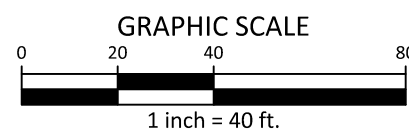
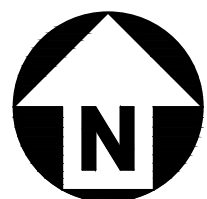


PARCEL 17124C98  
ZONING: R-22MF  
USE: MULTI-FAMILY RESIDENTIAL

#### SITE LEGEND

- |                      |                           |
|----------------------|---------------------------|
|                      | SIGNAGE                   |
|                      | TRAFFIC DIRECTIONAL ARROW |
|                      | ACCESSIBLE RAMPS          |
| TYPE A TYPE B TYPE C |                           |
|                      | PROPERTY LINE             |
|                      | RIGHT-OF-WAY LINE         |
|                      | LOT LINE                  |
|                      | EASEMENT LINE             |
|                      | CENTERLINE                |
|                      | TREE SAVE                 |
|                      | SETBACK                   |
|                      | BUFFER YARD               |



EXISTING  
PARK ROAD  
(VARIABLE R/W)

PARCEL 17124C97  
ZONING: R-22MF  
USE: MULTI-FAMILY RESIDENTIAL

PARCEL 17704403  
GRACE POSER  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17704405  
CLIFTON MACOMBER  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17704404  
PETER & MARLA CUNNINGHAM  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17705334  
HAYWOOD BARNES &  
DEBORAH RIDGELY  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705333  
MICHAEL KNOWLES  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705332  
ROBERT & JANICE BRADY  
ZONING: R-3  
USE: SINGLE FAMILY  
RESIDENTIAL

PARCEL 17705331  
MICHAEL & CAROLYN RICHARDSON  
ZONING: R-3  
USE: SINGLE FAMILY RESIDENTIAL

PARCEL 17705C99  
ZONING: R-12MF (CD)  
USE: MULTI-FAMILY RESIDENTIAL

#### SITE DATA

DEVELOPER	CAPROCK
SITE AREA:	2410 DUNAVANT STREET CHARLOTTE, NORTH CAROLINA 28203
GROSS SITE ACREAGE:	±4.51 AC
PID:	17705301, 17705302, 17705303, 17705304, 17705305, 17705336
EXISTING ZONING:	R-3, R-22MF
PROPOSED ZONING:	UR-3 (CD)
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USE:	TOWNHOME/MULTI-FAMILY
PROPOSED NUMBER OF UNITS:	115
MAXIMUM BUILDING HEIGHT ALLOWED:	PER UR-3 ZONING CODE*
BUILDING SEPARATION:	10 FT MIN.
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	11.0 SPACES/UNIT (115 SPACES)
TREE SAVE AREA REQUIRED:	0.68 AC (4.51 AC x 15%)
PROPOSED TREE SAVE AREA PROVIDED:	0.70 AC (15.6% OF SITE AREA)
*BASE HEIGHT 40' MEASURED AT THE REQUIRED SETBACK, SIDE AND REAR YARD LINES. ONE ADDITIONAL FOOT OF HEIGHT IS ALLOWED FOR EVERY TWO FEET IN DISTANCE THE PORTION OF THE BUILDING IS FROM THE REQUIRED SET BACK, SIDE, AND REAR YARD LINES LOCATED ALONG ALL BOUNDARY(S) ADJACENT TO A SINGLE-FAMILY ZONING DISTRICT	

