

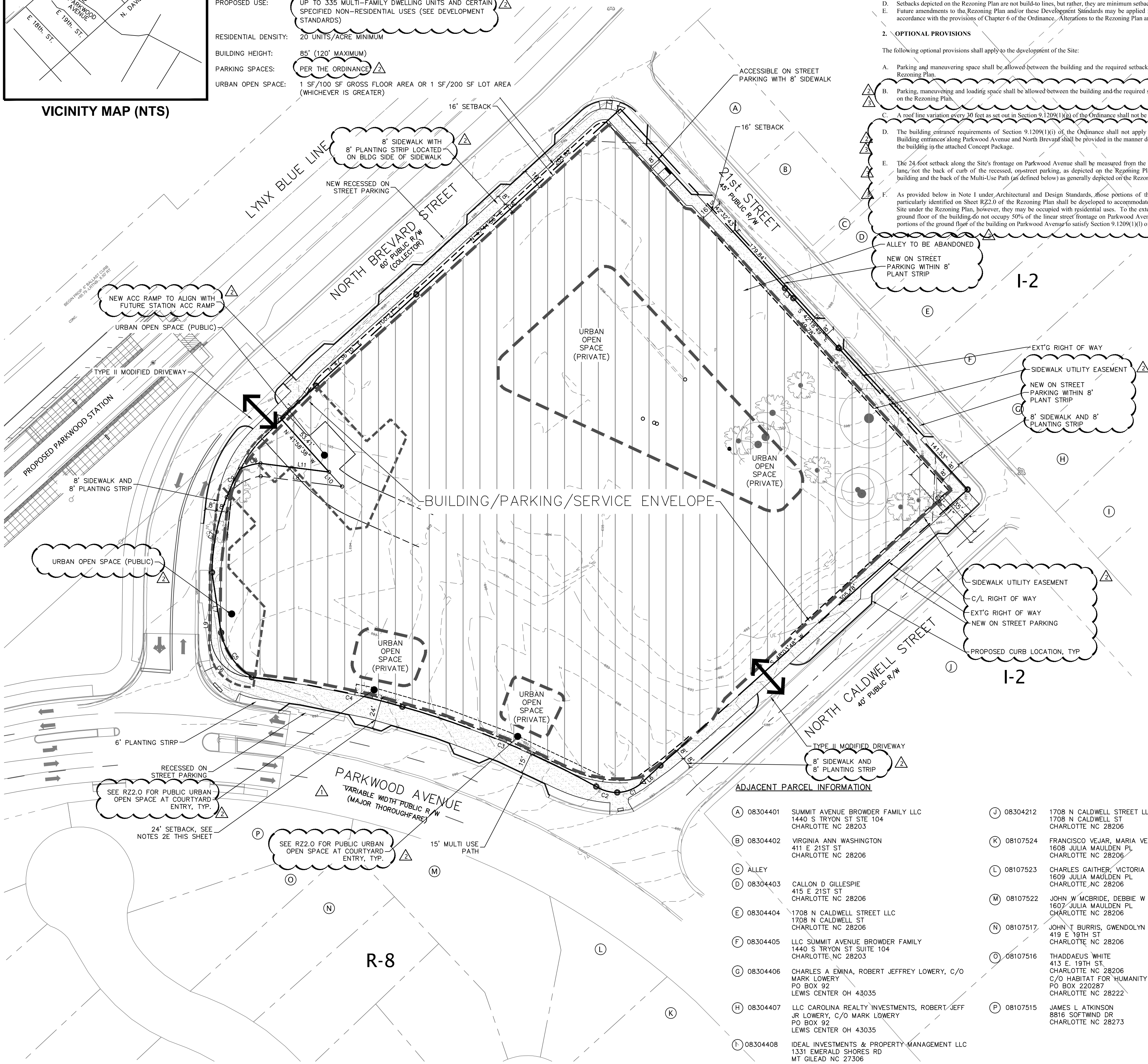
VICINITY MAP (NTS)

SITE DEVELOPMENT DATA

SITE AREA: ±3.63 ACRES
PARCEL ID #: 08107803, 08304106, 08304101, 08304103
EXISTING ZONING: I-1 & I-2
EXISTING USE: INDUSTRIAL
PROPOSED ZONING: TOD-R(0)
PROPOSED USE: UP TO 335 MULTI-FAMILY DWELLING UNITS AND CERTAIN SPECIFIED NON-RESIDENTIAL USES (SEE DEVELOPMENT STANDARDS)
RESIDENTIAL DENSITY: 20 UNITS/ACRE MINIMUM
BUILDING HEIGHT: 85' (120' MAXIMUM)
PARKING SPACES: PER THE ORDINANCE
URBAN OPEN SPACE: 1 SF/100 SF GROSS FLOOR AREA OR 1 SF/200 SF LOT AREA (WHICHEVER IS GREATER)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	27.92'	21.09'	20.59'	S 67°14'55" W
C2	27.92'	16.43'	16.20'	N 74°14'58" W
C3	675.56'	155.22'	154.88'	N 67°36'14" W
C4	680.39'	113.54'	113.41'	N 78°50'59" W
C5	50.00'	41.08'	39.93'	N 34°46'29" W
C6	30.00'	46.44'	41.96'	N 45°59'32" W
C7	157.65'	80.27'	79.41'	N 15°17'11" E
C8	44.64'	15.50'	15.42'	N 74°48'39" E
C9	35.14'	30.49'	29.54'	S 58°22'16" W

