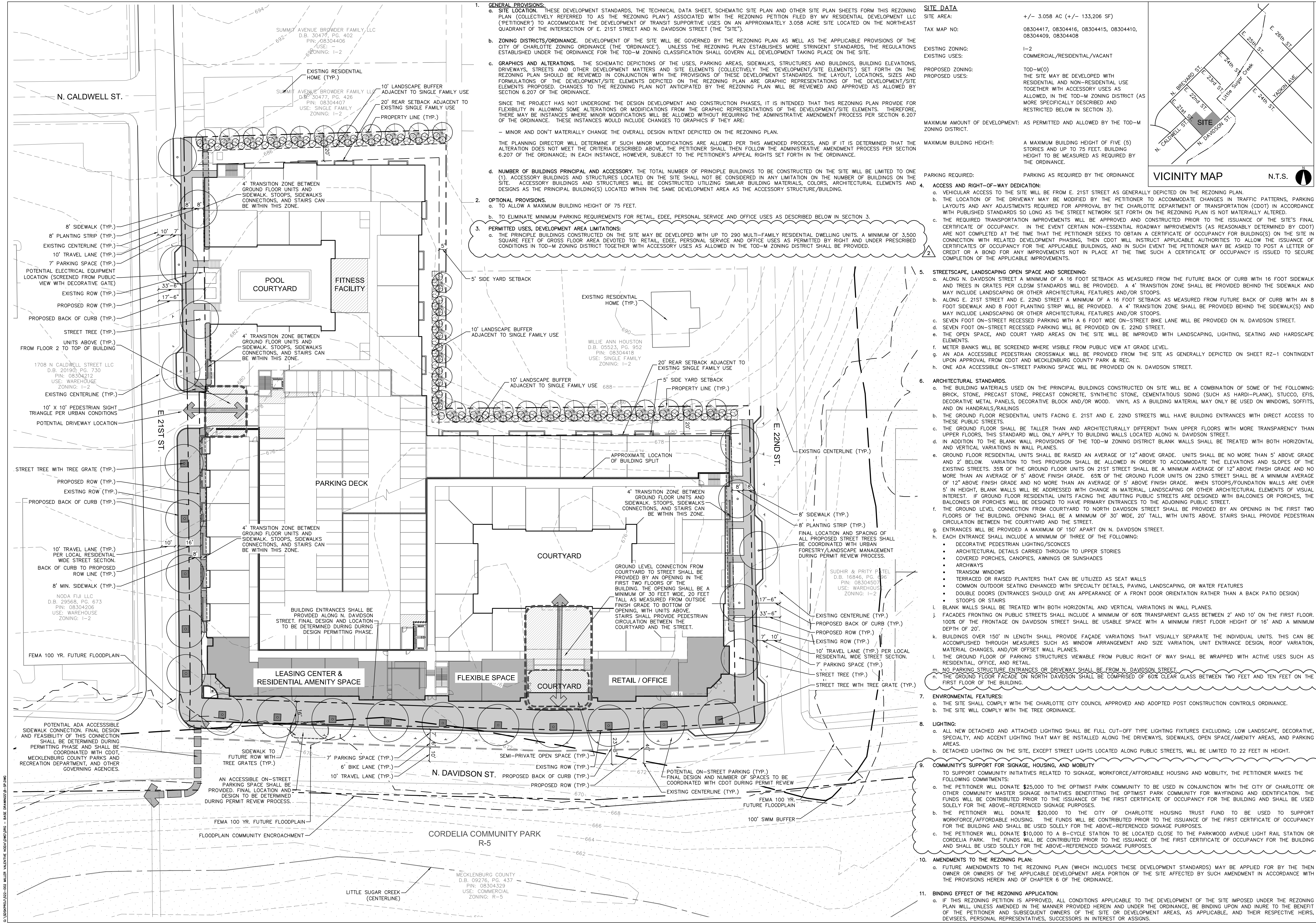


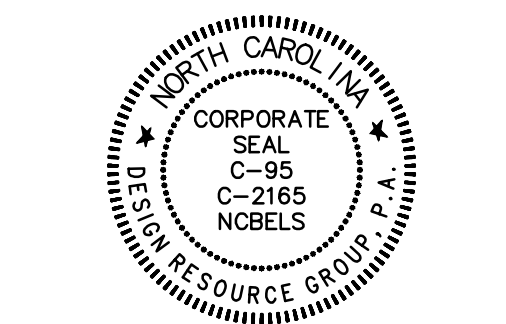
The schematic rendering is illustrative for the proposed building and is included to reflect an architectural style for the building that will be constructed on the site. The schematic rendering is illustrating the use of varied materials and rooflines, usable balconies, active ground floor uses, wall plane and building setback variation and a base of building that is a minimum of 16' tall. The actual building constructed on the site may vary from this illustration provided the design intent is preserved.





LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgp.com



REZONING PETITION
FOR PUBLIC HEARING:
2016-144

REZONING PACKAGE

MV OPTIMIST PARK
OPTIMIST PARK NEIGHBORHOOD, CHARLOTTE, NC
MV RESIDENTIAL DEVELOPMENT, LLC
9349 WATERSTONE BLVD, SUITE 200
CINCINNATI, OH 45249
980-613-8109

SCHEMATIC
SITE PLAN

SCALE: 1" = 30'

PROJECT #:
DRAWN BY:
CHECKED BY:

NOVEMBER 21, 2016

REVISIONS:
11.21.16 1ST SUBMITTAL COMMENTS
12.21.16 2ND SUBMITTAL COMMENTS

SITE DATA	
SITE AREA:	+/- 3.058 AC (+/- 133,206 SF)
TAX MAP NO:	08304417, 08304416, 08304415, 08304410, 08304409, 08304408
EXISTING ZONING:	I-2
EXISTING USES:	COMMERCIAL/RESIDENTIAL/VACANT
PROPOSED ZONING:	TOD-M(O)
PROPOSED USES:	THIS SITE MAY BE DEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USE TOGETHER WITH ACCESSORY USES AS ALLOWED, IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
MAXIMUM AMOUNT OF DEVELOPMENT:	AS PERMITTED AND ALLOWED BY THE TOD-M ZONING DISTRICT.
MAXIMUM BUILDING HEIGHT:	A MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES AND UP TO 75 FEET. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
PARKING REQUIRED:	PARKING AS REQUIRED BY THE ORDINANCE