REZONING CASE NUMBER: XXXX-XXX

## PARK & FAIRVIEW RESIDENTIAL

### CONSTRUCTION DRAWINGS

#### INTERSECTION OF PARK RD AND FAIRVIEW RD

CHARLOTTE, NORTH CAROLINA

#### CLIENT

CAPROCK  
2410 DUNAVANT STREET  
CHARLOTTE, NORTH CAROLINA 28203  
PHONE: 704. 816. 2203

#### REVISIONS

NO. DATE

#### PLAN INFORMATION

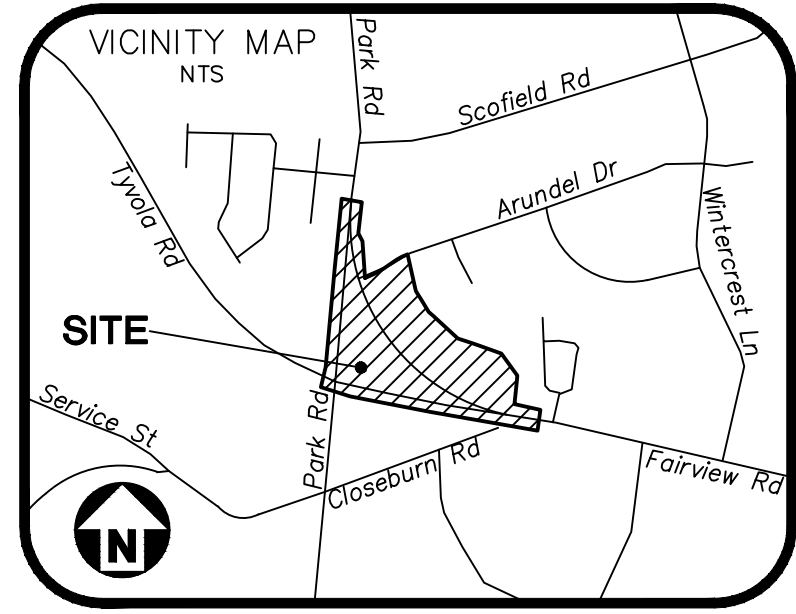
PROJECT NO. CPK-18000  
FILENAME CPK18000-RZ1  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE 1"=40'  
DATE 01. 31. 2019

#### SHEET

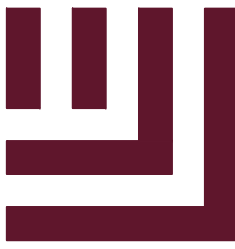
#### REZONING TECHNICAL DATA PLAN

# RZ-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



REZONING CASE NUMBER: XXXX-XXX



**McAdams**

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**PARK & FAIRVIEW RESIDENTIAL**  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. CPK-18000  
FILENAME CPK18000-RZ1  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE 1"=40'  
DATE 01. 31. 2019

**SHEET**

**REZONING CONCEPTUAL  
SITE PLAN**

**RZ-2**

**SITE LEGEND**

- SIGNAGE  
TRAFFIC DIRECTIONAL ARROW  
ACCESSIBLE RAMPS  
TYPE A TYPE B TYPE C
- PROPERTY LINE  
RIGHT-OF-WAY LINE  
LOT LINE  
EASEMENT LINE  
CENTERLINE  
TREE SAVE  
SETBACK  
BUFFER YARD



GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

V:\Projects\CPK\CPK18000\Land\Resoning\CPK18000-RZ1.dwg, 1/31/2019 12:53:41 PM, Duan, Diana

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Site Development Data:

--Acreage: ± 4.51 acres  
--Tax Parcel #'s: 177-053-01, 177-053-02, 177-053-03, 177-053-04, 177-053-05 and 177-053-36  
--Existing Zoning: R-3 and R-22MF  
--Proposed Zoning: UR-3(CD)  
--Existing Uses: Vacant/Residential  
--Proposed Uses: Up to 115 residential dwelling units together with accessory uses, as allowed in the UR-3 zoning district.  
--Proposed Floor Area Ratio: As allowed by the UR-3 Zoning District.  
--Maximum Building Height: A maximum building height of five (5) stories not to exceed 75 feet. Height to be measured as required by the Ordinance.  
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a residential community on an approximately 4.51 acre site located at the northeast intersection of Fairview Road and Park Road (the "Site").
- b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-3 zoning classification shall govern.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or  
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 13. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

- e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 115 (a combination of single family attached and multi-family units that are for rent and/or for sale), together with accessory uses allowed in the UR-3 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Fairview Road and Arundel Drive as generally depicted on the Rezoning Plan.
- b. The Petitioner, as part of the development of the Site, shall construct one (1) new private street as generally depicted on the Rezoning Plan (Private Street A). Proposed Private Street A will be designed to meet a local residential narrow cross-section.

RESERVED

4. Architectural Standards, Court Yards/Amenity Areas:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Aluminum and vinyl as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing materials may also be used.
- b. Development Area A. The following provisions shall apply only to Development Area A.
- (i) Units will have a one or two (2) car garage.

- (ii) The residential dwelling units with frontage on Fairview Road and Park Road will be treated with a combination of landscaping and architectural features to provide visual interest at the pedestrian level.