LINE	BEARING	DISTANCE
L1	N 47°34'32" E	17.80'
L2	N 47°34'32" E	17.80'
L3	S 40°10'08" E	9.59'
L4	S 70°10'03" E	8.83'
L5	S 70°54'05" E	2.14'
L6	S 47°07'13" W	17.65'
L7	N 08°33'47" W	45.01'
L8	N 82°45'49" W	60.58'
L9	N 02°50'08" E	48.16'
L10	S 41°58'36" E	14.47'
L11	S 82°45'49" E	51.02'



ADJACENT PARCEL INFORMATION

- (A) 08304401 SUMMIT AVENUE BROWDER FAMILY LLC
1440 S TRYON ST STE 104
CHARLOTTE NC 28203
- (B) 08304402 VIRGINIA ANN WASHINGTON
411 E 21ST ST
CHARLOTTE NC 28206
- (C) ALLEY
- (D) 08304403 CALLON D GILLESPIE
415 E 21ST ST
CHARLOTTE NC 28206
- (E) 08304404 1708 N CALDWELL STREET LLC
1708 N CALDWELL ST
CHARLOTTE NC 28206
- (F) 08304405 LLC SUMMIT AVENUE BROWDER FAMILY
1440 S TRYON ST SUITE 104
CHARLOTTE, NC 28203
- (G) 08304406 CHARLES A EMINA, ROBERT JEFFREY LOWERY, C/O
MARK LOWERY
PO BOX 92
LEWIS CENTER OH 43035
- (H) 08304407 LLC CAROLINA REALTY INVESTMENTS, ROBERT JEFF
R LOWERY, C/O MARK LOWERY
PO BOX 92
LEWIS CENTER OH 43035
- (I) 08304408 IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC
1331 EMERALD SHORES RD
MT GILEAD NC 27306

- (J) 08304212 1708 N CALDWELL STREET LLC
1708 N CALDWELL ST
CHARLOTTE NC 28206
- (K) 08107524 FRANCISCO VEJAR, MARIA VEJAR
1608 JULIA MAULDEN PL
CHARLOTTE NC 28206
- (L) 08107523 CHARLES GAITHER, VICTORIA GAITHER
1609 JULIA MAULDEN PL
CHARLOTTE NC 28206
- (M) 08107522 JOHN W MCBRIDE, DEBBIE W MCBRIDE
1607 JULIA MAULDEN PL
CHARLOTTE NC 28206
- (N) 08107517 JOHN T BURRIS, GWENDOLYN BURRIS
419 E 19TH ST
CHARLOTTE NC 28206
- (O) 08107516 THADDAEUS WHITE
413 E 19TH ST
CHARLOTTE NC 28206
C/O HABITAT FOR HUMANITY
PO BOX 220287
CHARLOTTE NC 28222
- (P) 08107515 JAMES L ATKINSON
8816 SOFTWIND DR
CHARLOTTE NC 28273

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (comprised of the Technical Data Sheet and the Schematic Illustrative Plan) associated with the Rezoning Petition filed by Parkwood Residences LLC (the "Petitioner") for an approximately 3.63 acre site bounded by Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-R zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. Setbacks depicted on the Rezoning Plan are not build-to lines, but rather, they are minimum setbacks from the back of the relevant curbs.
- E. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The following optional provisions shall apply to the development of the Site:

- A. Parking and maneuvering space shall be allowed between the building and the required setback from North Brevard Street as depicted on the Rezoning Plan.
- B. Parking, maneuvering and loading space shall be allowed between the building and the required setback from North Caldwell Street as depicted on the Rezoning Plan.
- C. A roof line variation every 30 feet as set out in Section 9.1209(1)(b) of the Ordinance shall not be required.
- D. The building entrance requirements of Section 9.1209(1)(d) of the Ordinance shall not apply to the building to be constructed on the Site. Building entrances along Parkwood Avenue and North Brevard Street shall be provided in the manner depicted on the conceptual, schematic images of the building in the attached Concept Package.
- E. The 24-foot setback along the Site's frontage on Parkwood Avenue shall be measured from the back of the existing curb of the existing travel lane; not the back of curb of the recessed, on-street parking as depicted on the Rezoning Plan. Separation shall be provided between the building and the back of the Multi-Use Path (as defined below) as generally depicted on the Rezoning Plan.
- F. As provided below in Note I under Architectural and Design Standards, those portions of the ground floor of the building that are more particularly identified on Sheet RZ2.0 of the Rezoning Plan shall be developed to accommodate non-residential uses that are permitted on the Site under the Rezoning Plan, however, they may be occupied with residential uses. To the extent that the foregoing identified portions of the ground floor of the building do not occupy 50% of the linear street frontage on Parkwood Avenue, an option is granted to allow the identified portions of the ground floor of the building on Parkwood Avenue to satisfy Section 9.1209(1)(i) of the Ordinance.

ALLEY TO BE ABANDONED

NEW ON STREET PARKING WITHIN 8' PLANT STRIP

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NEW ON STREET PARKING WITHIN 8' PLANT STRIP

G. The sidewalks and planting strips installed along the Site's public street frontages shall be as depicted on the Rezoning Plan.

