

January 30, 2020

Re: McShane Partners -Park Drive Rezoning Petition
2150 Park Drive
Charlotte, NC 28204

DEVELOPMENT DATA TABLE

- a. Site Acreage: 0.233 acres
- b. Tax Parcel ID Numbers: 12703401
- c. Existing Zoning: R-43MF
- d. Proposed Zoning: MUDD-O, Conditional
- e. Existing and Proposed Uses:
 - Existing – Multi Tenant Office
 - Proposed - Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a professional business and general offices as well as a single-family dwelling.
- f. Number of Residential Units by Housing Type: One (1) single family condo
- g. Residential Density:
- h. Square footage of Non-Residential Uses by Type: Proposed 7,200 +/- sf
- i. Floor Area Ratio – $11,860/10,149.48 \text{ sf} = 1.17$
- j. Maximum Building Height: 60'-0" permitted
- k. Number and /or Ratio of Parking Spaces:
 - (residential) 1 space per dwelling = one (1) space
 - (all other uses) 1 per 600 = $7,200/600 = 12$ spaces.
 - Total Parking required = 13 spaces
 - Shared parking allowed for up to 50% of required spaces
 - 7 total parking spaces provided on site, with 6 additional spaces being leased within 400' of the building.*
- l. Open space: NA

GENERAL PROVISIONS

- a. The configuration, placement, size and number of stairs, ramps, patio and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance.
- b. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

OPTIONAL PROVISIONS

- a. TBD

PERMITTED USES

a. Any use permitted in sections 9.8502 & 9.8503 of the City of Charlotte Zoning Ordinance, including without limitation, a professional business and general offices as well as a single-family dwelling.

TRANSPORTATION

- a. Parking internal to site as well as shared parking agreement within 400' of site.
- b. Petitioner to continue 5' sidewalk from adjacent parcel streetscape south of the site.
- c. Petitioner to recess 5 parking spaces on street to benefit sightline and stopping distances of existing curb cut on site.
- d. Minimum of 2 long term and 2 short term Bicycle parking to be provided.

ARCHITECTURAL STANDARDS

- a. Preliminary elevations are schematic and for reference only.
- b. Urban Design elements to include: new ground level entrance into building, covered entry doors and street front facade opened up with storefront windows.
- c. Screened trash enclosure added to site.

STREETSCAPE AND LANDSCAPING

- a. Petitioner to continue 5' sidewalk from adjacent parcel streetscape south of the site.

ENVIRONMENTAL FEATURES

- a. Tree save areas – 15% of site

PARKS, GREENWAYS, AND OPEN SPACE

- a. Reservation/Dedication of park and /or greenway: NA
- b. Park and/or greenway improvements: NA
- c. Connections to park and/or greenway – Independence Park located directly across Park Drive from site.
- d. Privately constructed open space: N/A

FIRE PROTECTION

- a. Fire truck access to be made from street. All areas of building can be accessed by 250' hose pull.

SIGNAGE

- a. All new signage to be compliant with City of Charlotte Zoning Ordinance, section 13.108.

