
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 quadraplex 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.

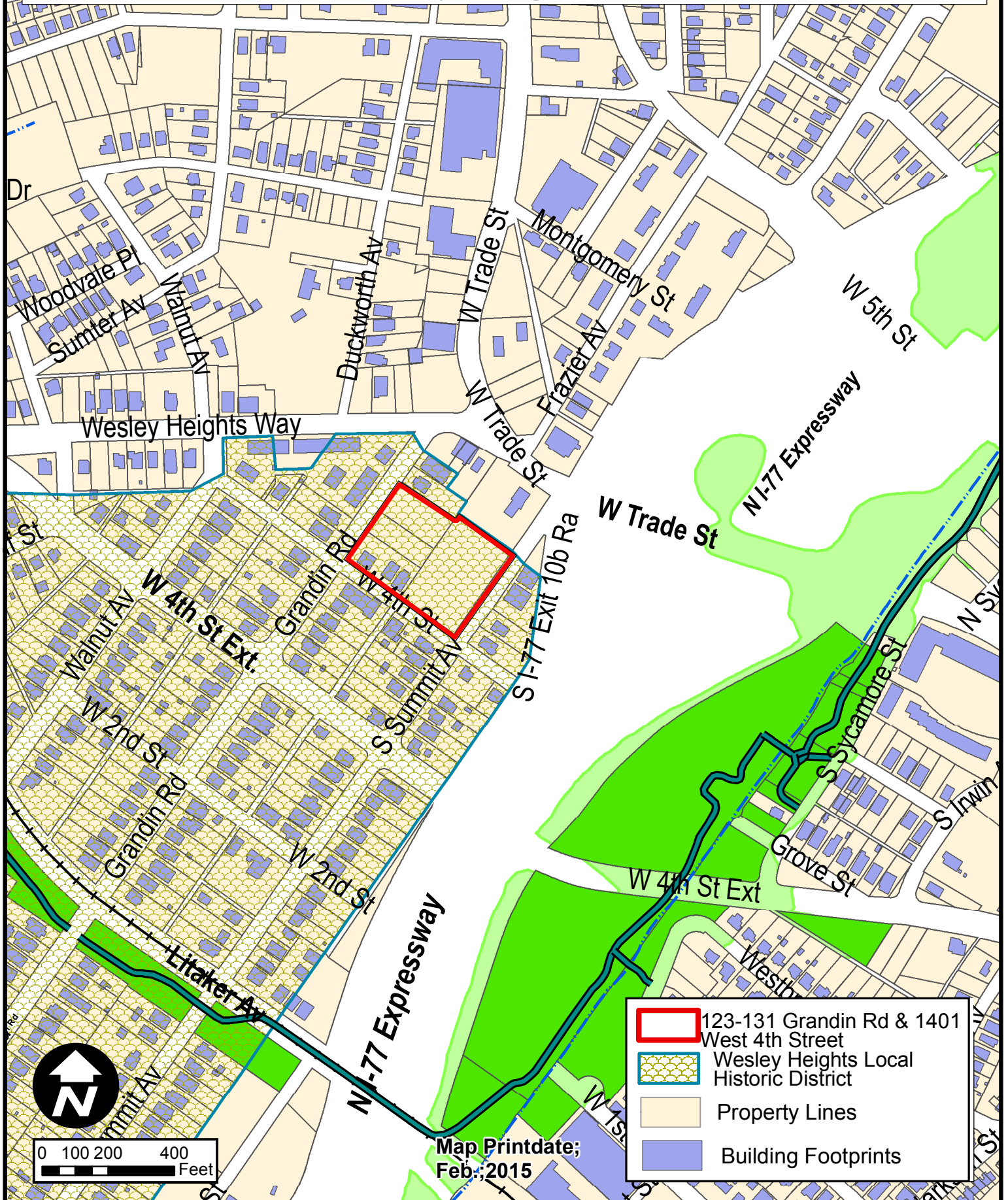
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</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>

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





130 Grandin Road



126 Grandin Road



1504 - 1533 Walnut View Drive



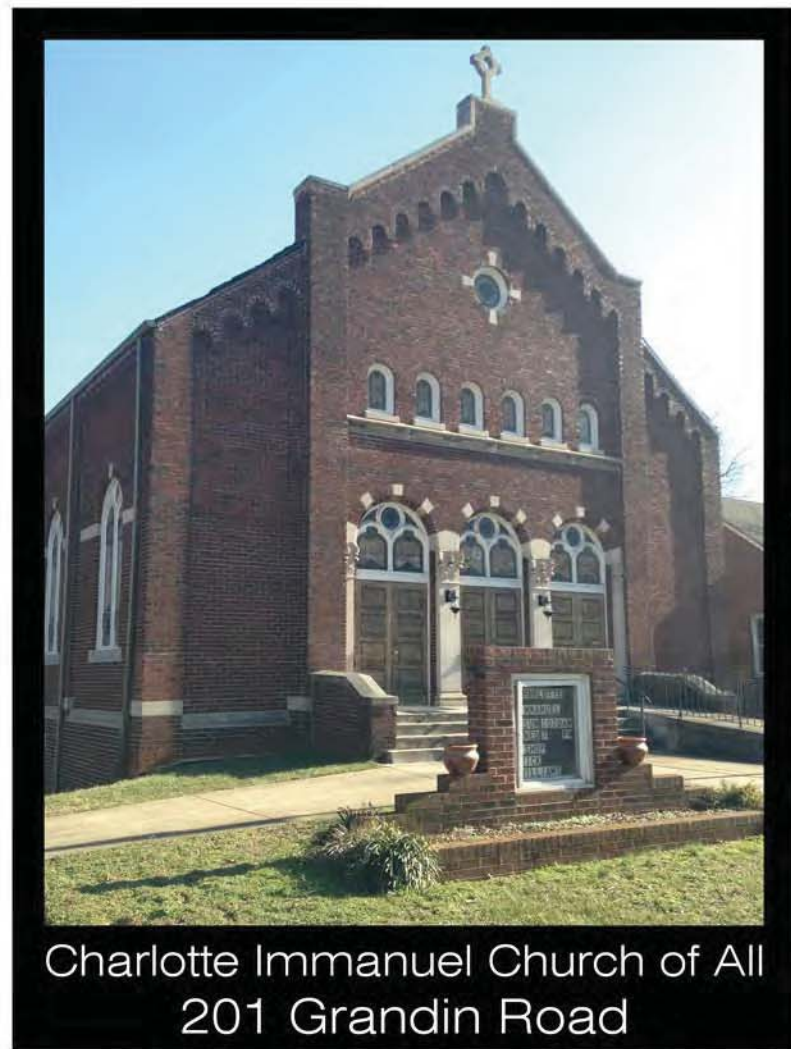
111 Grandin Road



200 Grandin Road



107 Grandin Road



Charlotte Immanuel Church of All
201 Grandin Road



Marathon Gas Station
1421 West Trade Street



1411 West 4th Street



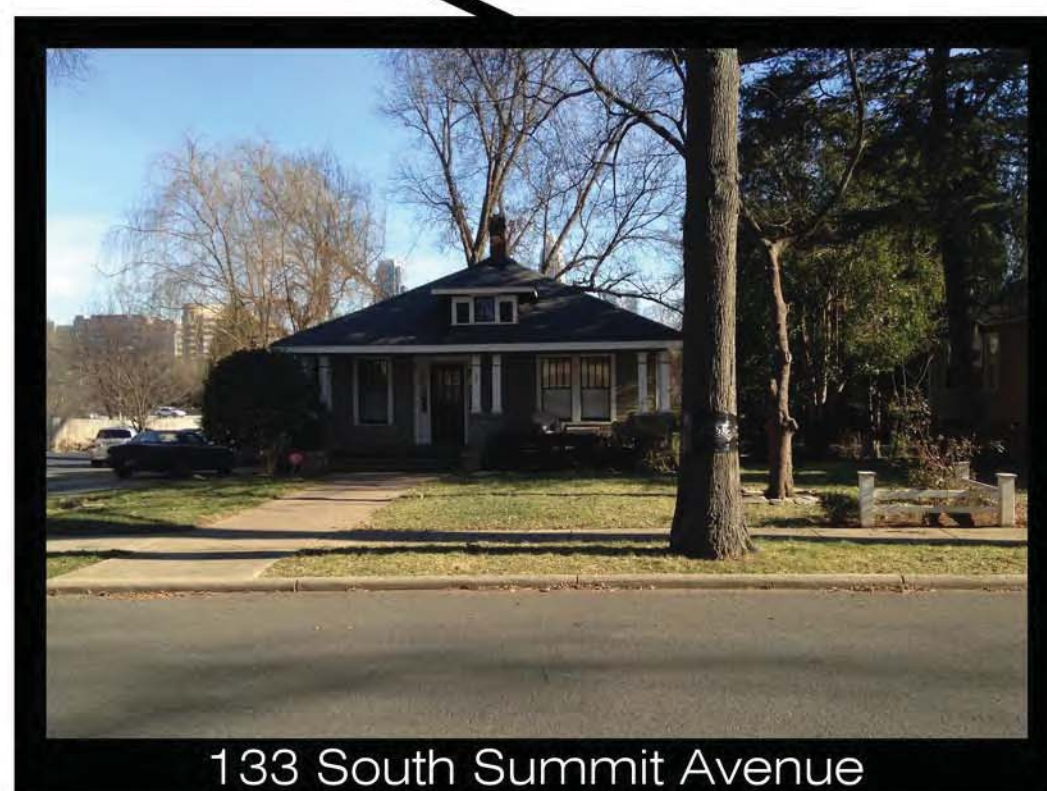
Bojangles
1402 West Trade Street



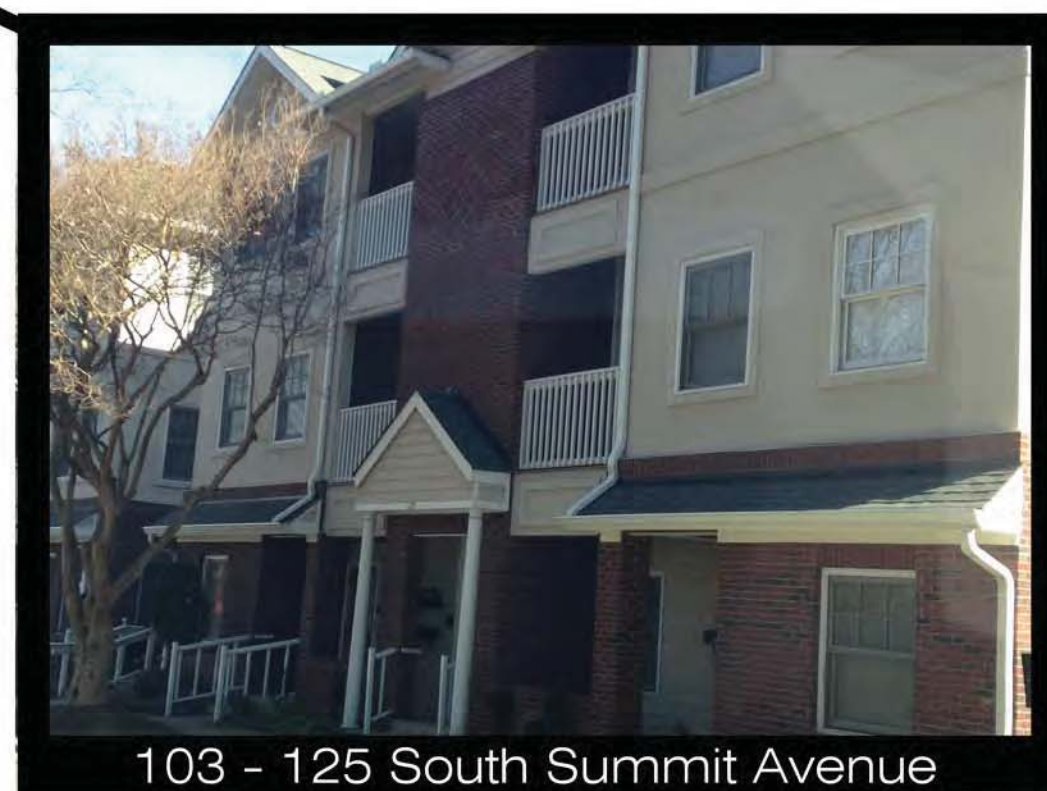
200 South Summit Avenue



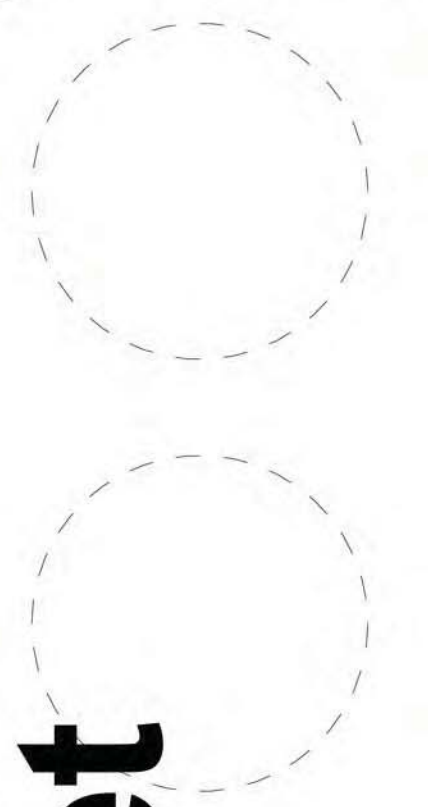
139 South Summit Avenue



133 South Summit Avenue



103 - 125 South Summit Avenue



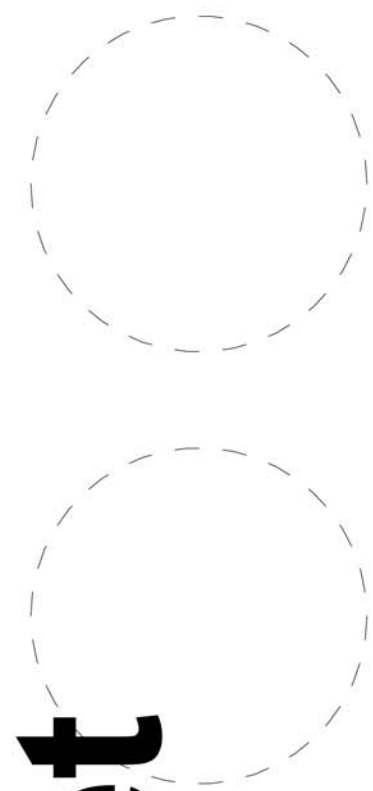
Grandin Road / W. 4th Street Townhomes

REVISIONS:		
Number	Description	Date

1471
February 2, 2015 - HDC Submittal
SHEET NAME
Site Context

Craft. Solutions.

SHEET NUMBER
HDC0.1



Grandin Road / W. 4th Street

Townhomes

REVISIONS:		
Number	Description	Date

1471

February 2, 2015 - HDC Submittal

SHEET NAME

Site Context

Craftl. Solutions.

SHEET NUMBER

HDC0.2



3

Summit - Across Street Photo Montage

N.T.S.



