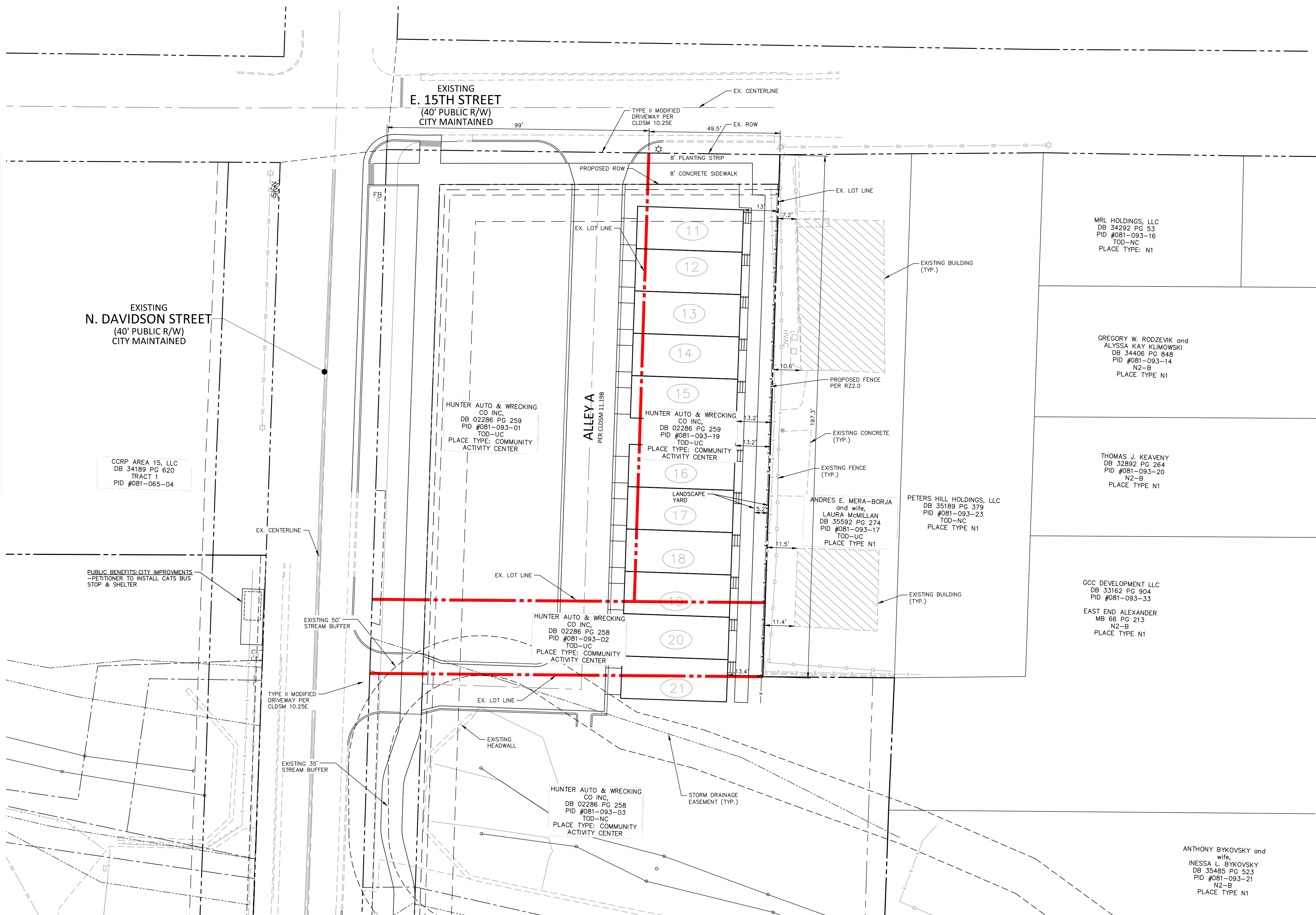


VICINITY MAP
NTS

ZONING CODE SUMMARY

DEVELOPER/APPLICANT	
PR W/O/A OPTIMIST HOLDINGS, LP 7735 OLD GEORGETOWN ROAD, SUITE 600 BETHESDA, MARYLAND 20814	
TAX PARCELS:	08109319, 08109302
ADDRESS:	608 E. 15th STREET, CHARLOTTE, NORTH CAROLINA 28206
TOTAL SITE AREA:	± 0.29 AC.
MINIMUM LOT AREA REQUIRED:	NOT APPLICABLE
LOT WIDTH REQUIRED:	NOT APPLICABLE
ZONING:	TOD-UC (TRANSIT-ORIENTED - URBAN CENTER)
PROPOSED ZONING:	TOD-UC-EX (TRANSIT-ORIENTED - URBAN CENTER)
PETITION NUMBER:	180
PREVIOUS RELATED SUBMITTALS:	NOT APPLICABLE
EXISTING USE:	VEHICLE STORAGE/IMPOUND
DETAILED PERMITTED USE PER UDO:	RESIDENTIAL - SINGLE FAMILY ATTACHED TOWNHOMES
RESIDENTIAL USES ONLY:	# OF UNITS: 21 # OF BEDROOMS: 42
BUILDING COVERAGE ALLOWED:	NOT APPLICABLE
EAST 15TH STREET FRONT SETBACK:	10' FROM BOC
N. DAVIDSON STREET FRONT SETBACK:	20' FROM BOC
EAST 15TH STREET BUILD-TO-ZONE:	0-10' FROM SETBACK
N. DAVIDSON STREET BUILD-TO-ZONE:	0-10' FROM SETBACK
MINIMUM BUILDING LENGTH AS REQUIRED:	NOT APPLICABLE
MAXIMUM BUILDING HEIGHT ALLOWED:	130'
BUILDING HEIGHT PROPOSED:	48.7'
PARKING TIER DESIGNATION:	3
MINIMUM PARKING REQUIRED:	REGULAR: NOT APPLICABLE EV CAPABLE: NOT APPLICABLE EVSE INSTALLED: NOT APPLICABLE