- ACCESS AND RIGHT-OF-WAY DEDICATION:
 - VEHICULAR ACCESS TO THE SITE WILL BE FROM E. 21ST STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE LOCATION OF THE DRIVEWAY MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.
 - THE REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FINAL CERTIFICATE OF OCCUPANCY. IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- STREETSCAPE, LANDSCAPING OPEN SPACE AND SCREENING:
 - ALONG N. DAVIDSON STREET A MINIMUM OF A 16 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB WITH 16 FOOT SIDEWALK AND TREES IN GRATES PER LATEST STANDARDS WILL BE PROVIDED. A 4' TRANSITION ZONE SHALL BE PROVIDED BEHIND THE SIDEWALK AND MAY INCLUDE LANDSCAPING OR OTHER ARCHITECTURAL FEATURES AND/OR STOOPS.
 - ALONG E. 21ST STREET AND E. 22ND STREET A MINIMUM OF A 16 FOOT SETBACK AS MEASURED FROM FUTURE BACK OF CURB WITH AN 8 FOOT SIDEWALK AND 8 FOOT PLANTING STRIP WILL BE PROVIDED. A 4' TRANSITION ZONE SHALL BE PROVIDED BEHIND THE SIDEWALK(S) AND MAY INCLUDE LANDSCAPING OR OTHER ARCHITECTURAL FEATURES AND/OR STOOPS.
 - SEVEN FOOT ON-STREET RECESSED PARKING WITH A 6 FOOT WIDE ON-STREET BIKE LANE WILL BE PROVIDED ON N. DAVIDSON STREET.
 - SEVEN FOOT ON-STREET RECESSED PARKING WILL BE PROVIDED ON E. 22ND STREET.
 - THE OPEN SPACE, AND COURT YARD AREAS ON THE SITE WILL BE IMPROVED WITH LANDSCAPING, LIGHTING, SEATING AND HARDSCAPE ELEMENTS.
 - METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
 - AN ADA ACCESSIBLE PEDESTRIAN CROSSWALK WILL BE PROVIDED FROM THE SITE AS GENERALLY DEPICTED ON SHEET RZ-1 CONTINGENT UPON APPROVAL FROM CDOT AND MECKLENBURG COUNTY PARK & REC.
 - ONE ADA ACCESSIBLE ON-STREET PARKING SPACE WILL BE PROVIDED ON N. DAVIDSON STREET.
- ARCHITECTURAL STANDARDS:
 - THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF SOME OF THE FOLLOWING: BRICK, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PANK), STUCCO, EIFS, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.
 - THE GROUND FLOOR RESIDENTIAL UNITS FACING E. 21ST AND E. 22ND STREETS WILL HAVE BUILDING ENTRANCES WITH DIRECT ACCESS TO THESE PUBLIC STREETS.
 - THE GROUND FLOOR SHALL BE TALLER THAN AND ARCHITECTURALLY DIFFERENT THAN UPPER FLOORS WITH MORE TRANSPARENCY THAN UPPER FLOORS, THIS STANDARD WILL ONLY APPLY TO BUILDING WALLS LOCATED ALONG N. DAVIDSON STREET.
 - IN ADDITION TO THE BLANK WALL PROVISIONS OF THE TOD-M ZONING DISTRICT BLANK WALLS SHALL BE TREATED WITH BOTH HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.
 - GROUND FLOOR RESIDENTIAL UNITS SHALL BE RAISED AN AVERAGE OF 12" ABOVE GRADE. UNITS SHALL BE NO MORE THAN 5' ABOVE GRADE AND 2' BELOW. VARIATION TO THIS PROVISION SHALL BE ALLOWED IN ORDER TO ACCOMMODATE THE ELEVATIONS AND SLOPES OF THE EXISTING STREETS. 35% OF THE GROUND FLOOR UNITS ON 21ST STREET SHALL BE A MINIMUM AVERAGE OF 12" ABOVE FINISH GRADE AND NO MORE THAN AN AVERAGE OF 5' ABOVE FINISH GRADE. 65% OF THE GROUND FLOOR UNITS ON 22ND STREET SHALL BE A MINIMUM AVERAGE OF 12" ABOVE FINISH GRADE AND NO MORE THAN AN AVERAGE OF 5' ABOVE FINISH GRADE. WHEN STOOPS/FOUNDATION WALLS ARE OVER 5' IN HEIGHT, BLANK WALLS WILL BE ADDRESSED WITH CHANGE IN MATERIAL, LANDSCAPING OR OTHER ARCHITECTURAL ELEMENTS OF VISUAL INTEREST. IF GROUND FLOOR RESIDENTIAL UNITS FACING THE ADJUTING PUBLIC STREETS ARE DESIGNED WITH BALCONIES OR PORCHES, THE BALCONIES OR PORCHES WILL BE DESIGNED TO HAVE PRIMARY ENTRANCES TO THE ADJOINING PUBLIC STREET.