2

West 4th- Across Street Photo Montage

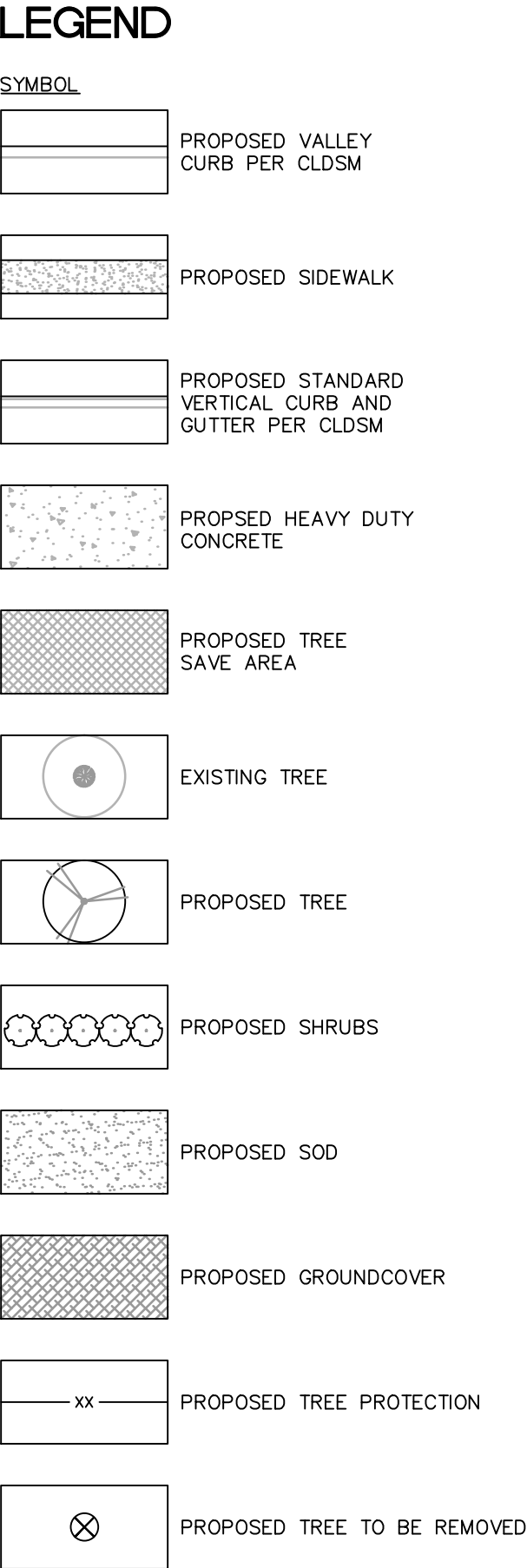
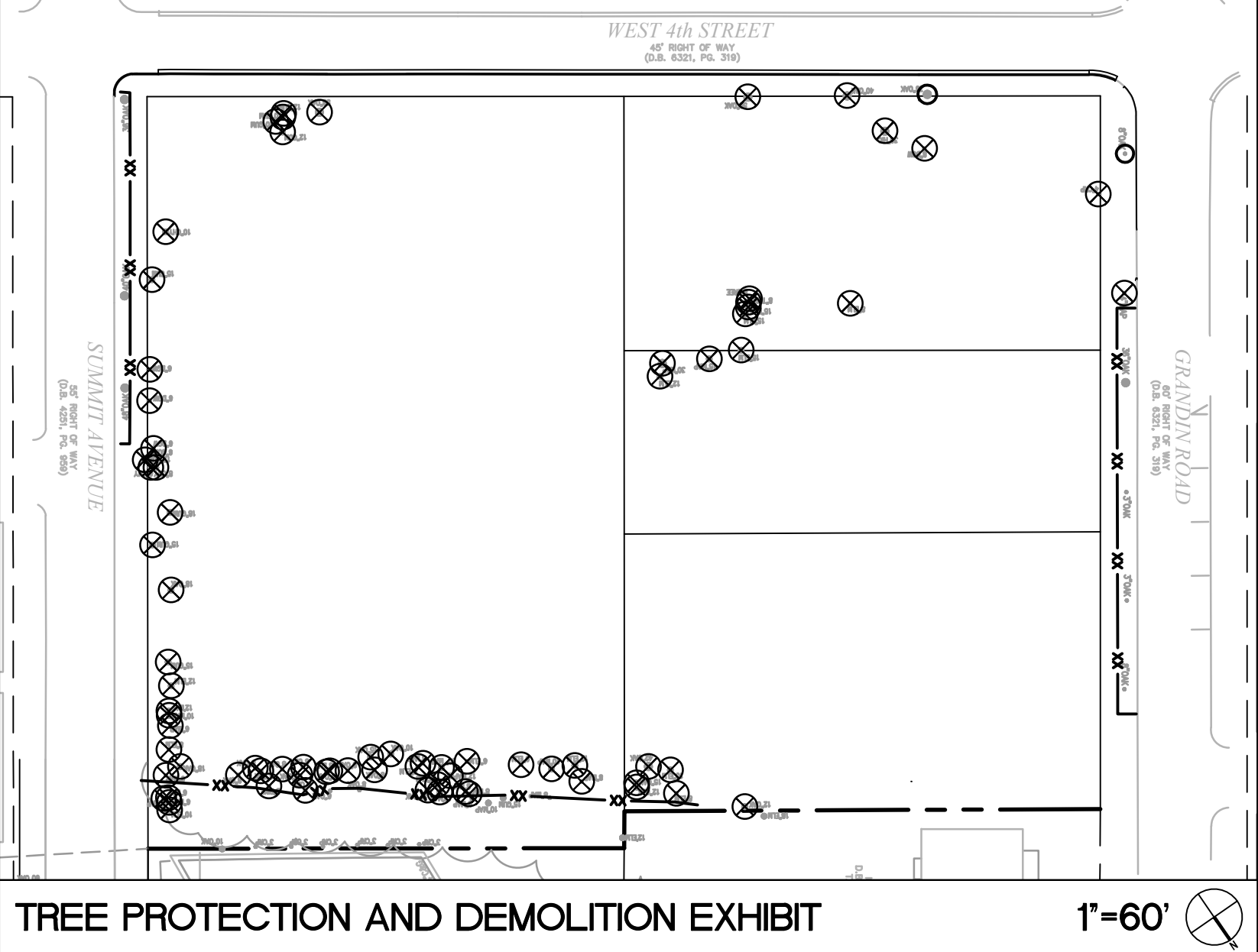
N.T.S.



1

Grandin- Across Street Photo Montage

N.T.S.



GRANDIN ROAD / W. 4TH STREET TOWNHOMES

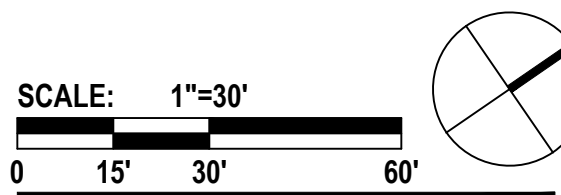
Grandin Road / West 4th Street
Charlotte, NC 28208

DIMENSIONAL SITE PLAN

Project No.
4328.01

Issued
02/02/15

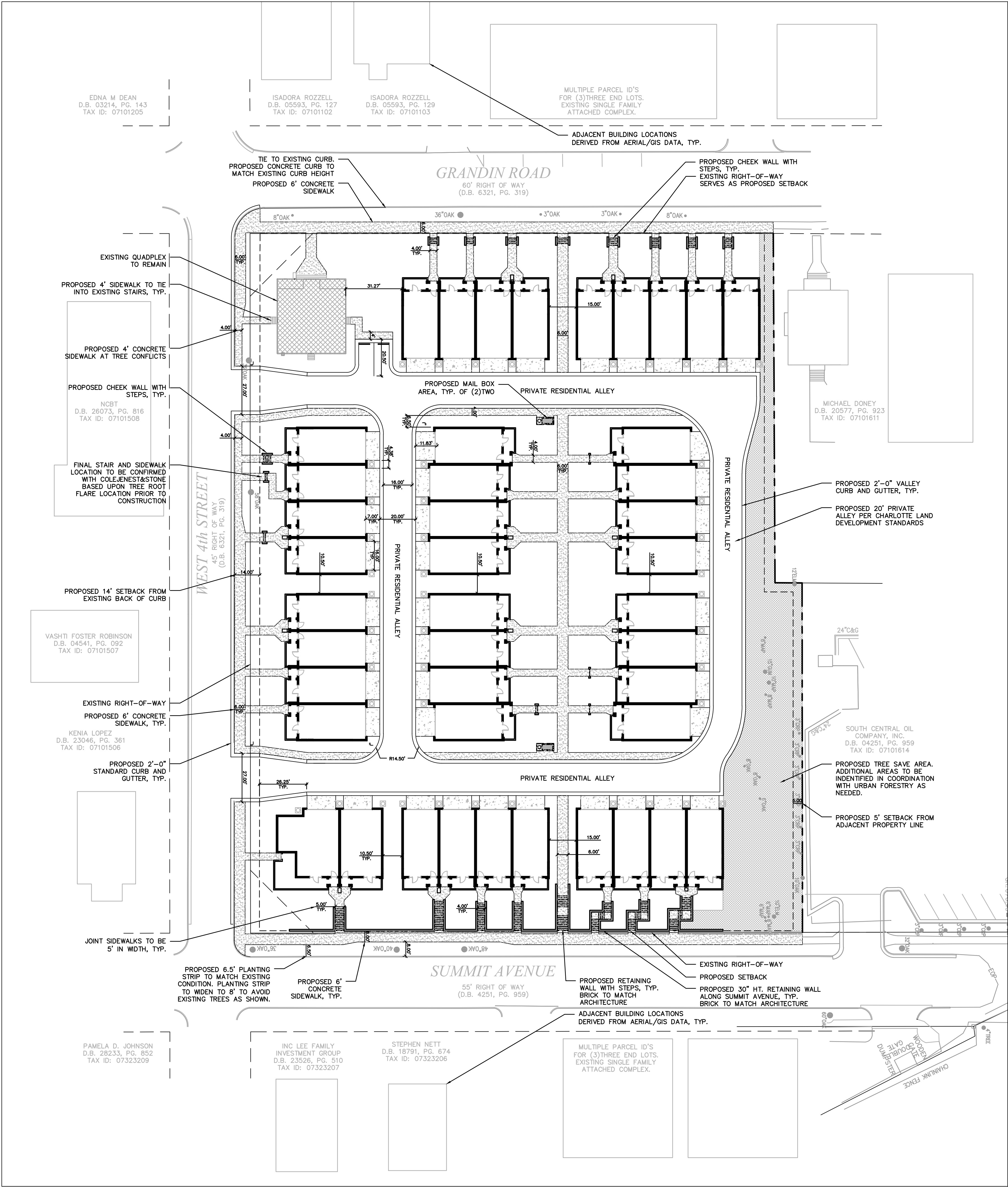
Revised

FEBRUARY 2015

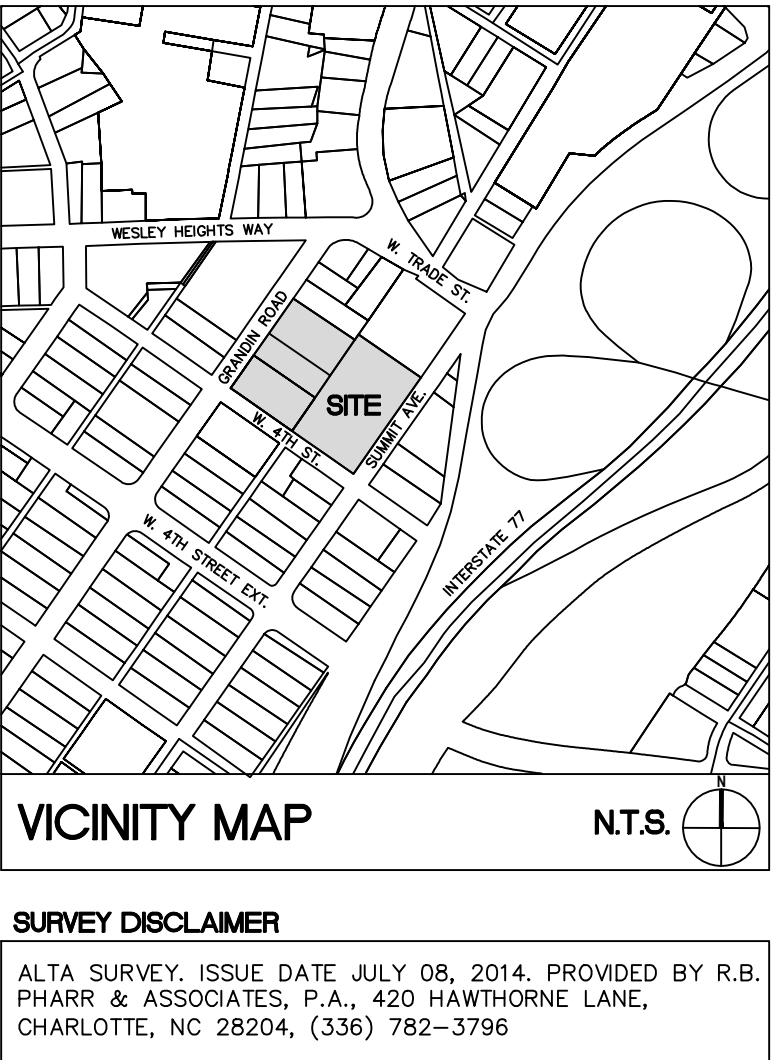
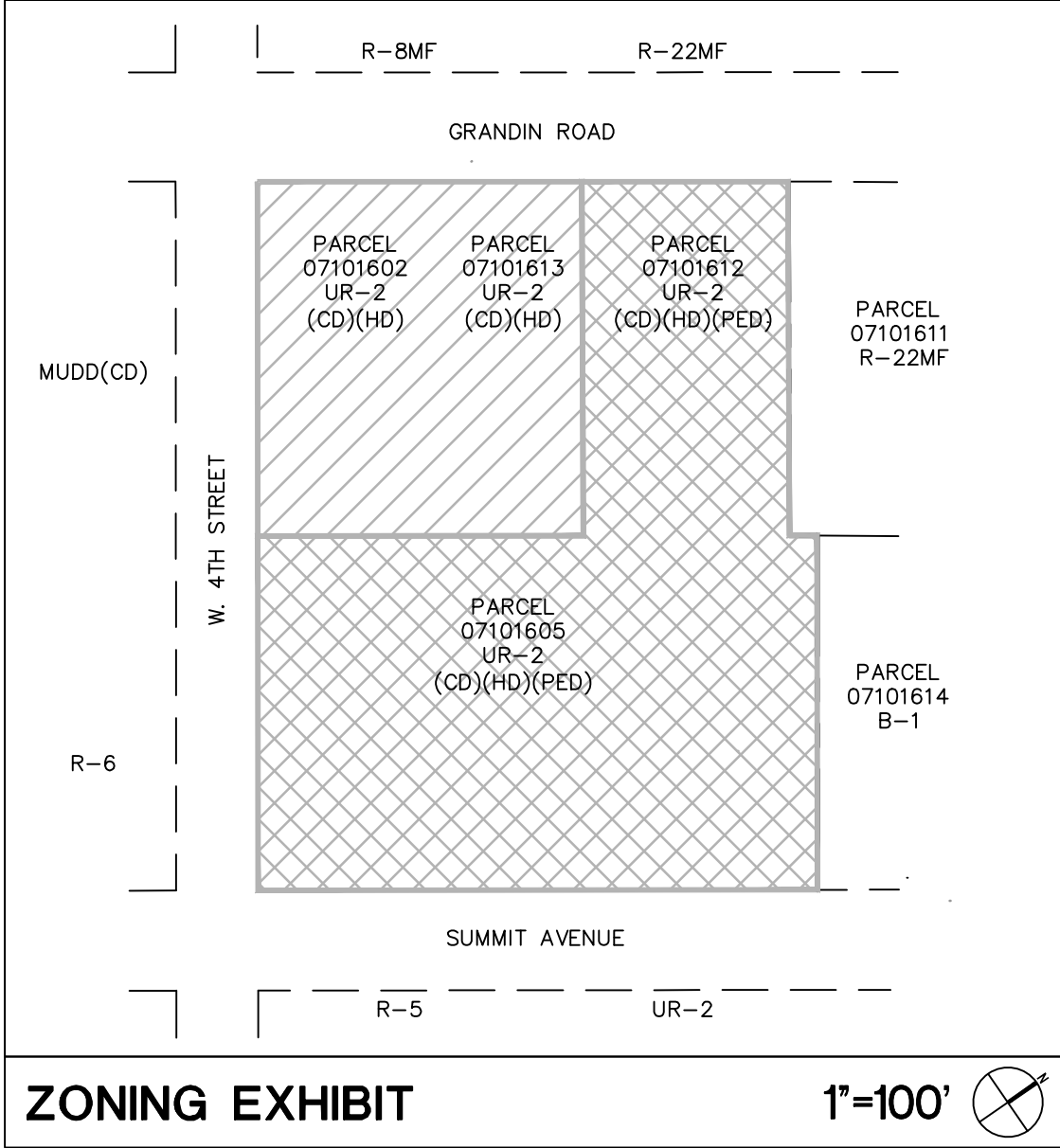
HDC1.0

