
ADDRESS OF PROPERTY:	708 South Summit Avenue	<i>HDC 2012-172</i>
SUMMARY OF REQUEST:	New Construction	
OWNERS:	Tony Miller	

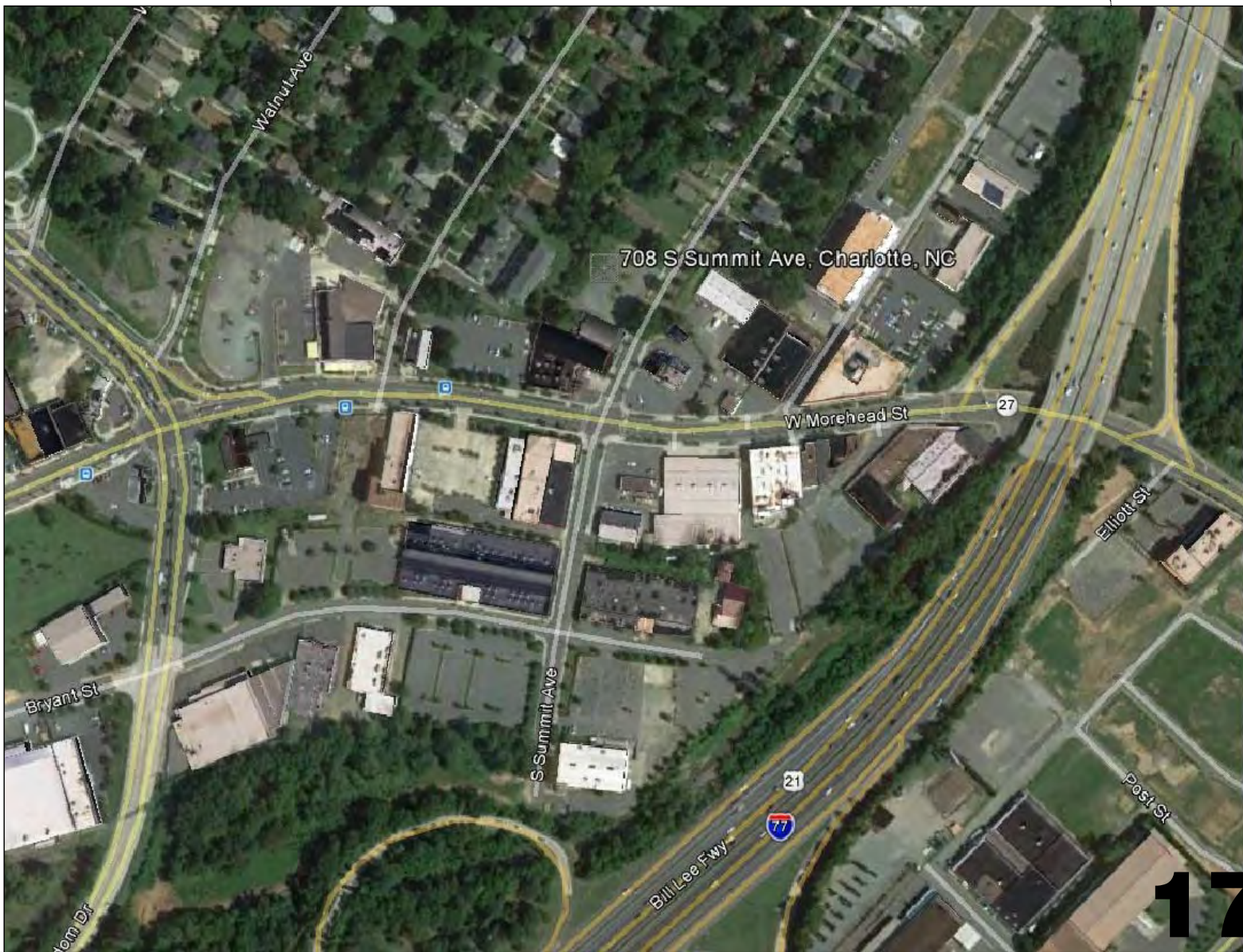
Details of Proposed Request: What has long been seen as a parking lot on the very edge of Wesley Heights will be the site of a new multi family development. The HDC is being asked to look at this at a preliminary point in the plan development to comment on direction and offer suggestions. Final plans will be submitted sometime in the future.

