

COMMUNITY MEETING REPORT

Petitioner: Saussy Burbank, LLC

Rezoning Petition No. 2017-070

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 25, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, June 5, 2017 at 6:30 p.m. at The Park Road Baptist Church, 3900 Park Road, Charlotte, NC 28209.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Zweier, Peter Harakas, and Tommy Crowell, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that the Petitioner is a local Charlotte homebuilder with a good reputation in the community for quality housing products. Before filing the rezoning, the Petitioner met with several adjacent landowners and members of the community to discuss the intent of the rezoning and gain initial feedback.

Mr. Brown explained that the rezoning petition relates to an approximately 2.22 acre property located on Park Road, which is currently zoned R-4 (low intensity residential zoning). Mr. Brown believes that a by-right development could possibly get up to about 16 single family houses on the site, if the developer takes advantage of various density bonus provisions in the Charlotte Ordinance.

Mr. Brown then discussed a prior rezoning petition from a different developer (Selwyn Property Group) for this same piece of property that went through the majority of the rezoning process in 2016 before the petition was withdrawn in the final stages. Mr. Brown explained that Planning Staff was supportive of this petition and Zoning Committee voted unanimously to recommend approval of the petition. The Petitioner's current plan has many similarities to this prior townhome plan, including the number of units, access point from Park Road, and internal cross-street. In the prior meeting, the Petitioner listened to feedback from adjacent owners and community members regarding the prior proposed renderings from the Selwyn Property Group rezoning petition and promised to provide architectural renderings that are consistent with the feedback received from the community.

Mr. Brown then showed the Petitioner's site plan, which is mostly consistent with the prior Selwyn Property Group rezoning plan. However, unlike the Selwyn plan, the Petitioner does not have townhome units oriented toward the center cross-street, but rather all facing the main internal road. The Petitioner believes that this orientation provides a better sense of place and is more aesthetically desirable. The Petitioner also intends to provide a large tree-save area in the back portion of the property.

Since the prior informal meeting with adjacent landowners, the Petitioner has shifted the townhome buildings closer to the internal street and farther from the property line facing adjacent single-family residential homes. In doing so, the Petitioner has made the driveway connections for the townhome units shorter so that no cars will be able to park in the driveway. Two-car garage parking will still be available for each unit, as well as on-site street parking. However, Mr. Brown explained that this revision is subject to comment by Planning Staff and other governmental departments and may need to be revised based on those discussions.

Peter Harakas then explained the architectural concept for the townhomes, demonstrating brick frontage, high-pitched roofs, articulation on the rear of the building, and varying rooflines from the rear elevation. The Petitioner plans for the highest peak of the townhome units to measure about forty-five feet tall. Tommy Crowell then explained the intended floorplan for the townhome project, which include ground-level two-car garages topped with two levels of living space, three bedrooms and two outdoor balconies for each unit. Mr. Crowell explained that the units will have an option to include an elevator shaft throughout the three floors of the townhomes, if desired.

Mr. Brown explained that the Petitioner's intended rezoning timeline anticipates a public hearing in July and a City Council vote in September.

An attendee expressed concern over traffic increase. The Petitioner's agent acknowledged that traffic will increase with this proposed rezoning, however, the impact will not be significantly more than what a by-right development may bring to the site.

One attendee inquired into the price points of the intended project. The Petitioner's agents responded that Petitioner intends for the units to be at the higher end of the townhome market. The Petitioner plans to make architectural commitments that will ensure that the townhomes are a high-quality product.

Another attendee asked what the restrictive covenants will include and who will enforce them. Mr. Harakas responded that the Petitioner will provide a set of restrictions intended to secure the value and aesthetics of the townhomes, which will then be revised and enforced by the Homeowners Association themselves.

An attendee asked whether there would be any caps or limits against investors purchasing the townhome units with the intent to rent them out. Mr. Zweier responded that this has not yet been considered but that the Petitioner will be sensitive to this fact. Mr. Zweier stated that the Petitioner desires to create a product that is marketed as a desirable place to live and will incorporate the idea of rental caps into future discussions.

Another attendee inquired into stormwater treatment on the site. The Petitioner's agents responded that both water quantity and quality will be controlled on the site per the Post Construction Controls Ordinance.

An attendee stated that she believes that the Petitioner is known for having a beautiful product and she believes it will complement the area well.

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:30 p.m.

Respectfully submitted, this 12th day of June, 2017.

cc: Council Member Patsy Kinsey
Solomon Fortune, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-070	14914438	ATRIA SENIOR LIVING GROUP, INC		
2017-070	14914422	BEATTY	FRED L	SHERYL W
2017-070	14914425	BROWN	SARA C	
2017-070	14914428	CAMP	JOHN H	BETSY
2017-070	14914435	CARLINO	RYAN GLEN	KERRI
2017-070	14914437	CARPENTER	EUGENE ROY ET/AL	
2017-070	14914429	CHIEN	LOUIS P	
2017-070	14914426	COLLINS	MARSHALL J III	VERA E BETH
2017-070	14914423	CONRAD	ROBERT J JR	ANN A
2017-070	14914419	COOKSEY	RUFUS HARRY JR	
2017-070	14919211	COX	KEVIN M	ANNE R
2017-070	14914418	FREEMAN	ROBERT W	
2017-070	14914440	FREEMAN	ROBERT W	
2017-070	14914434	GEUSS	JOHN JOSEPH	BELINDA CLAYTON
2017-070	14914114	GRANT	JOHN L	JEANNIE M
2017-070	15110137	HAAS	BOBBIE A	
2017-070	15110104	HAAS	JOSEPH S	
2017-070	14919212	HARRIS	JUDY	WAYNE M
2017-070	15110136	HOBSON	K ROSS	TRISH VAIL
2017-070	14914424	JOHNSTON	SHARON L	
2017-070	14914420	MCCALL	CASI I	MARC C
2017-070	14914421	MILLER	FREDERICK C	MARIE C
2017-070	14919209	MORRIS	SAMUEL ROSS,JR &	
2017-070	14919213	PISTOLIS	JONATHAN A	
2017-070	14919201	PRESSLEY	ANDREW W	
2017-070	14914430	QUIGLEY	DANIEL J	CHRISTINE M
2017-070	14919210	REID	MARTHA	
2017-070	15110105	ROMAN CATHOLIC DIOCESE OF	CHLT THE	
2017-070	15110106	ROMAN CATHOLIC DIOCESE OF	CHLT THE	
2017-070	14914432	SHOEMAKER	NANCY F	
2017-070	14914431	SPEIGHT	WILLIAM H	
2017-070	15110135	TONUCCI	JOSEPH M	STACIE E
2017-070	15110134	TWADDELL	JAME S	PAULA J
2017-070	14914436	WILLS	JOSEPH L	RHONDA L
2017-070	14914427	WITHERS	LEWIS G	CYNTHIA C
2017-070		COLLIN BROWN/BAILEY PATRICK, JR		
2017-070		SAUSSY BURBANK, LLC		

cownerlast	mailaddr1	mailaddr2	city	state
ATTN: AMIE BAND	21001 N TATUM BLVD STE 1630-630		PHOENIX	AZ
BEATTY	1408 BYERLY CT		CHARLOTTE	NC
	900 HILLSIDE AVE		CHARLOTTE	NC
CAMP	808 HILLSIDE AVE		CHARLOTTE	NC
CARLINO	3634 PARK RD		CHARLOTTE	NC
%MARGARET C SMITH	4920 PINE RIDGE RD		CHARLOTTE	NC
KAREN WESTON-CHIEN	800 HILLSIDE AVE		CHARLOTTE	NC
COLLINS	820 HILLSIDE AV		CHARLOTTE	NC
CONRAD	1400 BYERLY CT		CHARLOTTE	NC
	4762 MOSLEY RD		KERSHAW	SC
COX	817 HILLSIDE AVE		CHARLOTTE	NC
	1410 PADDOCK CR		CHARLOTTE	NC
	1410 PADDOCK CR		CHARLOTTE	NC
GEUSS	3638 PARK RD		CHARLOTTE	NC
GRANT	1335 PADDOCK CIR		CHARLOTTE	NC
	3615 PARK RD		CHARLOTTE	NC
	3615 PARK RD		CHARLOTTE	NC
HARRIS	821 HILLSIDE AVE		CHARLOTTE	NC
HOBSON	1200 WYNDCROFTE PL		CHARLOTTE	NC
	908 HILLSIDE AVE		CHARLOTTE	NC
ARNONE	541 E 9TH ST		CHARLOTTE	NC
MILLER	1412 BYERLY CT		CHARLOTTE	NC
WIFE HARRIET	801 HILLSIDE AVE		CHARLOTTE	NC
	901 HILLSIDE AVE		CHARLOTTE	NC
	909 HILLSIDE AVE		CHARLOTTE	NC
QUIGLEY	738 HILLSIDE AVE		CHARLOTTE	NC
	811 HILLSIDE AVE		CHARLOTTE	NC
	PO BOX 36776		CHARLOTTE	NC
	PO BOX 36776		CHARLOTTE	NC
	PO BOX 11503		CHARLOTTE	NC
	730 HILLSIDE AVE		CHARLOTTE	NC
TONUCCI	1210 WYNDCROFTE PL		CHARLOTTE	NC
DAVIS	1216 WYNDCROFTE PL		CHARLOTTE	NC
WILLS	3624 PARK RD		CHARLOTTE	NC
WITHERS	814 HILLSIDE AVE		CHARLOTTE	NC
	214 N. TRYON STREET	47TH FLOOR	CHARLOTTE	NC
	3730 GLEN LAKE DRIVE #125		CHARLOTTE	NC