- (iii) Townhome unit entrances, on the interior of the Site as well as along Fairview Road and Park Road, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least four (4) of the following features: 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; double doors; stoops or stairs; and/or contrasting pavement from primary sidewalk.

- (iv) Townhome usable porches or stoops shall form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches oriented to Private Street A may be covered but not be enclosed. The building/architectural treatment over the porches will vary to help emphasize the entries into each unit.

- (v) Building heights will be limited to three (3) stories.

- (vi) All end unit facades that face public streets will not have a blank wall greater than twenty (20) feet.

c. Development Area B. The following provisions shall only apply to Development Area B.

- (i) The building shall be placed so as to present a front façade to Private Street A.
- (ii) The building shall be designed to create an architectural focal point on the corner at the intersection of Park Road and Fairview Road.
- (iii) The principal entrance of a building shall be articulated and expressed in greater architectural detail than other building entrances.
- (iv) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
- (v) The facades of first/ground floor of the building along Park Road and Fairview Road shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.
- (vi) Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- (vii) Building elevations facing Fairview Road and Park Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- (viii) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

- d. Meter banks will be screened from adjoining properties and from Fairview Road and Park Road.

- e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of twenty-four (24) feet as measured from the future back curb will be provided along Fairview Road and Park Road as generally depicted on the Rezoning Plan.
- b. A setback of fourteen (14) feet as measured from the future back curb will be provided along Arundel Drive as generally depicted on the Rezoning Plan.
- c. A twenty (20) foot rear yard will provided along the Site's northern property boundary as generally depicted on the Rezoning Plan.
- d. A five (5) foot side yard will be provided along the Site's eastern property boundary as generally depicted on the Rezoning Plan.
- e. A thirty (30) foot Class C' Buffer will be provided along the Site's perimeter as generally depicted on the Rezoning Plan.
- f. A twelve (12) foot multi-use path and an eight (8) foot planting strip shall be provided along Fairview Road and Park Road as generally depicted on the rezoning plan.
- g. A six (6) foot sidewalk and an eight (8) foot planting strip shall be provided along Arundel Drive and Private Street A as generally depicted on the rezoning plan.

6. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

7. Lighting:

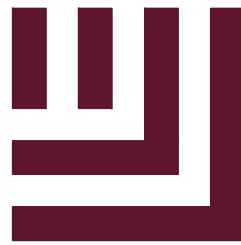
- a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 26' in height within parking areas and to 21' in height along public and private streets.

8. Amendments to the Rezoning Plan:

- a. 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 of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



McAdams

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PARK & FAIRVIEW RESIDENTIAL  
CONSTRUCTION DRAWINGS  
INTERSECTION OF PARK RD AND FAIRVIEW RD  
CHARLOTTE, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. CPK-18000  
FILENAME CPK18000-R21  
CHECKED BY BGP  
DRAWN BY JBW/AJD/DMD  
SCALE N/A  
DATE 01. 31. 2019