3. PERMITTED USES

- A. The Site may only be devoted to the uses set out below.
- (i) Multi-family residential uses.
- (ii) Professional business and general offices.
- (iii) Retail sales.
- (iv) Establishments that sell and serve ice cream, yogurt, coffee, juices and similar items along with items such as bagels, muffins, sandwiches and pastries, provided, however, that the on-premises cooking of food items shall not be permitted other than the warming of such food items. Establishments that require equipment for the on-premises preparation of food (other than the warming of food items as noted above) shall not be permitted on the Site.
- (v) Beauty and barber shops.
- (vi) Incidental or accessory uses associated with the uses listed above that are permitted under the Ordinance in the TOD-R zoning district.
- B. Notwithstanding anything contained herein to the contrary, a maximum of 335 multi-family dwelling units may be located on the Site.
- C. Except as provided above in paragraph A(iv), eating, drinking and entertainment establishments shall not be a permitted use on the Site.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. Petitioner shall install on-street parking spaces along the Site's frontages on Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street as generally depicted on the Rezoning Plan, subject to the approval of the regulating agencies.
- C. Unless a more narrow width is required by any regulating agency, Petitioner shall install a minimum 15 foot wide multi-use path (the "Multi-Use Path") behind the back of curb along the Site's frontage on Parkwood Avenue as generally depicted on the Rezoning Plan, subject to the approval of the regulating agencies.
- D. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Parkwood Avenue that are necessary to extend the existing right of way for Parkwood Avenue to the back of the Multi-Use Path.
- E. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall convey to the City of Charlotte (subject to a reservation for any necessary utility easements) a 2 foot wide easement that will be located behind and adjacent to the rear edge of the Multi-Use Path as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, an easement shall not be conveyed or granted to the City in those locations where the building to be constructed on the Site abuts the Multi-Use Path.
- F. Petitioner shall install an accessible pedestrian ramp on the Site side of North Brevard Street in the general location depicted on the Rezoning Plan to accommodate pedestrian access to the transit station (the "Site Side Pedestrian Ramp"). Petitioner shall install an accessible pedestrian ramp on the opposite side of North Brevard Street across from the Site Side Pedestrian Ramp if CATS has not commenced the construction of this accessible pedestrian ramp as of the date that Petitioner commences the construction of the Site Side Pedestrian Ramp. Notwithstanding the foregoing, the precise locations of these accessible pedestrian ramps shall be determined during the permitting process, but in no event shall the locations of the accessible pedestrian ramps conflict with or cause a relocation of the driveway into the Site located on North Brevard Street that is depicted on the Rezoning Plan.
- G. Accessible on-street parking spaces shall be provided as depicted on the Rezoning Plan.
- H. Petitioner shall submit a Petition to the City of Charlotte requesting the abandonment of an existing alley located within the Site adjacent to Tax Parcel No. 083-044-03, and the abandonment of excess right of way located within the southwest portion of the Site adjacent to North Brevard Street.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. Attached to the Rezoning Plan is a Concept Package that contains conceptual, schematic images of the Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street elevations of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of these elevations. Accordingly, the Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street elevations of the building to be constructed on the Site shall be designed and constructed so that each of these elevations is substantially similar in appearance to the relevant conceptual, schematic images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- B. The permitted exterior building materials for the Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street elevations of the building to be constructed on the Site are designated and labelled on the conceptual, schematic images of these elevations.
- C. The ground floor of those portions of the building that front on Parkwood Avenue shall contain a minimum of 50 percent glazing.
- D. The floor to floor height of the first floor of the building shall be approximately 1 foot taller than the floor to floor height of the upper floors of the building.
- E. Primary building entrances shall be prominent and visible. This shall be accomplished through a combination of at least 3 of the following elements:
- (i) decorative pedestrian lighting/scones;
- (ii) architectural details carried through to upper floors;
- (iii) covered porches, canopies, awnings or sunshades;
- (iv) arcades;
- (v) transoms/windows;
- (vi) terraced or raised planters that can be utilized as seat walls;
- (vii) common outdoor seating enhanced with specialty details, paving, landscaping or water features;
- (viii) double doors;
- (ix) stoops or stairs; and
- (x) contrasting pavement from the primary sidewalk.
- F. Exterior ground floor entrances to individual dwelling units from the public right of way, where provided, shall have the design appearance of a front entry rather than a back patio door design.
- G. As generally depicted on the Rezoning Plan, the vehicular entrance into the Site from North Brevard Street and the associated surface parking area shall be designed and constructed as a motor court and pedestrian plaza (the "Plaza") that contains decorative paving, landscape and landscaping.
- H. Any fitness center located on the Site shall not be visible from a public street or a public sidewalk adjacent to a public street.

6. STREETScape/LANDSCAPING AND SCREENING/URBAN OPEN SPACE

- A. Petitioner shall install the Multi-Use Path at the back of curb along the Site's frontage on Parkwood Avenue as depicted on the Rezoning Plan. A minimum 6 foot planting strip shall be installed along portions of the Site's frontage on Parkwood Avenue adjacent to Parkwood Avenue as depicted on the Rezoning Plan.
- B. Petitioner shall install planting strips and sidewalks along the Site's frontages on Parkwood Avenue, North Brevard Street, East 21st Street and North Caldwell Street as depicted on the Rezoning Plan.
- C. Small maturing trees shall be planted in the curb bump outs for the on-street parking to be installed along the Site's public street frontages.
- D. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
- E. The landscaping depicted on the conceptual, schematic images in the attached Concept Package is included for the purpose of illustrating the general location and density of the landscaping materials that could be installed on the Site. However, the landscaping of the Site shall be governed by the Rezoning Plan and the Ordinance.
- F. The interior portions of the private court yards depicted on the Rezoning Plan and on the conceptual, schematic images in the attached Concept Package are illustrative of the design intent and quality of these private court yards. However, the ultimate design of the interior portions of the private court yards may vary from what is depicted on the Rezoning Plan and on the conceptual, schematic images.
- G. The sidewalks and walking paths installed on the Site or along the Site's public street frontages, other than the pedestrian facilities located within the Plaza, shall be concrete sidewalks and walking paths.
- H. Urban open space will be provided on the Site as required by the Ordinance and as generally depicted on the Rezoning Plan.
- I. Public open space with seating and landscaping shall be provided on the street side of the entrances to the courtyards located along the Site's frontage on Parkwood Avenue as generally depicted on the Rezoning Plan.

7. ENVIRONMENTAL

- A. No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the Site.