zipcode

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Pet_No.	Neighborho	First_Name	Last_Name
2017-070	Ashbrook Neighborhood Association	Mike	Rains
2017-070	Colonial Village Neighborhood Association	Lisa	Yarrow
2017-070	Colonial Village Neighborhood Association	Peter	Yarborough
2017-070	Freedom Park Neighborhood Association	Victor	Ahdieh
2017-070	Madison Glen Homeowners Association	Warren	Williams
2017-070	Madison Park Homeowners Association	Kay	Tawney
2017-070	Myers Park Homeowners Association	Sadler	Barnhardt
2017-070	Pines Of Woodlawn Homeowners Association	Pamela	Hayes
2017-070	Sedgefield Neighborhood Association	Will	Johns III

Street_Add	City	State	zip
1312 Bywood Ln	Charlotte	NC	28209
408 Webster Pl	Charlotte	NC	28209
501 Webster Place	Charlotte	NC	28209
2724 Dilworth Heights Ln	Charlotte	NC	28209
1249 East Woodlawn Rd	Charlotte	NC	28209
4532 Wentworth Place	Charlotte	NC	28209
2032 Princeton Avenue	Charlotte	NC	28207
1201 Scaleybark Rd	Charlotte	NC	28209
945 Sedgefield Road	Charlotte	NC	28209

EXHIBIT B

May 25, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Monday, June 5th, 2017 at 6:30 p.m.
Location: Park Road Baptist Church
3900 Park Road
Charlotte, NC 28209
Petitioner: Saussy Burbank, LLC
Petition No.: 2017-070

Dear Park/Hillside Area Resident,

We represent Saussy Burbank, LLC (the "Petitioner") in its plans to redevelop a 2.22 acre property located along the west side of Park Road in between Wyndcrofte Place and Hillside Avenue (the "Property"). The Petitioner is seeking to rezone the Property from the R-4 zoning district to the UR-2(CD) zoning district in order to accommodate its townhome redevelopment plans.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Monday, June 5th, at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Patsy Kinsey
Solomon Fortune
Attendees of Community Outreach Meeting (via e-mail)

EXHIBIT C

Community Meeting Sign-In Sheet

Petitioner: Saussy Burbank, LLC

Petition: 2017-070

Park Road Baptist Church

3900 Park Road

Charlotte, NC 28209

June 5, 2017 @ 6:30 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Reid + Mary Shanks	722 Hillside	704-578-4016	Reidshanks@9mail.com
Bernie + Elizabeth Funck	1234 Wyndcrofte Pl.	704-241-6576	efunck@ranger-construction.com
Mary Manderville	1226 Wyndcrofte Pl.	704-724-4457	mary@alexandericks.com
Carla Weyrick	1315 Holmes Dr.	704-564-5585	Carla.veyrick@allstate.com
Joseph Tonucci	1210 Wyndcrofte Pl.	704-661-2036	me ^{Joseph} nucci@seguilican.net
DAN QUIGLEY	738 Hillside Ave	704-906-7510	DQUIGLEY@US6.COM
KENNY CARLINO	3634 PARKER	704-577-7500	
Ryan Carlino	3634 Park Rd.	704-661-8073	ryan.carlino@yahoo.com
Christine Quigley	738 Hillside Ave	704 953 8308	cquig@earthlink.net
Beth Collins	820 Hillside Ave.	704.562.3727	verabeth725@att.net
Judy Harris	821 Hillside	704-907-9133	Jharris@metroESA.com
Laura Dahlberg	1231 E. Woodlawn Rd	704.533.0672	Laura.dahlberg@gmail.com *presentation email.
FRED BEATTY	1408 BYERLY CT	704-527-2552	FBEATTYSK8@GMAIL.COM
SHERYL BEATTY	↓ ↓ ↓	704-507-3696	SBEATTYSK8@GMAIL.COM
			Joseph.tonucci@abbvie.com
			ABBVIE.com

EXHIBIT D

Official Community Meeting

Park Road Townhome Rezoning

June 5, 2017

Park Road Baptist Church

AGENDA

- Introductions
- Property Location
- Current Zoning
- Rezoning Proposal
- Revisions After Community Outreach
- Questions



SAUSSY BURBANK

Bob Zweier & Peter Harakas



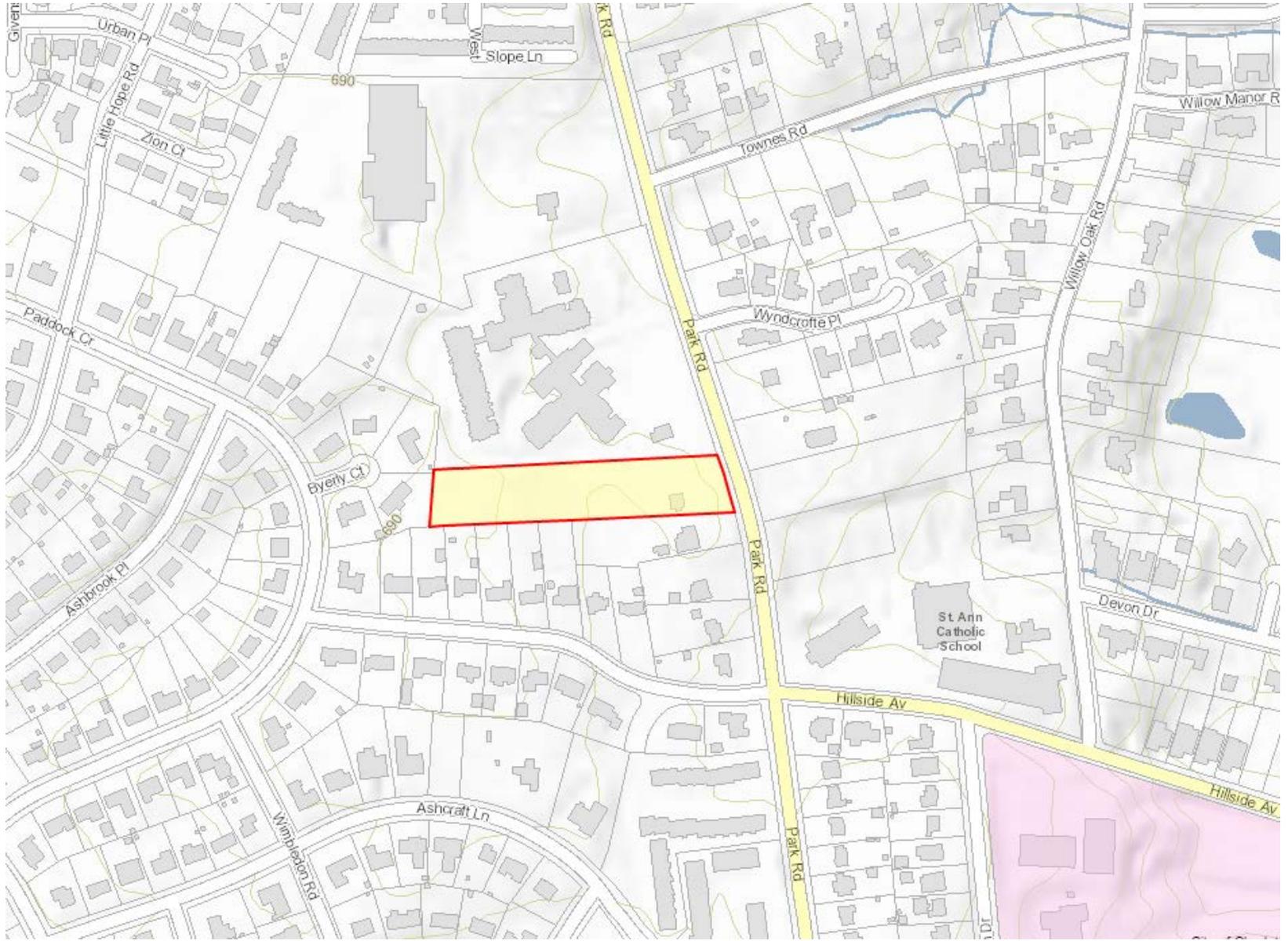
LandDesign.
CREATING PLACES
THAT MATTER.