MAXIMUM PARKING ALLOWED:	2 UNENCLOSED PER DWELLING UNIT
PROPOSED PARKING:	ENCLOSED: 1 ON STREET: 0 EV CAPABLE: 0 EVSE INSTALLED: 0
LANDSCAPE YARDS:	
REQUIRED:	NAME, CLASS, AND DEPTHS: EASTERN PROPERTY LINE - CLASS B, 25' WIDE EASTERN PROPERTY LINE - 4' WIDE W/ FENCE
PROPOSED:	



CORP AREA 15, LLC
DB 34189 PG 620
TRACT 1
PID #081-065-04

HUNTER AUTO & WRECKING
CO INC.
DB 02286 PG 259
PID #081-093-01
TOD-UC
PLACE TYPE: COMMUNITY
ACTIVITY CENTER

HUNTER AUTO & WRECKING
CO INC.
DB 02286 PG 259
PID #081-093-19
TOD-UC
PLACE TYPE: COMMUNITY
ACTIVITY CENTER

LANDSCAPE
YARD

ANDRES E. MERA-BORJA
and wife,
LAURA McMILLAN
DB 35592 PG 274
PID #081-093-17
TOD-UC
PLACE TYPE N1

HUNTER AUTO & WRECKING
CO INC.
DB 02286 PG 258
PID #081-093-02
TOD-UC
PLACE TYPE: COMMUNITY
ACTIVITY CENTER

HUNTER AUTO & WRECKING
CO INC.
DB 02286 PG 258
PID #081-093-03
TOD-UC
PLACE TYPE: COMMUNITY
ACTIVITY CENTER

MRL HOLDINGS, LLC
DB 34292 PG 53
PID #081-093-16
TOD-NC
PLACE TYPE: N1

GREGORY W. RODZEVIK and
ALYSSA KAY KLIMOWSKI
DB 34406 PG 848
PID #081-093-14
N2-B
PLACE TYPE N1

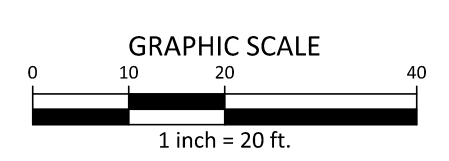
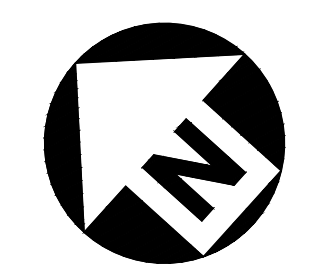
THOMAS J. KEAVENY
DB 32892 PG 264
PID #081-093-20
N2-B
PLACE TYPE N1