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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
TAX PARCEL #:	07101602, 07101613 07101612, 07101605
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, WHICHEVER 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.



- LEGEND**
- SYMBOL**
- PROPOSED VALLEY CURB PER CLDSM
 - PROPOSED SIDEWALK
 - PROPOSED STANDARD VERTICAL CURB AND GUTTER PER CLDSM
 - PROPOSED HEAVY DUTY CONCRETE
 - PROPOSED TREE SAVE AREA
 - EXISTING TREE

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Land Planning
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200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
info@colejeneststone.com

HOPPER COMMUNITIES

229 East Kingston Avenue
Charlotte, North Carolina 28203

GRANDIN ROAD / W. 4TH STREET TOWNHOMES

Grandin Road / West 4th Street
Charlotte, NC 28208

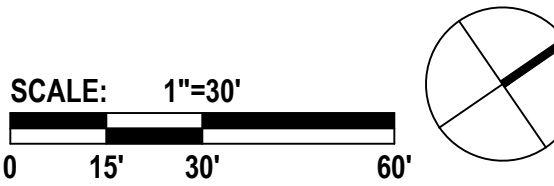
DIMENSIONAL SITE PLAN

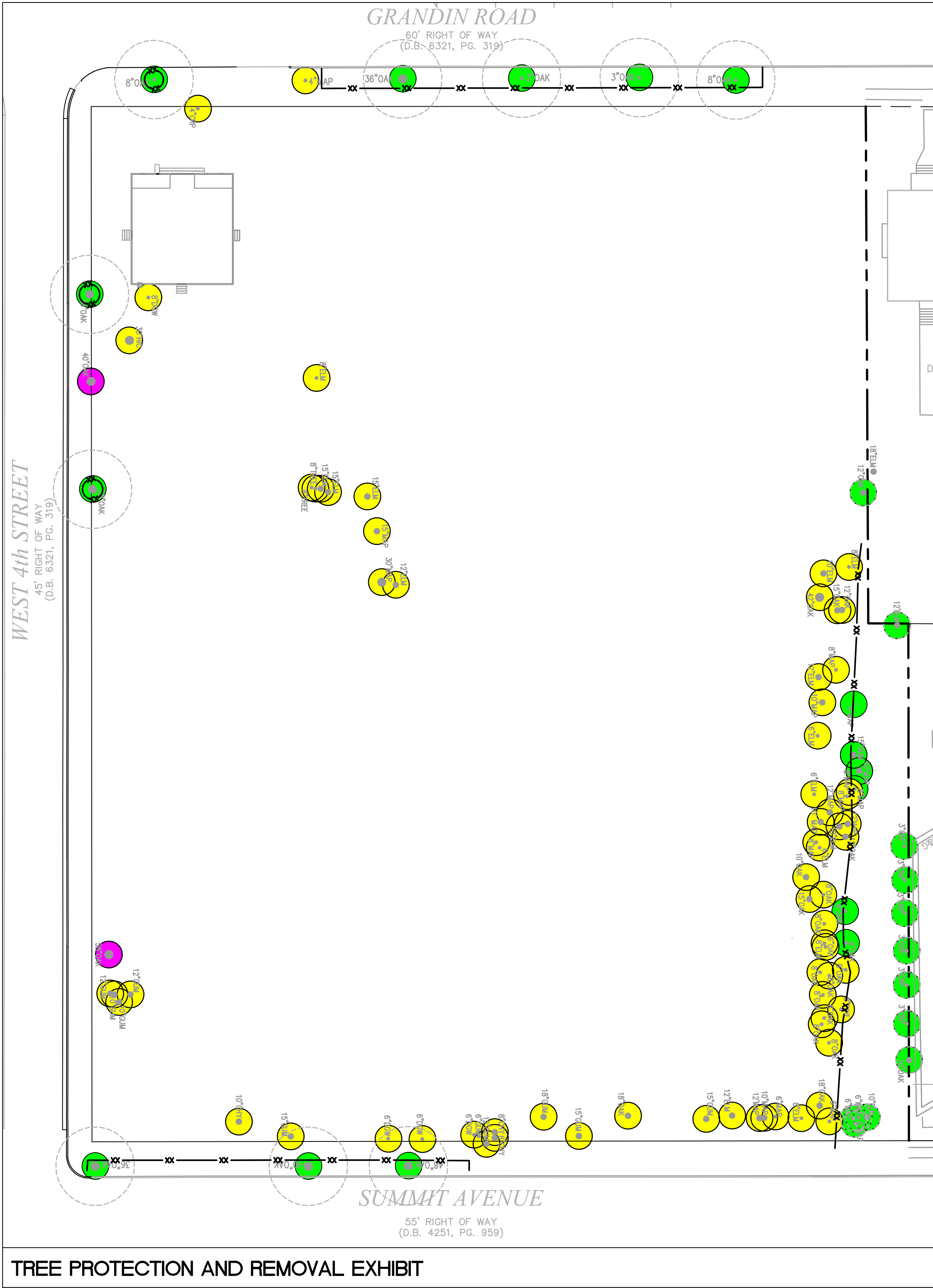
Project No.
4328.01

Issued
02/02/15

Revised
03/30/15

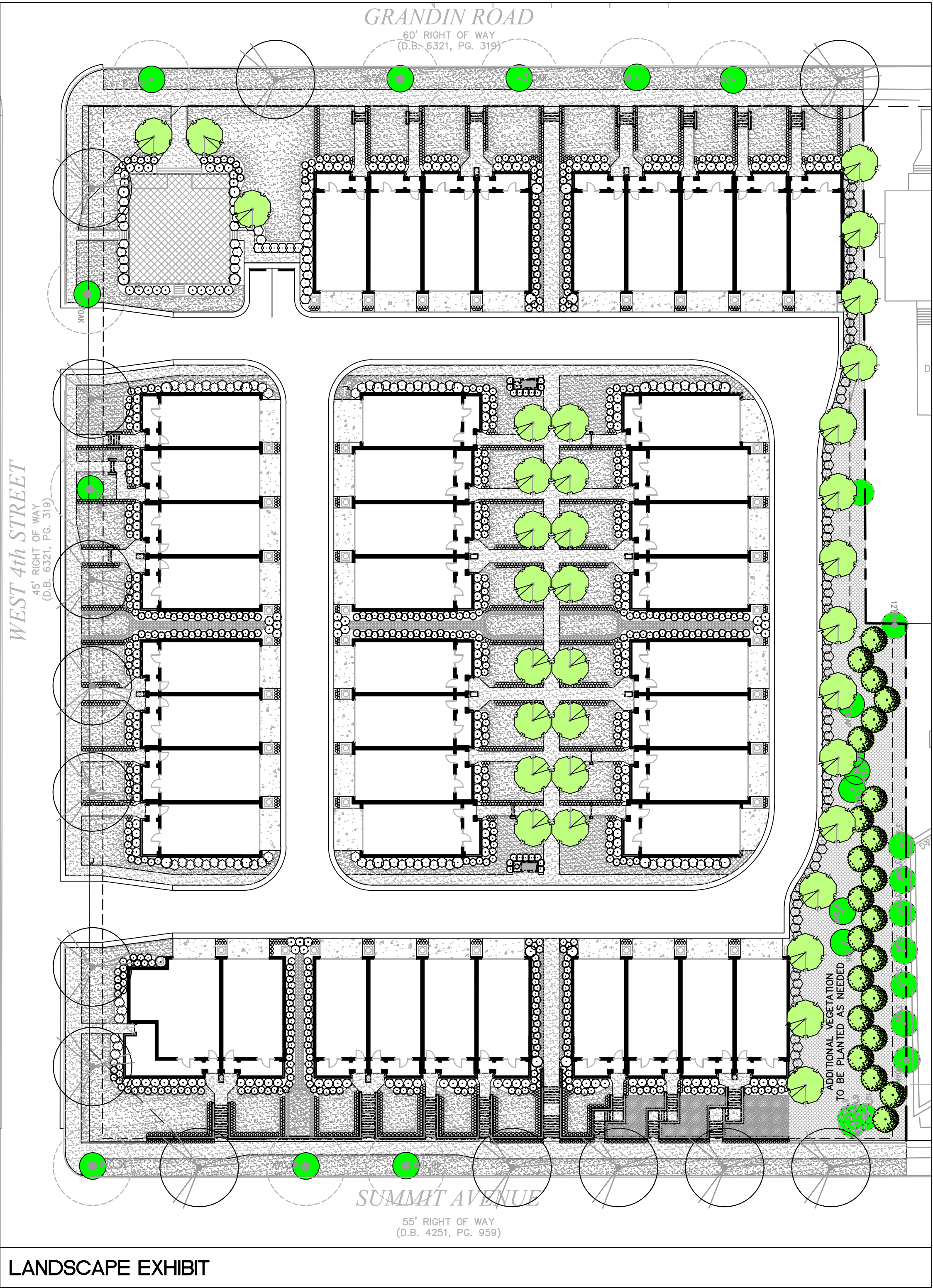
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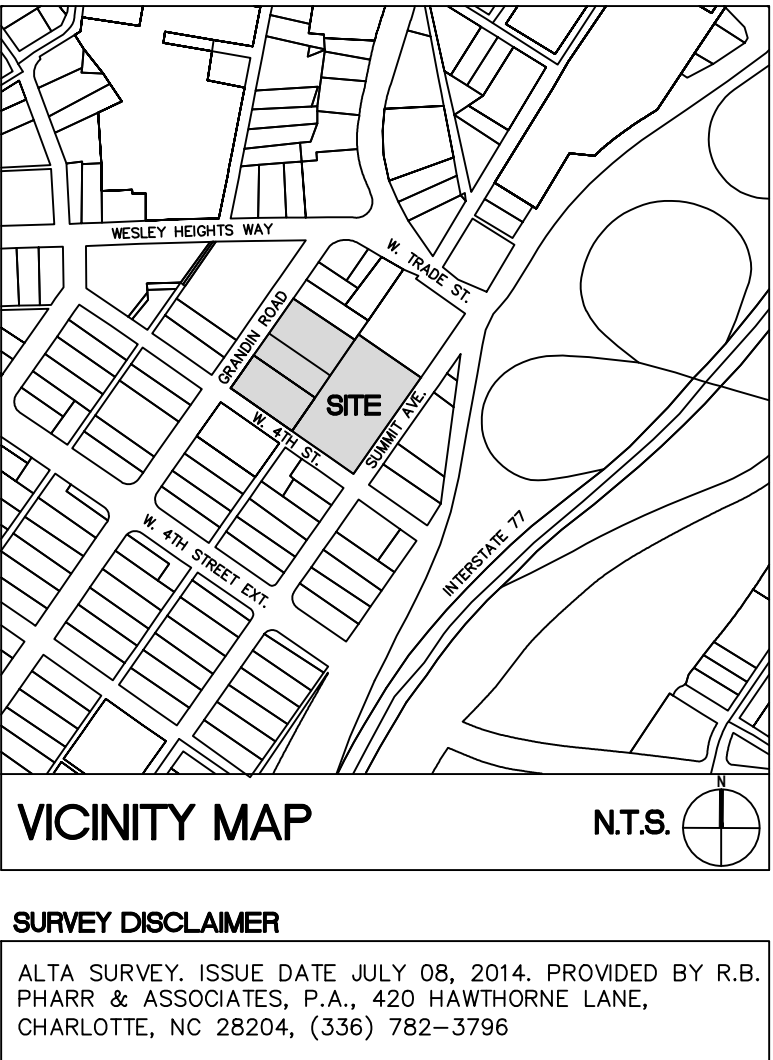
LEGEND

SYMBOL	
xx	PROPOSED TREE PROTECTION
Yellow circle	PROPOSED TREE TO BE REMOVED
Pink circle	PROPOSED TREE TO BE REMOVED PER RECOMMENDATION FROM TREE CONSULTANT (ARBORIST)
Green circle	PROPOSED TREE TO BE PROTECTED



LEGEND

SYMBOL	
Circle with dot	EXISTING TREE
Green circle	EXISTING TREE TO BE PROTECTED
Circle with cross	PROPOSED STREET TREE
Circle with green	PROPOSED INTERNAL TREE
Circle with green	PROPOSED SCREENING TREE
Circle with dots	PROPOSED SHRUBS
Shaded area	PROPOSED GROUNDCOVER
Stippled area	PROPOSED SOD