Relevant HDC Design Guidelines:

- New Construction
- Details
- Materials

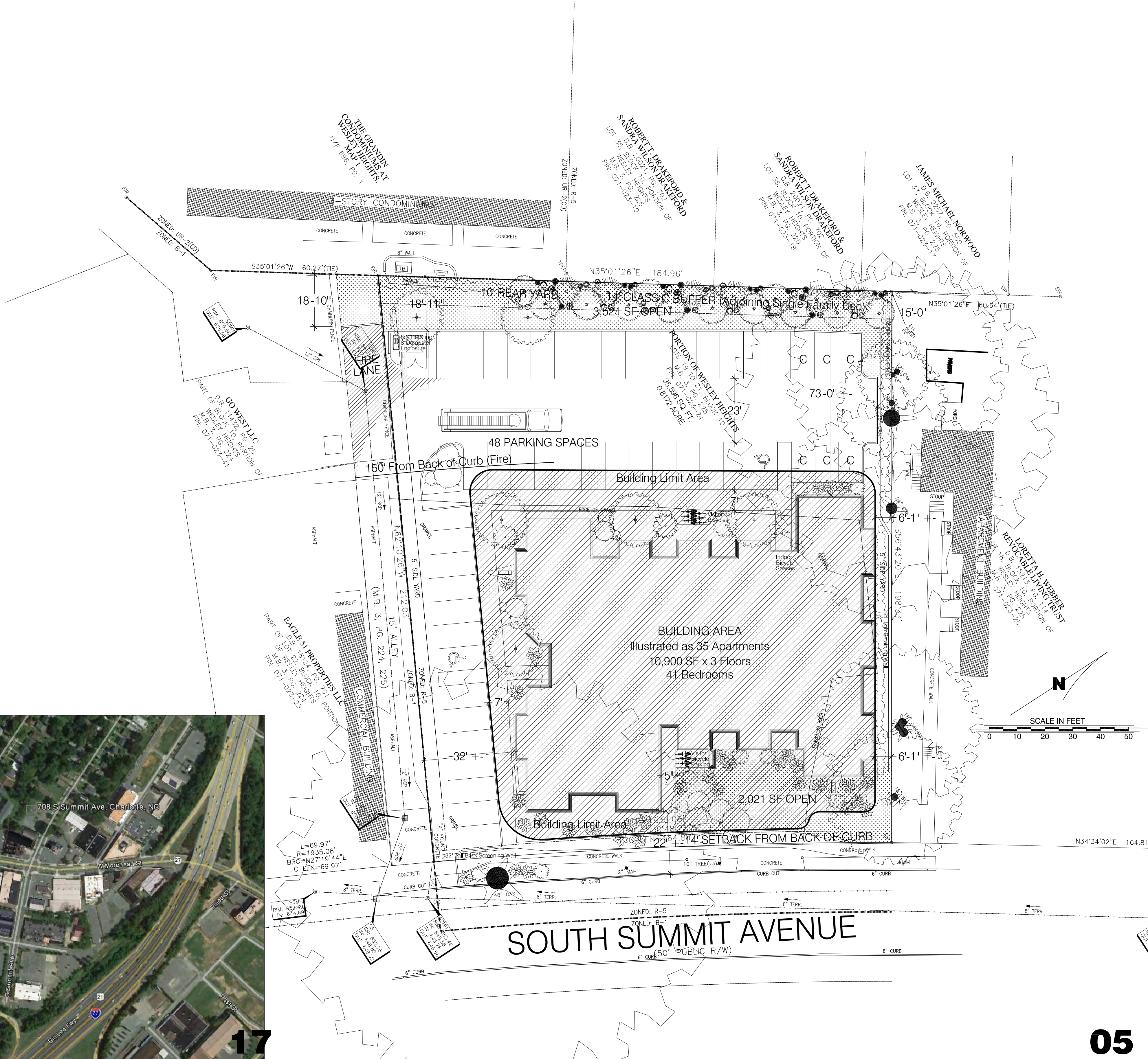
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The drawings represent the Owner's intention of scope scale and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments and Marketing Considerations.