PETERS HILL HOLDINGS, LLC
DB 35189 PG 379
PID #081-093-23
TOD-NC
PLACE TYPE N1

GCC DEVELOPMENT LLC
DB 33162 PG 904
PID #081-093-33

EAST END ALEXANDER
MB 66 PG 213
N2-B
PLACE TYPE N1

ANTHONY BYKOVSKY and
wife,
INESSA L. BYKOVSKY
DB 35485 PG 523
PID #081-093-21
N2-B
PLACE TYPE N1



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MR. TEDDY SWIFT
URBAN ATLANTIC
7735 OLD GEORGETOWN ROAD, SUITE 600
BETHESDA, MARYLAND 20814



OPTIMIST PARK
REZONING EXHIBIT
608 E 15TH STREET
CHARLOTTE, NORTH CAROLINA 28206

REVISIONS

NO.	DATE

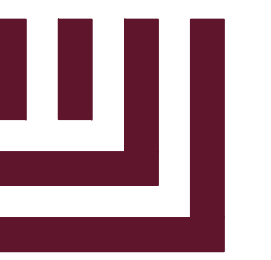
PLAN INFORMATION

PROJECT NO.	SPEC22350
FILENAME	SPEC22350.01 - Rezoning Exhibit
CHECKED BY	MDD
DRAWN BY	JRD
SCALE	1" = 20'
DATE	02.26.2024

REZONING SITE PLAN

RZ1.0

M:\Projects\SPEC\SPEC 2022\SPEC22350.01 - Parcel A\SPEC22350.01 - Parcel C & D\04-Production\UrbanAtlantic\SPEC22350.01 - Rezoning Exhibit.dwg, 2/26/2024 3:56:17 PM, Jackson DW\jessie