TREE REQUIREMENTS

PERIMETER TREE REQUIREMENTS (ONE TREE PER 40 LINEAR FEET OF ROAD FRONTAGE)
-GRANDIN ROAD: ±280 LF
7 TREES REQUIRED
5 TREES EXISTING
2 TREES PROVIDED
-WEST 4TH STREET: ±400 LF
10 TREES REQUIRED
3 TREES EXISTING
7 TREES PROVIDED
-SUMMIT AVENUE: ±280 LF
7 TREES REQUIRED
2 TREES EXISTING
5 TREES PROVIDED
INTERNAL TREE REQUIREMENTS (ONE TREE PER 10,000 SF OF IMPERVIOUS COVERAGE)
-IMPERVIOUS COVERAGE: ±78,624 SF
8 TREES REQUIRED
16 TREES PROVIDED
INTERNAL LANDSCAPED AREA (10% OF TOTAL IMPERVIOUS COVERAGE)
-IMPERVIOUS COVERAGE: ±78,624 SF
±8,365 SF REQUIRED
±30,000 SF PROVIDED
TREE SAVE REQUIREMENT (15% OF SITE ACREAGE, 36 TREES/ACRE OF TREE SAVE)
-TOTAL SITE AREA: ±116,740 SF
±17,500 SF REQUIRED
±17,750 SF PROVIDED
15 TREES REQUIRED
70 TREES PROVIDED

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Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
wt+ www.colejeneststone.com

HOPPER COMMUNITIES

229 East Kingston Avenue
Charlotte, North Carolina 28203

**GRANDIN ROAD /
W. 4TH STREET
TOWNHOMES**

Grandin Road / West 4th Street
Charlotte, NC 28208

LANDSCAPE
PLANS

Project No.
4328.01

Issued
02/02/15

Revised
03/30/15

SCALE: 1"=30'

0 15' 30' 60'

HDC1.1

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3 Grandin Street - Elevation
3/32" = 1'-0"



2 Summit Street - Elevation
3/32" = 1'-0"



1 West 4th Street - Elevation
3/32" = 1'-0"

Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
February 2, 2015 - HDC Submittal
SHEET NAME
Grandin, Summit,
and 4th Street
Elevations

SHEET NUMBER
HDC2.0

APRIL 2015



3 Grandin Street - Elevation
3/32" = 1'-0"



2 Summit Street - Elevation
3/32" = 1'-0"



1 West 4th Street - Elevation
3/32" = 1'-0"

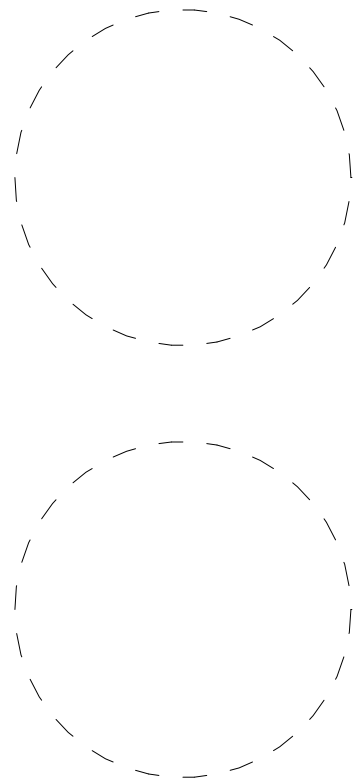
Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Grandin, Summit,
and 4th Street
Elevations

Craft Solutions

SHEET NUMBER
HDC2.0R



**Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes**

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Grandin
Streetscape
Before/After

Craft Solutions

SHEET NUMBER

HDC2.1



Existing Quadruplex

1

2

Existing Quadruplex

2 Grandin - Elevation - Before
3/32" = 1'-0"



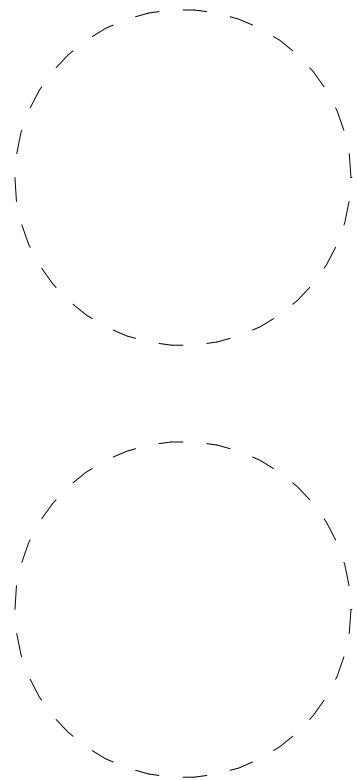
Existing Quadruplex

1

2

Existing Quadruplex

1 Grandin Street - Elevation - After
3/32" = 1'-0"



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes

REVISIONS:		
Number	Description	Date

1471

March 30, 2015 - HDC Revised Submittal

SHEET NAME

Summit Streetscape

Before/After

Craft Solutions

SHEET NUMBER

HDC2.2



11

10

9

2 Summit Street - Elevation - Before
3/32" = 1'-0"

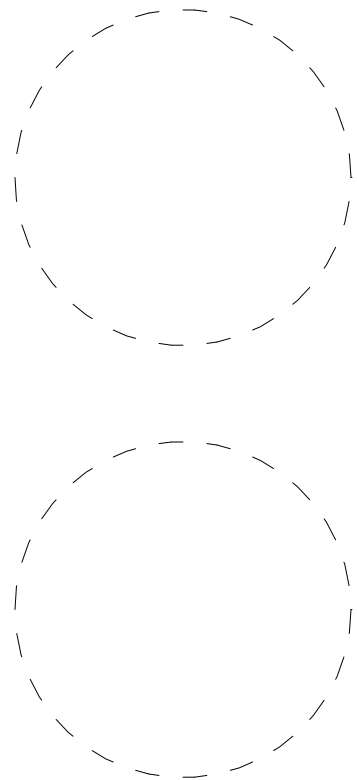


11

10

9

1 Summit Street - Elevation - After
3/32" = 1'-0"



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
West Streetscape
Before/After

SHEET NUMBER
HDC2.3

Craft Solutions



Existing Quadruplex

7

8

11

2 West 4th Street - Elevation - Before
3/32" = 1'-0"



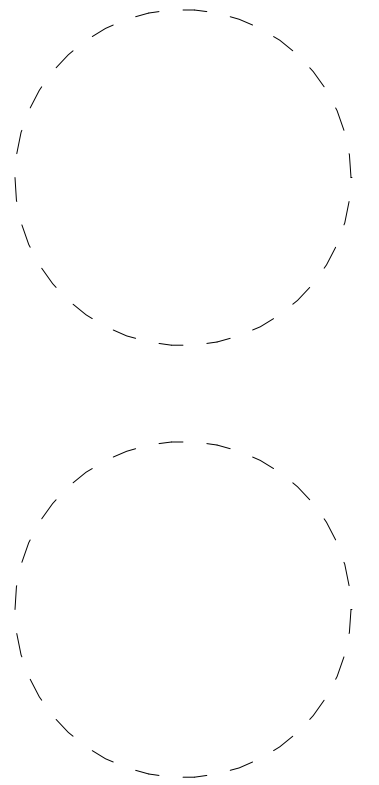
Existing Quadruplex

7

8

11

1 West 4th Street - Elevation - After
3/32" = 1'-0"



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes



BEFORE



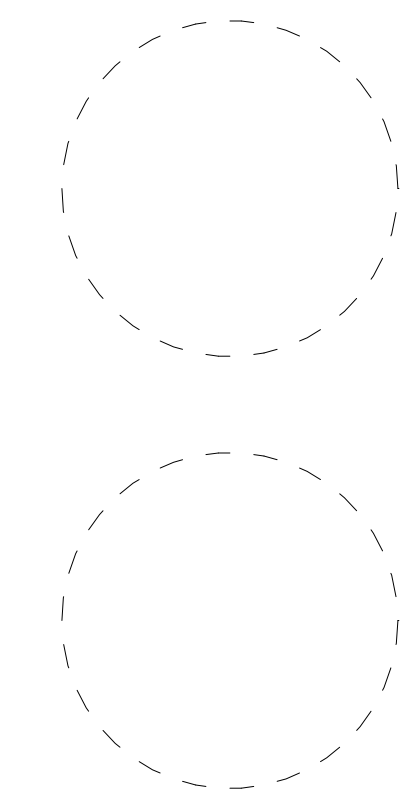
AFTER

1 Summit Street - Building 11 Elevation - Before and After

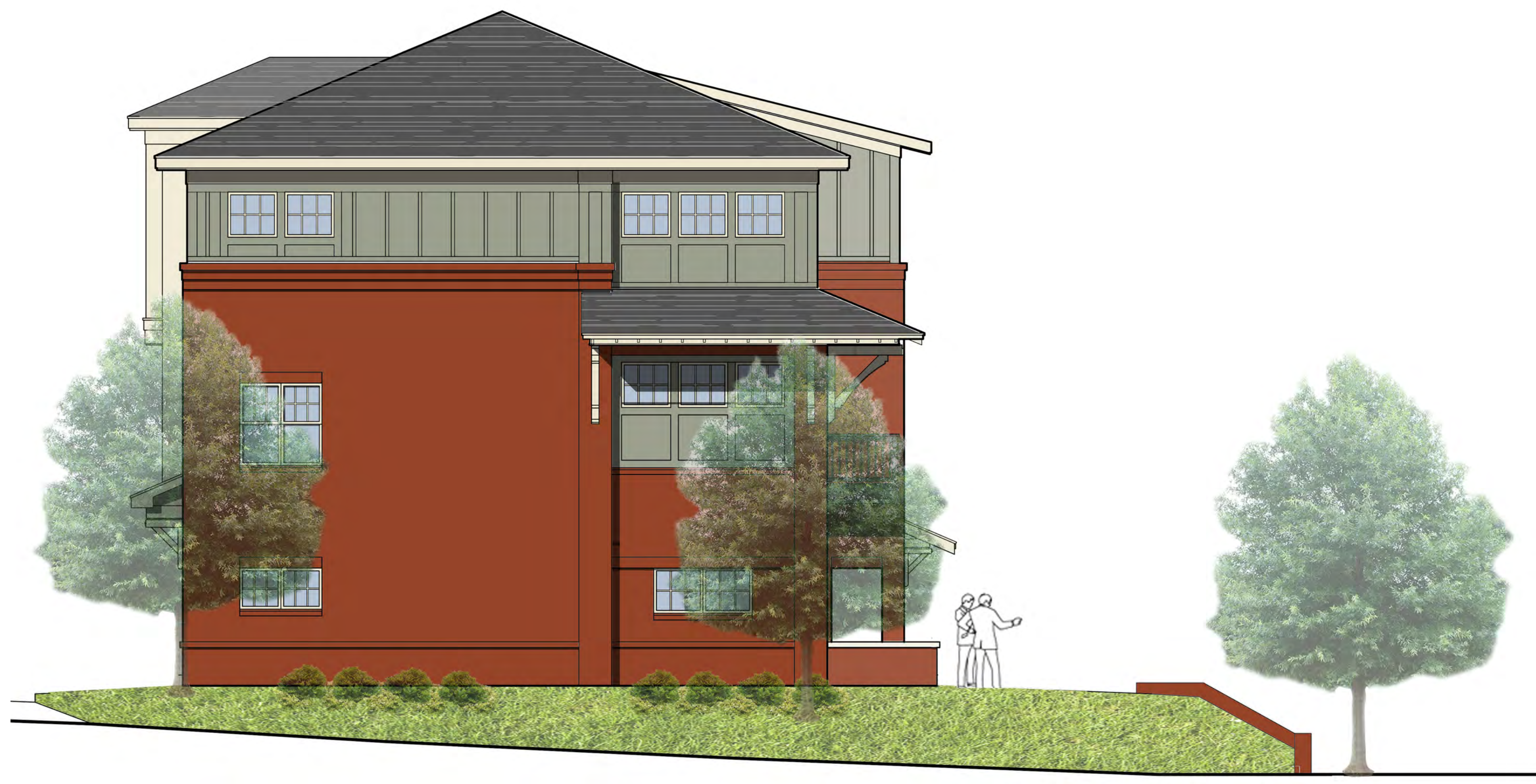
REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Building #11
Summit Before/After

SHEET NUMBER
HDC3.0



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes



BEFORE



AFTER

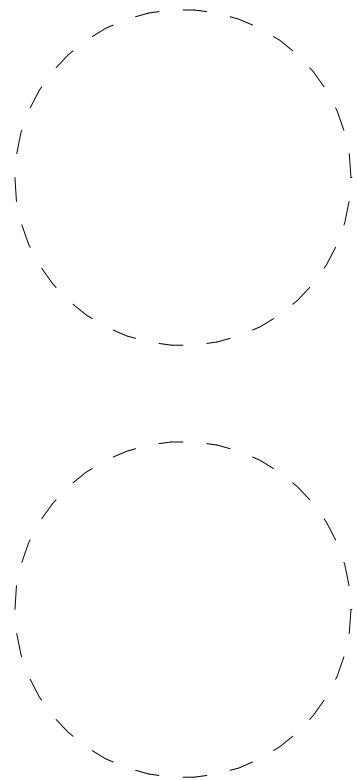
1 4th Street - Building 11 Elevation - Before and After

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal

SHEET NAME
Building #11 4th
Before/After

SHEET NUMBER
HDC3.1



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes



BEFORE



AFTER

1 Rear - Building 11 Elevation - Before and After

REVISIONS:		
Number	Description	Date

1471

March 30, 2015 - HDC Revised Submittal

SHEET NAME

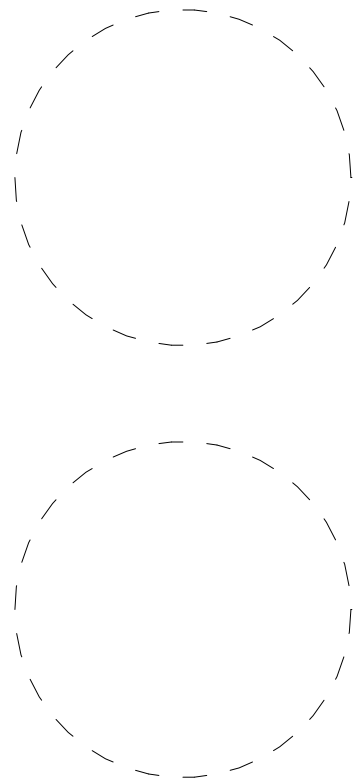
Building #11 Rear

Before/After

Craft Solutions

SHEET NUMBER

HDC3.2



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes



BEFORE



AFTER

1 Building 11 North Side Elevation - Before and After

REVISIONS:		
Number	Description	Date

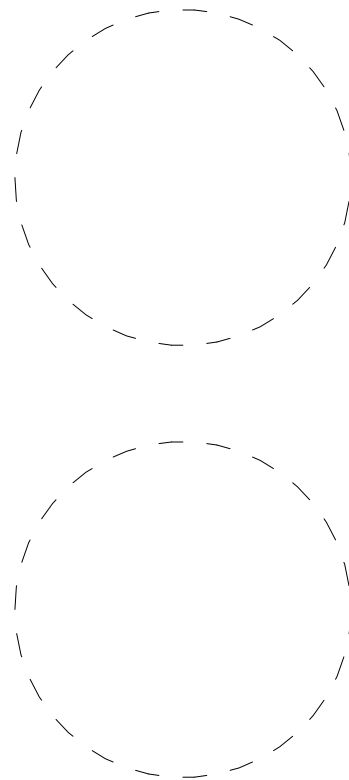
1471
March 30, 2015 - HDC Revised Submittal

