
ADDRESS OF PROPERTY: 708 Summit Avenue, Wesley Heights Local Historic District HDC 2013-072

SUMMARY OF REQUEST: New Construction of three-story Apartment Building

OWNER: Mission Properties, LLC

APPLICANT: Mission Properties, LLC

Details of Proposed Request

The Commission saw this plan before a Rezoning was complete. Now included are the current plans and site plan. This will be a three story apartment building on vacant land at the edge of the Wesley Heights neighborhood.

Relevant HDC Design Guidelines

- New Construction

Staff Analysis

The Rezoning process is complete and what is proposed has the zoning to accommodate the proposal. Commission will determine if the mass, scale, and size of the building is appropriate in its immediate context. It will be determined if the materials and details work for the neighborhood.

NEW CONSTRUCTION

NEW CONSTRUCTION

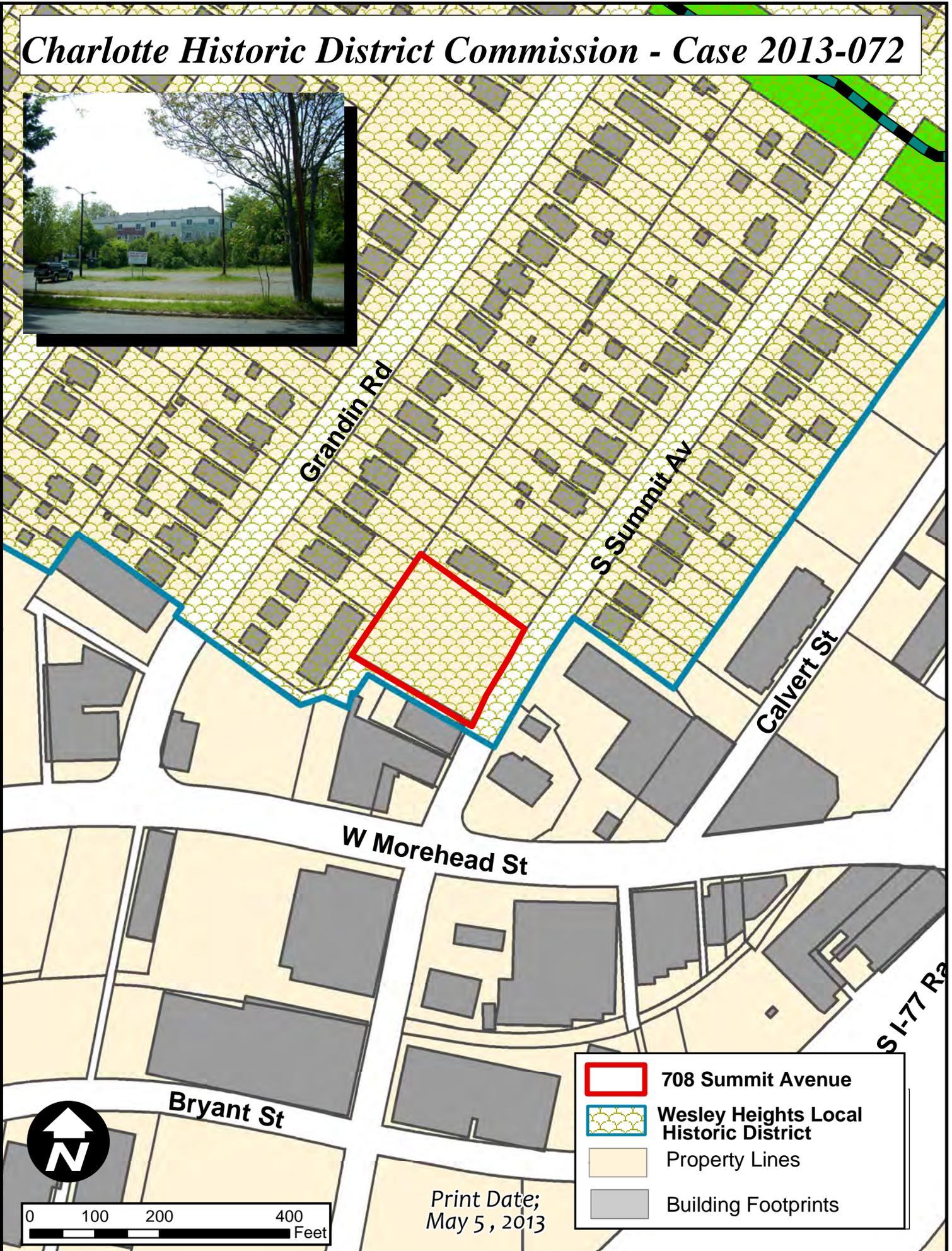
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