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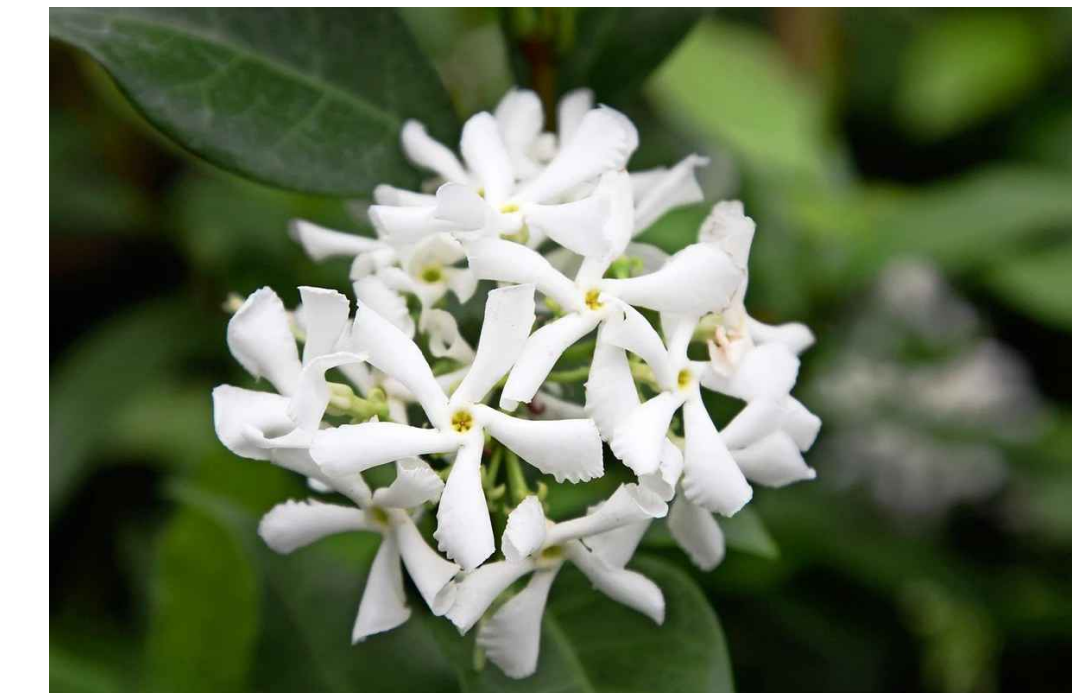
