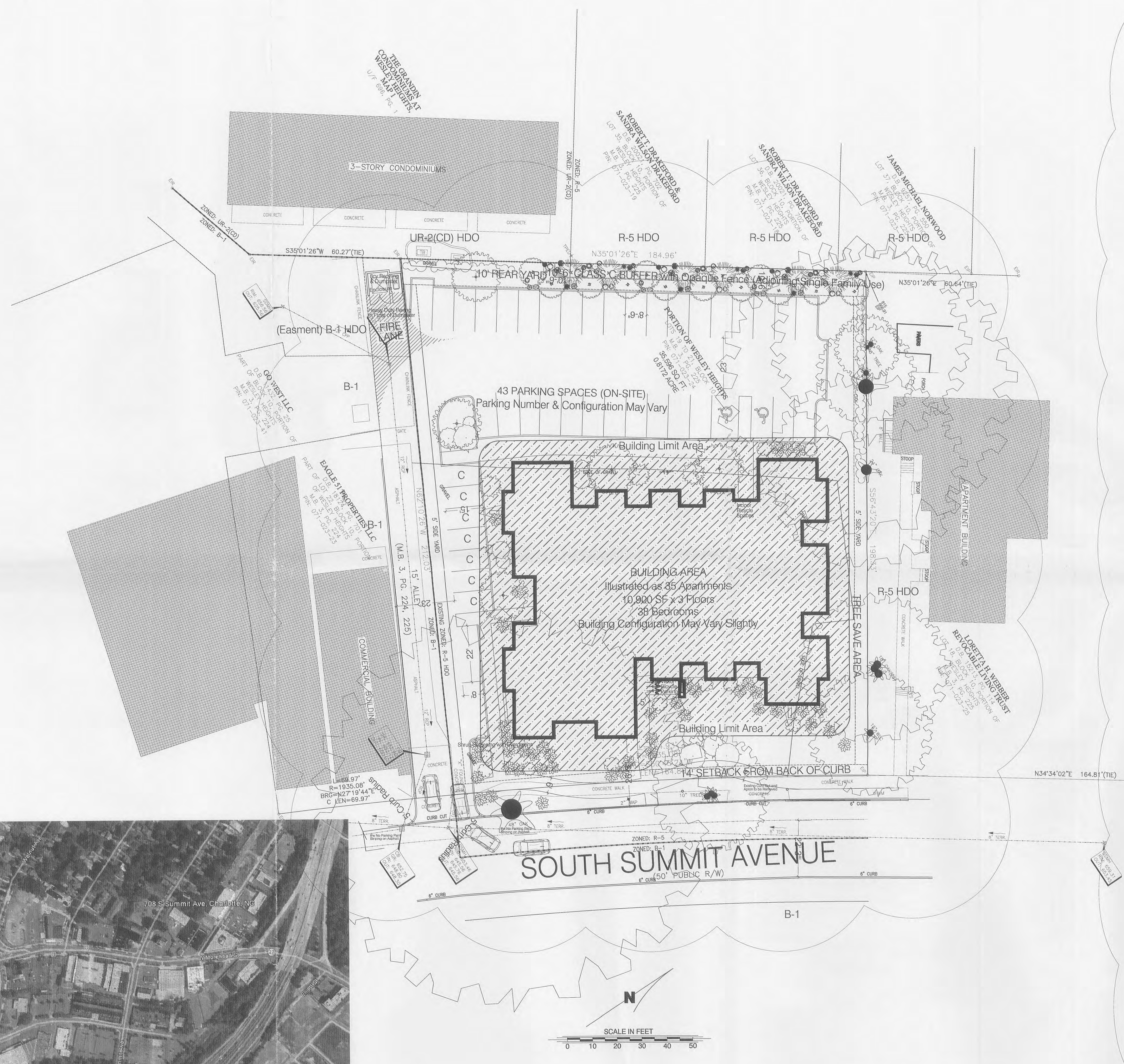




VICINITY PLAN

NTS

CONDITIONAL PLAN

SITE PLAN COMMENTS (Revisions in Bold Type)