8. UTILITIES

- A. A trash chute that goes into a self-contained compactor shall be provided on the Site.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" 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 who may be involved in any future development thereof.
- C. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

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the
NRP
group LLC

PARKWOOD PROPERTY
CHARLOTTE, NORTH CAROLINA
PARKWOOD RESIDENCES LLC
5309 TRANSPORTATION BLVD
CLEVELAND, OHIO 44125
216-584-0602

REZONING PETITION
#2015-126

SCALE: 1" = 40'

PROJECT #: 394-004
DRAWN BY: BG
CHECKED BY: BS

TECHNICAL
DATA SHEET

NOVEMBER 23, 2015

REVISIONS:
01.15.2016 PER STAFF COMMENTS
02.11.2016 PER STAFF COMMENTS
02.18.2016 FOR ZONING COMMITTEE

RZ1.0



- landscape architecture
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the
NRP
group LLC

PARKWOOD PROPERTY

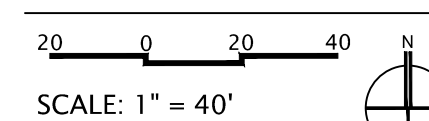
WOOD I KNOW
CHARLOTTE NORTH CAROLINA

PARKWOOD RESIDENCES LLC

TRANSPORTATION BLVD
EAST ARLAND, OHIO 44125

LAND, OHIO 4.
216-584-0602

REZONING PETITION
#2015-126



PROJECT #: 394-004
DRAWN BY: BG
CHECKED BY: BS

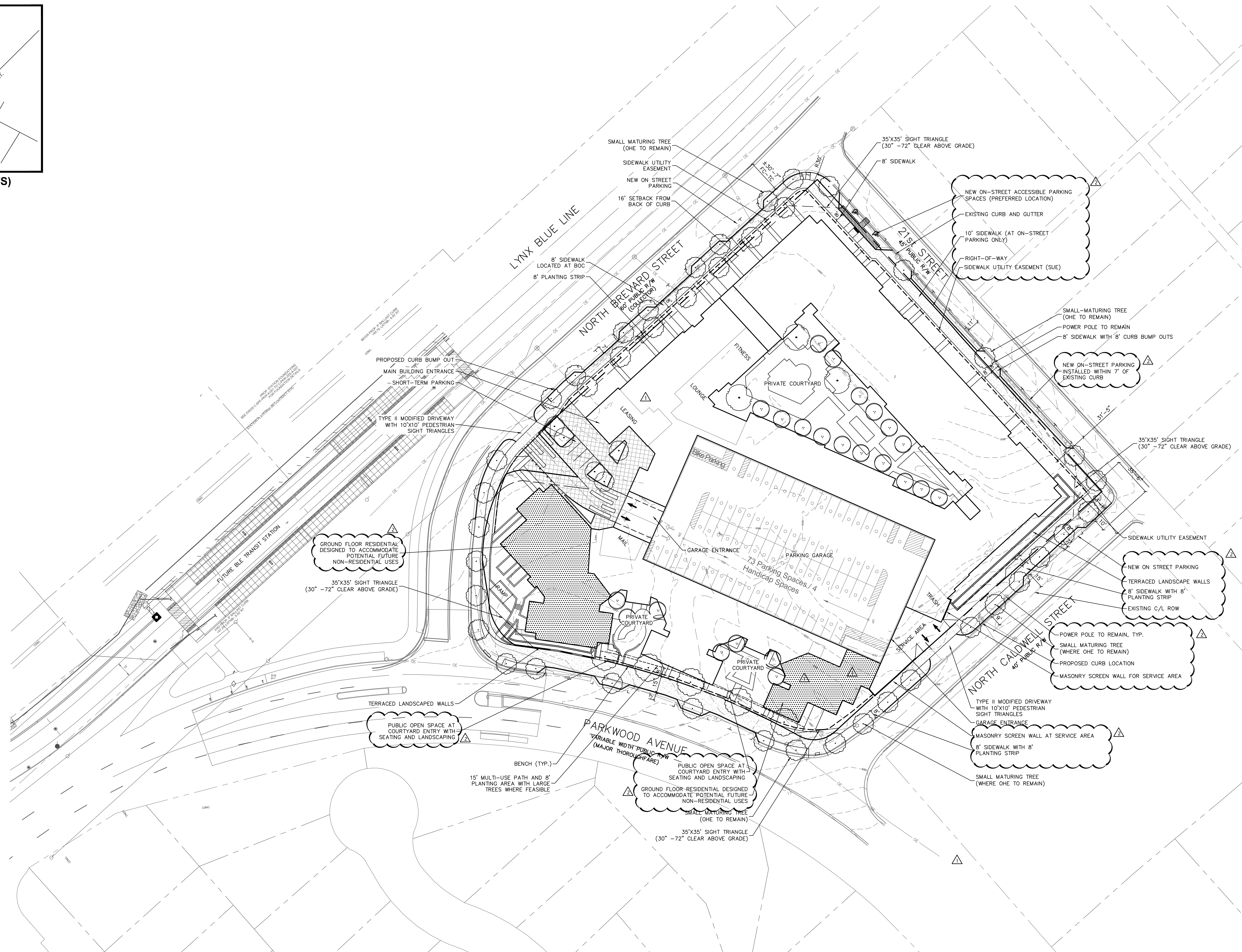
SCHEMATIC
ILLUSTRATIVE
PLAN

DECEMBER 7, 2015

REVISIONS:

1.	01.15.2016 PER STAFF COMMENTS
2.	02.11.2016 PER STAFF COMMENTS
	02.18.2016 FOR ZONING COMMITTEE

RZ2.0



JHP

Architecture/Urban Design

drG
DESIGN
RESOURCE
GROUP

CONCEPT PACKAGE

PARKWOOD STATION CHARLOTTE, NORTH CAROLINA

2015055
02.10.2015

the
NRP
group LLC





01 North Brevard [Leasing Corner]



- Accent Lighting
- Awning above unit entry
- Leasing Entry
- ADA Entry Ramp
- Planter Boxes
- Project Signage
- Motor Court Entry
- Landscape
- Accent Lighting



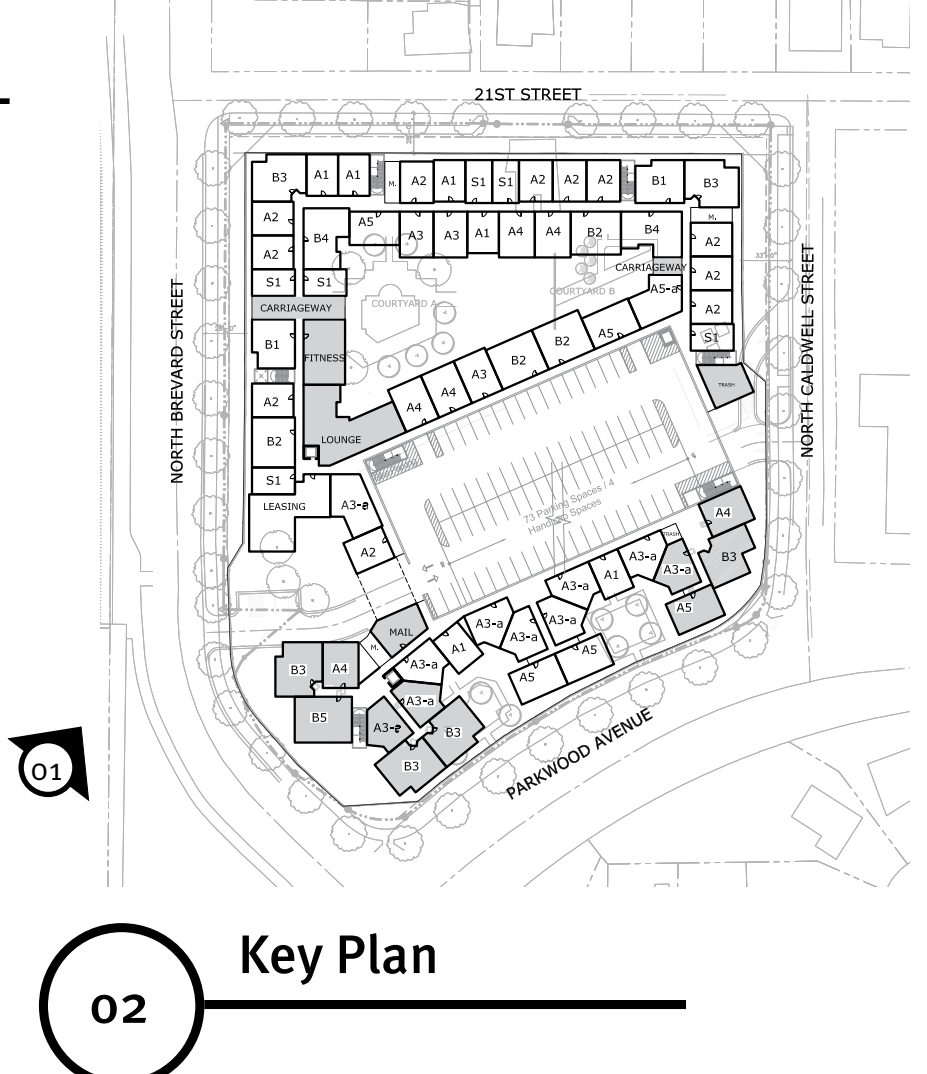
- Unit Entry/Stoop
- Terraced Planting
- Planter Boxes
- Bench Seating
- Bicycle Racks
- Special Paving

NOTES

- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry
- 11 Printed Screen



02 Key Plan



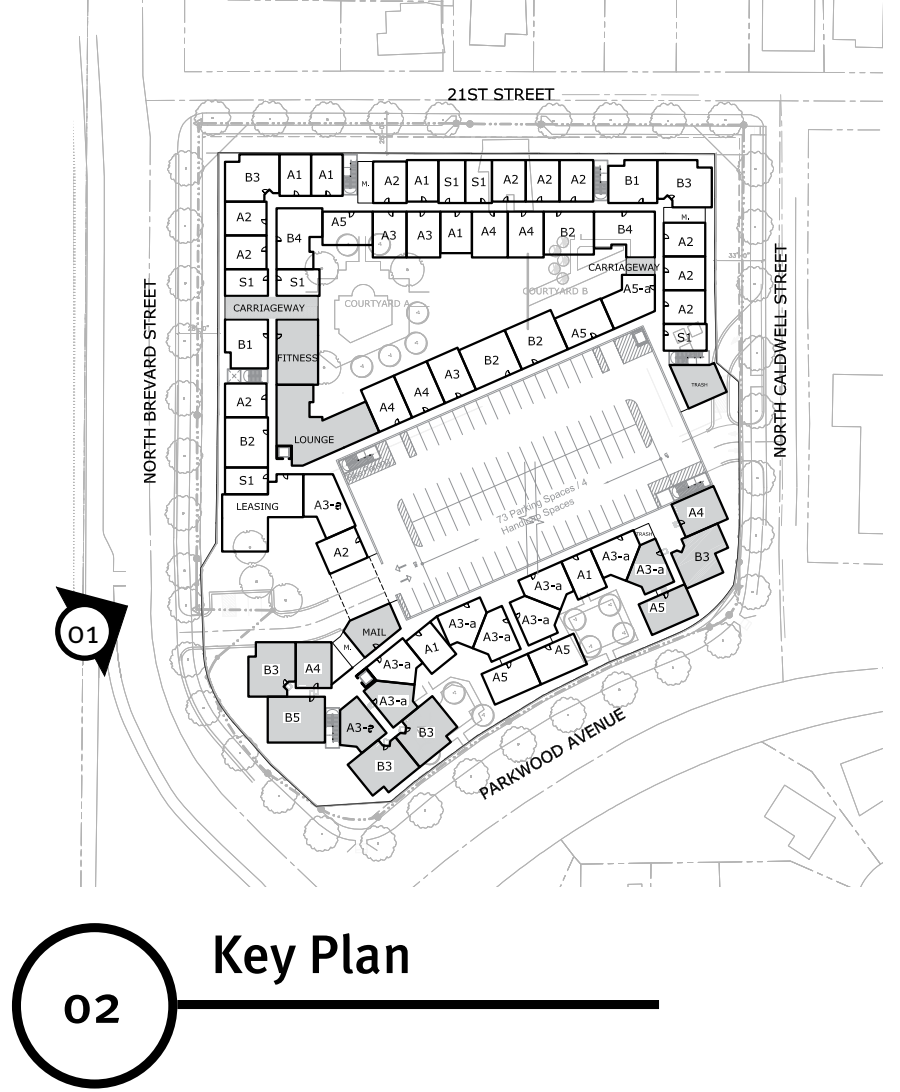
01 North Brevard [Motor Court]

