

SITE DEVELOPMENT DATA:

ACREAGE: 0.507 ACRES
TAX PARCEL #: 08114709 AND 08114708
EXISTING ZONING: R-5
PROPOSED ZONING: UR-3 (CD)
EXISTING USES: VACANT
PROPOSED UNITS: 17 (33.5 UNITS/ACRE)

ZONING CASE 2019-156

1. 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.
- d. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE OR AT BACK OF SIDEWALK AT A MINIMUM.

e. AFFORDABLE RATE UNITS WILL BE 80%, OR LESS, OF THE AREA MEDIAN INCOME (AMI) BASED ON THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) INCOME LIMIT GUIDELINES.

2. PURPOSE

a. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY BUILDING THAT WILL INCLUDE AT LEAST THREE (3) AFFORDABLE-RATE UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-3(CD) DISTRICT. THE BALANCE OF THE UNITS WILL BE MARKET-RATE.

3. PERMITTED USES

- a. USES ALLOWED ON THE PROPERTY WILL BE LIMITED TO UP TO 17 MULTI-FAMILY UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-3 ZONING. THE MAXIMUM FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED WILL NOT EXCEED 20,000 SQ. FT.
- b. TENANT MAY ONLY USE THE PREMISES FOR PURPOSES OF HIS/HER/ THEIR/ FULL TIME RESIDENTIAL OCCUPANCY OR THE FULL TIME RESIDENTIAL OCCUPANCY BY A FAMILY MEMBER. TENANT SHALL NOT SUBLET THE PREMISES WITHOUT LANDLORD'S PRIOR WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL TENANT, EITHER DIRECTLY OR INDIRECTLY THROUGH ANY COMPANY OR OTHER SERVICE, SUBLET OR MAKE THE PREMISES AVAILABLE FOR OCCUPANCY BY ANY PERSON FOR PROFIT ON A SHORT TERM (THAT IS, LESS THAN THIRTY-ONE (31) CONSECUTIVE DAYS) BASIS.

4. TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA A DRIVEWAY TO PEGRAM STREET AS GENERALLY IDENTIFIED ON THE REZONING PLAN FOR THE SITE (A VEHICULAR CONNECTION WILL BE PROVIDED FROM THE PARKING LOT TO PARCEL 08114711).
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. THE PETITIONER WILL REPLACE THE EXISTING BENCH AND WAITING PAD WITH AN ADA COMPLIANT WAITING PAD PER CATS SPECIFICATIONS AND DETAIL (CLDS 60.01A) IN THE LOCATION IDENTIFIED ON THIS PLAN.
- d. THE PETITIONER WILL INSTALL AN IN-GROUND SWING SIMILAR TO OTHER SWING STRUCTURES PREVIOUSLY INSTALLED WITHIN THE BELMONT NEIGHBORHOOD AND AS ALLOWED BY THE CITY OF CHARLOTTE AND CATS.
- e. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE BUILDING'S CERTIFICATE OF OCCUPANCY IS ISSUED.

5. ARCHITECTURAL STANDARDS

- 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. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, CANOPIES, AND ON HANDRAILS/RAILINGS; CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED ARE PROHIBITED AS A BUILDING MATERIAL. PREFERRED EXTERIOR BUILDING MATERIALS: THE BUILDING SHALL COMPRISE A MINIMUM OF 15% OF THE ENTIRE FAÇADE (EXCLUSIVE OF WINDOWS AND DOORS) FACING PARKWOOD AVENUE AND PEGRAM STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
- b. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL BE COMPOSED OF WOOD OR FIBER CEMENT MATERIALS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. MECHANICAL EQUIPMENT - BUILDING CONDENSING UNITS SHALL BE LOCATED ON THE BUILDING ROOF AND BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT OF WAY.
- d. BUILDING ELEVATIONS SHALL BE DESIGNED WITH 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.
- e. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
- f. FAÇADES SHALL INCORPORATE WINDOWS OR OTHER ARCHITECTURAL DETAILS ALONG WITH VARYING BUILDING MATERIALS, OR ROOF LINES OR BUILDING OFFSETS.
- g. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
- 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. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 3:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - ALONG THE MAIN PUBLIC ELEVATIONS, PARKWOOD AVENUE AND PEGRAM STREET, THE BUILDING IS 3 LEVELS IN HEIGHT. AS THE TOPOGRAPHY FALLS ALONG PEGRAM STREET, A PORTION OF THE BUILDING BECOMES GREATER THAN 3 STORIES DUE TO THE BUILDING FOUNDATION (STEM WALL). IN THIS AREA THE MAXIMUM BUILDING HEIGHT, AS MEASURED ALONG THE AVERAGE GRADE AT THE BASE OF THE BUILDING, WILL EXCEED 40'-0". A MAXIMUM BUILDING HEIGHT OF 42'-0" IS REQUESTED AND IS ALLOWED ACCORDING TO TABLE 9.406(3)(A) WITH AN INCREASE OF 4' TO THE SIDE AND REAR SETBACKS.
 - EXPANSES OF BLANK WALL WILL BE NO LONGER THAN 20 FEET.

