROPOSED SHORT TERM BICYCLE SPACES:	17 SPACES
BUILDING HEIGHT:	56'-10"
MINIMUM DESIGNATED NATURAL AREA:	25,574 SF (10% OF SITE)
PROPOSED DESIGNATED NATURAL AREA:	26,247 SF (10.26% OF SITE)
TREE SAVE AREA:	6,173 SF (2.41% OF SITE)

## FAIRFIELD AT MYERS PARK REZONING PETITION NO. 2008-075 NOTES: DEVELOPMENT STANDARDS:

1) PERMITTED USES WITHIN THE UR-3 ZONING CLASSIFICATION ARE LIMITED TO MULTI-FAMILY RESIDENTIAL AND ACCESSORY LAND USES. 2) THE MAXIMUM NUMBER OF DWELLING UNITS CONSTRUCTED ON THE SITE MAY NOT EXCEED 325.

## B) SETBACKS, SIDE YARDS AND REAR YARDS

1) MINIMUM BUILDING SETBACK ALONG WOODLAWN ROAD SHALL BE 14' FROM THE PROPOSED RIGHT-OF-WAY ALONG WOODLAWN ROAD. BUILDING SETBACK ALONG DREXEL PLACE IS 20' FROM EXISTING RIGHT-OF-WAY LINE. 2) SIDE YARD SETBACKS SHALL BE 5' AND REAR YARD SETBACK SHALL BE 20'.

# 1) SCREENING SHALL CONFORM TO THE STANDARDS OF THE UR ZONING DISTRICT.

2) ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND NOT COUNT TOWARD OVERALL BUILDING HEIGHT.

## D) DESIGN AND PERFORMANCE STANDARDS

 THE EXTERIOR ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED WILL BE DESIGNED SUBSTANTIALLY SIMILAR TO THE SUBMITTED ELEVATIONS DEPICTED FOR PETITION #2008-075. 2) PARKING DECK ELEVATIONS WILL BE DESIGNED IN A MANNER THAT AESTHETICALLY SCREENS THE PARKING AND COORDINATES WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING.

# E) LIGHTING 1) ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN, FULLY SHIELDED, AND HAVE A MAXIMUM

HEIGHT OF 20', INCLUDING ITS BASE. 2) WALL 'PAK' LIGHTING SHALL NOT BE ALLOWED.

1) IDENTIFICATION AND DIRECTIONAL SIGNAGE SHALL CONFORM TO THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE AS MODIFIED BY THE PROVISIONS OF THE UR ZONING DISTRICT SECTION OF THE ORDINANCE. 2) NO MORE THAN TWO DETACHED MONUMENTAL AND/OR ATTACHED BUILDING PROJECT IDENTIFICATION SIGNS (OR COMBINATION NOT EXCEEDING TWO SIGNS) SHALL BE PERMITTED. MONUMENTAL SIGNS MAY NOT EXCEED 5' AND ATTACHED BUILDING SIGNS MAY NOT EXCEED 8' IN HEIGHT AND THE ACTUAL SIGNAGE AREA MAY NOT EXCEED 6 SQUARE FEET ON EITHER SIDE. AN ATTACHED SIGN MAY NOT PROJECT MORE THAN 6 INCHES FROM THE

1) OFF STREET PARKING SPACES WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF THE UR ZONING DISTRICT IN THE ORDINANCE. 2) BICYCLE PARKING SPACES (BIKE RACKS) SHALL BE PROVIDED WITHIN THE AREAS GENERALLY DEPICTED ON

# H) SIDEWALKS. PLANTING STRIPS AND PEDESTRIAN CONNECTIONS 1) A SIDEWALK SHALL BE PROVIDED ALONG THE SITE SIDE OF WOODLAWN ROAD WHICH WILL BE AT LEAST 6' IN

WIDTH AND HAVE A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET CURB OR EDGE OF PAVEMENT WHICH IS AT LEAST 8' IN WIDTH.

### 2) PLANTING STRIPS AND SIDEWALKS MAY BE LOCATED WITHIN THE SETBACK AND/OR THE RIGHTS-OF-WAYS SUBJECT TO ANY NECESSARY GOVERNMENT APPROVAL. 3) SIDEWALK CONNECTION TO ADJACENT PARCELS WILL BE PROVIDED ALONG THE EASTERN AND WESTERN

PROPERTY BOUNDARY ALONG WOODLAWN ROAD. 4) A PUBLIC ACCESS AND MAINTENANCE EASEMENT WILL BE PROVIDED FOR THE SIDEWALK ALONG WOODLAWN ROAD THAT IS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

## I) ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS 1) THE NUMBER OF VEHICULAR AND EMERGENCY ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER

SHEET TD-1 IN ACCORDANCE WITH THE ORDINANCE.

DEPICTED ON SHEET TD-1. ADDITIONAL ACCESS POINTS MAY BE ALLOWED AS NEEDED AND ARE SUBJECT TO CDOT AND/OR NCDOT APPROVAL.