LIGHTING

NA

PHASING

NA

OTHER

NA

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LIGHTING

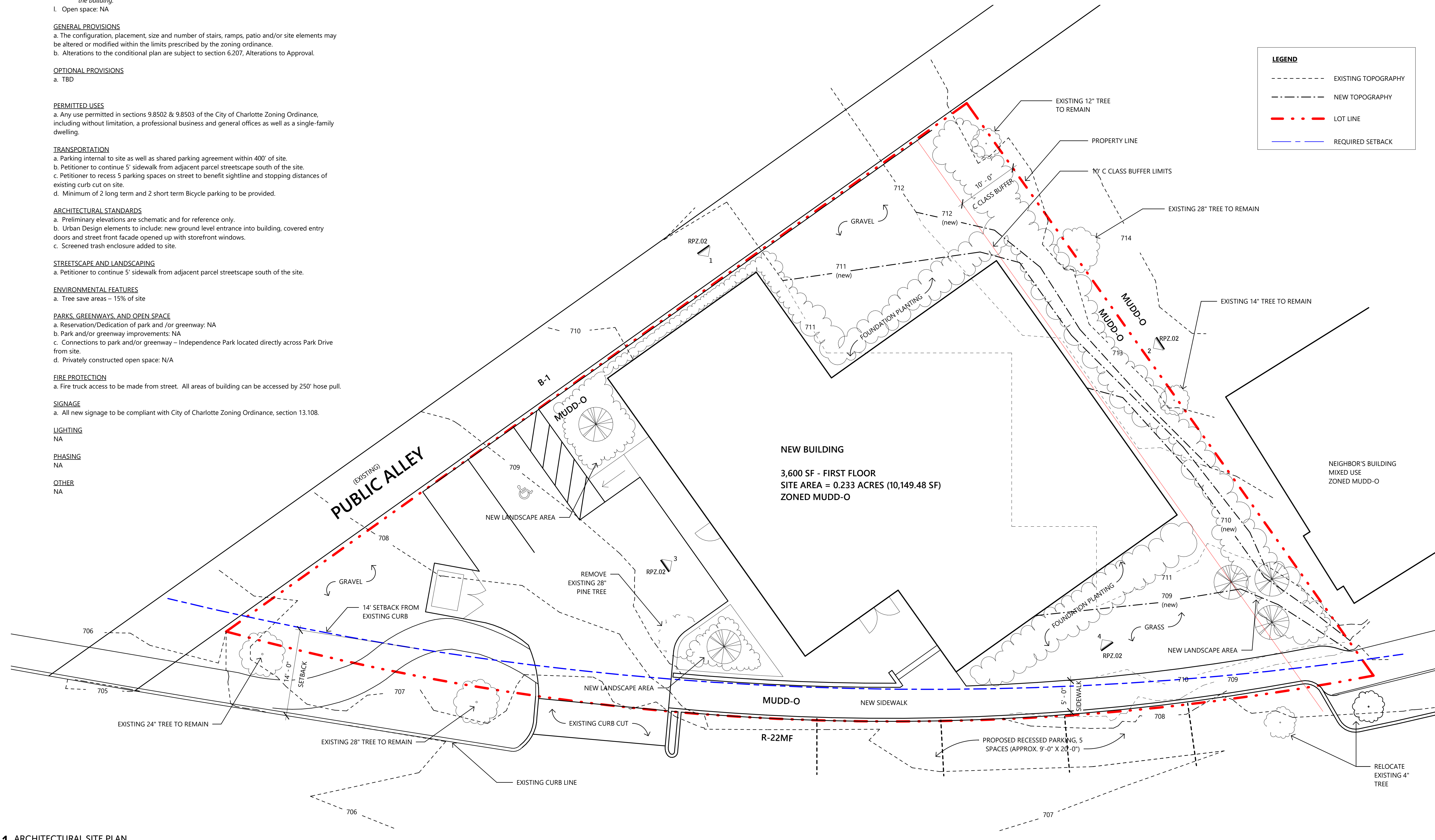
- NA

PHASING

- NA

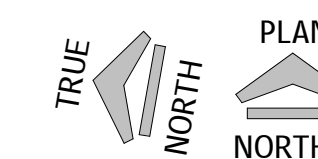
OTHER

- NA



LEGEND

- - - - - EXISTING TOPOGRAPHY
- - - - - NEW TOPOGRAPHY
- - LOT LINE