***All New Construction Projects Will Be Evaluated
For Compatibility By The Following Criteria***

1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Charlotte Historic District Commission - Case 2013-072



	708 Summit Avenue
	Wesley Heights Local Historic District
	Property Lines
	Building Footprints

Print Date;
May 5, 2013



SITE PLAN COMMENTS (Revisions in Bold Type)

1. Development Data Table
 - a. Site Acreage: 0.8172 Acres (35,596sf)
 - b. Tax Parcel: 07102324
 - c. Existing Zoning: R-5 HD-O (within Wesley Heights Historic District Overlay)
 - Proposed Zoning: UR-2 (CD) HD-O (within Wesley Heights Historic District Overlay)
 - d. Existing Use: Vacant Gravel Parking Lot, Proposed Use: Multi-Family
 - e. Number of Residential Units: Up to 35 Apartments Multi-Family Units (as-allowed by parking)
 - f. Residential Density: 43 Dwelling Units per Acre
 - g. Square Footage of Non-Residential Uses: Up to 2,500sf Accessory Use (Lounge & Deck and/or Street Level Retail)
 - h. Floor Area Ratio: Up to 1.0 (35,596sf)
 - i. Maximum Building Height: **As allowed by Three Stories and 50' in addition to the UR-2 Zoning height requirements**
 - j. Number and/or Ratio of Parking Spaces: Up to 48 on-site & 6 on-street
 - k. Amount of Open Space: **As required by UR-2 Zoning requirements. Outdoor Amenities Areas will be provided for Residents.**
2. General Provisions
 - a. Use & Design is controlled by Applicable Ordinances.
 - b. Alterations to the Conditional Plan are subject to Section 6.207
3. Optional Provisions (not applicable)
4. Permitted Uses
 - a. Allowed Uses: Multi-Family Residential & Uses Accessory to Residential, Street Level Retail & Parking
 - b. Prohibited Uses: All other uses allowed in UR-2
 - c. Other Use Restrictions: None
5. Transportation
 - a. No Dedication or reservation of Street right-of-way to City/NCDOT
 - b. Driveway Apron will be widened to minimum 23' and to the extent allowed between adjoining Building and existing mature tree in collaboration with City Arborist and CDOT.
 - c. Existing Public Street
 - d. Parking Location: Surface on-site and striping of on-street 8' wide parking spaces within South Summit 30' curb-to-curb width. **Parking will be provided on-site to the side and rear of the proposed building and on-street along South Summit Avenue as permitted by CDOT.**
 - e. Transit: Existing Bus Route on West Morehead Street
 - f. No Right-of-Way Abandonment.
 - g. Location of Proposed bike parking: At Building Entrance(s)
 - h. Location of existing and proposed thoroughfares: NA
6. Architectural Standards
 - a. Building Materials: Brick, Siding and Fiberglass Asphalt Shingles as approved by Historic District Commission Review.
 - b. Building Scale & number of Buildings: One Building with height per UR-2 (CD) limitations, facade stepped back and down on residential side.
 - c. Treatment of Urban Design & Architectural Elements: As approved by Historic District Commission.
 - d. Treatment of solid waste and recycling enclosures: Opaque with detail to be approved by Historic District Commission.
 - e. Fence/Wall standards: Solid wood with detail to be approved by Historic District Commission.
7. Streetscape and Landscaping
 - a. Streetscape: Sidewalk and Street planting strip may be modified from requirements to preserve and protect existing mature street trees and to merge to neighboring sidewalk in collaboration with City Arborist, CDOT and Planning.
 - b. Special landscape, buffer, screening: Class C buffer 10'-6" wide with opaque wood fence abutting R-5 uses in rear of site. Shrubs with evergreens will be located between Summit Street and side parking. Site will comply with City of Charlotte Tree Ordinance.
8. Environmental Features
 - a. Tree Save will be as required by Ordinance.
 - b. The project shall comply with Post Construction Controls Ordinance.
 - c. Environmental provisions will be as required by local Ordinances.
9. Parks, Greenways and Open Space
 - a. There are no reservations/dedications of Park and/or Greenway on this site.
 - b. Park/Greenway improvements are not applicable.
 - c. There are no connections to Parks/Greenways.
 - d. Open Space on-site will be as required by Ordinance.
10. Fire Protection
 - a. Fire Lane is shown on site plan partially on Easement property legally dedicated to this use.
11. Signage
 - a. Signage will be limited by Ordinance for UR-2 Zoning District.
12. Lighting
 - a. Freestanding lighting will be limited to 20' in height and shall utilize full cut-off type lighting fixtures. **No wall-pak type lighting will be allowed. Freestanding lighting will be limited to 20' in height and all lighting exterior lighting shall utilize full cut-off type lighting fixtures.**
13. Phasing
 - a. Development shall be substantially built in a single phase.
14. Other
 - a. Building & Parking configuration may vary slightly from illustrations to comply with Historic Property Commission review and further Planning, Tree Save, CDOT, Code, Community & Marketing requirements. Driveway apron, sidewalk and street planting strip will be requested to vary from City requirements to preserve existing mature trees the City Arborist deems worthy of preservation.
 - b. NA
 - c. NA
 - d. NA
 - e. Utilities shall be underground.
 - f. Dumpster and Recycling Containers will be located on shared Easement legally designated for this purpose and shared between neighboring property Owners.