### 2) THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT.

3) THE PLAN CALLS FOR A 20' RIGHT-OF-WAY DEDICATION AND CONVEYANCE ALONG WOODLAWN ROAD. THE DEDICATION AND CONVEYANCE WILL OCCUR PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

1) ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE LANES AND FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE

## K) AMENDMENTS TO REZONING PLAN 1) FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND 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. 2) PER CHAPTER 19 OF THE CHARLOTTE CITY CODE, THE INSTALLATION OF CURB, GUTTER AND SIDEWALK ARE REQUIRED ALONG DREXEL PLACE. DURING THE LAND DEVELOPMENT PROCESS, A VARIANCE TO THESE REQUIREMENTS WILL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND DECISION. THE PURPOSE OF THE VARIANCE IS TO MAINTAIN THE ESTABLISHED TREE LINE BETWEEN THE REDEVELOPMENT OF THE SITE AND EXISTING SINGLE-FAMILY DWELLINGS ALONG DREXEL PLACE. THE REQUESTED IMPROVEMENTS ALONG DREXEL PLACE MAY RESULT IN THE REMOVAL OF APPROXIMATELY 20-30 TREES RANGING BETWEEN 4" - 42" IN WIDTH. CURRENTLY, THE EXISTING SOUTH SIDE OF DREXEL PLACE DOES NOT HAVE IMPROVEMENTS MEETING CHAPTER 19 REQUIREMENTS FOR CURB, GUTTER AND SIDEWALK ADJACENT TO AND WITHIN PROXIMITY

3) NEIGHBORHOOD LEADERS AND RESIDENTS WHO LIVE ALONG DREXEL PLACE ARE OPPOSED TO THE INSTALLATION OF CURB, GUTTER AND SIDEWALK ALONG THIS PORTION OF THE STREET BASED ON AN APRIL 7, 2008 PUBLIC MEETING. THE REQUESTED IMPROVEMENTS ARE NOT ILLUSTRATED ON THE SITE PLAN BASED ON NEIGHBORHOOD OPPOSITION, BUT IF THE ENGINEERING DEPARTMENT DENIES THE CHAPTER 19 VARIANCE REQUEST, THE IMPROVEMENTS WILL BE INCORPORATED INTO THE CONSTRUCTION DRAWINGS FOR REVIEW DURING THE LAND DEVELOPMENT PERMITTING PROCESS.

# L) BINDING EFFECT OF THE REZONING APPLICATION

1) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THIS TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS PETITIONER AND OWNER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

M) STORM WATER MANAGEMENT

1) THE SITE IS SUBJECT TO THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION

CONTROLS ORDINANCE (PCCO) FOR THE CENTRAL CATAWBA DISTRICT. 2) NO STORM WATER FACILITY WILL BE ALLOWED WITHIN YARD BUFFERS OR SETBACKS.

3) THE PROPERTY OWNER OR PROPERTY ASSOCIATION WILL MAINTAIN ALL STORM WATER FACILITIES. 4) FINAL LOCATIONS AND SIZES OF BMPS TO BE DETERMINED DURING THE DEVELOPMENT/ENGINEERING PROCESS. 5) LOCATION, SIZE, AND TYPE OF ANY STORM WATER MANAGEMENT SYSTEM IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS TO SITE LAYOUT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. AN UNDERGROUND FACILITY OR FACILITIES

IS/ARE PROPOSED FOR THE SITE. 6) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS: SECTION 401 PERMIT - NCDEHNR - RALEIGH OFFICE, (919) 733-1786 AND SECTION 404 PERMIT - US ARMY CORPS OF ENGINEERS (704) 271-4854.

### N) NATURAL AREA DESIGNATION ) THE PCCO NATURAL AREA IS GENERALLY DEPICTED ON THE PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE NATURAL AREA IS APPROXIMATELY 10.26% OF THE TOTAL SITE. THE TREE SAVE AREAS ARE INCORPORATED INTO THE NATURAL AREA CALCULATION.

O) PARKING DECK STANDARDS

1) THE PROPOSED PARKING DECK WILL COMPLY WITH SECTION 12.212 OF THE ORDINANCE.

1) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19 (EXCLUDING DREXEL PLACE), 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

2) TREE SAVE AREAS ARE GENERALLY DEPICTED ON THIS PLAN BUT MAY ADJUST DUE TO GRADING REQUIREMENTS. THE TREE SAVE PERCENTAGE IS APPROXIMATELY 2.41% OF THE SITE, SAVED TREES ARE INCORPORATED INTO

WOODLAWN G COUNTY, NORTH C MYER

PROJECT NO. FFD-06020 FILENAME: FFD06020—RZ2 DESIGNED BY: CSS CSS

N.T.S. 06-27-2008

**∭** McADAMS

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# WOODLAWN ROAD ELEVATION WOODLAWN HOUSE, CHARLOTTE, NC.





<u>EAST ELEVATION</u>



NORTH ELEVATION





FAIRFIELD at MYERS PARK
CHARLOTTE, NORTH CAROLINA
WOODLAWN ELEVATION