- Development Data Table
  - Site Acreage: 0.8172 Acres (35,596sf)
  - Tax Parcel: 07102324
  - 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)
  - Existing Use: Vacant Gravel Parking Lot, Proposed Use: Multi-Family
  - Number of Residential Units: Up to 35 Apartments Multi-Family Units (as-allowed-by-parking)
  - Residential Density: 43 Dwelling Units per Acre
  - Square footage of Non-Residential Uses: Up to 2,500sf Accessory Use (Lounge & Deck and/or Street Level Retail)
  - Floor Area Ratio: Up to 1.0 (35,596sf)
  - Maximum Building Height: As allowed by Three Stories and 50' in addition to the UR-2 Zoning height requirements
  - Number and/or Ratio of Parking Spaces: Up to 48 on-site & 6 on-street
  - Amount of Open Space: As required by UR-2 Zoning requirements Outdoor Amenities Areas will be provided for Residents.
- General Provisions
  - Use & Design is controlled by Applicable Ordinances.
  - Alterations to the Conditional Plan are subject to Section 6.207
- Optional Provisions (not applicable)
- Permitted Uses
  - Allowed Uses: Multi-Family Residential & Uses Accessory to Residential, Street Level Retail & Parking
  - Prohibited Uses: All other uses allowed in UR-2
  - Other Use Restrictions: None
- Transportation
  - No Dedication or reservation of Street right-of-way to City/NC DOT
  - 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.
  - Existing Public Street
  - 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.
  - Transit: Existing Bus Route on West Morehead Street
  - No Right-of-Way Abandonment.
  - Location of Proposed bike parking: At Building Entrance(s)
  - Location of existing and proposed thoroughfares: NA
- Architectural Standards
  - Building Materials: Brick, Siding and Fiberglass Asphalt Shingles as approved by Historic District Commission Review.
  - Building Scale & number of Buildings: One Building with height per UR-2 (CD) limitations, facade stepped back and down on residential side.
  - Treatment of Urban Design & Architectural Elements: As approved by Historic District Commission.
  - Treatment of solid waste and recycling enclosures: Opaque with detail to be approved by Historic District Commission.
  - Fence/Wall standards: Solid wood with detail to be approved by Historic District Commission.
- Streetscape and Landscaping
  - 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.
  - 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.
- Environmental Features
  - Tree Save will be as required by Ordinance.
  - The project shall comply with Post Construction Controls Ordinance.
  - Environmental provisions will be as required by local Ordinances.
- Parks, Greenways and Open Space
  - There are no reservations/dedications of Park and/or Greenway on this site.
  - Park/Greenway improvements are not applicable.
  - There are no connections to Parks/Greenways.
  - Open Space on-site will be as required by Ordinance.
- Fire Protection
  - Fire Lane is shown on site plan partially on Easement property legally dedicated to this use.
- Signage
  - Signage will be limited by Ordinance for UR-2 Zoning District.
- Lighting
  - 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 exterior lighting shall utilize full cut-off type lighting fixtures.
- Phasing
  - Development shall be substantially built in a single phase.
- Other
  - Building & Parking configuration may vary slightly from illustrations to comply with Historic Property Commission review and further Planning, Tree Save, IDOT, 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.
  - IA
  - IA
  - IA
  - Utilities shall be underground.
  - Lumpster and Recycling Containers will be located on shared Easement legally designated for this purpose and shared between neighboring property Owners.



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APPROVED BY  
CITY COUNCIL

APR 15 2013

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708  
SOUTH  
SUMMIT

PETITION #2013-022

SOUTH SUMMIT AVENUE  
AT MOREHEAD AVENUE  
CHARLOTTE, NC 28208

FOR

MISSION PROPERTIES, LLC

RECEIVED  
FEB 22 2013

ISSUED FOR: REZONING  
ISSUE DATE: 11/18/12  
REVISIONS: 01/15/13  
02/20/13  
Staff Comments