SHEET NAME
Building #11 North
Before/After

Craft Solutions

SHEET NUMBER

HDC3.3



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes



BEFORE



AFTER

1 Building #9 (Summit Street) Front Elevations - Before and After

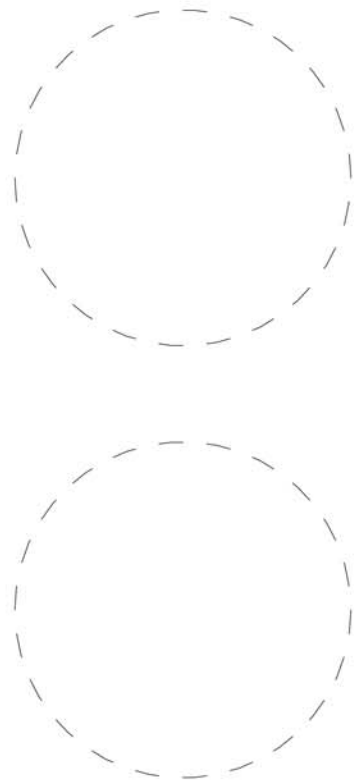
REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal

SHEET NAME
Building # North
Before/After

SHEET NUMBER

HDC3.4



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes



BEFORE



AFTER

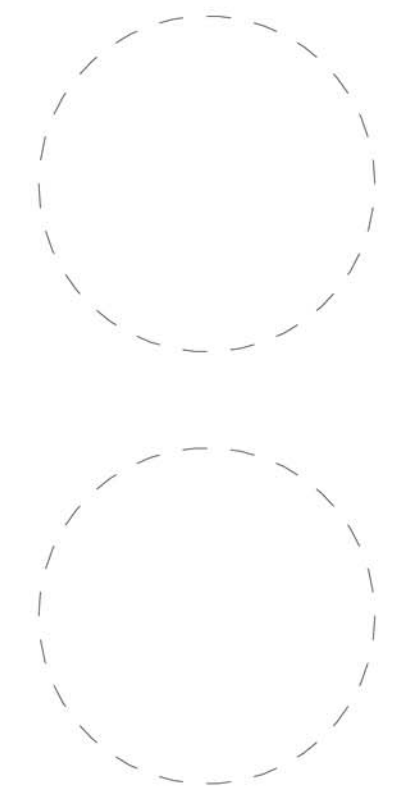
1 Typical Side Elevation w/ Wrap (also new north elevation at building 9) - Before and After

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Typical Side with
Wrap Before/After

Craft Solutions

SHEET NUMBER
HDC3.5



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Typical Pedestrian
Alley @ buildings 7
& 8

Craft Solutions

SHEET NUMBER
HDC3.6



BEFORE



AFTER



AFTER at North side of Building 9

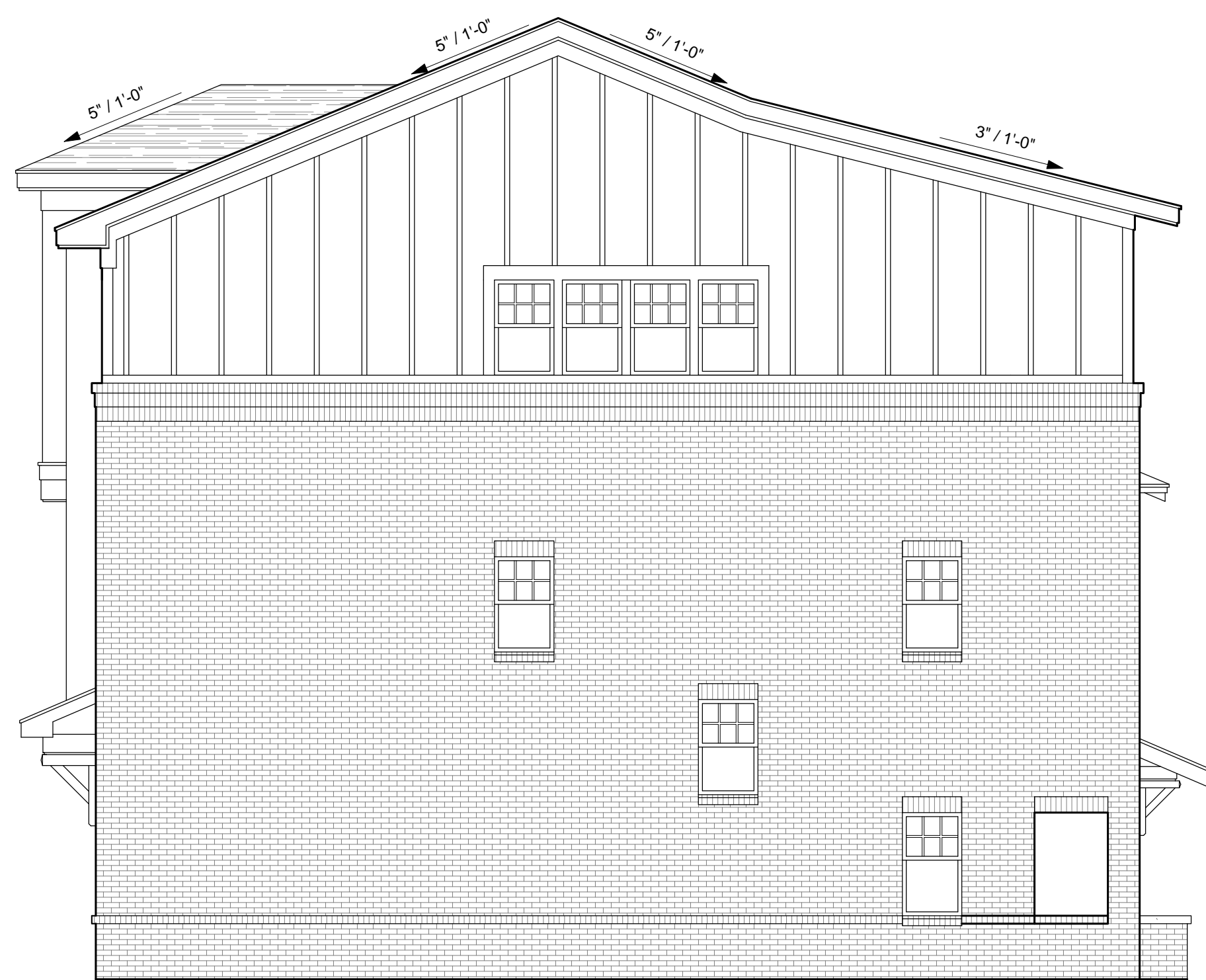
FEBRUARY 2015



4 Building 1 - Rear Elevation
3/16" = 1'-0"



3 Building 1 - South Elevation
3/16" = 1'-0"



2 Building 1 - North Elevation
3/16" = 1'-0"



1 Building 1 Front Elevation
3/16" = 1'-0"

Grandin Road / W. 4th Street Townhomes

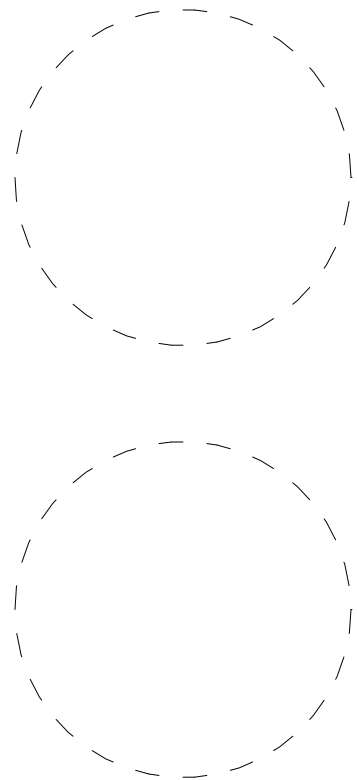
REVISIONS:		
Number	Description	Date

1471
February 2, 2015 - HDC Submittal
SHEET NAME
Building 1 Exterior
Elevations

Craft. Solutions.

SHEET NUMBER

HDC4.1



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes

REVISIONS:		
Number	Description	Date

1471

March 30, 2015 - HDC Revised Submittal

SHEET NAME

Building 1 Exterior Elevations

Craft Solutions

SHEET NUMBER

HDC4.1R

APRIL 2015



3 Building 1 - Rear Elevation
3/16" = 1'-0"

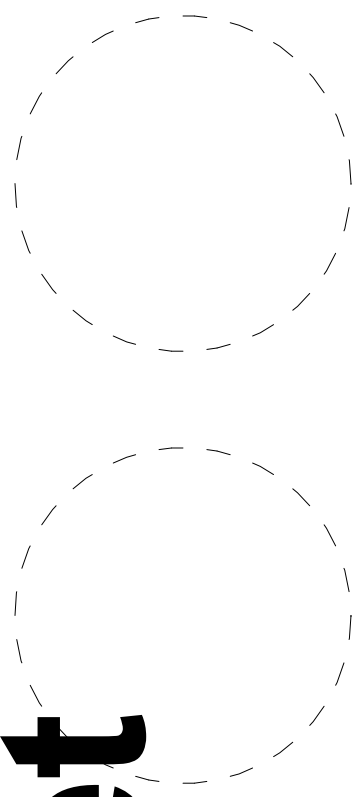


2 Building 1 - North Elevation, South Mirrored
3/16" = 1'-0"



1 Building 1 Front Elevation
3/16" = 1'-0"

FEBRUARY 2015



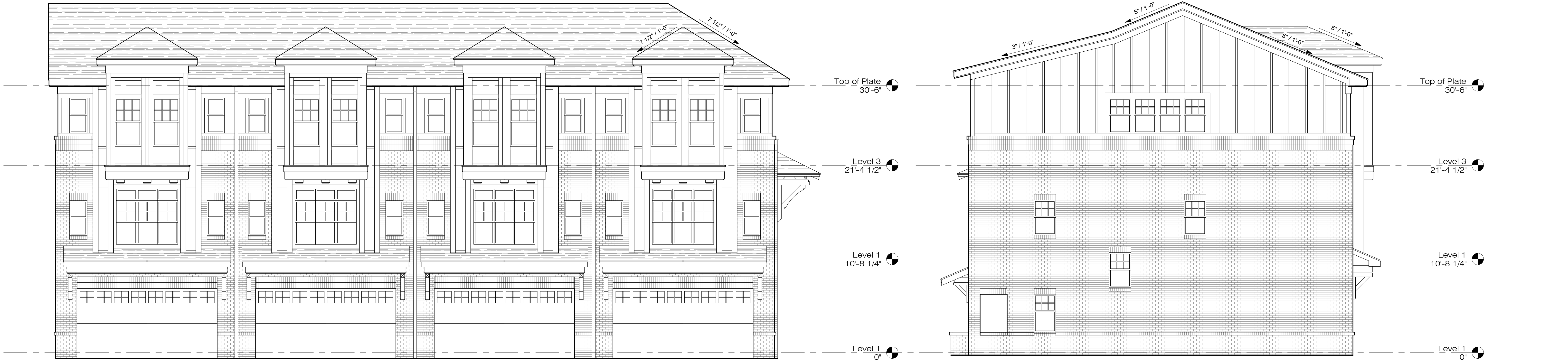
Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
February 2, 2015 - HDC Submittal
SHEET NAME
Building 2 Exterior
Elevations (Bldg
7-10 Similar)

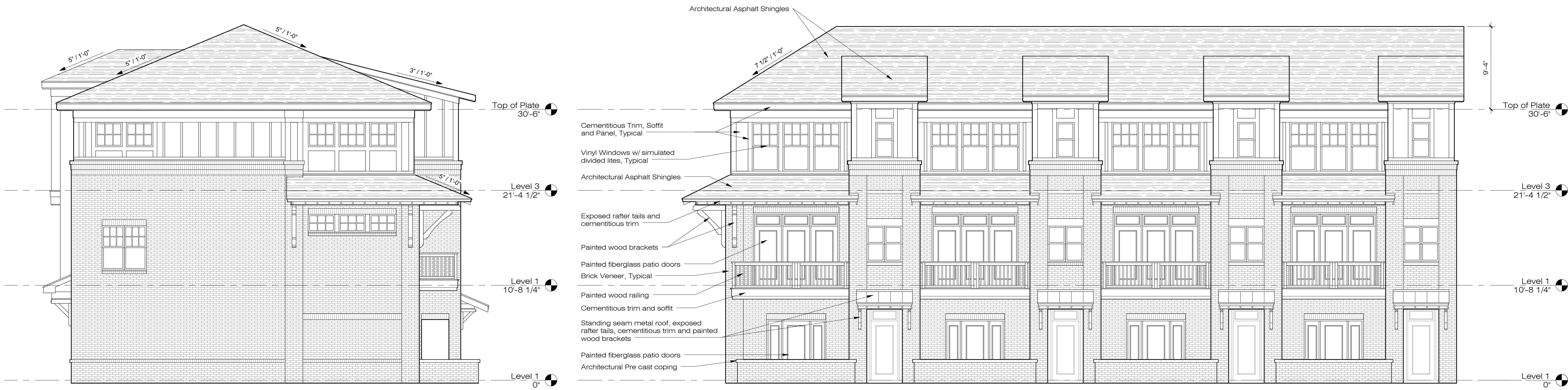
SHEET NUMBER
HDC4.2

Craft. Solutions.