VICINITY PLAN

17
NTS



CONDITIONAL PLAN

SITE DATA

Site Area: 35,596sf 0.8172 Acres
Tax Parcel ID: 07102324

Existing Zoning: R-5 (Single Family District)
Existing Residential Units Allowed: 4 (5.0 Units Per Acre)

Proposed Zoning: UR-2 (Urban Residential Districts)
Proposed Residential Units Allowed: Up to 35
Minimum Lot Area: 3,000 sq. ft.
Minimum Side Yard: 5' (6' Provided)
Minimum Setback: 14' from back of existing or proposed curb, whichever is greater
Minimum Rear Yard: 10' (at least 11' provided)
Maximum Floor Area Ratio: 1.0
Maximum Average Building Height: 50' (40' + 10' per 1' additional Side & Rear)
Maximum Height may be increased above 40' provided all required side and rear yards are increased 1 foot for every 10' of building height over 40'.
Minimum Lot Width: 20'
Buffer Adjacent to Residential: 14' Class C to Single Family Uses in Rear
Required Parking: Minimum 1 per Dwelling unit
Parking Provided: 48 as shown A minimum of One (1) Parking Space will be provided for each Residential Dwelling. Illustrative Design shows One (1) Parking Space per Bedroom with 41 Bedrooms plus 7 Guest Spaces.

DEVELOPMENT STANDARDS

- Location of Site Setbacks, Side Yards and Rear Yards shall be as shown on Technical Data Site Plan.
- Details of the Development not noted shall be as required by the City of Charlotte Multi-Family Development Standards.
- Parking shall be screened by landscaping from Adjacent Residential Uses.
- Tree Save Areas shall be as designated on the Technical Data Site Plan and recorded as required by the Charlotte Tree Ordinance. Trees and Plantings maintained in the Tree Save Areas will be augmented with new plantings meeting or exceeding the Tree Save requirements. Class C Buffer will be planted and maintained to conform to applicable standards of section 12.302(b) of the Zoning Ordinance. A buffer will not be provided to the adjacent Apartment Building in R-3 district as Neighborhood and Planning Staff expect higher density redevelopment on the adjoining lots.
- Private driveways shall be designed to meet the requirements of the City Fire Marshall.
- Signage will be permitted only in accordance with Applicable Zoning Standards.
- Dumpster & Recycling will be screened in accordance with applicable Zoning Standards.
- Existing Mature Trees (over 8"dia.) in the ROW will be preserved per the consent of the City Arborist. Street Trees will be planted along the property street perimeter where Existing Trees in street planting strip where existing trees do not complete the streetscape.

CONDITIONAL NOTES & AMENITIES

- Parking shall exceed required Zoning Standards of 12.202. A minimum of One (1) Parking Space will be provided for each Residential Dwelling and a maximum of (2) per DU.
- A 6' wide sidewalk & 8' planting strip will be provided along South Summit Avenue except where it endangers existing mature tree and at connection to adjacent narrower sidewalk at Apartment property.
- Detached pole lighting, except City streetlights will be directed away from adjoining single-family or multi-family use.

OPTIONAL NOTES

- A 6' wide sidewalk & 8' planting strip will be reduced from Ordinance requirements along Summit Avenue where it endangers existing mature tree and at connection to adjacent narrower sidewalk at adjoining Apartment property.
- Buildings shown in Illustrative Site Plan may incur minor modifications in response to Community Review, Historic Review Comments, Planning Department Comments, City Planning and Engineering and Fire Review comments, Marketing Review and unforeseen Easement & Survey Information, Accessibility/Grading considerations or Civil Engineering requirements. The Petitioner reserves the right to eliminate or relocate easements on the property.
- Class C Buffer will not be provided along side yard abutting Apartment Building because of heavy shading from existing dense line of mature trees and because of existing use and probability of higher density redevelopment. A short masonry wall is provided as parking screening to South Summit instead of planting because of the shade from the large mature tree and to provide pedestrian scale seating.
- Wood fences may be installed along property lines adjacent to neighboring Multi-Family and Residential properties per Zoning Ordinance. These wood fences will be on top of masonry retaining walls on the high side of the property.