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708 SOUTH SUMMIT

HDC 2012-172
 REZONING PETITION 2013-022
 APPROVED 04/15/13

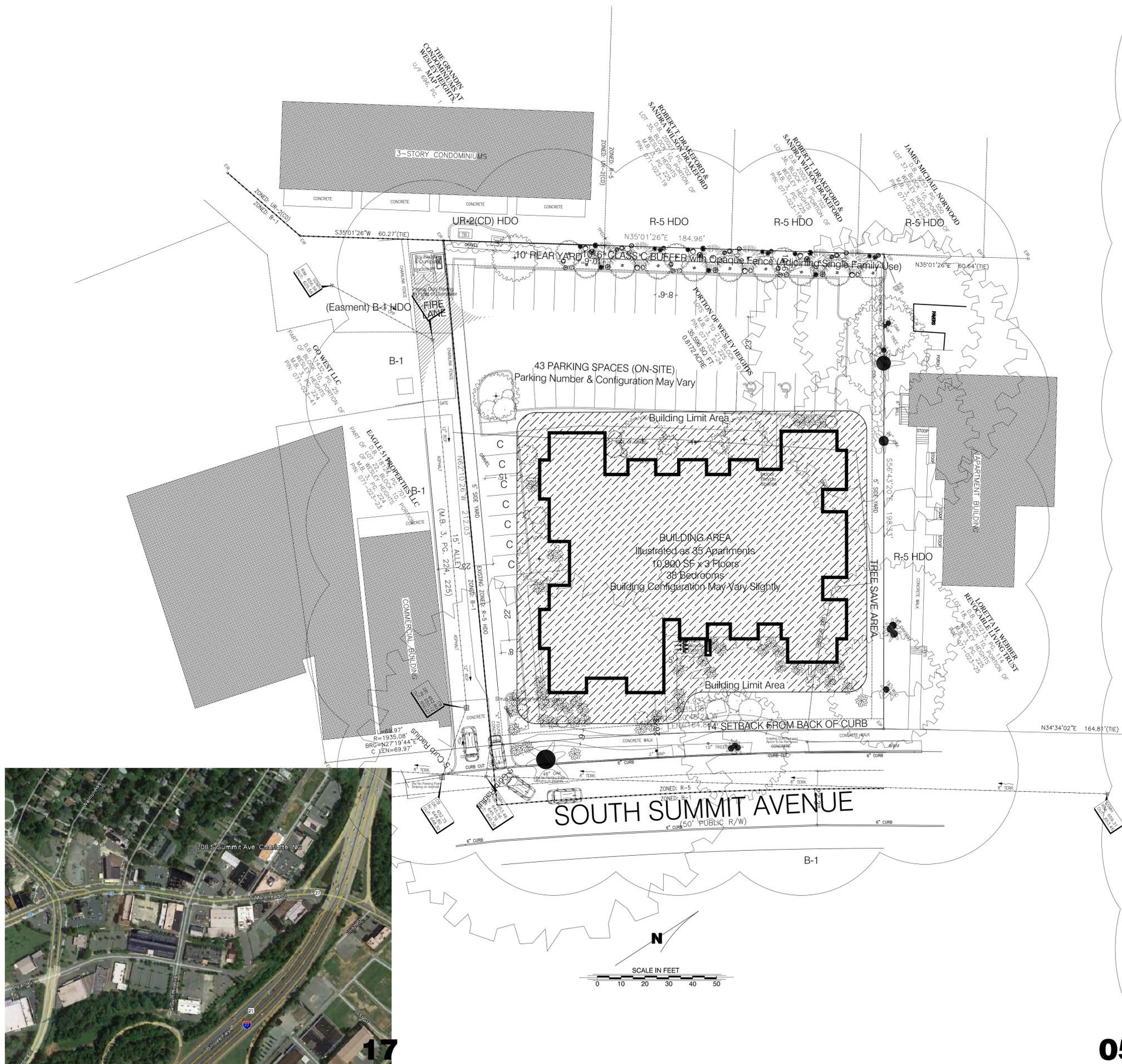
SOUTH SUMMIT AVENUE
 AT MOREHEAD AVENUE
 CHARLOTTE, NC 28208

FOR
 MISSION PROPERTIES, LLC

ISSUED FOR: HDC REVIEW
 ISSUED DATE: 04/17/12
 REVISIONS:

SITE PLAN COMMENTS & ILLUSTRATIVE SITE PLAN 1 of 2

FILE NAME: 00-SM-Technical Data.dwg
 DRAWN BY: JVT/TFM
 CHECKED BY: TFM



VICINITY PLAN

17
 NTS

CONDITIONAL PLAN

05
 1:20

CONDITIONAL NOTES

01

Z101

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REAR ELEVATION (Buffer Plantings & Trees Not Shown)

04
3/32" : 1'-0"

708 SOUTH SUMMIT Exterior Materials Key		
KEY	DESCRIPTION	LOCATION - See Elevations
BRK-1	"Northampton" Face Brick by Triangle Brick	Modular Face Brick
MTR-1	"Pecan" Mortar by Holcim	3/8" Joints
SID-1	Artisan Lap Siding by James Hardie "Mountain Sage"	4" and/or 7" Exposure
SID-2	Cedarmill Panel by James Hardie "Sandstone Beige"	5/16" Thick Cedarmill Texture
SID-3	Cedar Battens (Saw Cut) painted "Sandstone Beige"	3/4" x 1-1/2"
SID-4	Artisan Accent Trim by James Hardie "Cobble Stone"	1-1/2" thick x 3-1/2" wide Smooth