- Unit above garage entry
- Garage Entry
- Outdoor Seating
- Unit Balcony
- Planter Boxes
- High Gloss Paving
- Special Paving
- Leasing Parking
- Landscape Accent Lighting/Bollard



NOTES
- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

- MATERIAL LEGEND**
- 1 Storefront
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 - 5 Cementitious Siding
 - 6 Siding (Alternating Widths)
 - 7 Metal Rail
 - 8 Metal Awning
 - 9 Signage
 - 10 Building Entry
 - 11 Printed Screen





01 North Brevard and Parkwood [Corner Courtyard]

Awning above unit entry

Unit Entry/Stoop

Terraced Planting

Accent Boulder

Special Paving

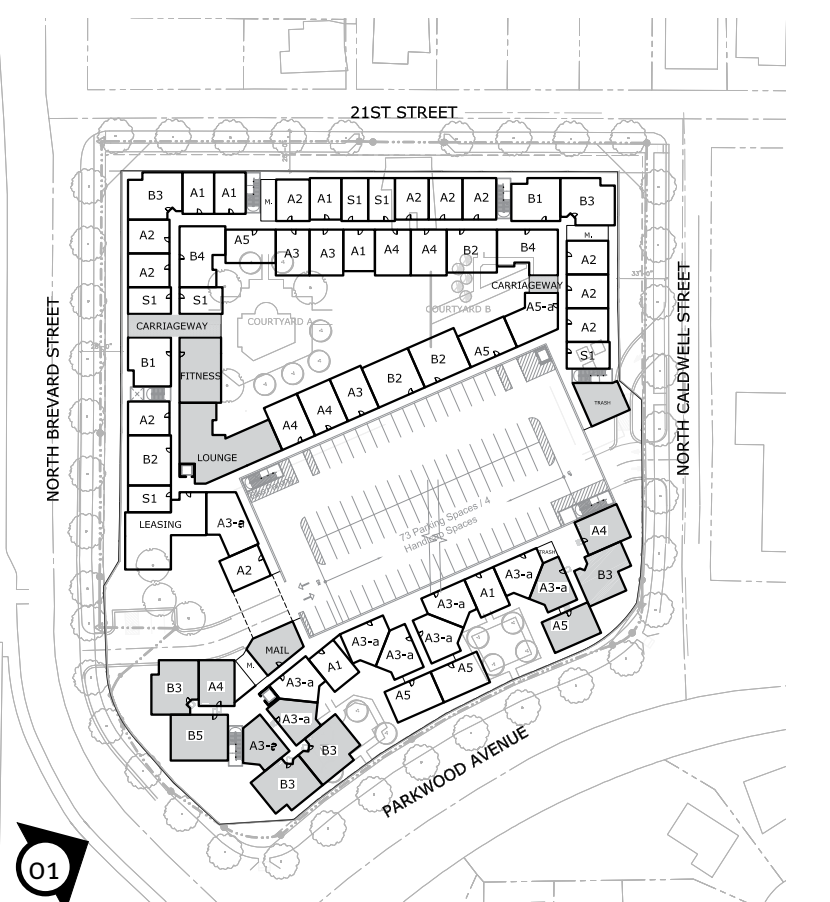


NOTES

- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
- Parkwood facade to meet 50% minimum fenestration calculation at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry
- 11 Printed Screen



02 Key Plan



01 North Brevard and Parkwood [Corner Courtyard]

- Unit Balcony
- Building Entry
- Project Signage
- Awning above stair entry
- Planter Boxes
- ADA Entry Ramp
- Grand Stair