 - THE GROUND LEVEL CONNECTION FROM COURTYARD TO NORTH DAVIDSON STREET SHALL BE PROVIDED BY AN OPENING IN THE FIRST TWO FLOORS OF THE BUILDING. OPENING SHALL BE A MINIMUM OF 30' WIDE, 20' TALL, WITH UNITS ABOVE. STAIRS SHALL PROVIDE PEDESTRIAN CIRCULATION BETWEEN THE COURTYARD AND THE STREET.
 - ENTRANCES WILL BE PROVIDED A MAXIMUM OF 150' APART ON N. DAVIDSON STREET.
 - EACH ENTRANCE SHALL INCLUDE A MINIMUM OF THREE OF THE FOLLOWING:
 - DECORATIVE PEDESTRIAN LIGHTING/SCONES
 - ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES
 - COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES
 - ARCHWAYS
 - TRANSOM WINDOWS
 - TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS
 - COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING, OR WATER FEATURES
 - DOUBLE DOORS (ENTRANCES SHOULD GIVE AN APPEARANCE OF A FRONT DOOR ORIENTATION RATHER THAN A BACK PATIO DESIGN)
 - STOOPS OR STAIRS
 - BLANK WALLS SHALL BE TREATED WITH BOTH HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES.
 - FAÇADES FRONTING ON PUBLIC STREETS SHALL INCLUDE A MINIMUM OF 60% TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. 100% OF THE FRONTAGE ON DAVIDSON STREET SHALL BE USABLE SPACE WITH A MINIMUM FIRST FLOOR HEIGHT OF 16' AND A MINIMUM DEPTH OF 20'.
 - BUILDINGS OVER 150' IN LENGTH SHALL PROVIDE FAÇADE VARIATIONS THAT VISUALLY SEPARATE THE INDIVIDUAL UNITS. THIS CAN BE ACCOMPLISHED THROUGH MEASURES SUCH AS WINDOW ARRANGEMENT AND SIZE VARIATION, UNIT ENTRANCE DESIGN, ROOF VARIATION, MATERIAL CHANGES, AND/OR OFFSET WALL PLANES.
 - THE GROUND FLOOR OF PARKING STRUCTURES VIEWABLE FROM PUBLIC RIGHT OF WAY SHALL BE WRAPPED WITH ACTIVE USES SUCH AS RESIDENTIAL, OFFICE, AND RETAIL.
 - NO PARKING STRUCTURE ENTRANCES OR DRIVEWAY SHALL BE FROM N. DAVIDSON STREET.
 - THE GROUND FLOOR FAÇADE ON NORTH DAVIDSON STREET SHALL BE COMPRISED OF 60% CLEAR GLASS BETWEEN TWO FEET AND TEN FEET ON THE FIRST FLOOR OF THE BUILDING.
- ENVIRONMENTAL FEATURES:
 - THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING:
 - ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING; LOW LANDSCAPE, DECORATIVE, SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE/AMENITY AREAS, AND PARKING AREAS.
 - DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 22 FEET IN HEIGHT.
- COMMUNITY'S SUPPORT FOR SIGNAGE, HOUSING, AND MOBILITY
TO SUPPORT COMMUNITY INITIATIVES RELATED TO SIGNAGE, WORKFORCE/AFFORDABLE HOUSING AND MOBILITY, THE PETITIONER MAKES THE FOLLOWING COMMITMENTS:
 - THE PETITIONER WILL DONATE \$25,000 TO THE OPTIMIST PARK COMMUNITY TO BE USED IN CONJUNCTION WITH THE CITY OF CHARLOTTE OR OTHER COMMUNITY MASTER SIGNAGE INITIATIVES BENEFITTING THE OPTIMIST PARK COMMUNITY FOR WAYFINDING AND IDENTIFICATION. THE FUNDS WILL BE CONTRIBUTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING AND SHALL BE USED SOLELY FOR THE ABOVE-REFERENCED SIGNAGE PURPOSES.
 - THE PETITIONER WILL DONATE \$20,000 TO THE CITY OF CHARLOTTE HOUSING TRUST FUND TO BE USED TO SUPPORT WORKFORCE/AFFORDABLE HOUSING. THE FUNDS WILL BE CONTRIBUTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING AND SHALL BE USED SOLELY FOR THE ABOVE-REFERENCED SIGNAGE PURPOSES.
 - THE PETITIONER WILL DONATE \$10,000 TO A B-CYCLE STATION TO BE LOCATED CLOSE TO THE PARKWOOD AVENUE LIGHT RAIL STATION OR CORDELIA PARK. THE FUNDS WILL BE CONTRIBUTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING AND SHALL BE USED SOLELY FOR THE ABOVE-REFERENCED SIGNAGE PURPOSES.
- AMENDMENTS TO THE REZONING PLAN:
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.