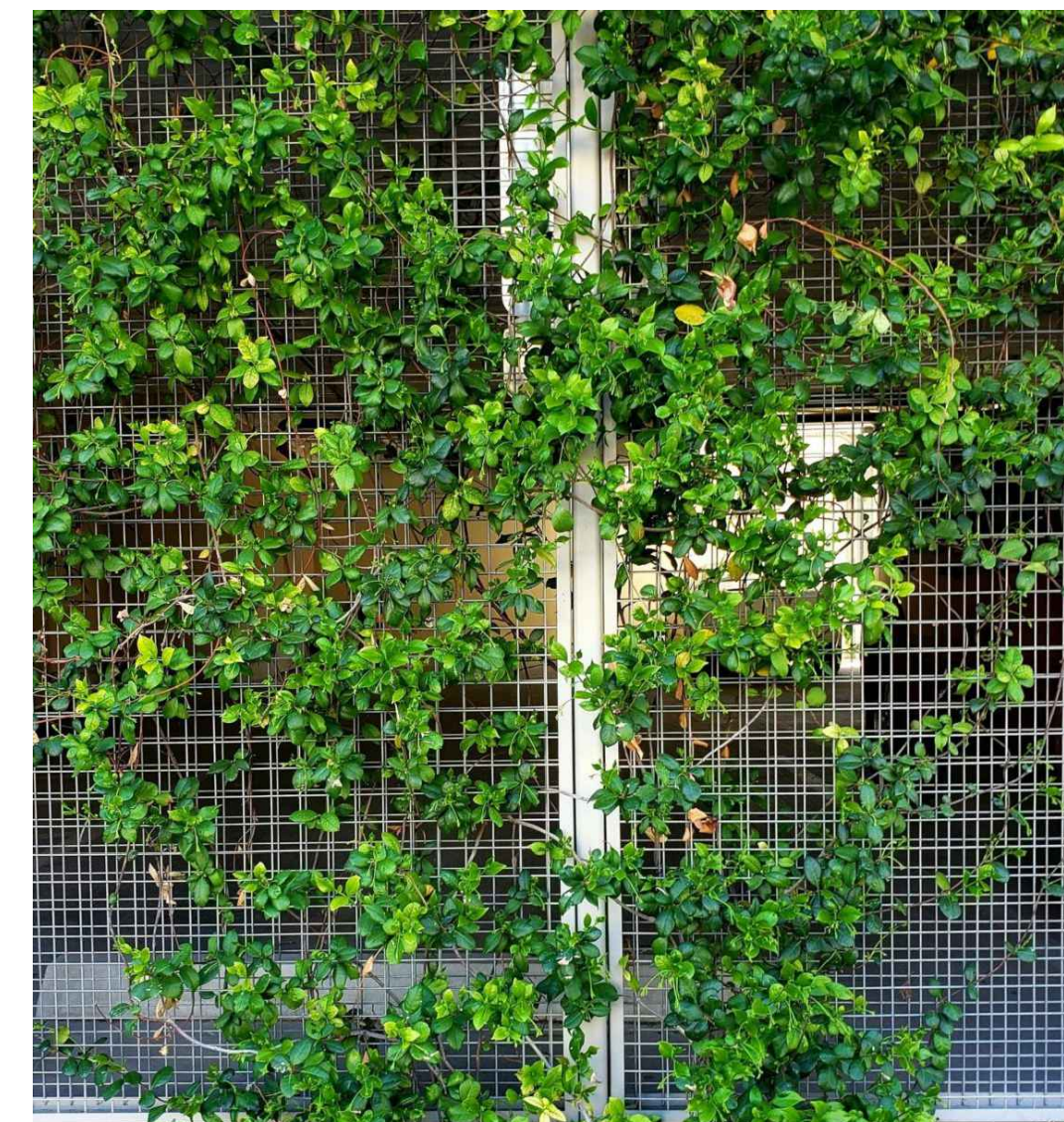
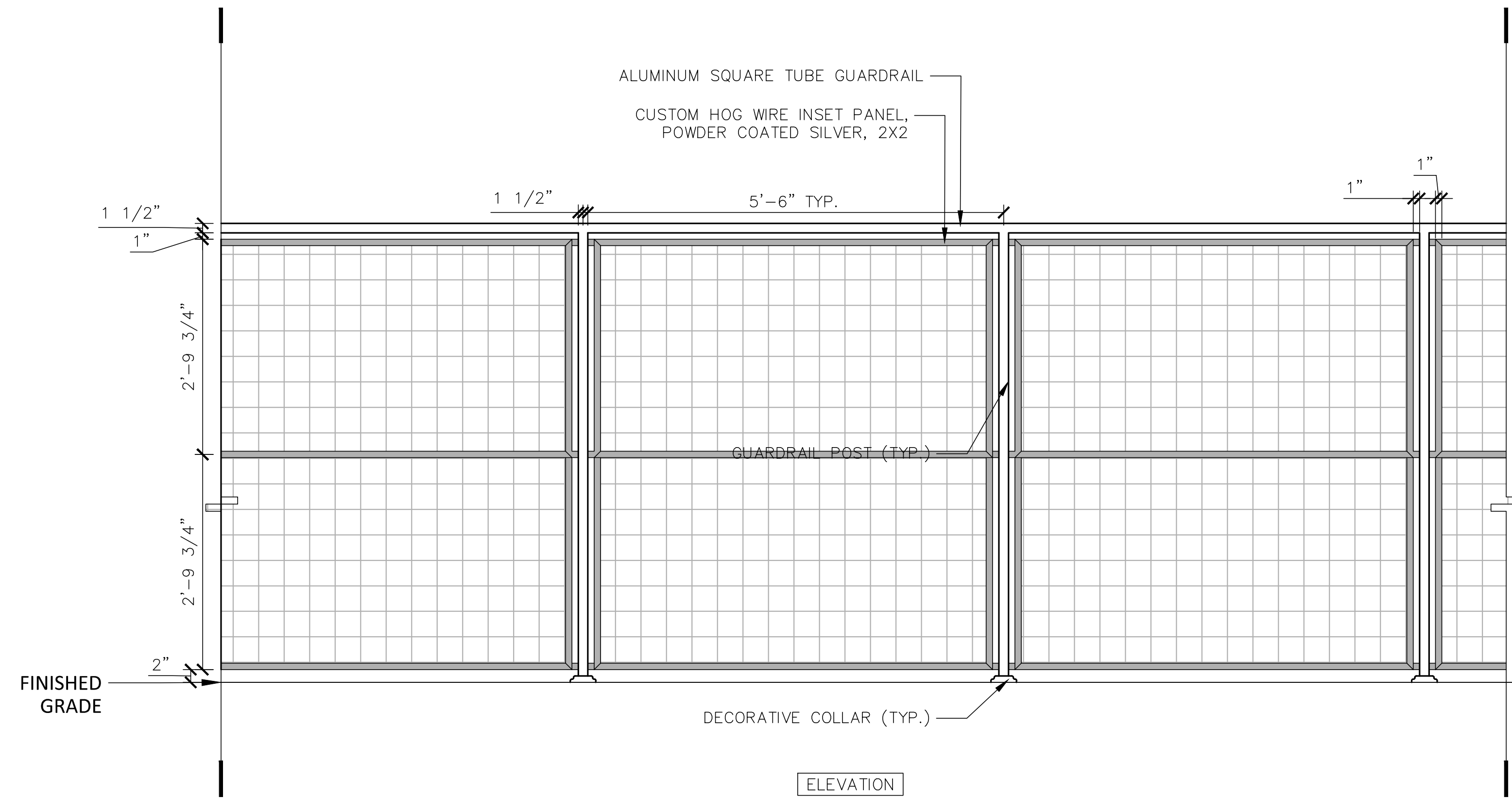
www.mcadamsco.com