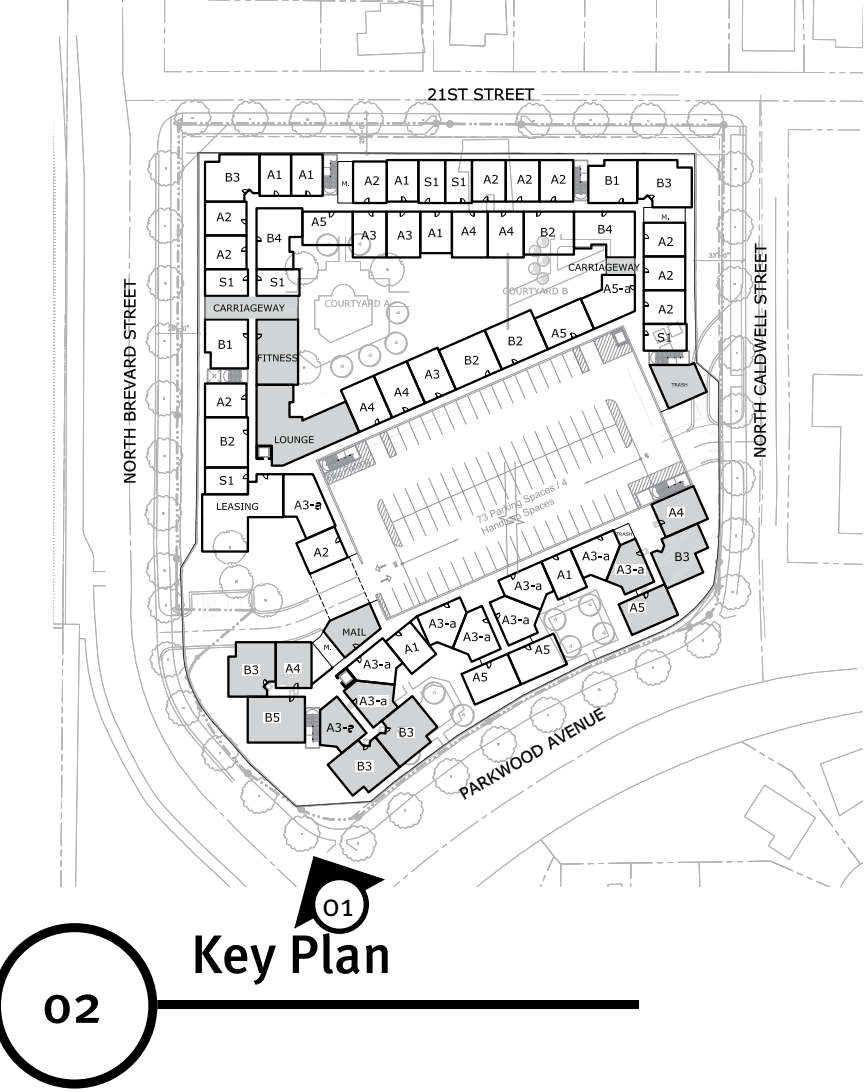


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- Parkwood facade to meet 50% minimum fenestration calculation at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry
- 11 Printed Screen





01 Parkwood and North Caldwell

- Accent Lighting
- Awning above unit entry
- Building Entry
- Landscape Accent Lighting/Bollard
- Special Paving
- Stoop/Unit Entry