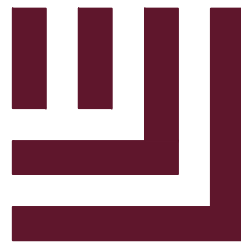
SHEET

REZONING NOTES

RZ-3

REZONING CASE NUMBER: XXXX-XXX

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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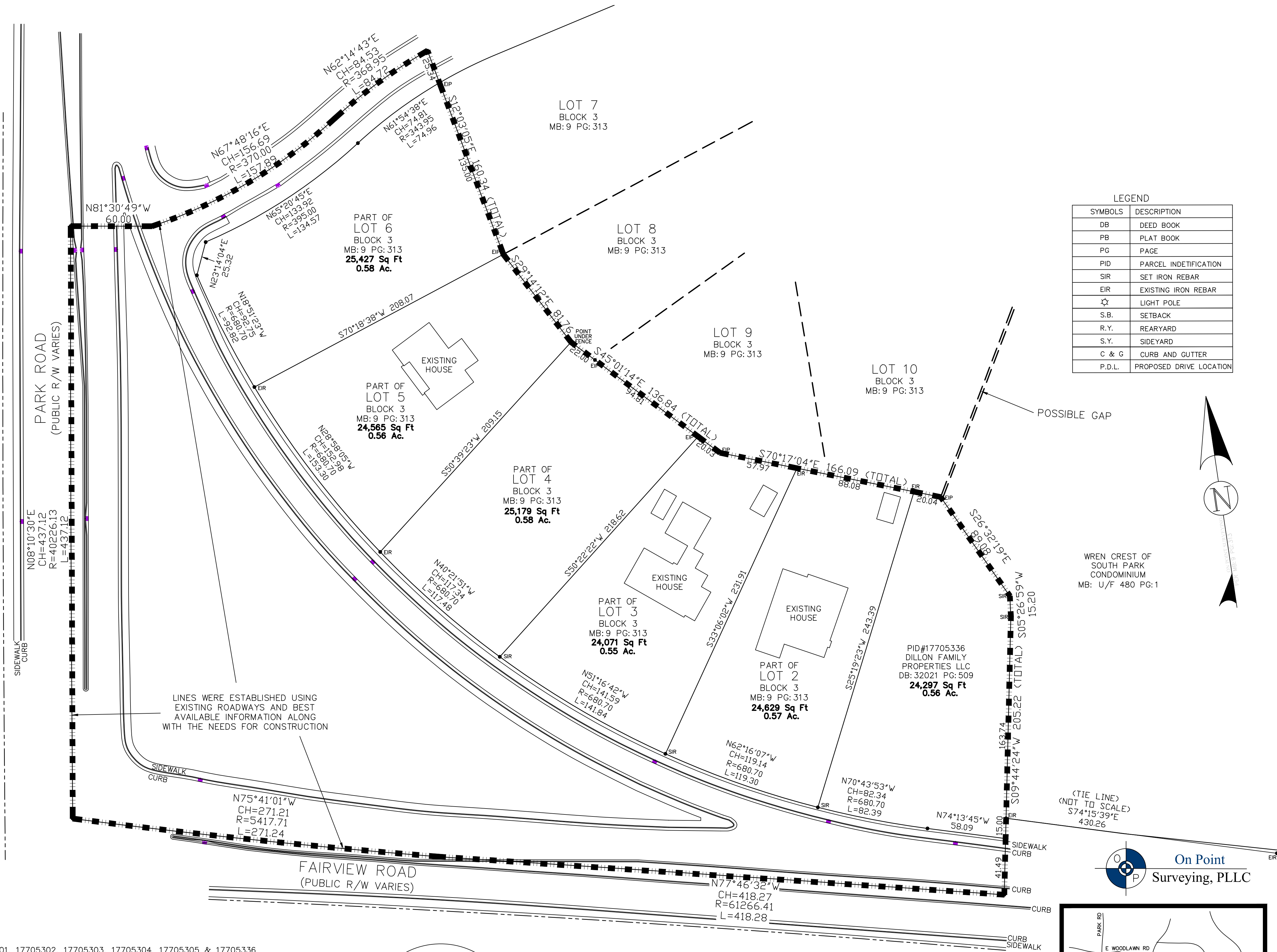
PLAN INFORMATION

PROJECT NO. CPK-18000  
FILENAME CPK18000-RZ1  
CHECKED BY BGP  
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SCALE 1"=40'  
DATE 01. 31. 2019

SHEET

REZONING SURVEY

RZ-4



- NOTES:
- PID#S 17705301, 17705302, 17705303, 17705304, 17705305 & 17705336
  - IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - PROPERTY ZONED: R-3
  - DEED REFERENCES AS SHOWN
  - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
  - THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 3710454100K, EFFECTIVE 2/19/2014
  - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
  - AREA COMPUTED BY COORDINATED METHOD.
  - NO NCGS MONUMENT FOUND WITHIN 2000'.
  - THE PURPOSE OF THIS MAP IS TO SHOW EXISTING BOUNDARIES AND ROADWAYS, ALONG WITH ESTABLISHING NEW BOUNDARIES THAT EXTEND TO THE CENTER OF FAIRVIEW ROAD & PARK ROAD IN ORDER TO RECLAIM PART OF THE RIGHT OF WAYS FOR SAID ROADS ALONG WITH THE FAIRVIEW ROAD RAMP. NOT ALL UTILITIES, IMPROVEMENTS AND STRUCTURES ARE NOT SHOWN.

AREA IN R/W  
132,239 Sq Ft  
3.04 Ac.  
TOTAL AREA  
280,407 Sq Ft  
6.44 Ac.