2013-022  
SITE PLAN  
COMMENTS &  
ILLUSTRATIVE  
SITE PLAN  
1 of 2

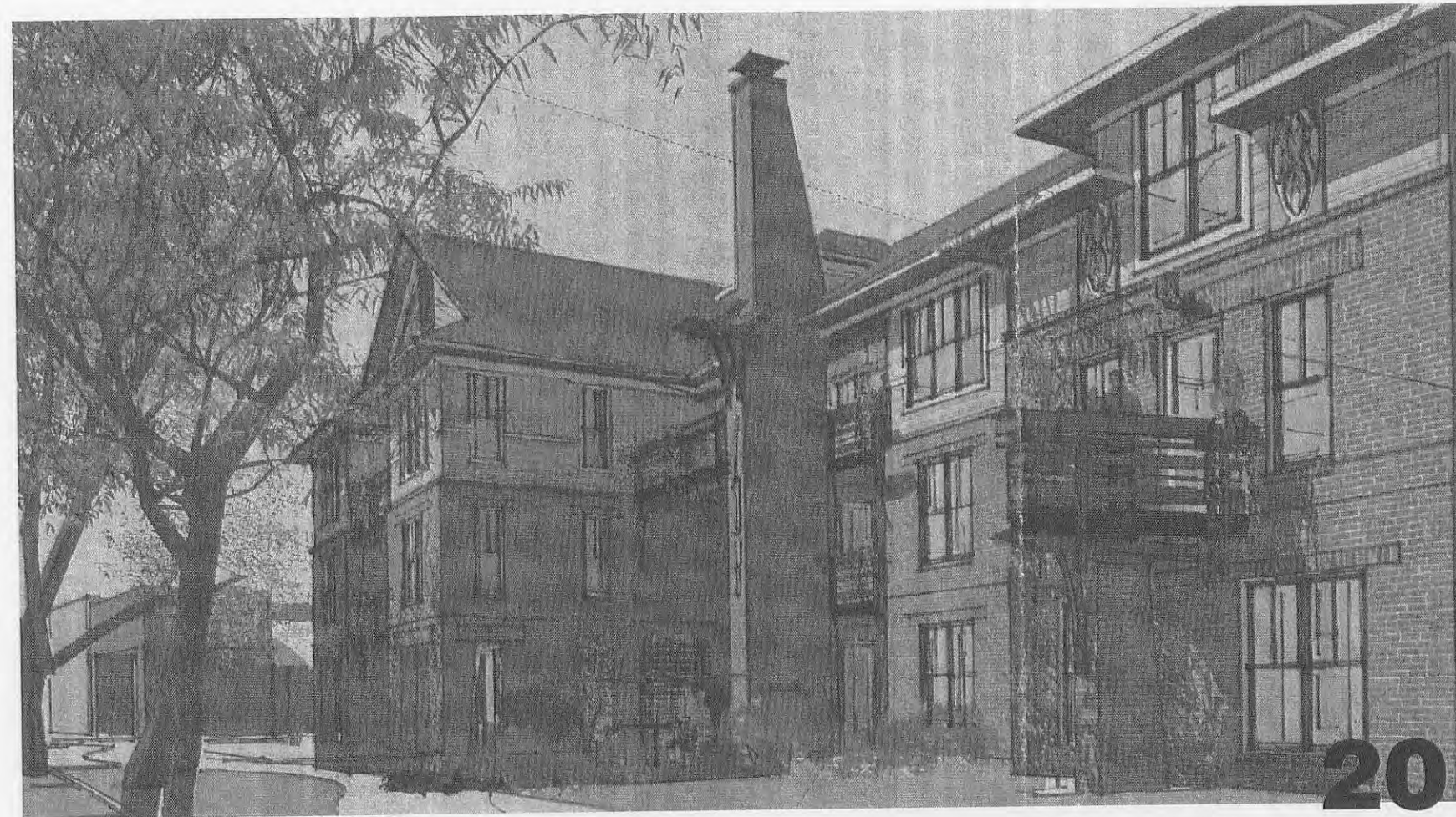
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CONDITIONAL NOTES