6. STREETScape AND LANDSCAPING

- a. PROPERTY LINE ABUTTING PARCEL #081-147-15 TO BE PLANTED TO CLASS 'C' BUFFER PLANT QUANTITIES.

7. ENVIRONMENTAL FEATURES

- a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT NECESSARILY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. PARKS, GREENWAYS, AND OPEN SPACE

- a. THE PETITIONER WILL PROVIDE OPEN SPACE AT THE NORTHEAST CORNER OF THE SITE AND AS GENERALLY ILLUSTRATED ON THE PLAN.

9. FIRE PROTECTION

- a. RESERVED

10. SIGNAGE

- a. RESERVED

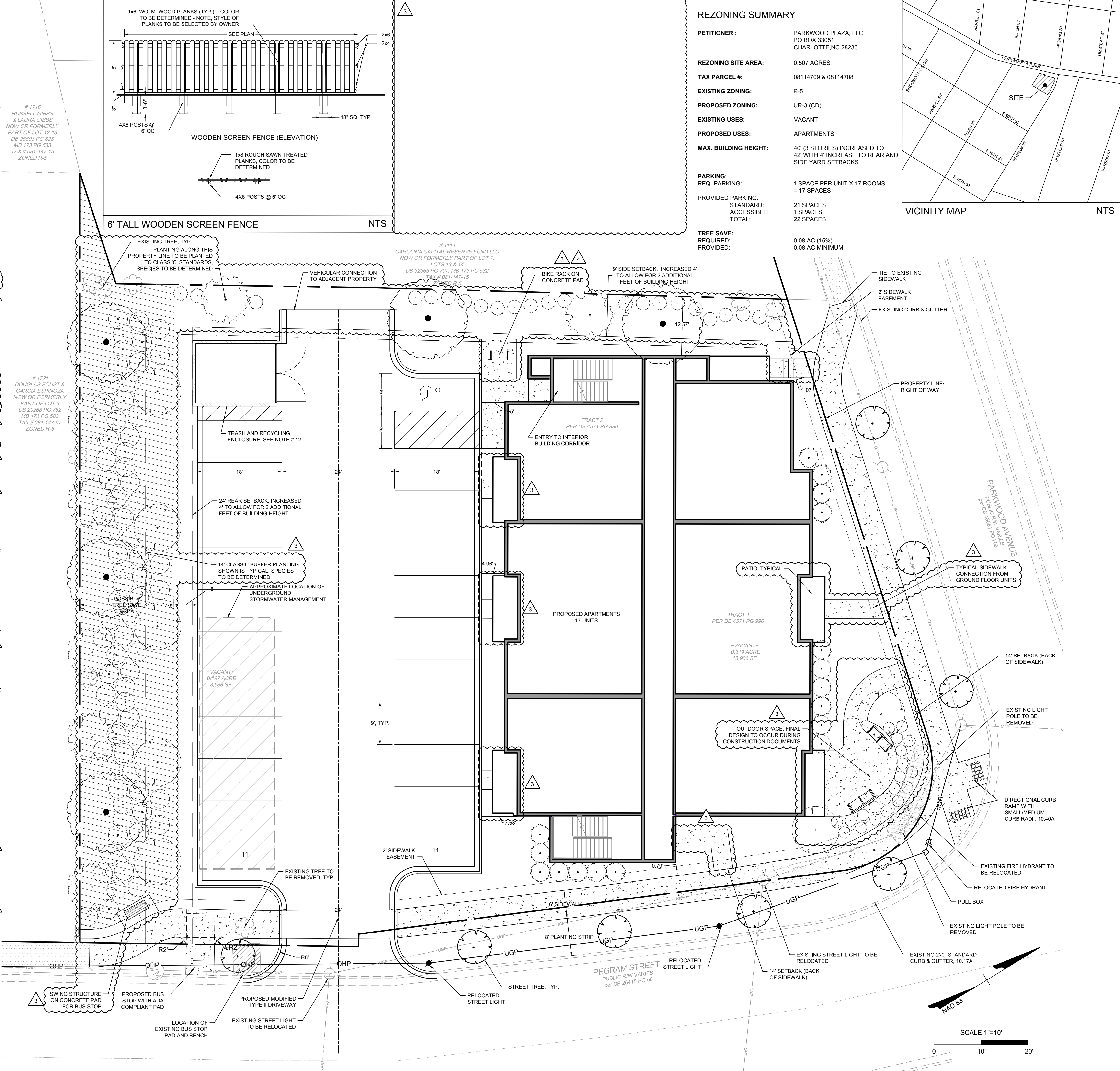
11. LIGHTING

- a. ALL LIGHTING WITHIN THE PROPERTY SHALL BE FULL-CUT OFF TYPE, EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG INTERNAL DRIVE AISLES, SIDEWALKS, COURTYARDS AND LANDSCAPE ACCENT LIGHTING.