CLIENT

MR. TEDDY SWIFT
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7735 OLD GEORGETOWN ROAD, SUITE 600
BETHESDA, MARYLAND 20814



OPTIMIST PARK
REZONING EXHIBIT
608 E 15TH STREET
CHARLOTTE, NORTH CAROLINA 28206



IMAGES FOR REFERENCE ONLY

NOTES:

1. PROVIDE COLD JOINTS EVERY 10'-0" MAX.
2. PROVIDE EXPANSION JOINTS AT 20'-0" O.C.
3. DETAIL CONVEYS DESIGN INTENT, CONTRACTOR TO PROVIDE SHOP DRAWINGS, INCLUDING ALL REINFORCEMENT, HARDWARE, CONNECTORS, MATERIALS, WALL, ETC., SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER, FOR APPROVAL PRIOR TO CONSTRUCTION.

1 PERIMETER FENCE

SCALE: 1/2" = 1'-0"

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PR III/UA OPTIMIST HOLDINGS, LP (THE "PETITIONER") FOR AN APPROXIMATELY 0.29 ACRE SITE LOCATED ON E 15TH STREET, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND IS COMPRISED ON TAX PARCEL #'S 08109319 & 08109302.
2. THE PURPOSE OF THIS REZONING REQUEST IS TO PROVIDE FOR THE REDEVELOPMENT OF THE EXISTING SITE TO THE SITE USED FOR MULTI-DWELLING ATTACHED LOTS.

EXCEPTION (EX) DISTRICT PROVISIONS

3. PETITIONER REQUESTS THE APPROVAL OF THE FOLLOWING MODIFICATIONS TO THE APPLICABLE QUANTITATIVE ZONING STANDARDS FOR THE PROPOSED DEVELOPMENT:
 - 3.1. MODIFICATION OF LANDSCAPE YARD REQUIREMENT FOR SITES ABUTTING NEIGHBORHOOD TYPE 1 LAND USE FROM A 25' CLASS B LANDSCAPE YARD TO 4' LANDSCAPE YARD WITH FENCE AND CLIMBING VINES.
4. PUBLIC BENEFITS FROM GRANTING OF EX. DISTRICT AND APPROVAL OF ZONING MODIFICATIONS LISTED ABOVE INCLUDE THE FOLLOWING:
 - 4.1. SUSTAINABILITY: THE PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF A REGISTERED BROWNFIELDS SITE AND ASSOCIATED CLEAN-UP. ADDITIONALLY THE TOWNHOUSES WILL BE BUILT IN ACCORDANCE WITH NATIONAL GREEN BUILDING STANDARDS (NGBS) - LEVEL BRONZE.
 - 4.2. CITY IMPROVEMENTS: PETITIONER WILL PROVIDE/CONSTRUCT CATS BUS STOP & SHELTER WITH DEVELOPMENT.

PERMITTED USES

5. PERMITTED USES INCLUDE USES ALLOWED UNDER TOD-UC ZONING DISTRICT.

TRANSPORTATION

6. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TRANSPORTATION ORDINANCE.

ARCHITECTURAL STANDARDS

7. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE ARCHITECTURAL STANDARDS.

STREETScape AND LANDSCAPING

8. THE PETITIONER SHALL COMPLY WITH THE STREETScape AND LANDSCAPING REQUIREMENTS OF THE TOD-UC ZONING DISTRICT UNLESS OTHERWISE SPECIFIED BY THE REQUESTED EX PROVISIONS OF THIS CONDITIONAL REZONING PLAN.

OPEN SPACE

9. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE OPEN SPACE ORDINANCE.

ENVIRONMENTAL FEATURES

10. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
11. THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION STORM WATER REGULATIONS (UDO ARTICLE 25).

FIRE PROTECTION

12. FIRE TRUCK ACCESS TO BE MADE FROM THE STREET. ALL AREAS OF PROPOSED BUILDINGS CAN BE ACCESSED BY 150' HOSE PULL

REVISIONS

NO. DATE

PLAN INFORMATION

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CHECKED BY	MDD
DRAWN BY	JRD
SCALE	NTS
DATE	02.26.2024

SHEET

REZONING SITE PLAN

RZ2.0