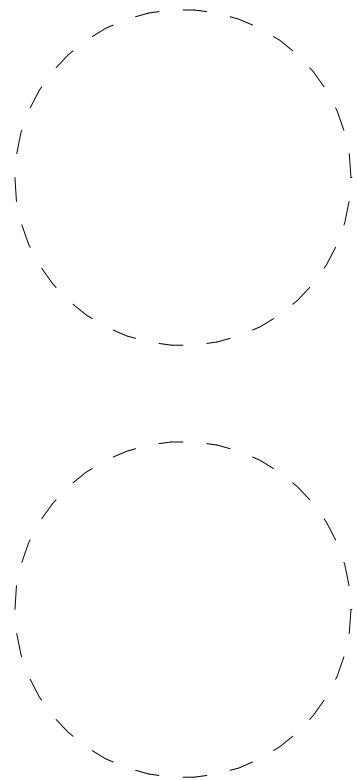
4 Building 2 - Rear Elevation (Bldg 7-10 Similar)
3/16" = 1'-0"

3 Building 2 - South Elevation (Bldg 7-10 Similar)
3/16" = 1'-0"



2 Building 2 North Elevation (Bldg 7-10 Similar)
3/16" = 1'-0"

1 Building 2 Front Elevation (Bldg 7-10 Similar)
3/16" = 1'-0"



Grandin Heights Community

F.K.A. Grandin Road / W. 4th Street

Townhomes

REVISIONS:		
Number	Description	Date

1471

March 30, 2015 - HDC Revised Submittal

SHEET NAME

Buildings 2 & 9

Exterior Elevations

Craft Solutions

SHEET NUMBER

HDC4.2R

APRIL 2015



3

Building 2 & 9 - Rear Elevation

3/16" = 1'-0"



2

Building 2 North Elevation, South Mirrored (Bldg 7-10 Similar)

3/16" = 1'-0"



1

Building 2 Front Elevation (Bldg 7-10 Similar)

3/16" = 1'-0"

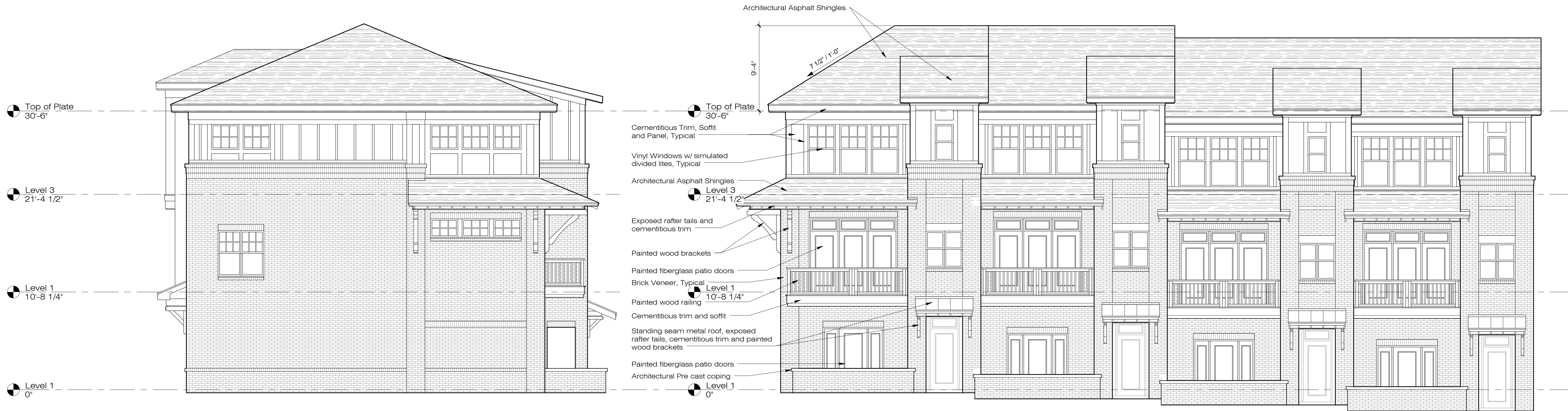
FEBRUARY 2015



4 Building 3 - Rear Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"



3 Building 3 - East Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"



2 Building 3 - West Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"

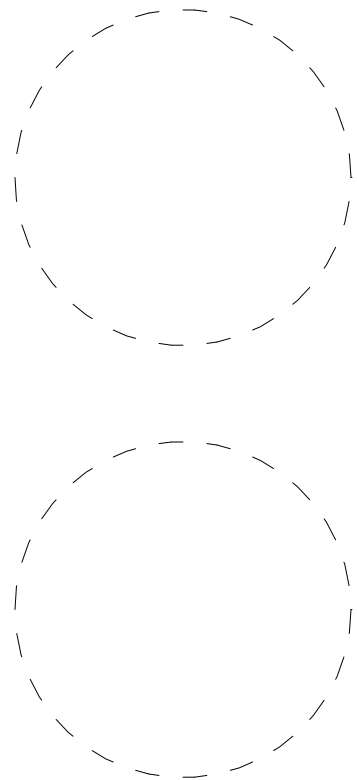
1 Building 3 - Front Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"

Grandin Road / W. 4th Street Townhomes

REVISIONS:		
Number	Description	Date

1471
February 2, 2015 - HDC Submittal
SHEET NAME
Building 3 Exterior
Elevations (Bldg 4-6
Similar)

SHEET NUMBER
HDC4.3

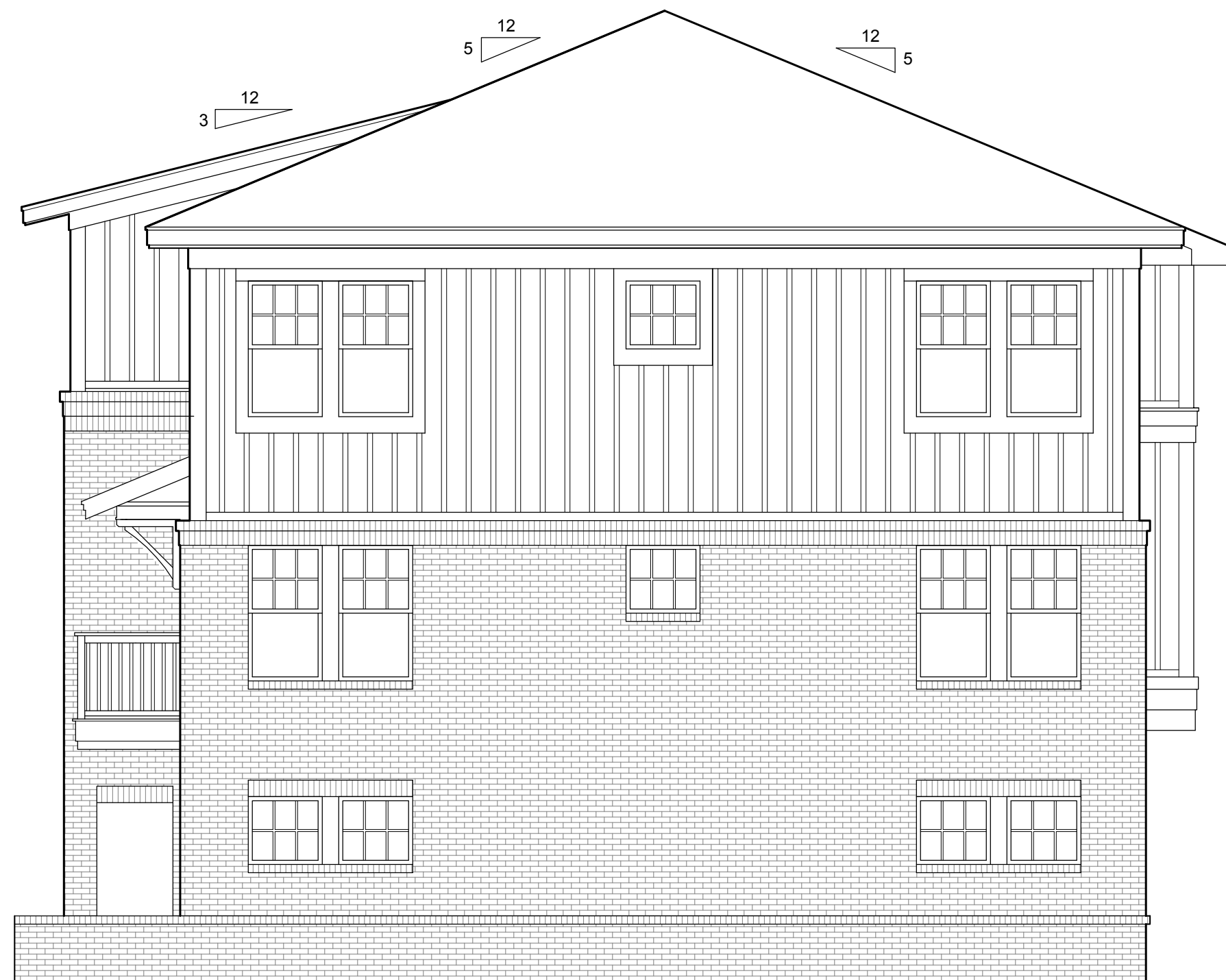


Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

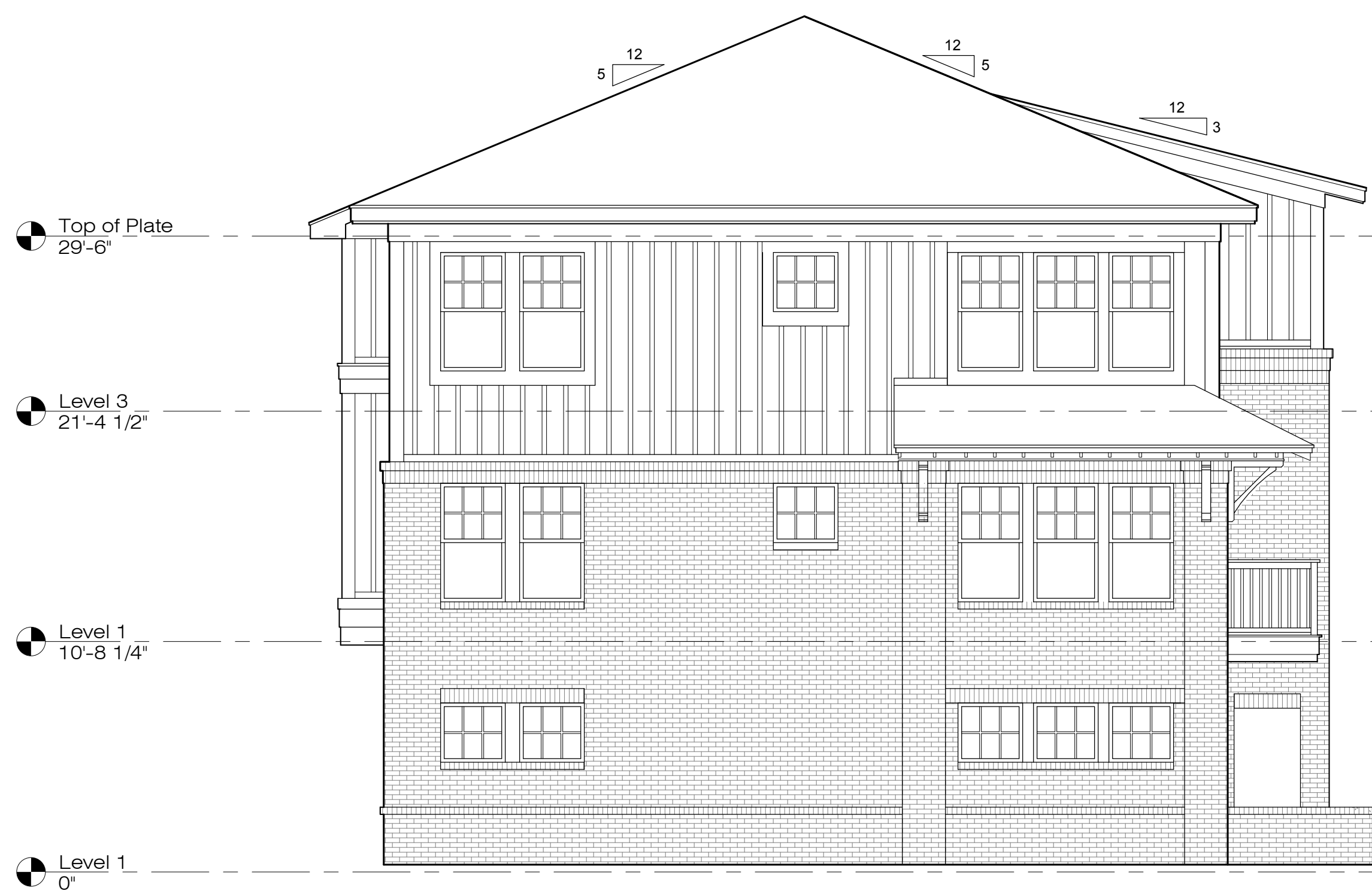
APRIL 2015



4 Building 3 - Rear Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"



3 Building 3 - East Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"



2 Building 3 - West Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"



1 Building 3 - Front Elevation (Bldg 4-6 Similar)
3/16" = 1'-0"

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Building 3-8 & 10
Exterior Elevations

Craft Solutions

SHEET NUMBER

HDC4.3R

Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

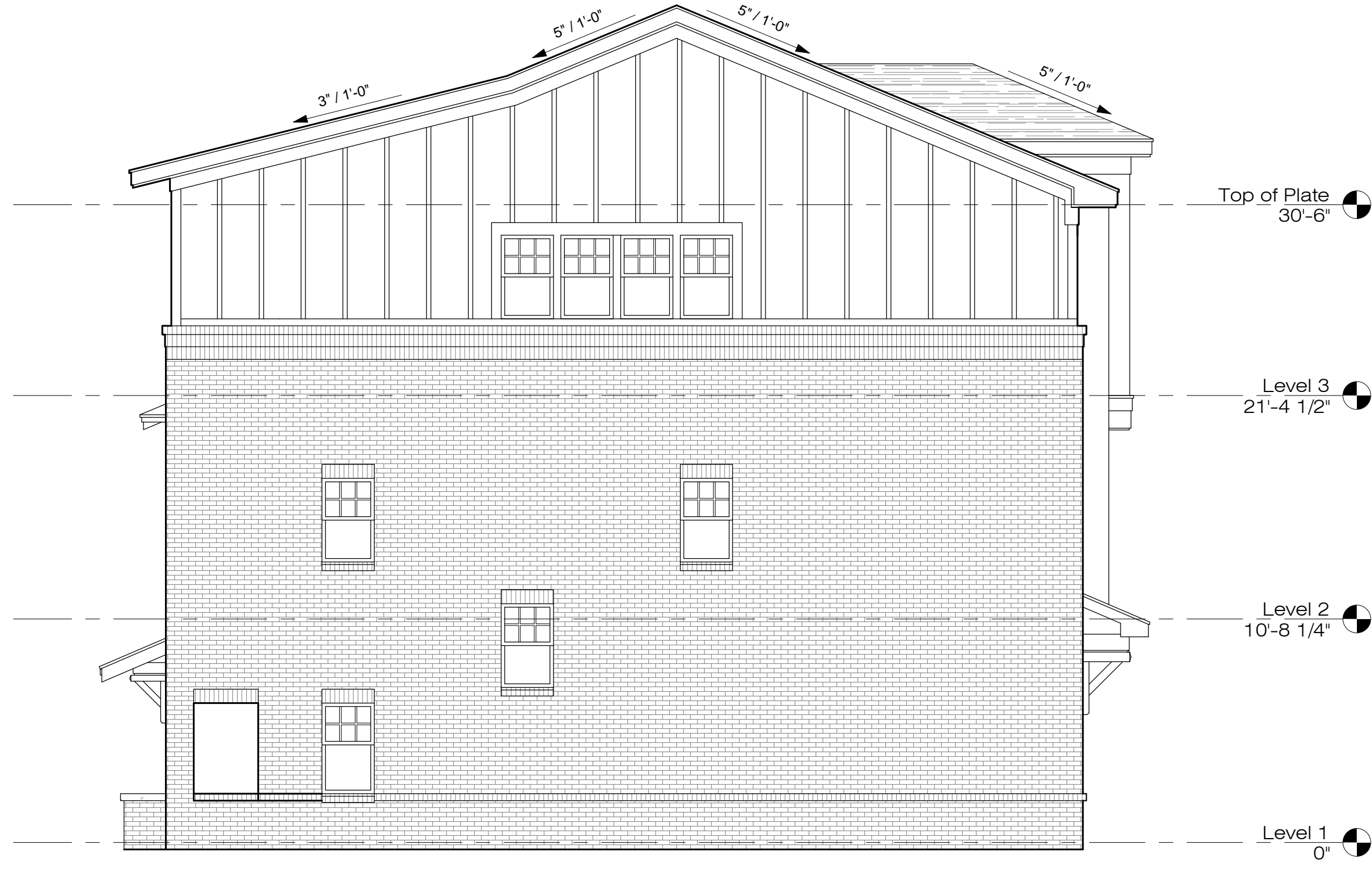
1471
February 2, 2015 - HDC Submittal
SHEET NAME
Building 11 Exterior Elevations