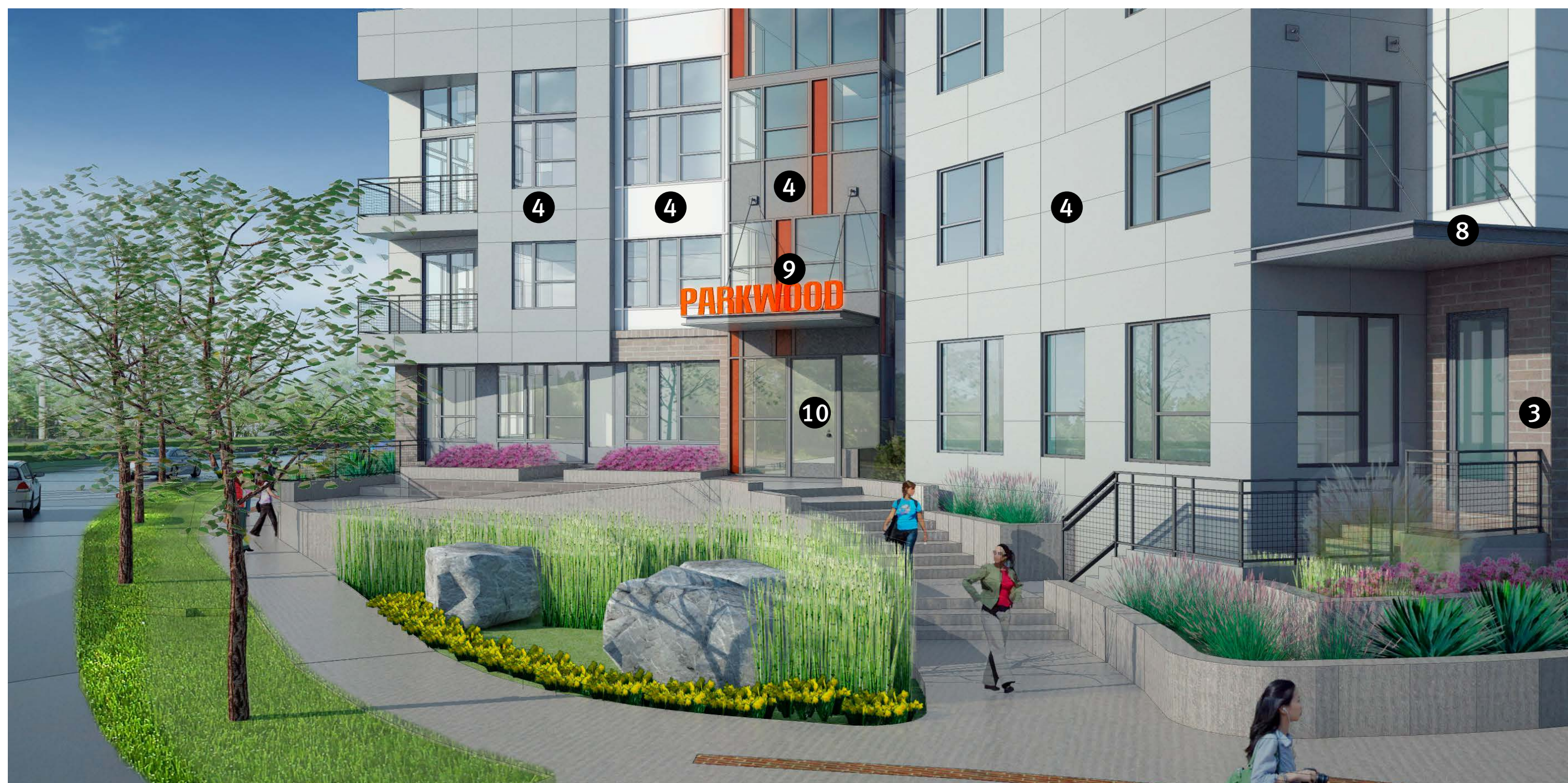


NOTES

- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
- Parkwood facade to meet 50% minimum fenestration calculation at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

- MATERIAL LEGEND**
- 1 Storefront
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 - 3 Brick
 - 4 Cementitious Board and Batten Panel
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 - 10 Building Entry
 - 11 Printed Screen





01 North Brevard and Parkwood [Corner Courtyard]



02 Parkwood Avenue [Courtyard 1]



03 North Brevard and Parkwood

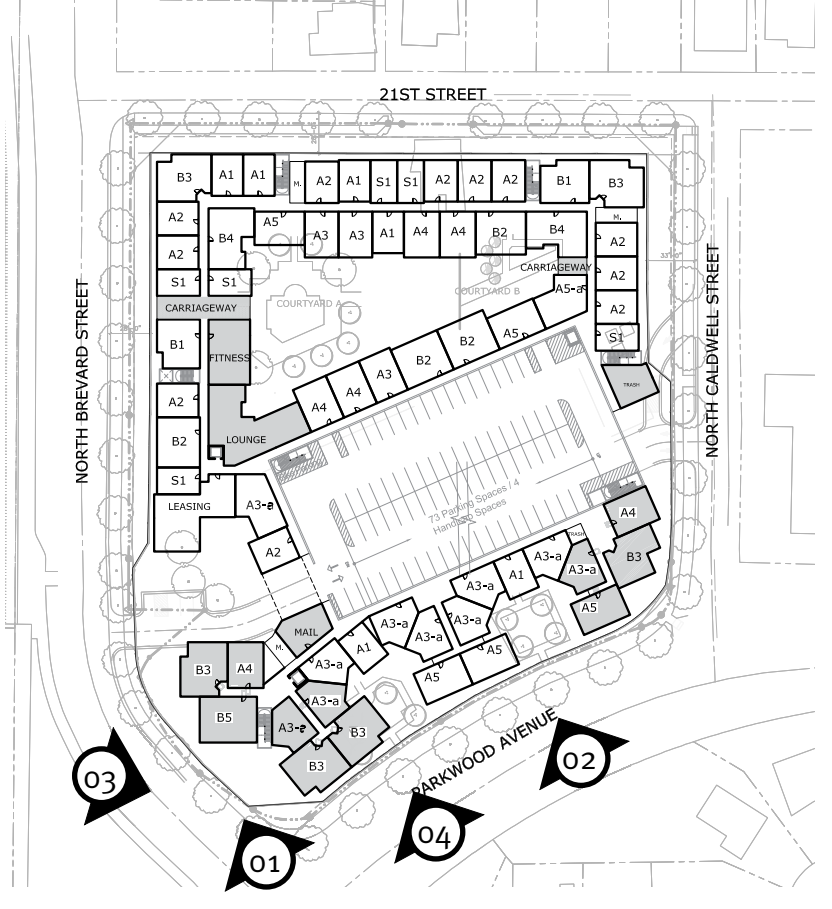


04 Parkwood Avenue [Courtyard 2]

- NOTES**
- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
 - Parkwood facade to meet 50% minimum fenestration calculation at first floor.
 - Refer to site plan submittal sheets R21&R22 for actual site plan elements.

MATERIAL LEGEND

- 1 Storefront
- 2 Vinyl Windows
- 3 Brick
- 4 Cementitious Board and Batten Panel
- 5 Cementitious Siding
- 6 Siding (Alternating Widths)
- 7 Metal Rail
- 8 Metal Awning
- 9 Signage
- 10 Building Entry
- 11 Printed Screen



02 Key Plan



01

North Caldwell

Garage Printed Screen

Awning above unit entry

Building Entry

Terraced Planting

Garage Entry

Trash Compactor

Service Truck Parking

NOTES

- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.

- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

MATERIAL LEGEND

1 Storefront

2 Vinyl Windows

3 Brick

4 Cementitious Board and Batten Panel

5 Cementitious Siding

6 Siding (Alternating Widths)

7 Metal Rail

8 Metal Awning

9 Signage

10 Building Entry

11 Printed Screen

02

Key Plan



01 21st and North Caldwell

- Unit Balcony
- Unit Balcony
- Awning above stair entry
- Building Entry
- Unit Entry/Stoop
- Terraced Planting



NOTES
- 9'-6" to 10'-0" Minimum Ceiling Height at first floor.
- Refer to site plan submittal sheets R21&R22 for actual site plan elements.

- MATERIAL LEGEND**
- 1 Storefront
 - 2 Vinyl Windows
 - 3 Brick
 - 4 Cementitious Board and Batten Panel
 - 5 Cementitious Siding
 - 6 Siding (Alternating Widths)
 - 7 Metal Rail
 - 8 Metal Awning
 - 9 Signage
 - 10 Building Entry
 - 11 Printed Screen