SID-5	Artisan Accent Trim by James Hardie "Cobble Stone"	1-1/2" thick x 5-1/2" wide Smooth
PT-1	Pressure Treated w/ opaque "Cedar" stain	See Details
CDR-1	Cedar Fence Posts, Boards, Battens w/ clear sealer	Size Varies
SHG-1	30 Year Certainteed Landmark Plus Designer Shingles	Weathered Wood or Hunter Green
MEM-1	15 Year (Minimum) Roof Membrane - See Sheet A105	60mil UltraPly TPO - Mech. Fastened

1. Bevel Lap Siding Corners as Shown on Elevations. Alternate 4" Exposure (5-1/4" Bevel Board) & 7" Exposure (8-1/4" Bevel Board). Provide Smooth and Textured Samples in Color Specified for Selection by Architect.
 2. Install Textured Panels with whole widths such that battens at 16"oc cover vertical joints. Use T&G panels for heights exceeding panel size.
 3. Install Header Trim with 1/4" shims behind so that it extends 1/4" further than vertical side jambs to provide shadow and drip-line.
 4. French Doors and Wood Windows shall be painted to match the SID-4 trim "Cobble Stone".
 5. Ice & Water Shield Membrane shall be installed under all 3/12 pitches and within 2' of all valleys and ridges.