- - - - - REQUIRED SETBACK



No.	Description	Date

project address | name

client

designers

job status

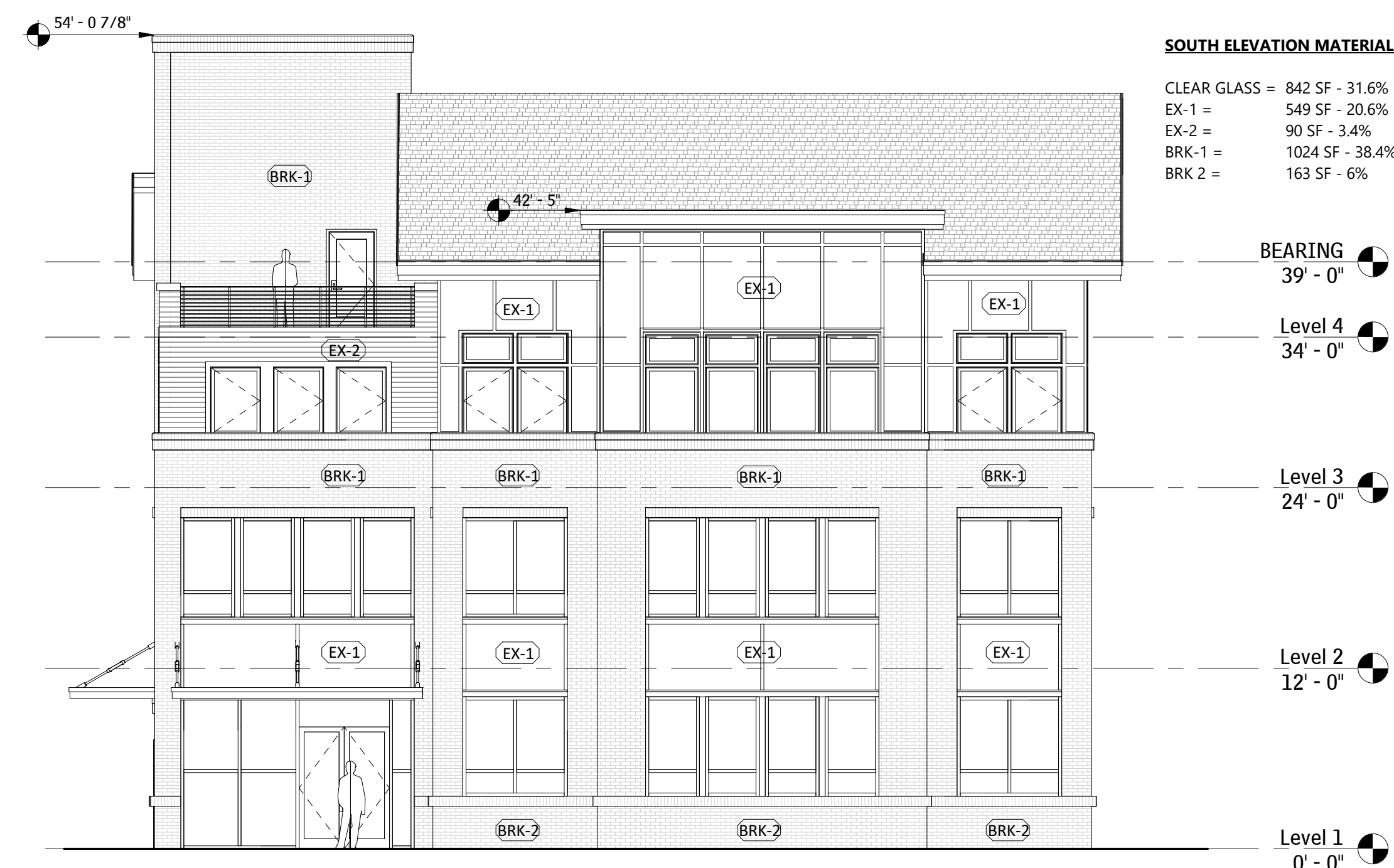
revision

seal

sheet number | title

NOT FOR CONSTRUCTION

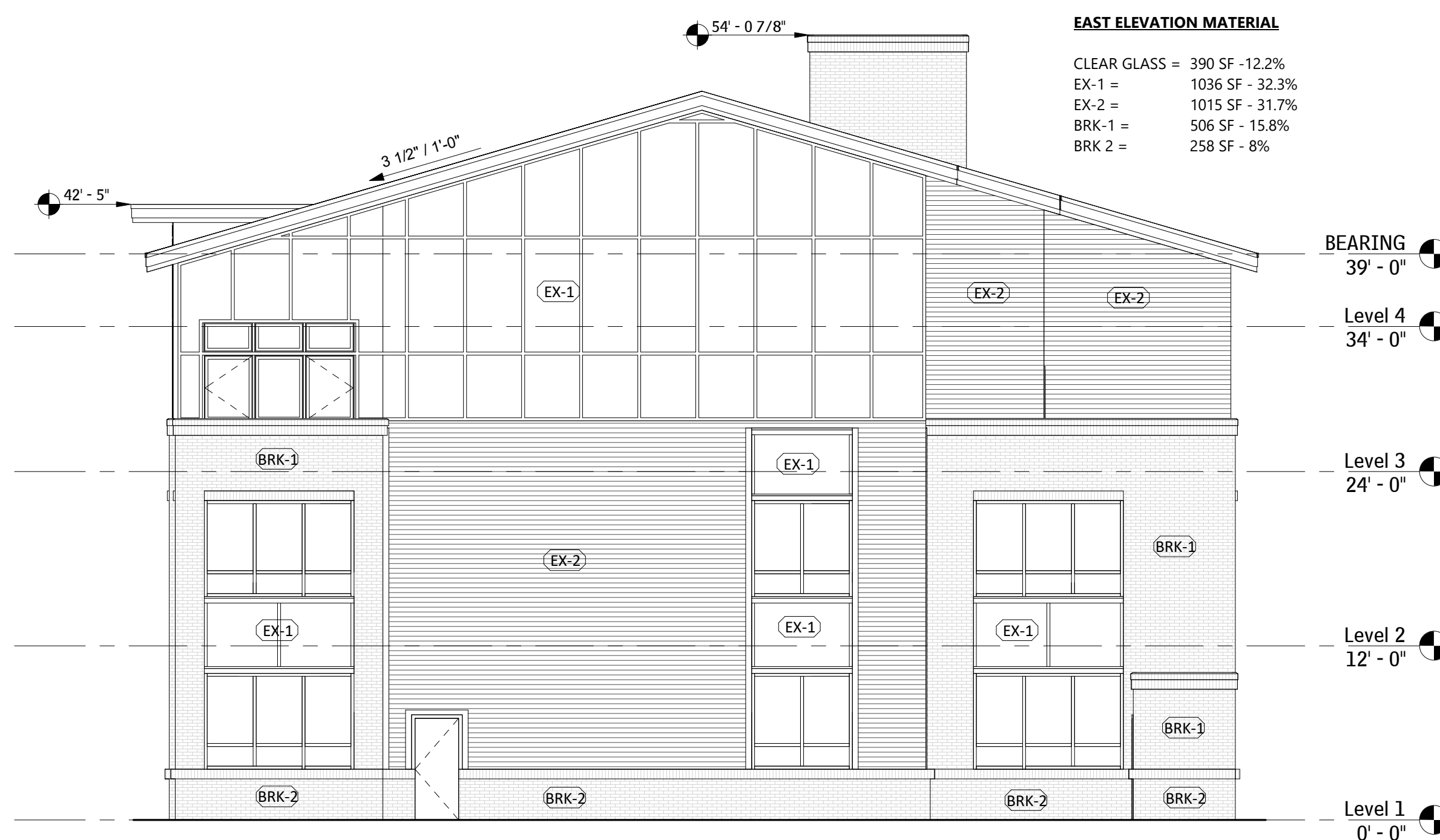
FINISH SCHEDULE - EXTERIOR				
KEY	PRODUCT INFORMATION			REMARKS
	MANUFACTURER	MODEL NUMBER	COLOR	
BRK-1	GENERAL SHALE	MILLSTONE, QUEEN 6040007503		EXTERIOR BRICK
BRK-2	GENERAL SHALE	GRAYSTONE VELOUR ROCKFACE		EXTERIOR BRICK
EX-1	JAMES HARDIE	HARDIEPANEL AND TRIM	SW7068	
EX-2	JAMES HARDIE	HARDIEPLANK LAP SIDING	SW9170	