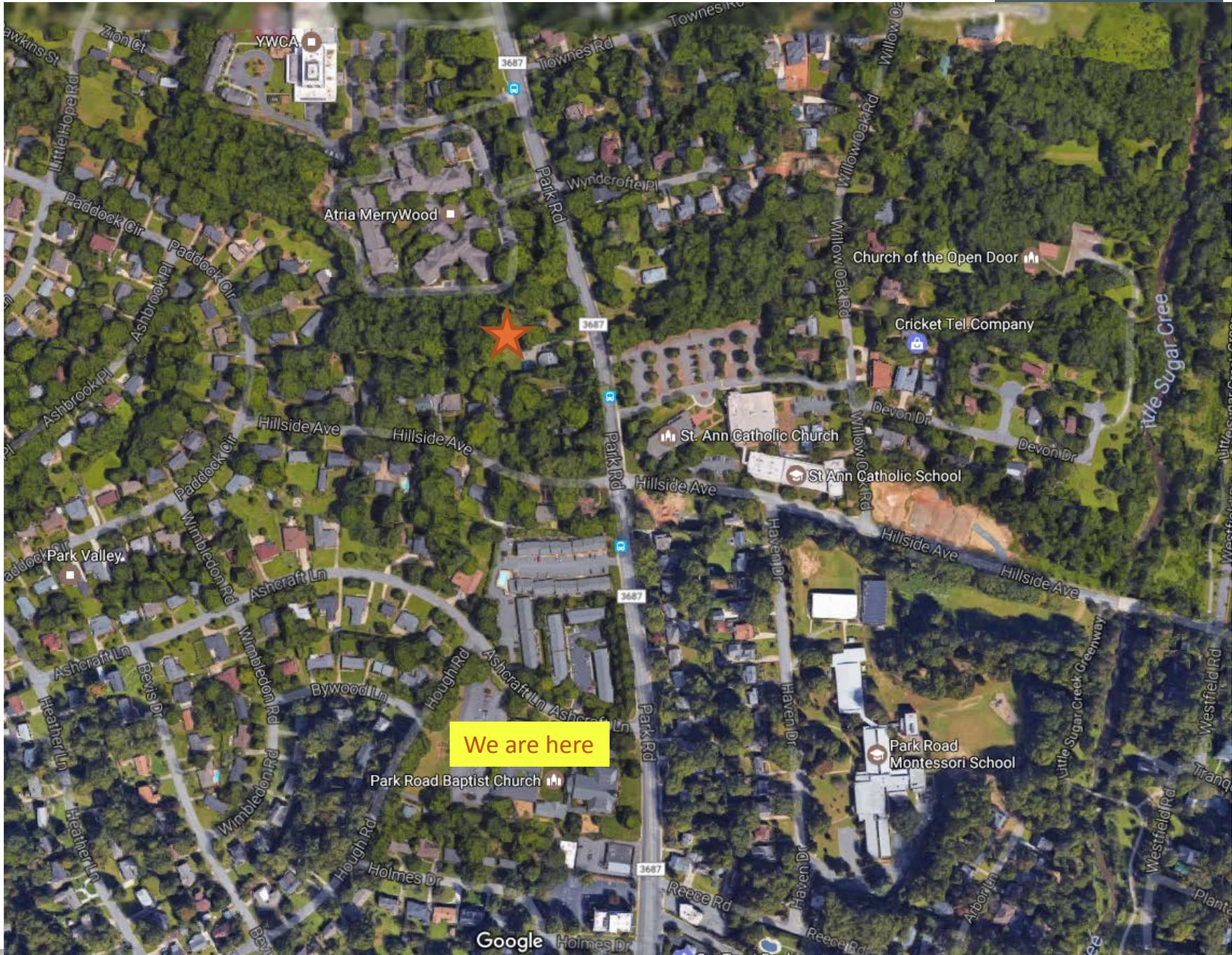
Shaun Tooley

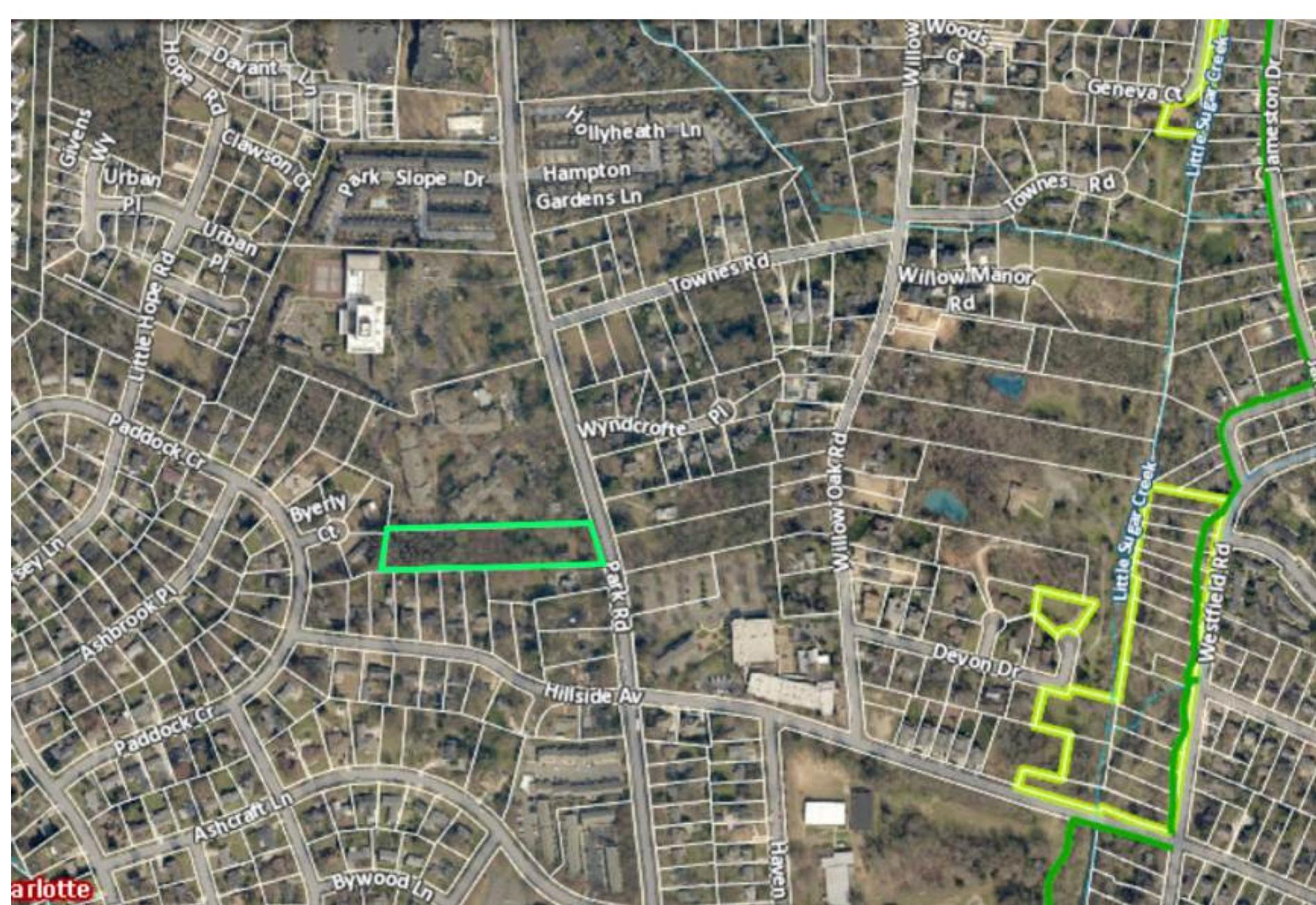
K&L | GATES

Collin Brown & Brittany Lins

Property Location

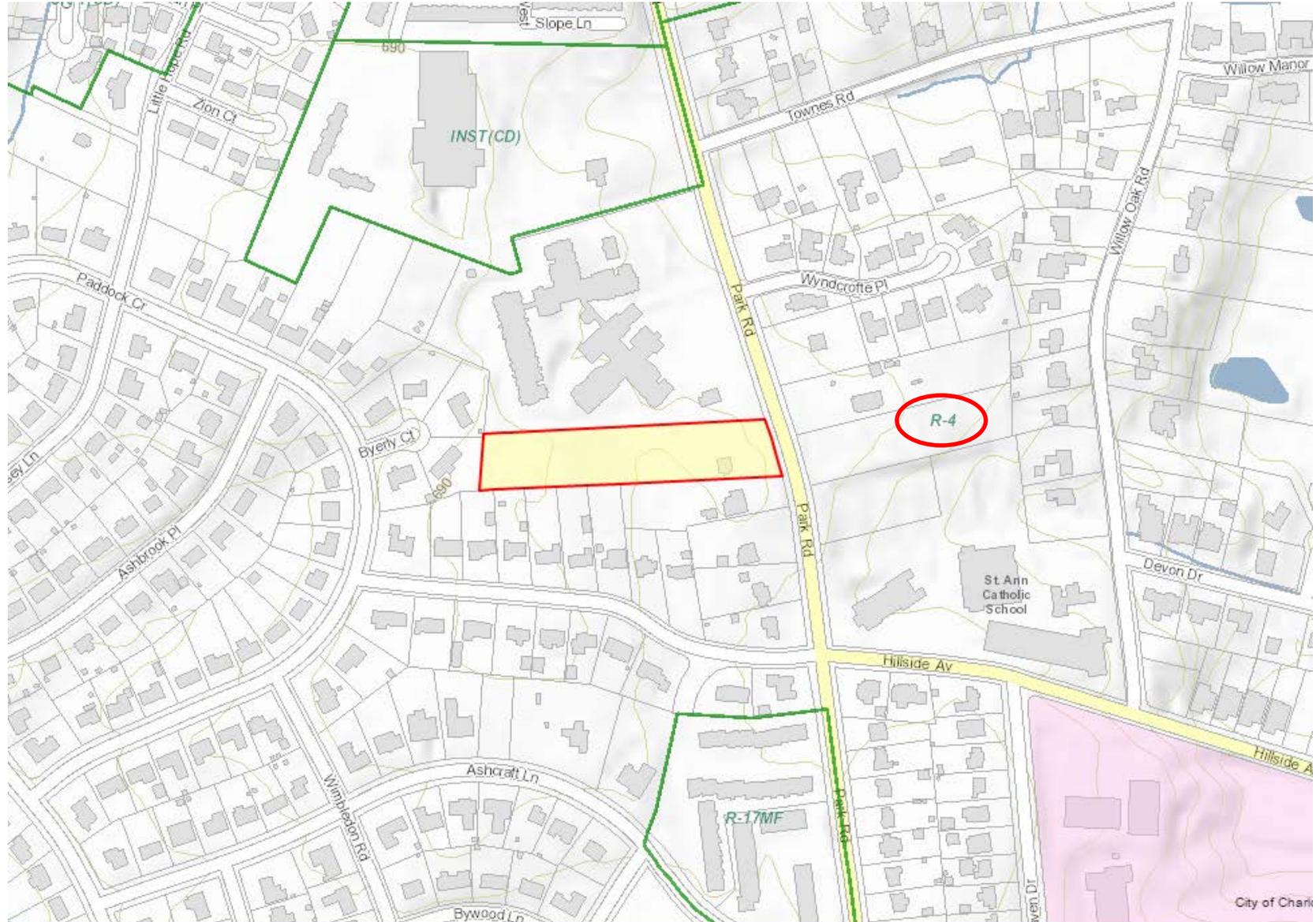


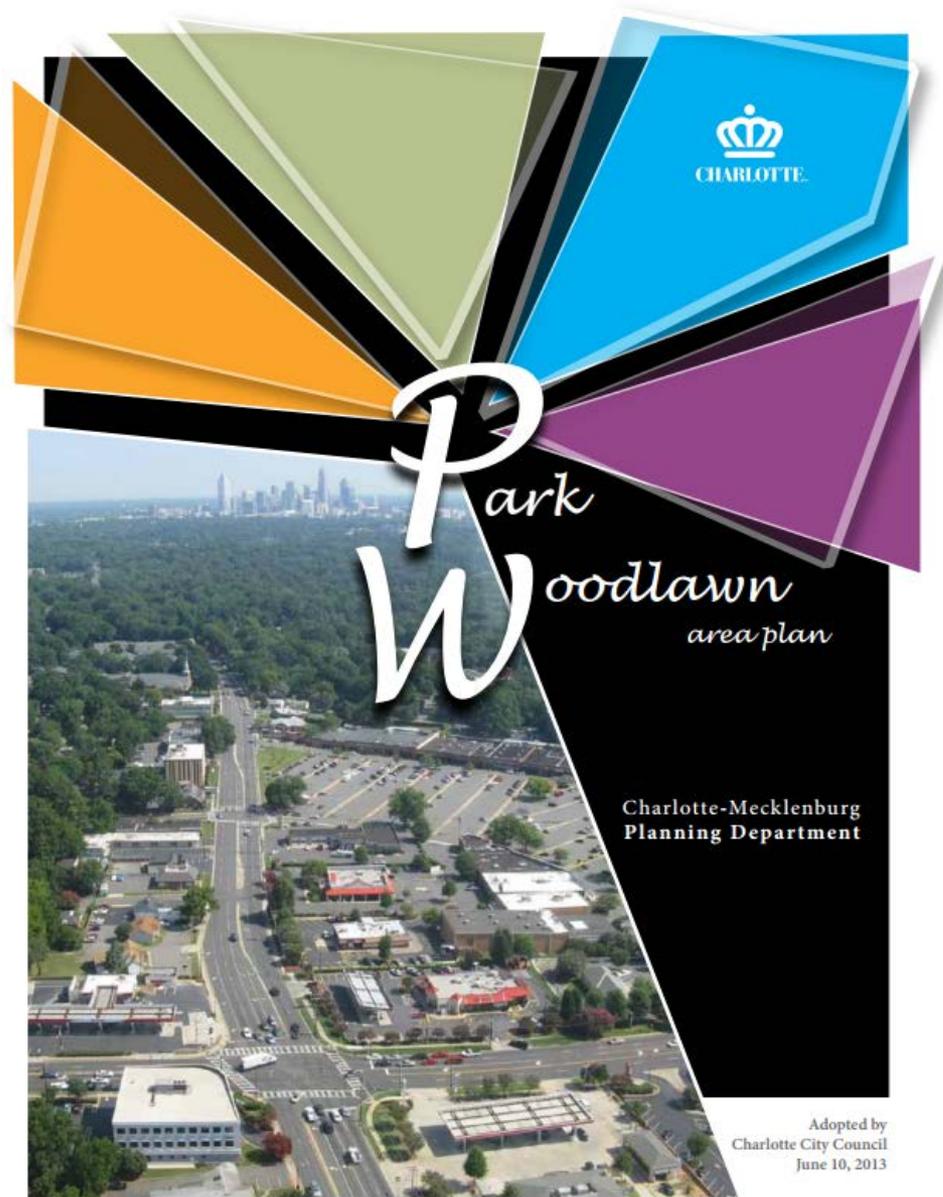






Current Zoning: R-4





Adopted by
Charlotte City Council
June 10, 2013

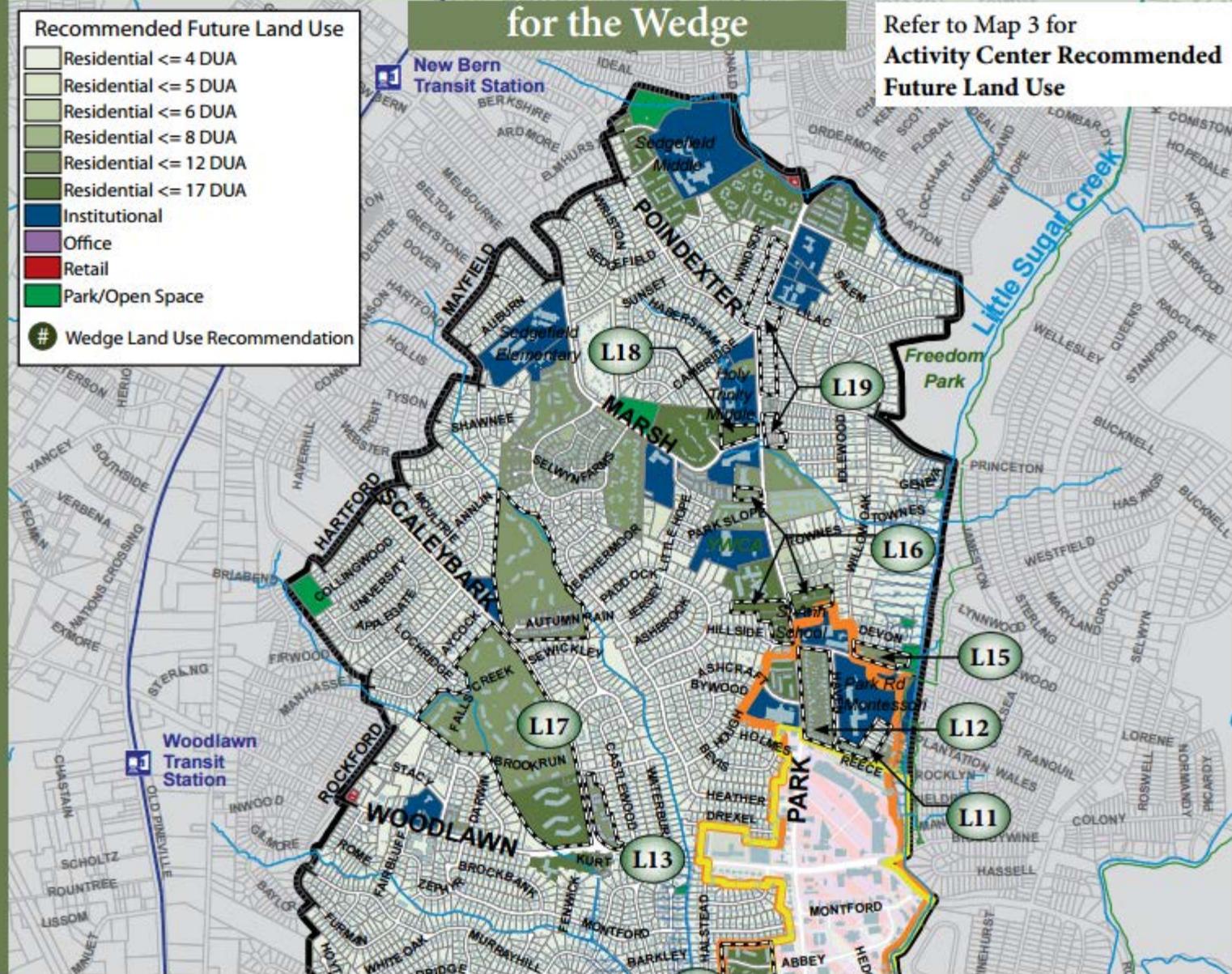
Park Woodlawn Area Plan Recommended Future Land Use for the Wedge

Refer to Map 3 for
Activity Center Recommended
Future Land Use

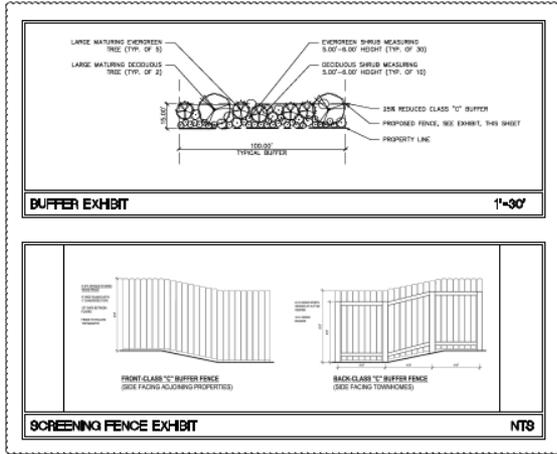
Recommended Future Land Use

- Residential <= 4 DUA
- Residential <= 5 DUA
- Residential <= 6 DUA
- Residential <= 8 DUA
- Residential <= 12 DUA
- Residential <= 17 DUA