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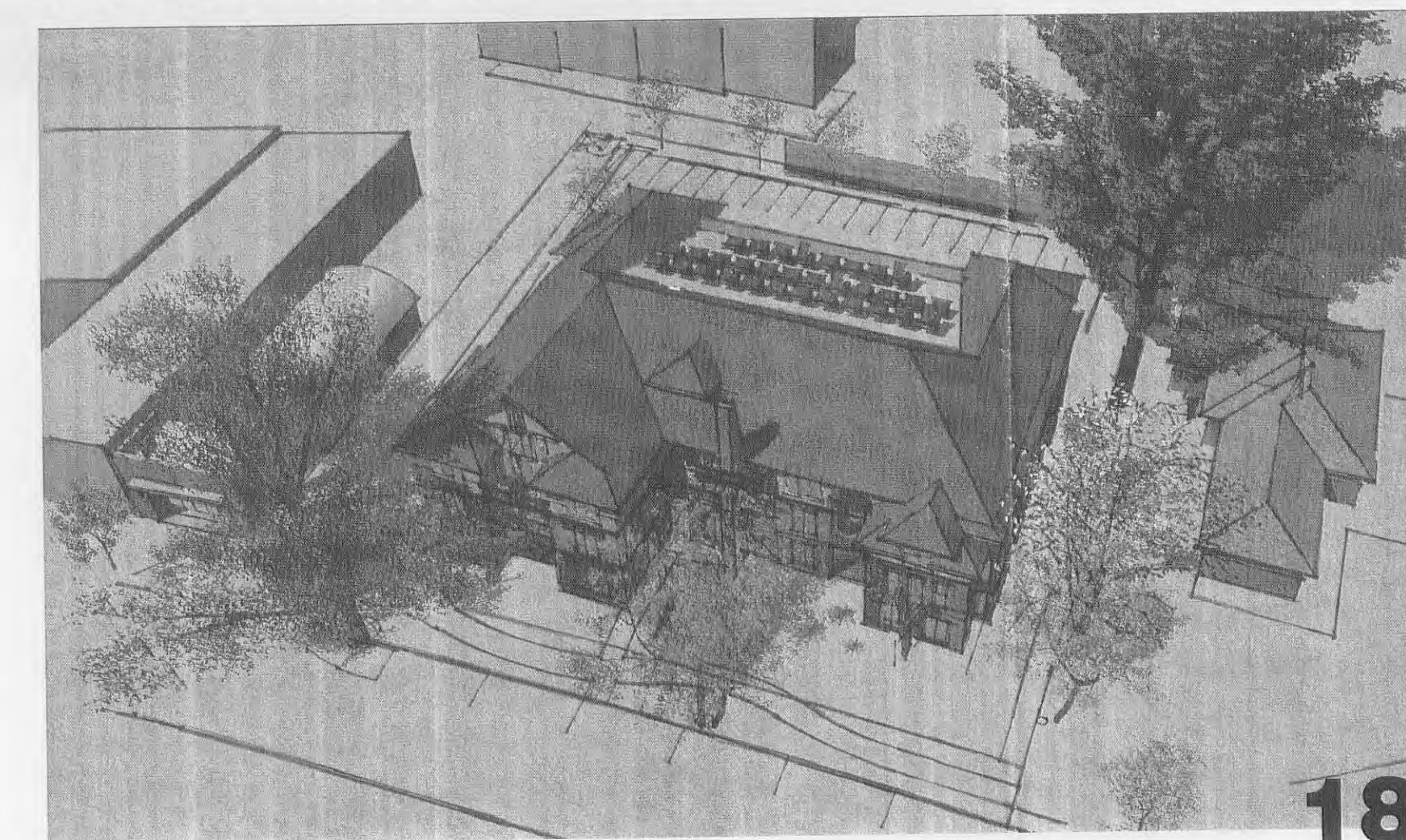
SOUTH SUMMIT SIDEWALK SCALE & SETBACKS NTS | 20