12. TRASH

- a. TRASH ENCLOSURE TO PROVIDE SUFFICIENT SPACE TO ACCOMMODATE REQUIRED TRASH AND RECYCLING AS DIRECTED BY CITY OF CHARLOTTE SOLID WASTE. PRIVATE ROLL-OUT SERVICE MAY BE UTILIZED IN LIEU OF CITY CONTRACT SERVICE.

- b. TRASH COLLECTION TO OCCUR BETWEEN THE HOURS OF 6:00 AM AND 8:00 PM.



REZONING SUMMARY

PETITIONER : PARKWOOD PLAZA, LLC
PO BOX 33051
CHARLOTTE, NC 28233

REZONING SITE AREA: 0.507 ACRES

TAX PARCEL #: 08114709 & 08114708

EXISTING ZONING: R-5

PROPOSED ZONING: UR-3 (CD)

EXISTING USES: VACANT

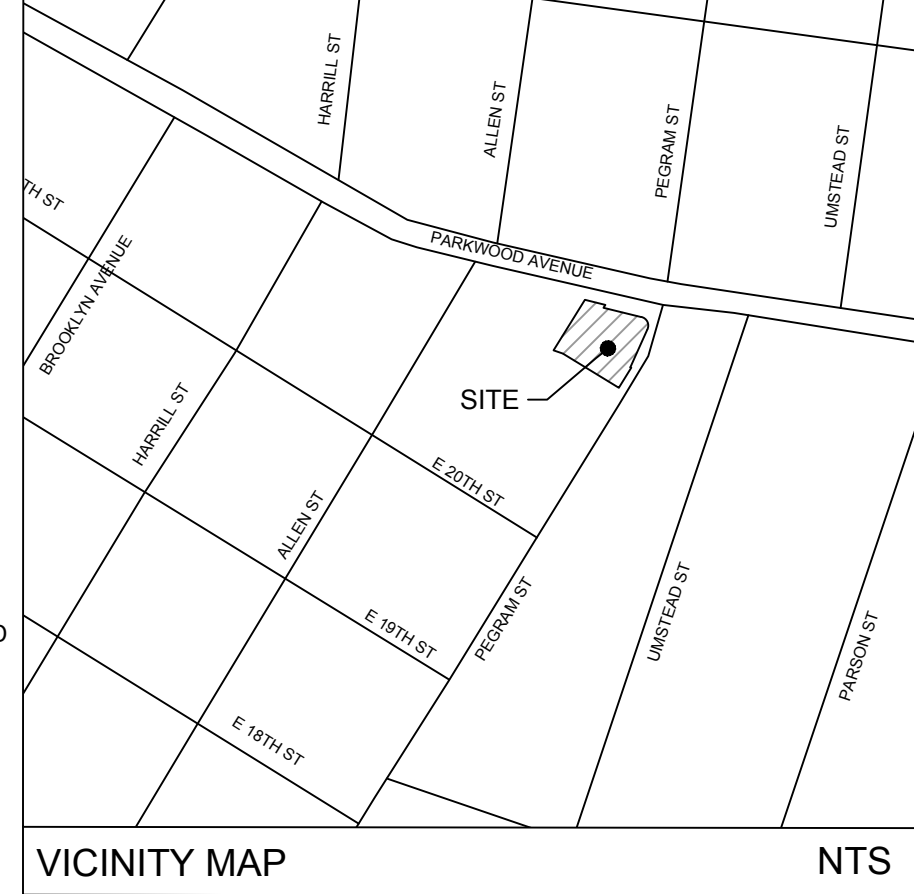
PROPOSED USES: APARTMENTS

MAX. BUILDING HEIGHT: 40' (3 STORIES) INCREASED TO 42' WITH 4' INCREASE TO REAR AND SIDE YARD SETBACKS

PARKING: 1 SPACE PER UNIT X 17 ROOMS = 17 SPACES

PROVIDED PARKING: STANDARD: 21 SPACES
ACCESSIBLE: 1 SPACE
TOTAL: 22 SPACES

TREE SAVE: 0.08 AC (15%)
REQUIRED: 0.08 AC MINIMUM
PROVIDED:



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DATE
01/13/2020
DRAWN BY
S. ELIASON
DESIGNED BY
S. ELIASON
CHECKED BY
J. DOLAN
SCALE
1"=10'

REVISION DESCRIPTION
STAFF COMMENTS
PLAN REVISIONS
PLAN REVISIONS

DATE
10/2/19
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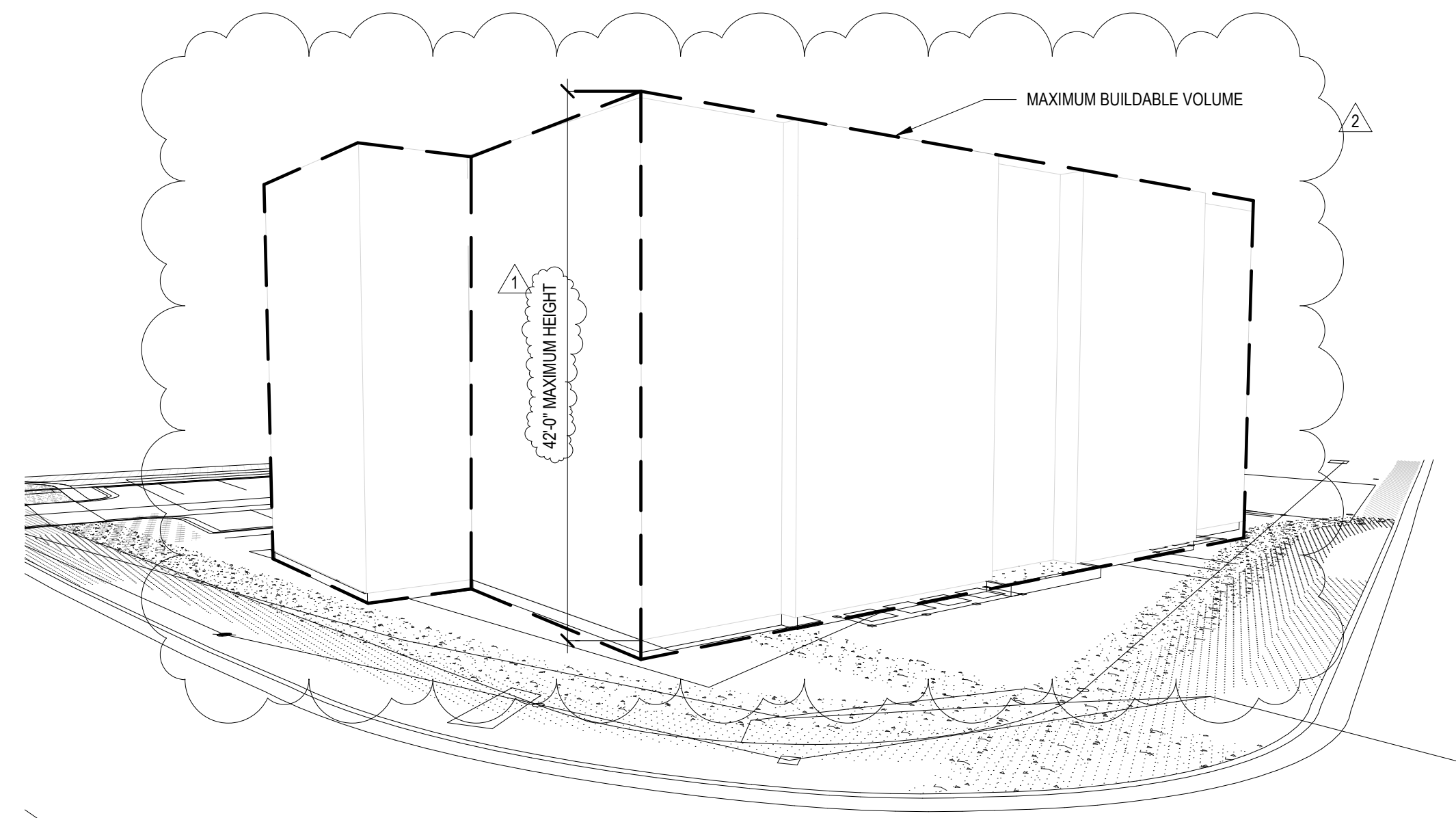
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1118 PARKWOOD AVENUE
Charlotte, North Carolina

REZONING PLAN 2019-156

JOB NO.
44497
SHEET NO.
RZ100

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Preliminary Massing Sketch

SCALE: NOT TO SCALE

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1118 Parkwood Ave

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Project Status

PRELIMINARY MASSING

ISSUE DATE 4/24/2020

CHECKED

JDM
SHEET BY

AGM
PROJECT NUMBER
18-01

RZ01