SHEET NUMBER
HDC4.4

FEBRUARY 2015



4 Building 11 - Rear Elevation
3/16" = 1'-0"



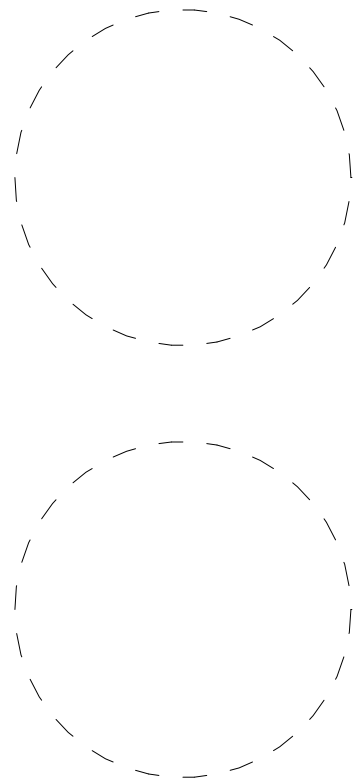
3 Building 11 - North Elevation
3/16" = 1'-0"



2 Building 11 - South Elevation
3/16" = 1'-0"



1 Building 11 Front Elevation
3/16" = 1'-0"



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Building 11 Exterior
Elevations

Craft Solutions

SHEET NUMBER

HDC4.4R

APRIL 2015



7 Building 11 - Rear Elevation
3/16" = 1'-0"



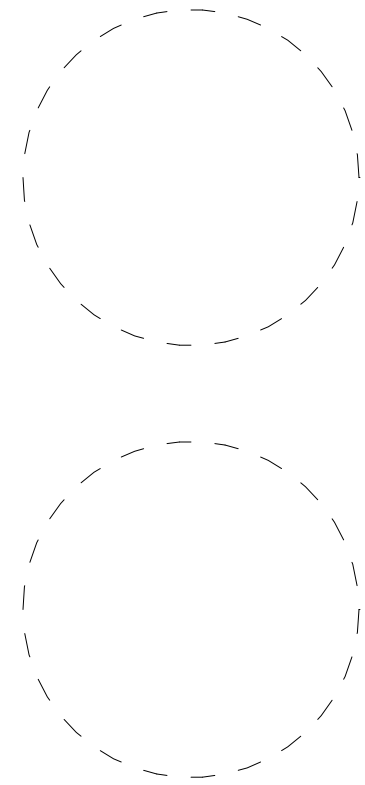
3 Building 11 - North Elevation
3/16" = 1'-0"