CONDITIONAL NOTES

SURVEYOR
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Charlotte, NC 28204
C Clark Neilson 704-376-2186
cneilson@rbpharr.com

708 SOUTH SUMMIT

SUMMIT AVENUE
AT MOREHEAD AVENUE
CHARLOTTE, NC 28208

FOR
MISSION PROPERTIES, LLC

ISSUED FOR: REZONING
ISSUE DATE: 11/18/12
REVISIONS:

TECHNICAL DATA NOTES & ILLUSTRATIVE SITE PLAN 1 of 3

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

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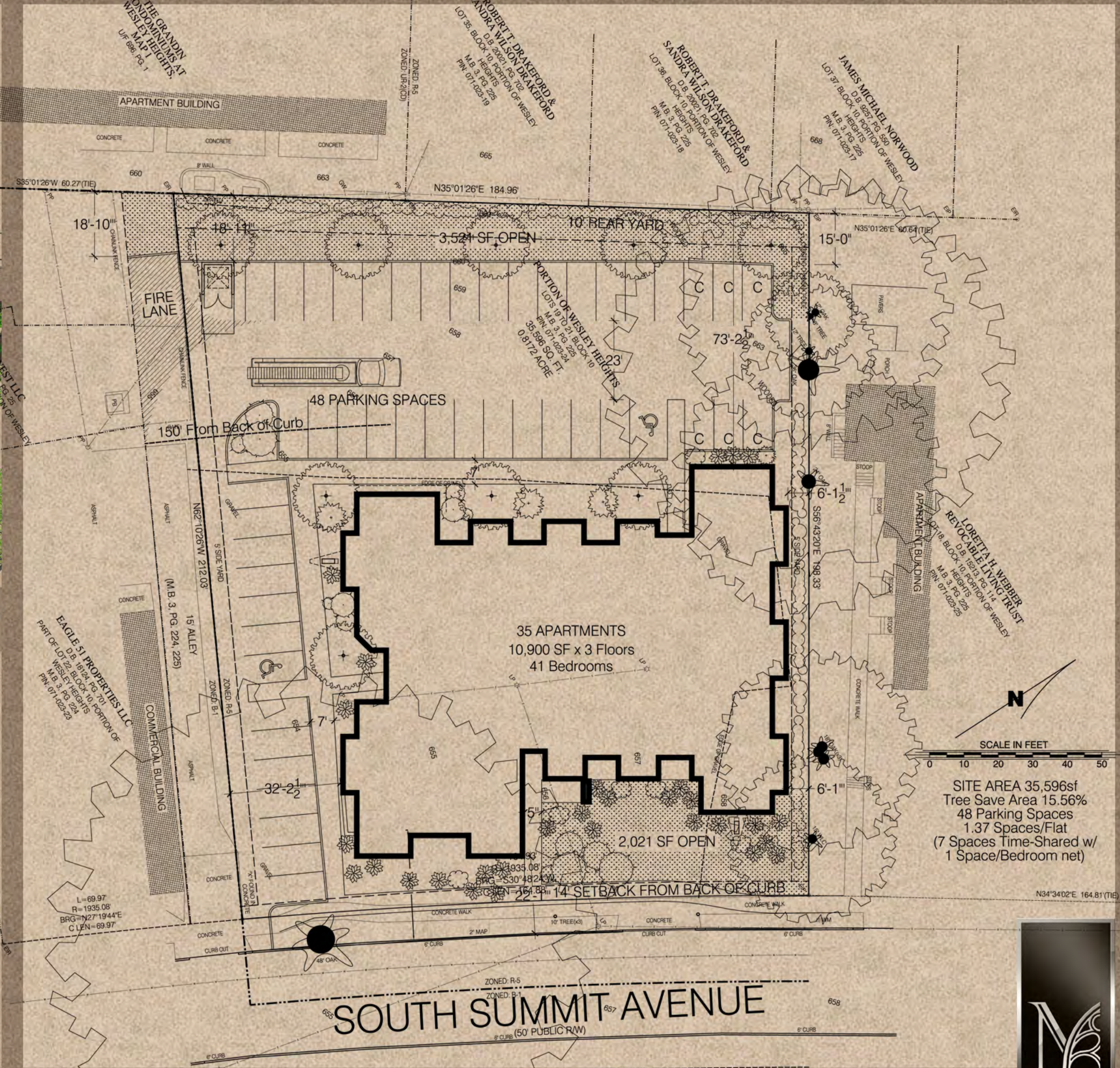
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708 SUMMIT AVENUE
Mission Properties, LLC