DRIVEWAY ELEVATION AWAY FROM HISTORIC DISTRICT (Trees & Buffer Not Shown)

03
3/32" : 1'-0"



SIDE ELEVATION TOWARDS EXISTING APARTMENT BUILDING & HISTORIC DISTRICT

02
3/32" : 1'-0"

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SOUTH SUMMIT STREET ELEVATION with ADJOINING BUILDINGS (Trees Not Shown)

01
3/32" : 1'-0"

708 SOUTH SUMMIT

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AT MOREHEAD AVENUE
CHARLOTTE, NC 28208
FOR
MISSION PROPERTIES, LLC

ISSUED FOR: HDC REVIEW
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BUILDING ELEVATIONS

FILE NAME: 00-H201-SM-Elevations.dwg
DRAWN BY: TMF & KRJ
CHECKED BY: TMF

H201



TREE SPACE BETWEEN EXISTING APARTMENT BUILDING & NEW

12 Perspective



NORTH SIDE EXPOSURE AS VIEWED FROM HISTORIC DISTRICT

04 Perspective



SIDEWALK VIEW SHOWING SCALE & MASSING REDUCTION TOWARD START OF SMALLER PARCELS IN HISTORIC DISTRICT

01 Perspective



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PERSPECTIVES
FROM
HISTORIC DISTRICT

FILE NAME: 00-H302-SM-3DViews.dwg
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H302

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12

GROUND LEVEL VIEW from OPEN KITCHEN RESTAURANT PARKING LOT

Perspective |



04

SIDEWALK LEVEL VIEW FROM SOUTHERN APPROACH

Perspective |



01

PEDESTRIAN LEVEL SIDEWALK VIEW SHOWING SCALE ELEMENTS, TEXTURES, COLORS & DETAILS

Perspective |



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SUMMIT STREET
PERSPECTIVE VIEWS

FILE NAME: 00-H304-SM-3DViews.dwg
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H304

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COMMONS DECK with EXTERIOR FIREPLACE & CHIMNEY

Perspective |



COMMONS DECK FIREPLACE WITH VIEW TOWARDS CITY SKYLINE

Perspective |

Two Point
Perspective



STREET FRONT ELEVATION SHOWING SCALE ELEMENTS, DETAILS & MASSING REDUCTION TOWARD START OF SMALLER PARCELS IN HISTORIC DISTRICT

Perspective |



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SUMMIT STREET
BUILDING DETAILS

FILE NAME: 00-H303-SM-3DViews.dwg
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H303

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8' 3"
03
 BUFFER FENCE ELEVATION at CLASS C BUFFER (Weave Alternate Shown -Similar Both Sides of Fence)
 1/4" : 1'-0"

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10
 FENCE END PANEL VIEW of CLASS C BUFFER (Weave Alternate Shown) NTS



02
 FENCE PANEL DETAIL (Weave Alternate)
 1' : 1'-0"

708
SOUTH
SUMMIT
 HDC 2012-172
 REZONING PETITION 2013-022
 APPROVED 04/15/13

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BUFFER FENCE
 &
DUMPSTER/RECYCLING
ENCLOSURE
ELEVATIONS

FILE NAME: 00-SM-Fence Elevations.dwg
 DRAWN BY: TFM & KRJ
 CHECKED BY: TFM



05
 ALTERNATE TOP INFILL DETAIL (For Fence & Dumpster Enclosure) 1' : 1'-0"



01
 DUMPSTER & RECYCLING ENCLOSURE (Similar to Fence) NTS

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H202