LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: Grandin Road, West 4th Street and Summit Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT: Mark Fishero

The application was continued from February for 1) Scale of buildings 9 and 11, 2) Massing of buildings 9 and 11, 3) Fenestration of the side elevations on buildings 9 and 11, 4) Rhythm of buildings 9 and 11, 5) Materials, and 6) Context of buildings 9, 10 and 11 (corner elevations).

Details of Proposed Request

Existing Conditions
The site is mostly vacant with the exception of a contributing two story quadruplex at 131 Grandin Road. The site is relatively flat with the higher elevation on South Summit Avenue. Mature trees exist along the edges of the site. Adjacent land uses include commercial along West Trade Street, multi-family and single family development, and a prominent church building at 201 Grandin Road.

Proposal
The proposal is the construction of 44 townhomes. Design features include:
1. Consistent setbacks with adjacent structures.
2. Centralized open spaces.
3. Brick façade and walls on the lower levels.
4. Non-traditional siding and trim.
5. Exposed rafter ends and wood brackets.
6. Overall height approximately 39’-10”.

Revised Proposal-April 8, 2015
1. Roof design and fenestration patterns have been modified.
2. Corner elevations have been redesigned.
3. Garage doors are carriage style.
4. Siding and trim materials are wood and brick.

Policy & Design Guidelines for 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

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1. Size</td>
<td>the relationship of the project to its site</td>
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<tr>
<td>2. Scale</td>
<td>the relationship of the building to those around it</td>
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<td>3. Massing</td>
<td>the relationship of the building’s various parts to each other</td>
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<td>4. Fenestration</td>
<td>the placement, style and materials of windows and doors</td>
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<td>5. Rhythm</td>
<td>the relationship of fenestration, recesses and projections</td>
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<tr>
<td>6. Setback</td>
<td>in relation to setback of immediate surroundings</td>
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<td>7. Materials</td>
<td>proper historic materials or approved substitutes</td>
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<tr>
<td>8. Context</td>
<td>the overall relationship of the project to its surroundings</td>
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<tr>
<td>9. Landscaping</td>
<td>as a tool to soften and blend the project with the district</td>
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Staff Analysis
The Commission will determine if the proposal meets the guidelines for new construction.
Charlotte Historic District Commission - Case 2015-027
Historic District; Wesley Heights

123-131 Grandin Rd & 1401 West 4th Street
Building Footprints

Wesley Heights Local Historic District

Map Printdate: Feb., 2015
### Rezoning Summary

**DEVELOPER:**
Hopper Communities
228 East Kingston Avenue
Charlotte, NC 28203

**PROPERTY OWNER:**
South Central Oil Company, Inc
2121 West Main Street
Albemarle, NC 28001

**REZONING SITE AREA:**
2.683 ACRES

**EXISTING ZONING:**
UR-2 (CD) (HD)
UR-2 (CD) (HD) (PED)

**EXISTING USE:**
MULTI-FAMILY, CONDOMINIUM (QUADPLEX)
VACANT

**PROPOSED USE:**
SINGLE FAMILY ATTACHED (PROPOSED TOWNHOMES)
MULTI-FAMILY, CONDOMINIUM (QUADPLEX)

**NUMBER OF UNITS:**
4 (EXISTING QUADPLEX)
44 (PROPOSED TOWNHOMES)

**PROPOSED DENSITY:**
17.89 DUA

**PROPOSED FLOOR AREA RATIO:**
PER ORDINANCE STANDARDS (MAX 1.0)

**MINIMUM SETBACK:**
EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER.

**OPEN SPACE:**
ALL UNITS SHALL BE PROVIDED OPEN SPACE OF AT LEAST 25% OF PRIVATE OPEN SPACE PER THE CITY OF CHARLOTTE UR-2 ZONING ORDINANCE.

**MAXIMUM BUILDING HEIGHT:**
AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED FOUR STORIES.

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**DIMENSIONAL SITE PLAN**

- **Scale:** 1" = 30'
- **Legend:**
  - [Legend icons]

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**FEBRUARY 2015**

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**HDC1.0**

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**ColeJenest & Stone**

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**REZONING SUMMARY**

**DEVELOPER:** 
HOPPER COMMUNITIES  
228 EAST KINGSTON AVENUE  
CHARLOTTE, NC 28203

**PROPERTY OWNER:**  
SOUTH CENTRAL OIL COMPANY, INC.  
2121 WEST MAIN STREET  
ALBEMARLE, NC 28001

**REZONING SITE AREA:**  
2.683 ACRES

**EXISTING ZONING:**  
UR-2 (CD) (HD)  
UR-2 (CD) (HD) (PED)

**EXISTING USE:**  
MULTI-FAMILY, CONDOMINIUM (QUADPLEX)  
VACANT

**PROPOSED USE:**  
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**NUMBER OF UNITS:**  
4 (EXISTING QUADPLEX)  
44 (PROPOSED TOWNHOMES)

**PROPOSED DENSITY:**  
17.89 DU/A

**PROPOSED FLOOR AREA RATIO:**  
PER ORDINANCE STANDARDS (MAX 1.0)

**MINIMUM SETBACK:**  
EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER.

**OPEN SPACE:**  
ALL UNITS SHALL BE PROVIDED A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE PER THE CITY OF CHARLOTTE UR-2 ZONING ORDINANCE.

**MAX BUILDING HEIGHT:**  
AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED FOUR STORIES.
Summit Street - Elevation - Before
3/32" = 1'-0"

Summit Street - Elevation - After
3/32" = 1'-0"
Summit Street - Building 11 Elevation - Before and After

Profile of Elevation before...
Rear - Building 11 Elevation - Before and After
Building #9 (Summit Street) Front Elevations - Before and After

BEFORE

AFTER

HDC3.4

Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes
Typical Side Elevation w/ Wrap (also new north elevation at building 9) - Before and After
Typical Side Elevation at Pedestrian Alley - Before and After

AFTER

AFTER at North side of Building 9

Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes
Architectural Asphalt Shingles
Cementitious Trim, Soffit and Panel, Typical
Painted wood brackets
Exposed rafter tails and cementitious trim
Architectural Pre cast coping
Standing seam metal roof, exposed rafter tails, cementitious trim and painted wood brackets

Building 2 - Rear Elevation (Bldg 7-10 Similar)
1/32" = 1'-0"

Building 2 - South Elevation (Bldg 7-10 Similar)
1/32" = 1'-0"

Building 2 - North Elevation (Bldg 7-10 Similar)
1/32" = 1'-0"

Building 2 Front Elevation (Bldg 7-10 Similar)
1/32" = 1'-0"