

DEVELOPMENT SUMMARY

TAX PARCEL ID #:

171-043-24

TOTAL SITE AREA:

0.32 AC

EXISTING ZONING:

O-2(CD)

PROPOSED:

O-2(CD)

DEVELOPMENT STANDARDS

GENERAL PROVISIONS.

A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL SURFACE PARKING LOT AS PART OF THE 4400 PARK ROAD SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE O-2 DISTRICT AS A CONDITIONAL DISTRICT (O-2 (CD)).

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE LIMITED TO A SMALL SURFACE PARKING LOT.

TRANSPORTATION

THE SITE WILL HAVE ACCESS ONLY FROM THE 4400 PARK ROAD SITE AND FROM AN ADJOINING OFFICE SITE ON PARK ROAD AS GENERALLY DEPICTED ON THE SITE PLAN

ARCHITECTURAL STANDARDS
NOT APPLICABLE

STREETSCAPE AND LANDSCAPING

THE PETITIONER WILL INSTALL LANDSCAPE SCREEN ALONG THE FRONT OF THE SITE TO SCREEN THE PARKING FROM DREXMORE AVENUE. THIS LANDSCAPED AREA MAY INCLUDE EXISTING TREES AND VEGETATION AS WELL AS NEW TREES AND EVERGREEN SHRUBBERY. THESE IMPROVEMENTS WILL BE INSTALLED PRIOR TO THE FINAL INSPECTION OF THE PARKING LOT, WITH DUE CONSIDERATION OF THE ALLOWANCES FOR THE PLANTING SEASON. THE PETITIONER RESERVES THE RIGHT TO MEANDER ANY NEW SIDEWALKS INSTALLED ON THE SITE TO PRESERVE EXISTING TREES.

ENVIRONMENTAL FEATURES

THERE SHALL BE NO STORM WATER DISCHARGE FROM THE PROPOSED SURFACE PARKING LOT ONTO THE ADJOINING SINGLE-FAMILY PARCEL ADDRESSED AS 1368 DREXMORE AVENUE.

PARKS, GREENWAYS, AND OPEN SPACE
NOT APPLICABLE

FIRE PROTECTION
NOT APPLICABLE

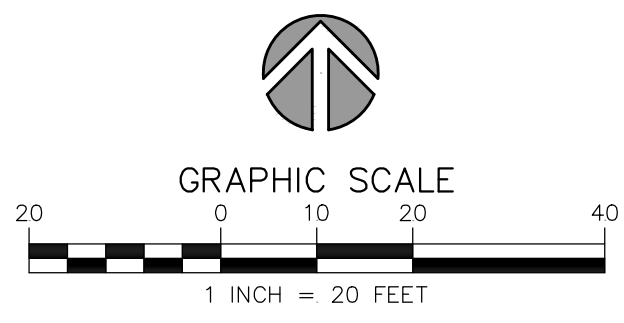
SIGNAGE
ONLY INTERNAL DIRECTIONAL SIGNAGE WILL BE PERMITTED

LIGHTING

THE LIGHTING TO BE INSTALLED WILL BE AGREED UPON WITH THE ADJOINING PROPERTY OWNER AND MAY INCLUDE BUT NOT BE LIMITED TO BOLLARD LIGHTING, FREE STANDING PEDESTRIAN LIGHTING NOT EXCEEDING 12 FEET IN TOTAL HEIGHT OR SOME COMBINATION OF FIXTURES. IN ALL CASES LIGHTING WILL BE DIRECTED INTO THE SITE AND WILL EMPLOY FULLY SHIELDED CUTOFF LUMINAIRES.

PHASING
RESERVED

INITIAL SUBMISSION: 4-2-19, 1.0
REVISED PER STAFF COMMENTS: 6-10-19, 1.1



REZONING PETITION #2019-060

URBAN
DESIGN
PARTNERS

1318-w6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc cca no: C-03044

4400 Park Road LLC

1 Greenway Plaza STE 800
Houston, TX 77046

1374 Drexmore Ave.

Rezoning Plan
Charlotte, NC

NO.	DATE:	BY:	REVISIONS:
1	06.10.19	UDP	PER CITY COMMENTS

Project No: 19-025
Date: 03.07.2019
Designed by: UDP
Drawn By: UDP
Sheet No:

RZ-1.0