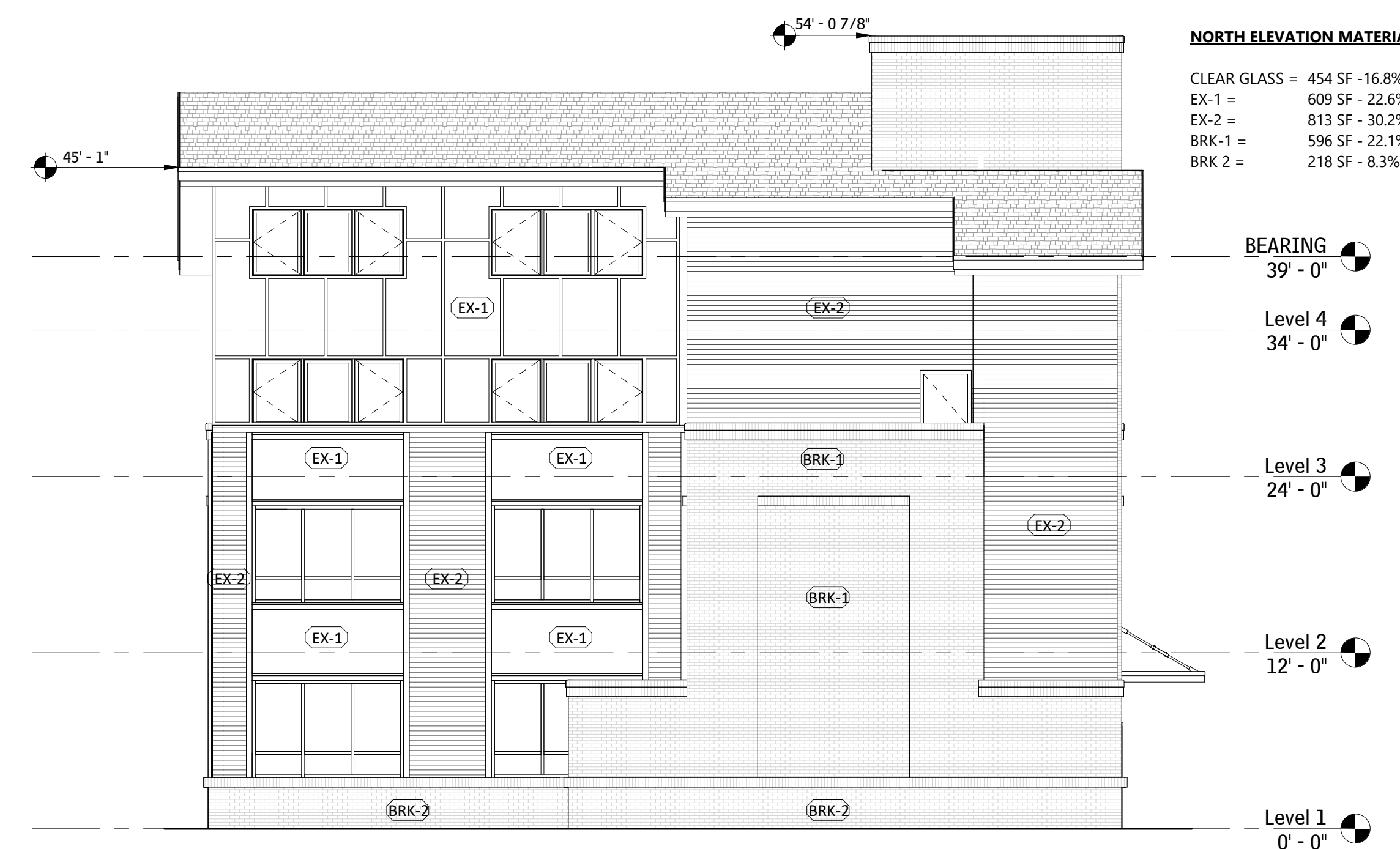
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



BRK - 1 GENERAL SHALE MILLSTONE



EX-1 SW7068



DARK BRONZE METAL



BRK - 2 GENERAL SHALE GRAYSTONE VELOUR ROCKFACE



EX-2 SW9170



McSHANE PARTNERS OFFICE

2150 PARK DRIVE CHARLOTTE, NC 28204

McShane Partners
WEALTH & INVESTMENT ADVISORY

starr design
branded environments

Starr Design, PLLC
1435 West Morehead St, Suite 240
Charlotte, NC 28208
V. 704 377 5200
www.starrdesignteam.com

REZONING PETITION
12/19/2019

No.	Description	Date

PERSPECTIVE VIEW

RPZ.03

19GN009 | © Starr Design, PLLC 2019

project address | name

client

designers

job status

revision

seal

title

sheet number | title

NOT FOR CONSTRUCTION