- Institutional
- Office
- Retail
- Park/Open Space

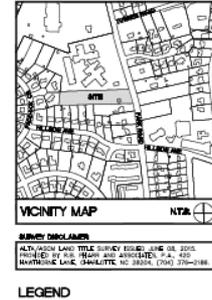
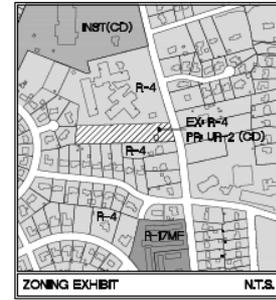
Wedge Land Use Recommendation



Prior Rezoning (Petition No. 2016-04)



REZONING SUMMARY	
PROPERTY OWNER:	SELYWYN PROPERTY GROUP 4360 PARK ROAD, SUITE 500 CHARLOTTE, NC 28209
DESIGNER & ARCHITECT:	MARGARET C. SMITH 4600 PARK ROAD NE CHARLOTTE, NC 28209
REZONING SITE AREA:	TOTAL 2,228 AC
TAX PARCELS #:	349-046-27
EXISTING ZONING:	R-4
PROPOSED ZONING:	UR-3 (C)
EXISTING USE:	SINGLE FAMILY, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED
TOTAL UNITS:	38
MINIMUM SETBACK, INTERNAL STREET:	3' FROM BACK-OF-CURB OR 5' FROM WIDENING OF STREET
MINIMUM SETBACK, PARK ROAD:	30' FROM TRANSITIONARY STR.
MINIMUM SETBACK (DEVELOP):	30'
MINIMUM REAR YARD:	37'
MINIMUM TREE CANOPY:	55% + 1,000 SQUARE FEET
TOTAL ON-SITE PARKING:	48 SPACES



- LEGEND**
- PROPOSED SEEWALK
 - PROPOSED BUILDING FOOTPRINT
 - PROPOSED TREE SAVE
 - PROPOSED REINFORCED TURF
 - PROPOSED 2'-4" CURB & GUTTER
 - PROPOSED 2'-4" VALLEY GUTTER

SELWYN PROPERTY GROUP
4360 PARK ROAD
SUITE 500
CHARLOTTE, NC 28209

**3620 PARK ROAD
RESIDENTIAL
REZONING**

3620 PARK ROAD
CHARLOTTE, NC 28209

ColoJenest & Stone
Shaping the Environment
Reaching the Possibilities

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
PH: 704-378-1225 FAX: 704-378-1251
WWW: www.colojeneststone.com