6 Building 11 - 4th Street Elevation
3/16" = 1'-0"



5 Building 11 Summit Elevation
3/16" = 1'-0"



Grandin Heights Community
F.K.A. Grandin Road / W. 4th Street
Townhomes

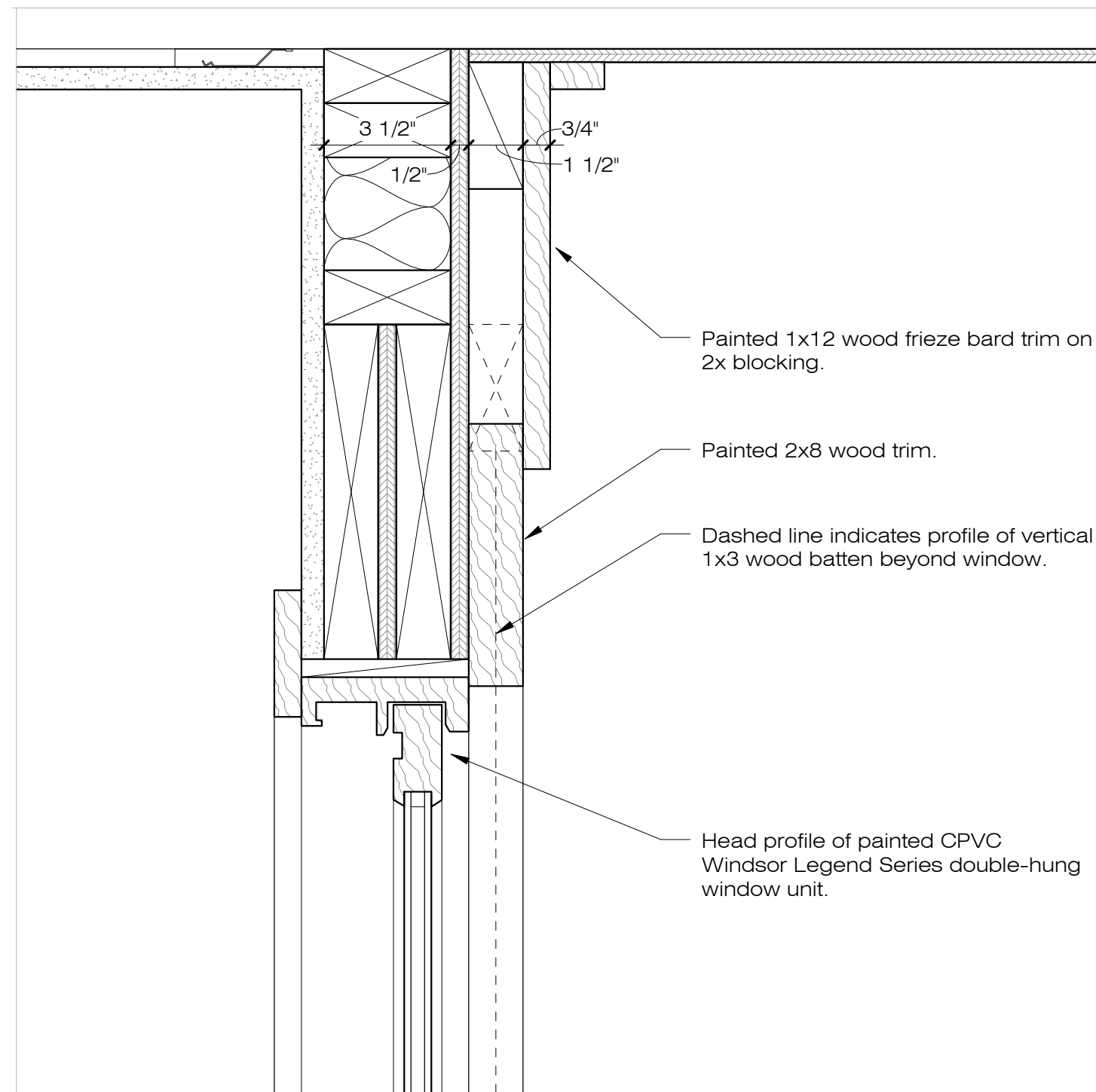
REVISIONS:		
Number	Description	Date

1471
March 30, 2015 - HDC Revised Submittal
SHEET NAME
Wall Section and Window Details

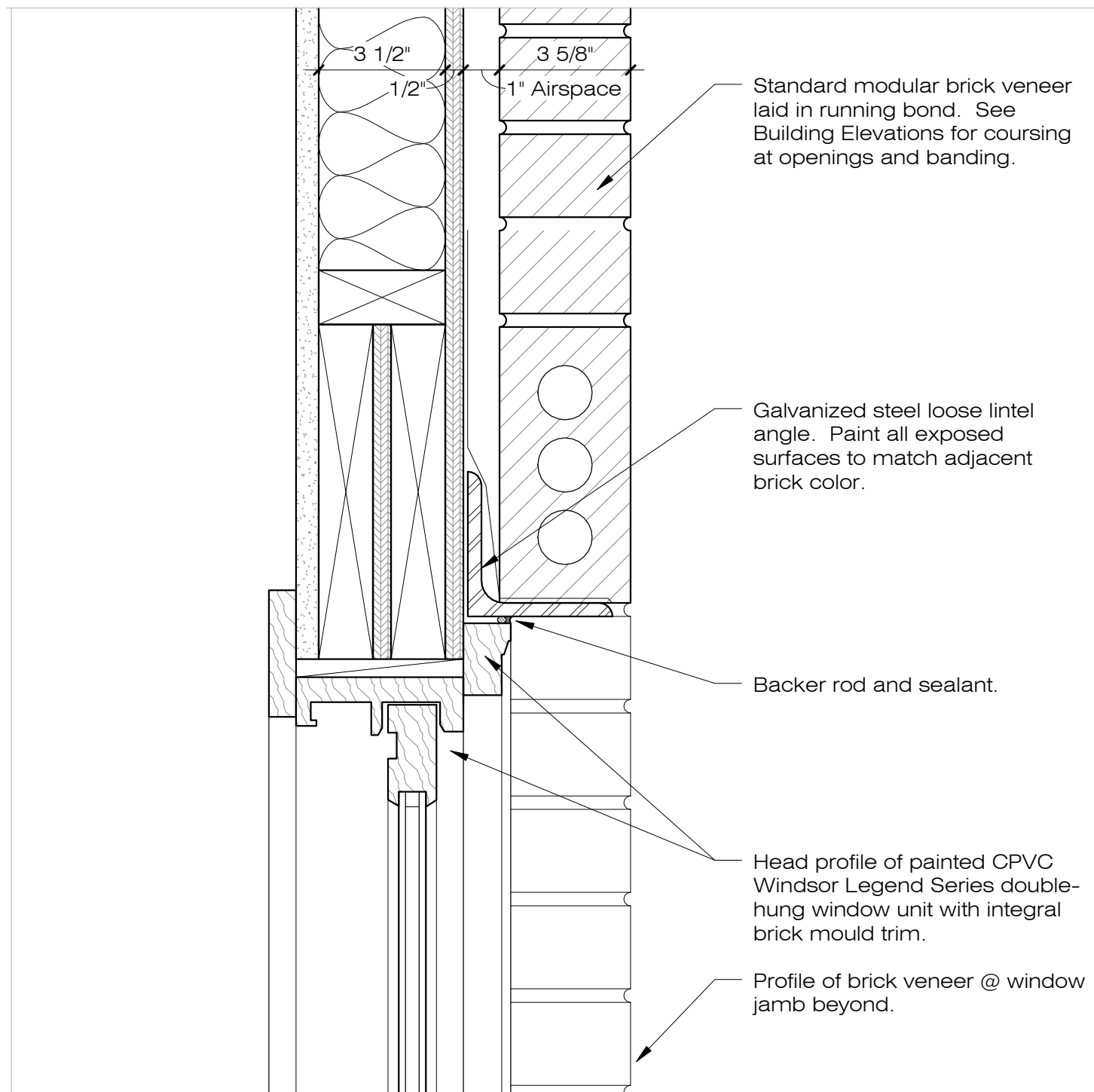
Craft Solutions

SHEET NUMBER

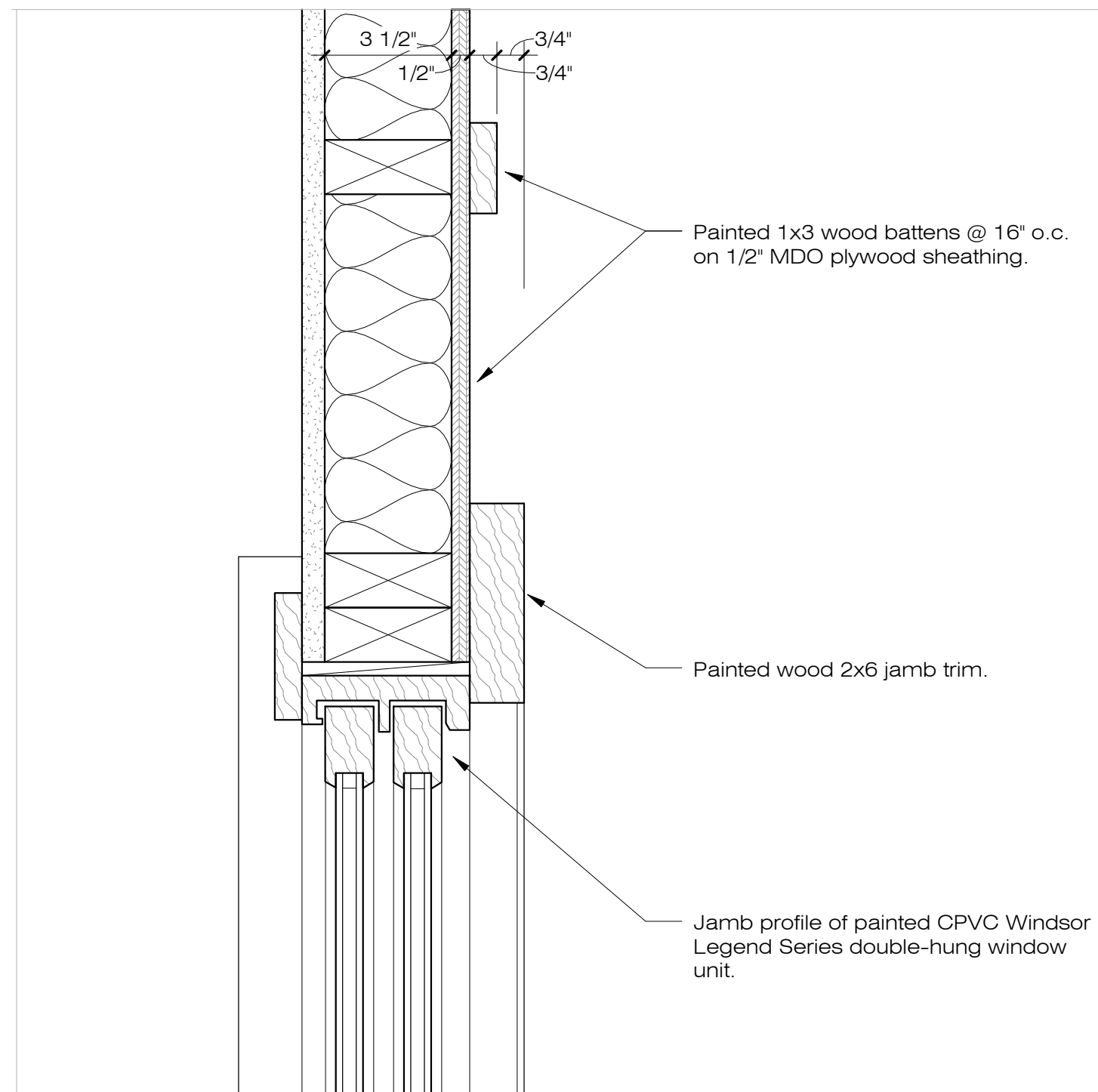
HDC5.0



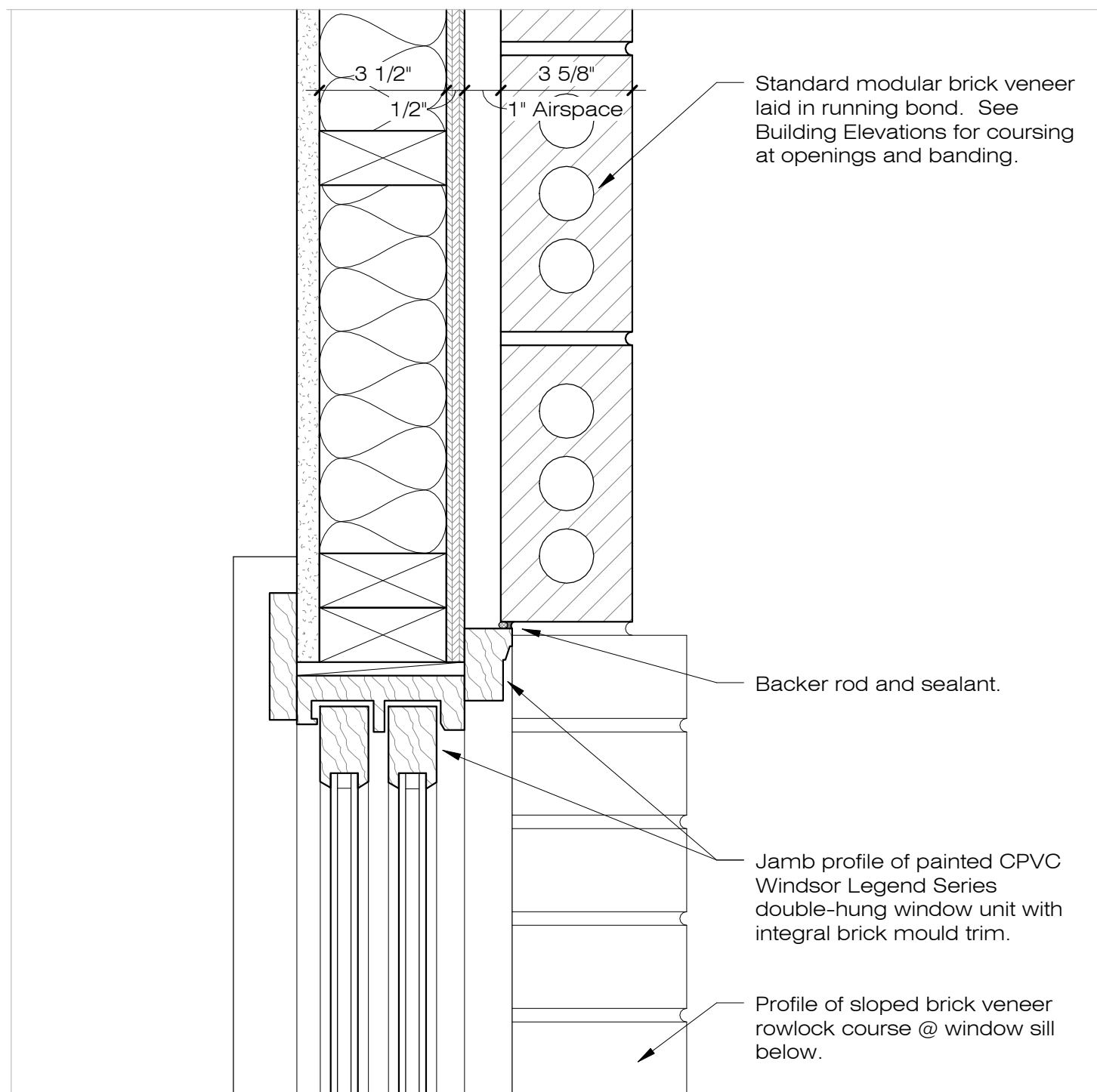
7 Window Head @ Siding
3" = 1'-0"



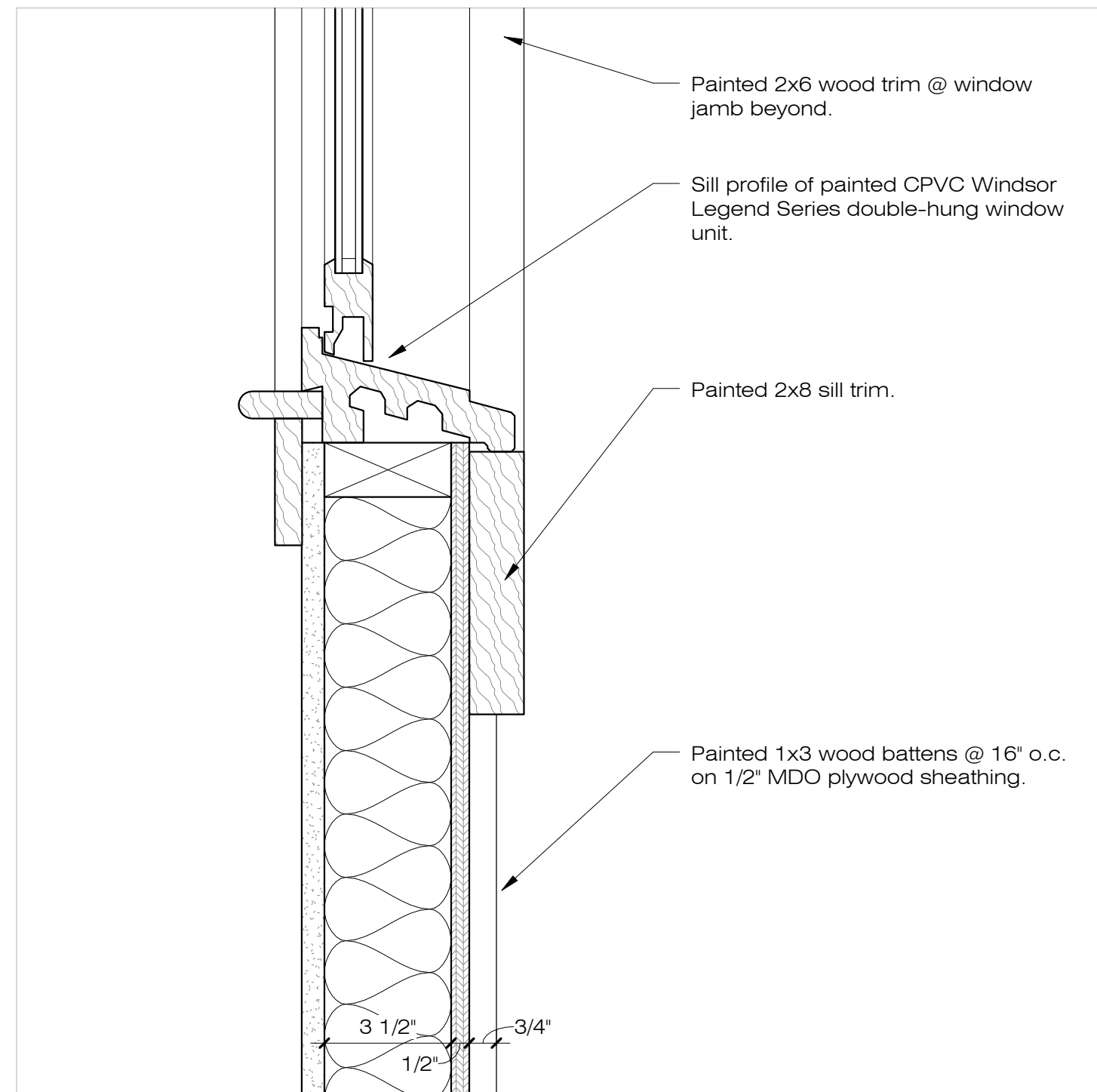
4 Window Head @ Brick
3" = 1'-0"



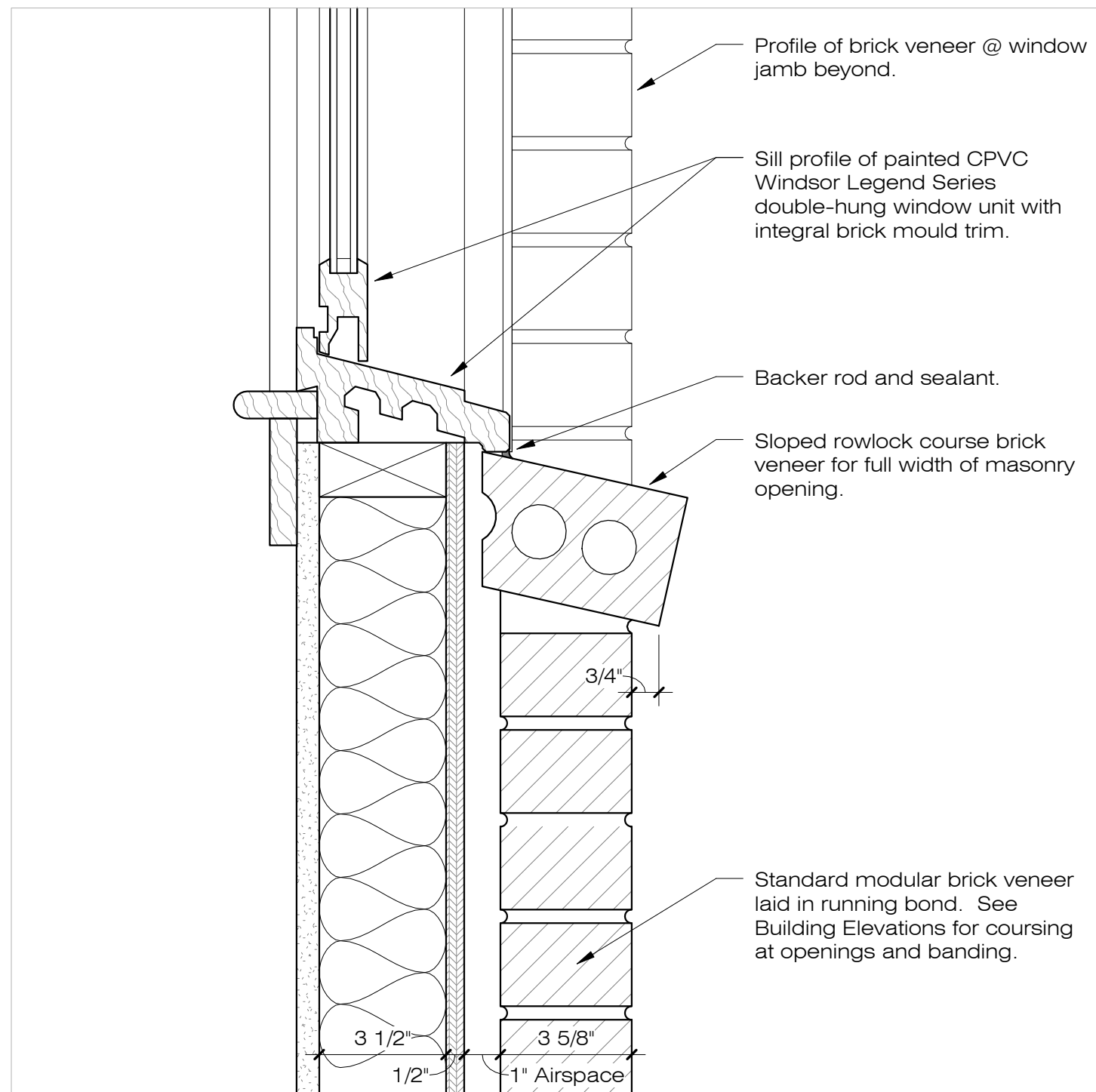
6 Window Jamb @ Siding
3" = 1'-0"



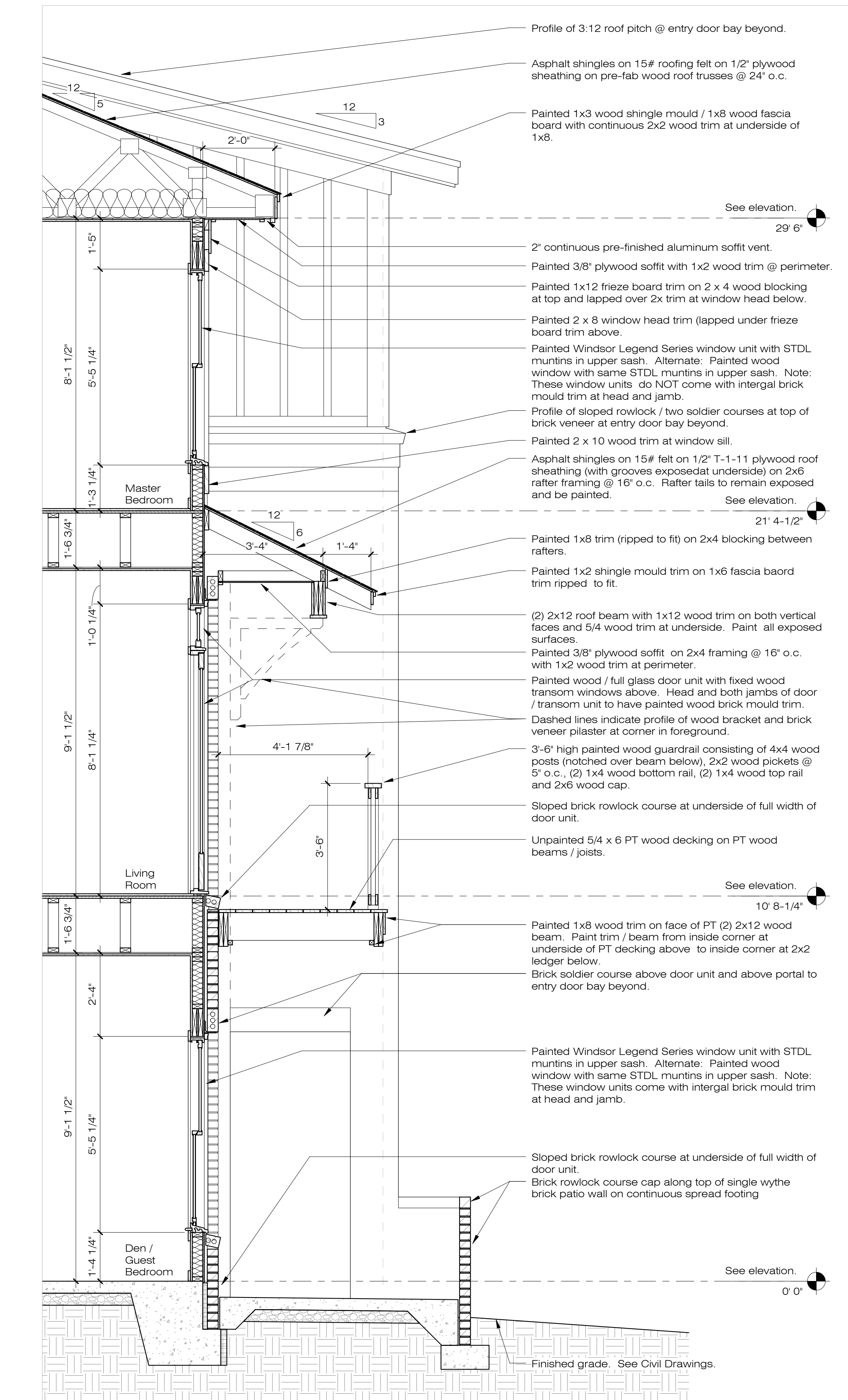
3 Window Jamb @ Brick
3" = 1'-0"



5 Window Sill @ Siding
3" = 1'-0"



2 Window Sill @ Brick
3" = 1'-0"



1 Wall Section @ Typical Living Room / Master Bedroom
1/2" = 1'-0"