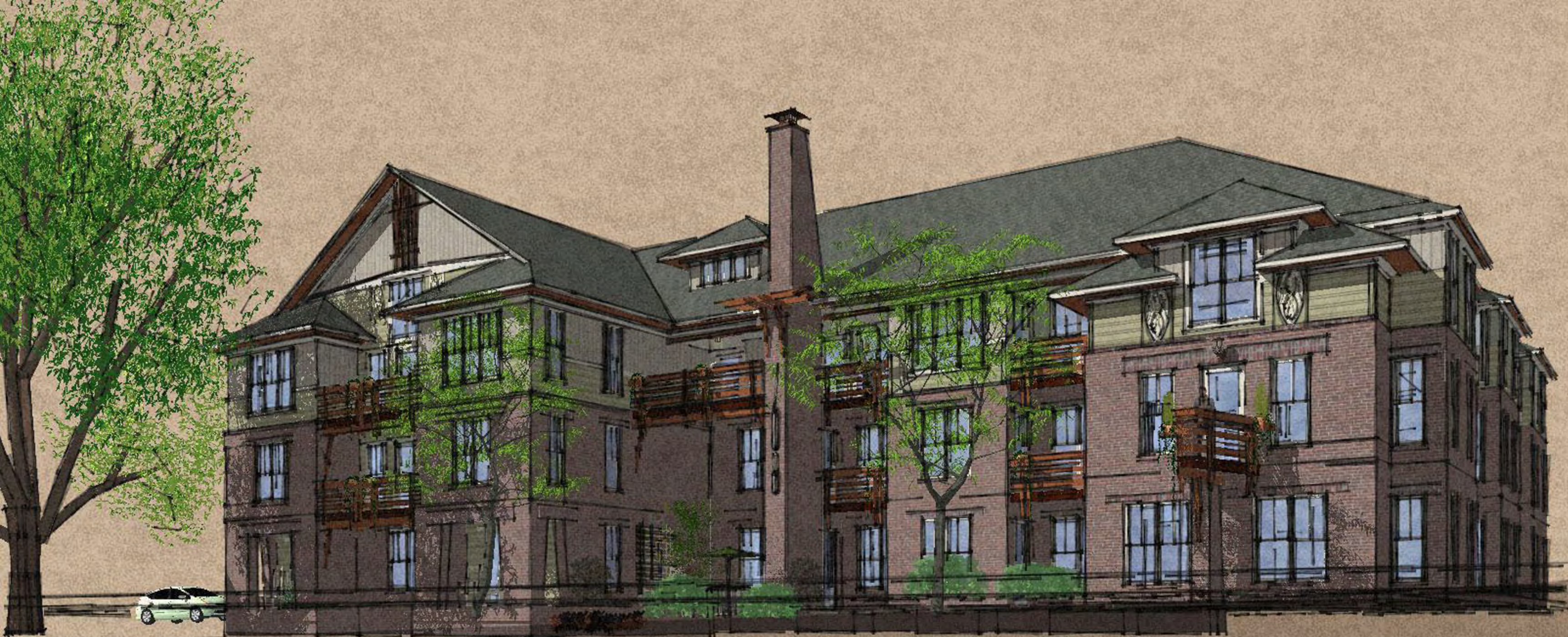


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Mission Properties, LLC

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SOUTH SUMMIT SIDEWALK SCALE & SETBACKS



SOUTH SUMMIT FACING RECESSED ENTRANCE



PERSPECTIVE FROM OPEN KITCHEN PARKING LOT SHOWING DIMINISHING SCALE TOWARD SINGLE FAMILY USES



AERIAL VIEW SHOWING SETBACK to RESIDENTIAL



STREET VIEW AT DRIVEWAY ENTRANCE



FRONT SHOWING SCALE REDUCTION to RESIDENTIAL



SIDE ELEATION to RESIDENTIAL APT BUILDING



DRIVEWAY SIDE ELEVATION to COMMERCIAL



SOUTH SUMMIT AVENUE ELEVATION

708 SOUTH SUMMIT

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

ISSUED FOR: REZONING
ISSUE DATE: 11/18/12
REVISIONS:

ILLUSTRATIVE
DESIGN
2 of 3

FILE NAME: 00-SM-Illustration Sheet.dwg
ILLUSTRATIONS BY: Tony F Miller, AIA LEED AP
CHECKED BY: TFM

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Charlotte Historic District Commission - Case 2012-172