CONDITIONAL REZONING PLAN

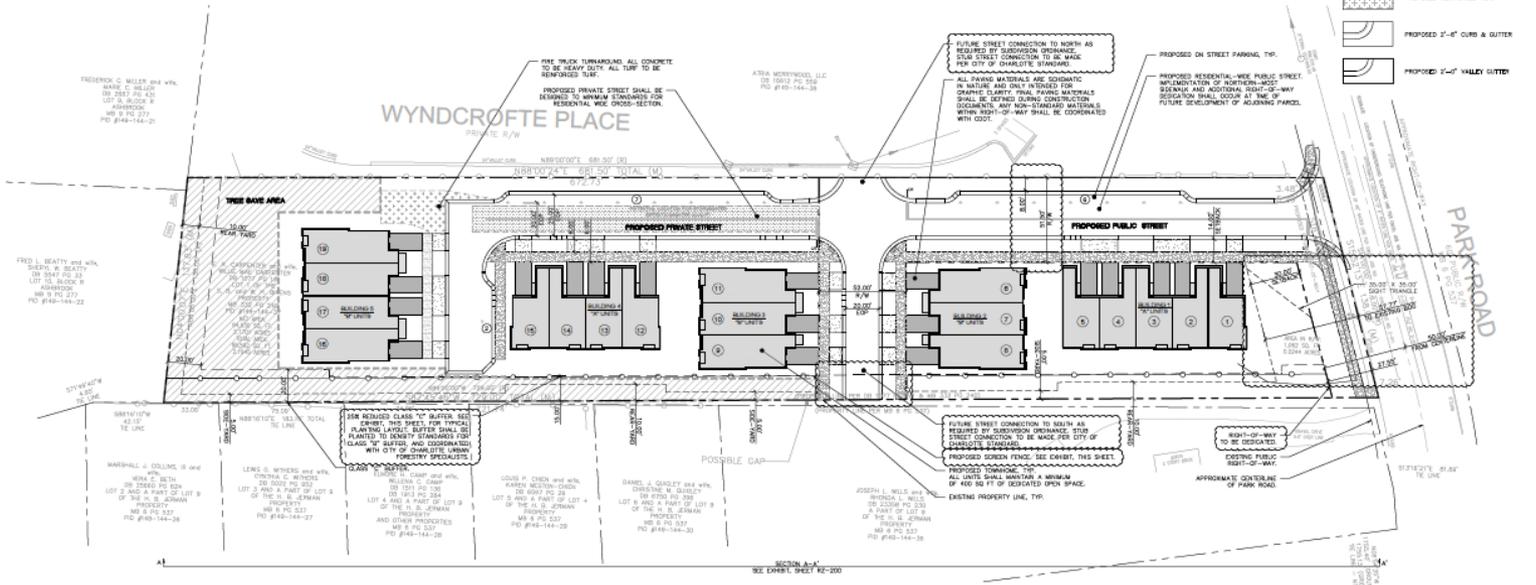
Project No. 4378.02
Issued: 06/01/16
Revised: 10/20/16 - 10/20/16 PER CITY OF CHARLOTTE COUNCIL
10/20/16 - 10/20/16 PER CITY ANALYST



RZ-100

SCALE: 1"=50'

0 50 100 150 200'



Prior Rezoning (Petition No. 2016-04)

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to building elevations, setbacks, and buffers as well as the requested technical revisions.

ZONING COMMITTEE ACTION

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition with the following modifications:

1. Building elevations have been provided along Park Road and the internal street.
2. The proposed street has been extended to the southern edge of the property.
3. Tree save area along Park road has been removed for the site plan.
4. A note has been added committing to the style and general layout as shown on the site plan but modifications will be allowed per section 6.207 in the Zoning Ordinance.
5. The 50-foot of right-of-way dedication from the centerline of park road has been shown on the plan.
6. The future back of curb has been shown on the site plan. The 30-foot setback along Park Road has been measured from the right-of-way dedication line.
7. The right-of-way dedication along Park Road has been modified.
8. Notes 1 and 2 under Streetscape/Buffer/Landscaping have been modified to read that the buffer will be planted to a "Class B" standard.
9. Note 6 under Transportation, pertaining to development of the stub street has been removed.
10. Note 5 under Streetscape/Buffer/Landscape has been removed.
11. Note 4 under General Provisions has been removed and a note that modifications will be allowed per section 6.207 has been added.
12. A detail of the proposed buffer plantings along the southern edge of the property has been added.
13. A detail of the proposed screening fence along the proposed public street connection has been added.

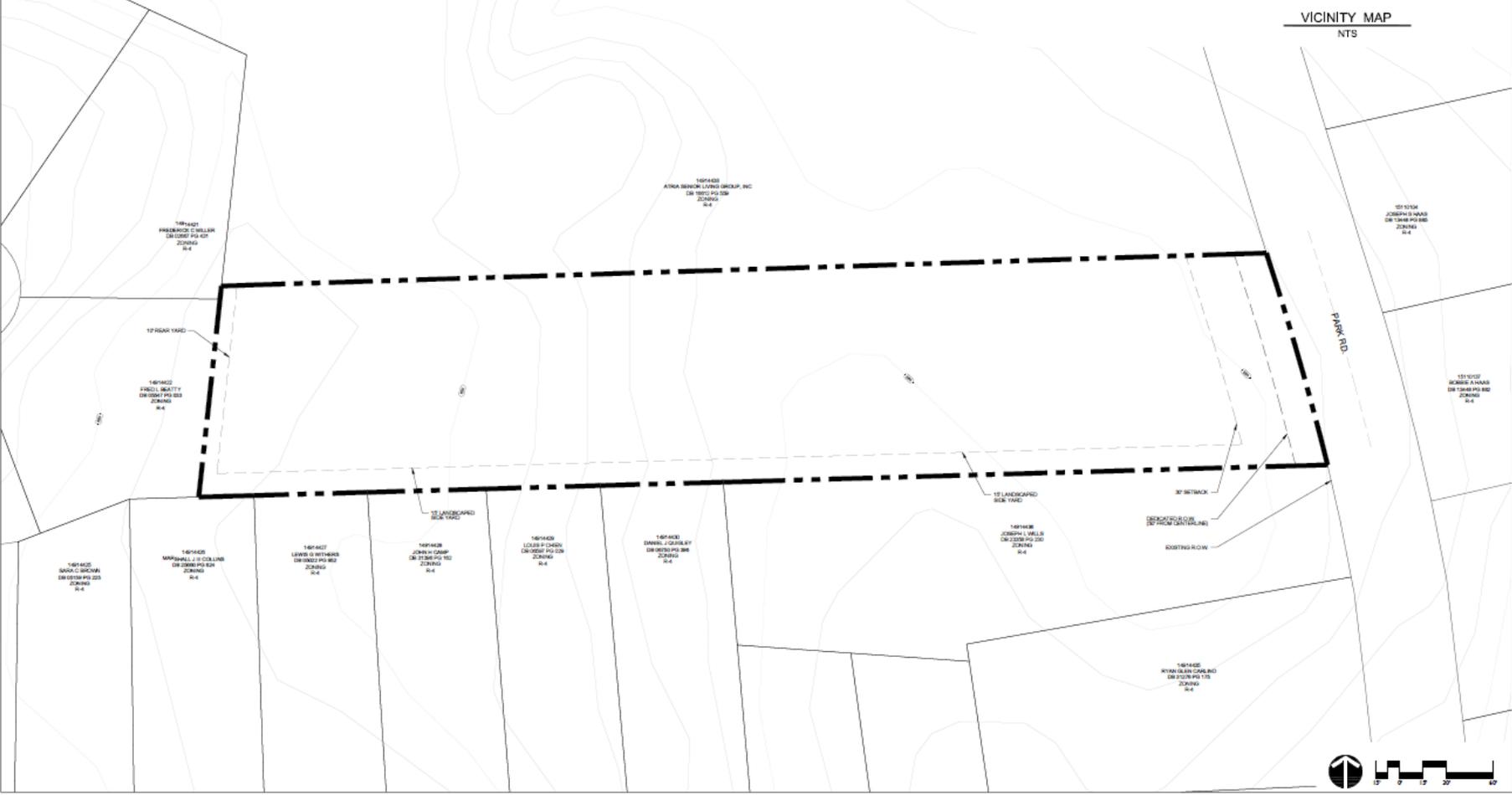
Rezoning Proposal: UR-2(CD)

SITE DEVELOPMENT DATA

ACREAGE: ± 2.22 ACRES
 TAX PARCEL #S: 149-144-37
 EXISTING ZONING: R-4
 PROPOSED ZONING: UR-2(CD)
 EXISTING USES: SINGLE FAMILY RESIDENTIAL, VACANT
 PROPOSED USES: SINGLE FAMILY ATTACHED



VICINITY MAP
NTS



LandDesign.
 2214 Graham Street, Charlotte, NC 28202
 P. 704.333.0335 F. 704.333.2346
 www.landdesign.com