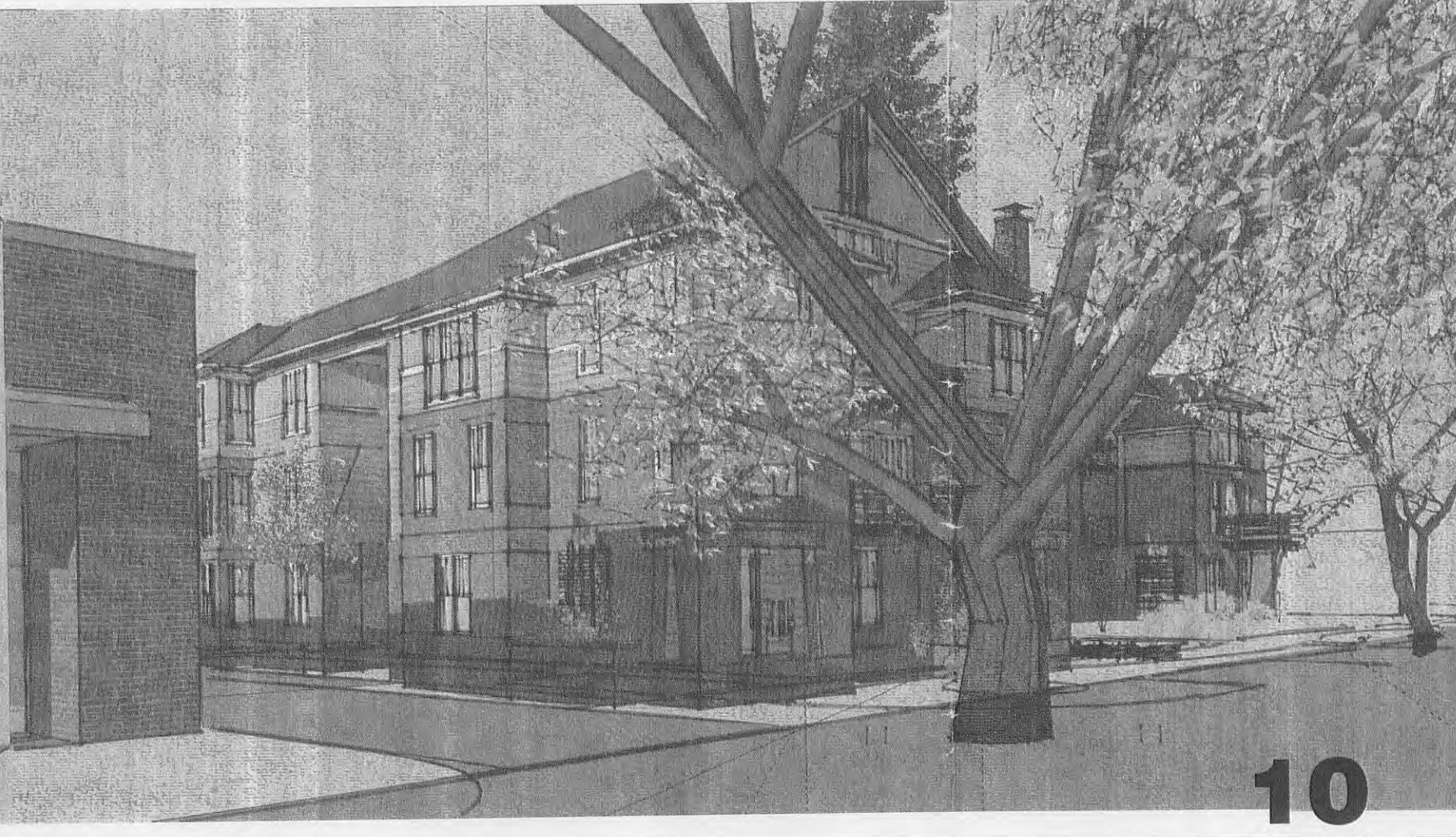
SOUTH SUMMIT FACING RECESSED ENTRANCE NTS | 19



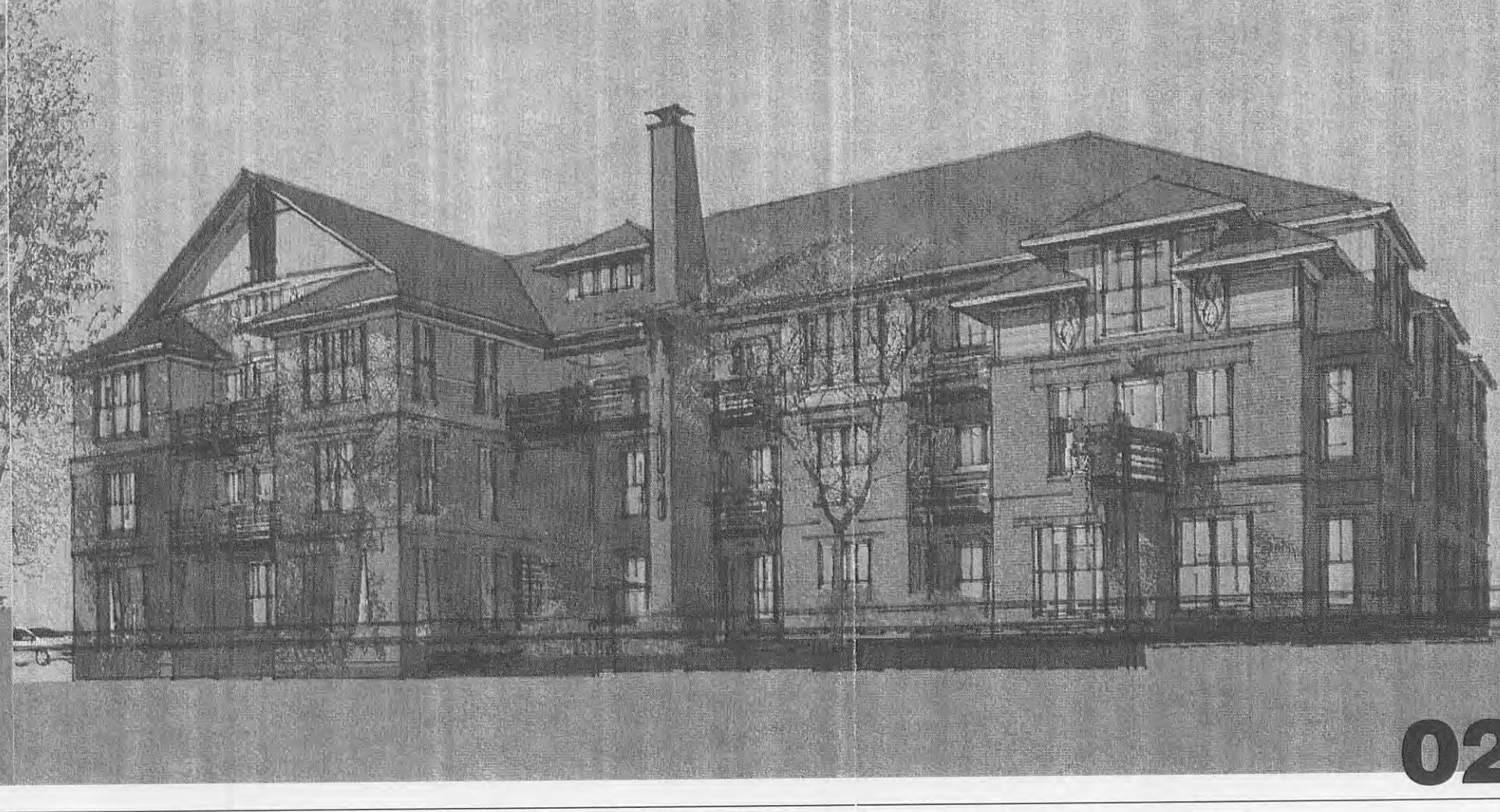
PERSPECTIVE FROM OPEN KITCHEN PARKING LOT SHOWING DIMINISHING SCALE TOWARD SINGLE FAMILY USES NTS | 03



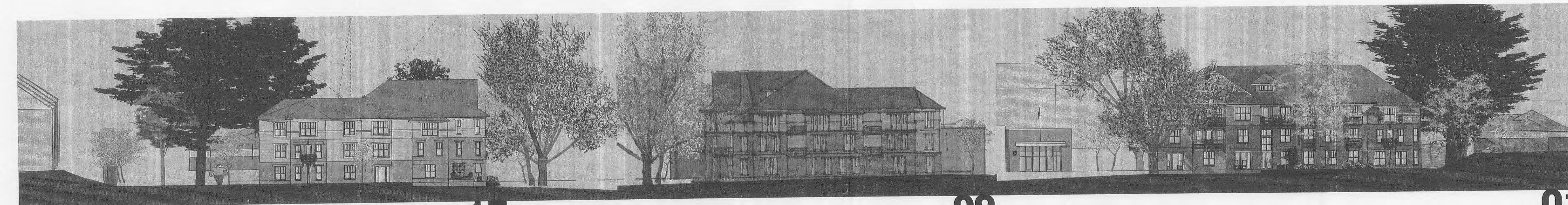
AERIAL VIEW SHOWING SETBACK to RESIDENTIAL NTS | 18



STREET VIEW AT DRIVEWAY ENTRANCE NTS | 10



FRONT SHOWING SCALE REDUCTION to RESIDENTIAL NTS | 02



SIDE ELEVATION to RESIDENTIAL APT BUILDING NTS | 17

DRIVEWAY SIDE ELEVATION to COMMERCIAL NTS | 09

SOUTH SUMMIT AVENUE ELEVATION NTS | 01

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**ILLUSTRATIVE**  
**DESIGN**  
2 of 2

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

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