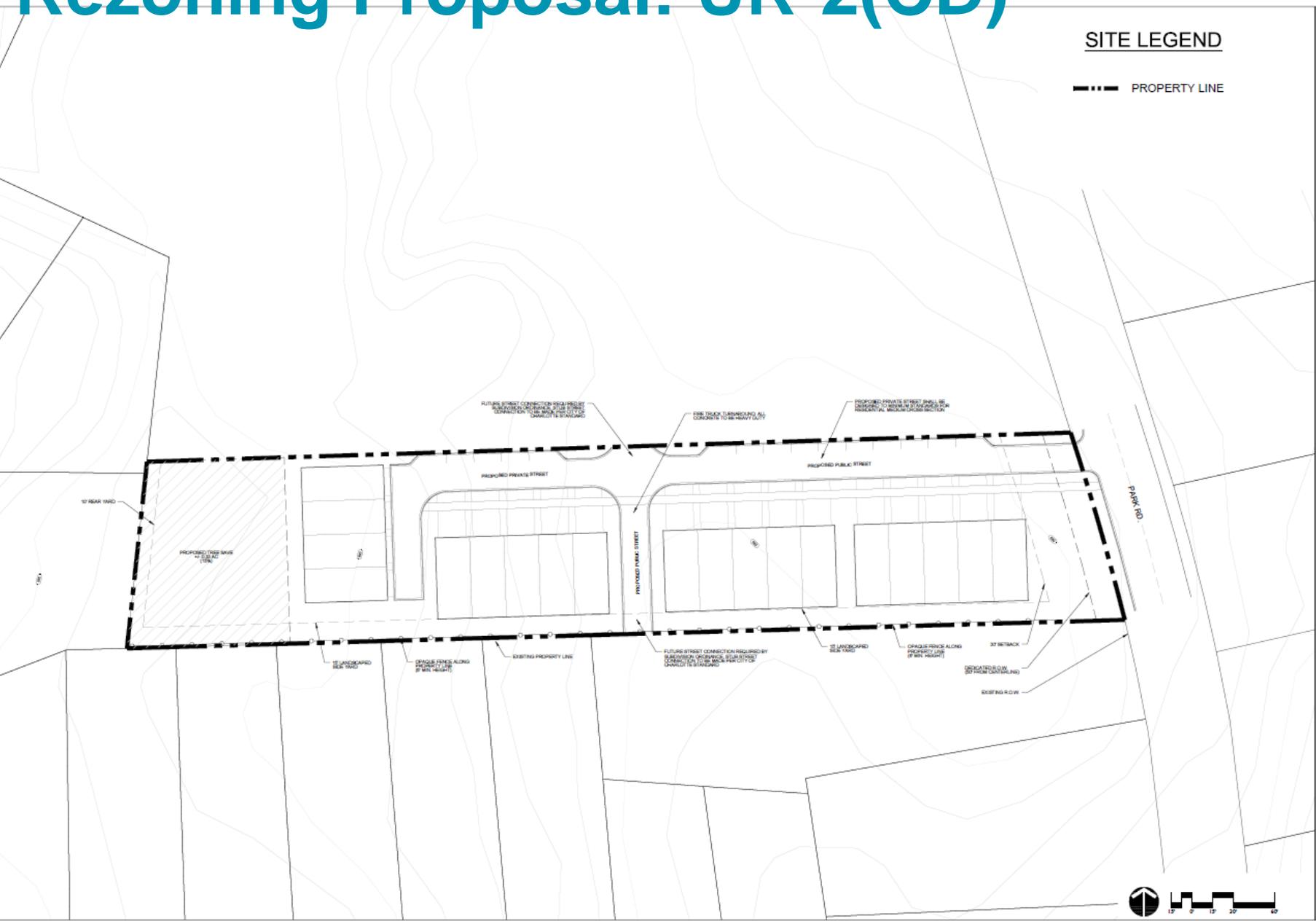
**3620 PARK RD. MULTI-FAMILY
 REZONING PETITION No. 2017-XXX
 CHARLOTTE**
 TECHNICAL DATA SHEET

REVISIONS
 DATE: 05/15/17
 DRAWN BY: ST
 CHECKED BY: ST
 SCALE: 1" = 30'
 PROJECT #: 170405
 SHEET #: RZ-1

Rezoning Proposal: UR-2(CD)

SITE LEGEND

--- PROPERTY LINE



LandDesign.
 221 N Gorman Street, Charlotte, NC 28202
 P: 704.333.0335 F: 704.333.0334
 www.landdesign.com

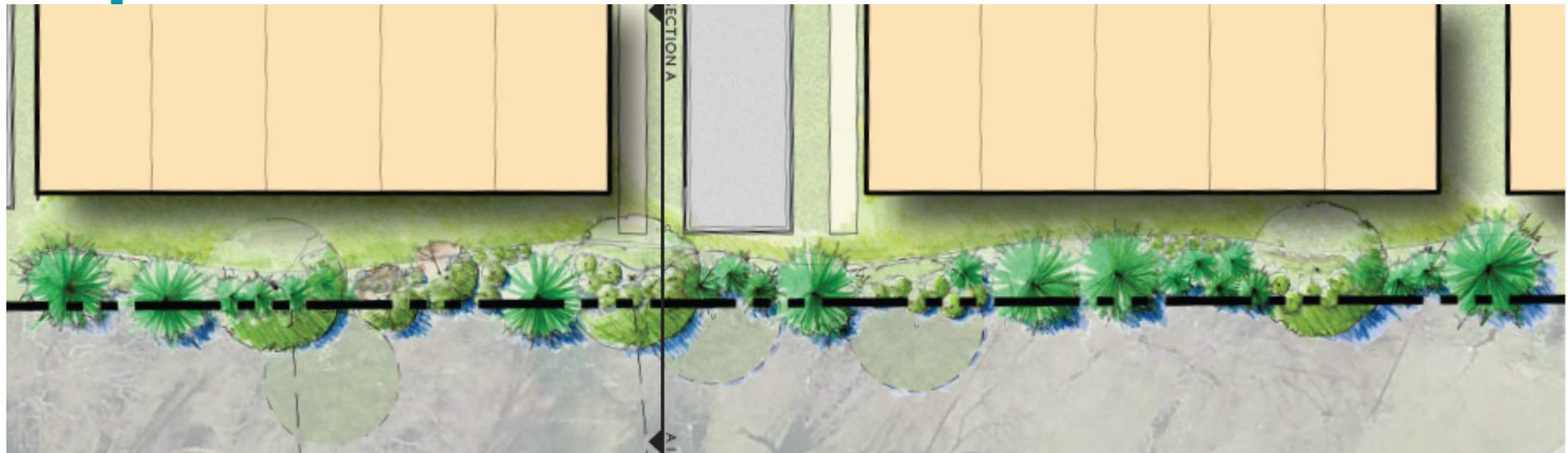
**3620 PARK RD. MULTI-FAMILY
 REZONING PETITION No. 2017-XXX**
 CHARLOTTE
 SCHEMATIC SITE PLAN

DATE: 08/21/17
 DRAWN BY: ST
 CHECKED BY: JF
 SCALE: 1/8" = 1'-0"
 PROJECT # 170005
 SHEET #
RZ-2





Proposed Buffer



PLAN VIEW - ENLARGEMENT



SECTION A-A'

	COMMON NAME	SCIENTIFIC NAME	INSTALLED HEIGHT	PROJECTED HEIGHT	EVERGREEN/DECIDUOUS
LARGE MATURING TREES	AMERICAN HOLLY	ILEX OPACA	12'-15' HT.	30'-60' HT.	EVERGREEN
	SUGAR MAPLE	ACER SACCHARUM	12'-15' HT.	50'-75' HT.	DECIDUOUS
	NUTTALL OAK	QUERCUS NUTTALLII	12'-15' HT.	40'-60' HT.	DECIDUOUS
	VIRGINIA PINE	PINUS VIRGINIANA	12'-15' HT.	15'-40' HT.	EVERGREEN
	FRUITLESS SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	12'-15' HT.	70'-90' HT.	DECIDUOUS
SMALL MATURING TREES	NELLIE R. STEVENS' HOLLY	ILEX X 'NELLIE R. STEVENS'	10'-12' HT.	30'-40' HT.	EVERGREEN
	CAROLINA CHERRY/LAUREL	PRUNUS CAROLINIANA	8'-10' HT.	10'-35' HT.	EVERGREEN
	EASTERN REDBUD	CERCIS CANADENSIS	8'-10' HT.	15'-30' HT.	DECIDUOUS
	SERVICEBERRY	AMELANCHIER ARBOREA	8'-10' HT.	10'-25' HT.	DECIDUOUS
SHRUBS	BURFORD HOLLY	ILEX CORNUTA BURFORDI	5'-6' HT.	8'-20' HT.	EVERGREEN
	FORSYTHIA	FORSYTHIA INTERMEDIA	3'-4' HT.	8'-10' HT.	DECIDUOUS
	LOROPETALUM	LOROPETALUM CHINENSE	4'-5' HT.	6'-10' HT.	EVERGREEN
	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	4'-5' HT.	4'-8' HT.	DECIDUOUS
	YALPON HOLLY	ILEX VOMITORIA	4'-6' HT.	10'-20' HT.	EVERGREEN
	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	6'-8' HT.	10'-15' HT.	EVERGREEN

PLANT SELECTION

IV. Architectural Standards

1. The maximum height in stories of the single family attached dwelling units to be located on the Site shall be 3 stories.
2. The maximum height in feet of each single family attached dwelling unit to be located on the Site shall be fifty (50) feet as measured from the average grade at the base of each single family attached dwelling unit.
3. All residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
4. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
5. Usable porches and stoops shall form a distinguishing feature of the building design and be located on the front and/or side of the building. Usable front porches will be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered but will not be enclosed.
6. All corner/end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.
7. Garage doors visible from public or private streets will minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
8. Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
9. Townhouse buildings will be limited to 5 individual units or fewer or will otherwise be meaningfully differentiated between units, including, but not limited to, forward offsets in the front walls of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim, or materials).
10. Garages shall be setback less than seven (7) feet or more than twenty (20) feet from the back of curb or the back of sidewalk.

Conceptual Renderings



Front Elevation

Conceptual Renderings



Bird's Eye View of Project

Conceptual Renderings



View at Project Entry

Conceptual Renderings



Rear Elevation

Conceptual Renderings



View of Project at Rear Lot Line

Conceptual Renderings

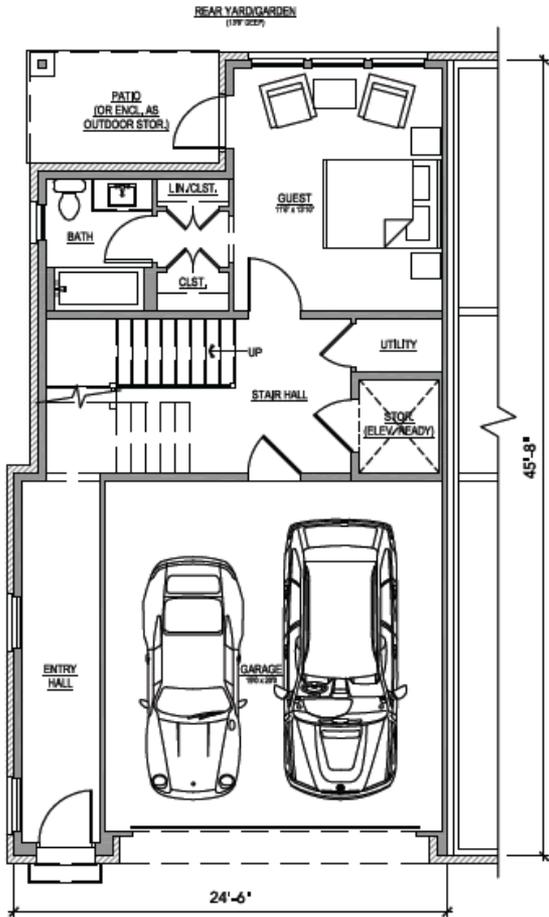


Left Elevation

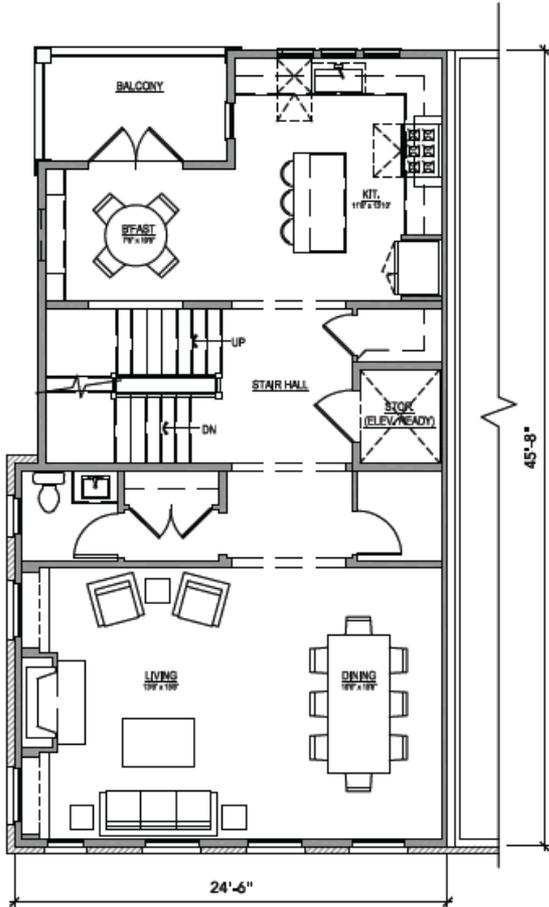


Right Elevation

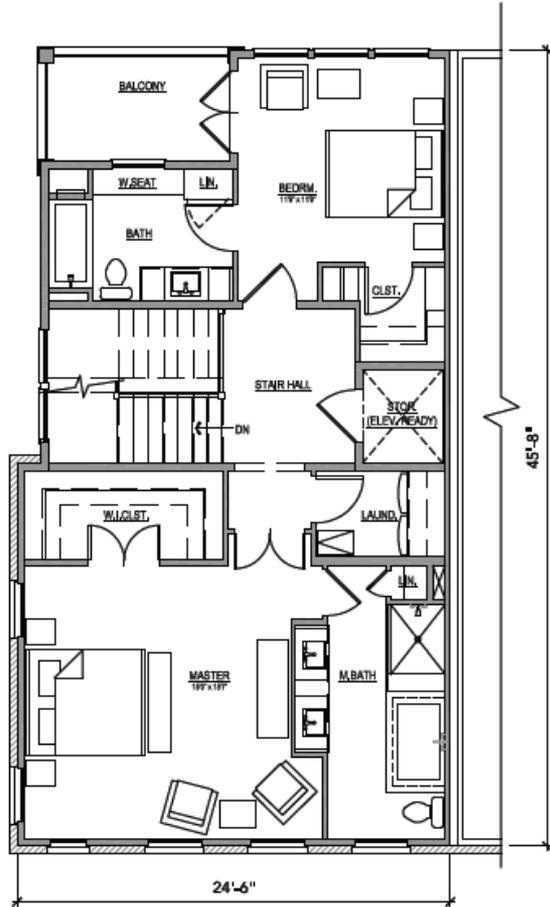
Anticipated Floor Plan



1 | 1ST FLOOR PLAN
A1.1 Scale: 1/8" = 1'-0"



2 | 2ND FLOOR PLAN
A1.1 Scale: 1/8" = 1'-0"



3 | 3RD FLOOR PLAN
A1.1 Scale: 1/8" = 1'-0"

Anticipated Rezoning Schedule

Application Deadline - April 24, 2017	Initial full review complete, and site plan comments sent from staff to petitioner	Petitioner/staff meetings to review comments	Petitioner's community meeting to be held by this date (and report included in this site plan submittal)	Second full review - submittal deadline (if full review needed)	Second full review - site plan comments sent from staff to petitioner	Third full review - submittal deadline (if full review needed)	Third full review - site plan comments sent from staff to petitioner	Submittal deadline for cases requesting to be scheduled for next public hearing	Staff determination on cases cleared to be scheduled for next public hearing	Legal ad submittal date (last day to defer prior to advertising)	Public Hearing	Submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	05/30/17	June 1 - 7	06/09/17	NA	NA	NA	NA	06/12/17	06/23/17	06/26/17	07/17/17	07/24/17	08/01/17	09/18/17
Two Review Cycles	05/30/17	June 1 - 7	06/09/17	06/12/17	06/26/17	NA	NA	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17
Three Full Review Cycles	05/30/17	June 1 - 7	06/09/17	06/12/17	06/26/17	07/10/17	07/24/17	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17



Questions/Discussion



K&L GATES



**Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC**



**Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC**



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



**Saussy Burbank
Custom Infill—Charlotte, NC**



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



Saussy Burbank
Carolina Park—Mt. Pleasant, SC



Saussy Burbank
Briar Chapel, Townhomes—Chapel Hill, NC



**Saussy Burbank
Briar Chapel, SF Detached—Chapel Hill, NC**



Saussy Burbank
Elizabeth Heights, Affordable Housing—Charlotte, NC



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Nexton, SF Detached—Summerville, SC



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Nexton, SF Detached—Summerville, SC



**Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC**